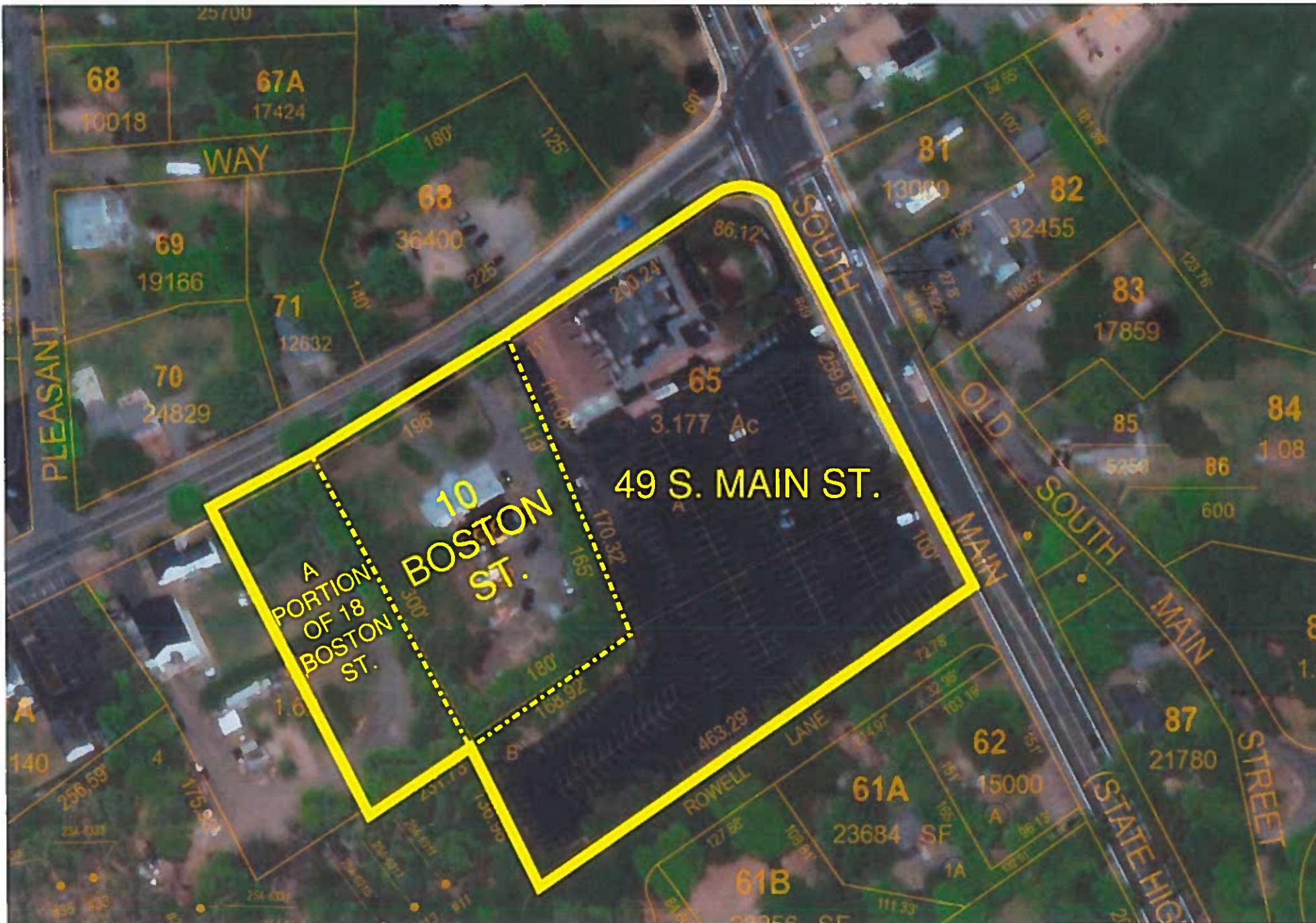


PRESENTATION TO THE
SELECT BOARD, ZONING BOARD, PLANNING BOARD, AND MIDDLETON COMMUNITY



49 South Main Street, 10 Boston Street, and a portion of 18 Boston Street

June 15, 2022

AGENDA

- Introductions
- Site Overview
- Master Plan
- Housing Production Plan
- Conceptual Design
- By the Numbers
- Original Approach
- Permitting Path Options
- Density
 - Traffic
 - School-Aged Children
 - Taxes
- Next Steps & Timing
- Questions & Discussion

DEVELOPER

Villebridge Real Estate Development

Established: 2020

Focus: Rental Apartments

Geography: Greater Boston

Founder: Lars Unhjem

Experience: 15 Years

- Lead Partner, Mill Creek Residential – Boston
- Executive, AvalonBay Communities – Boston

More housing

improves everyone's opportunity

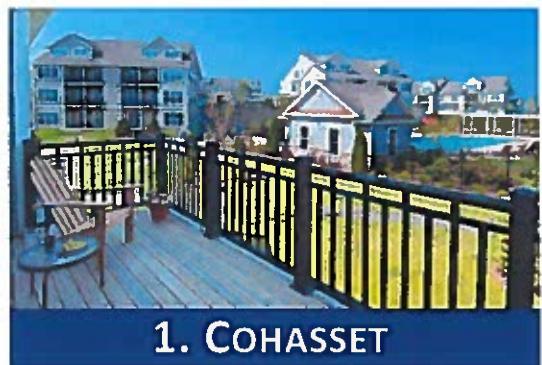
to live in a better home.

We develop more housing that complements the neighborhood, provides sensible amenities, and is a great place to live.

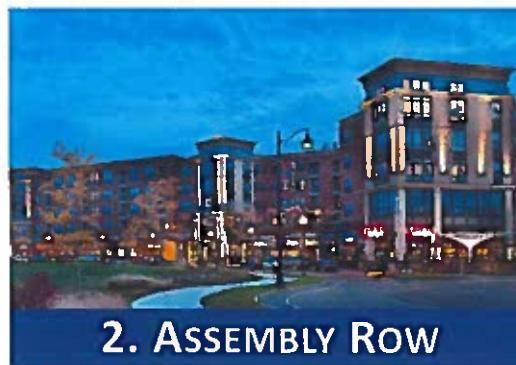
We develop multifamily housing throughout greater Boston.



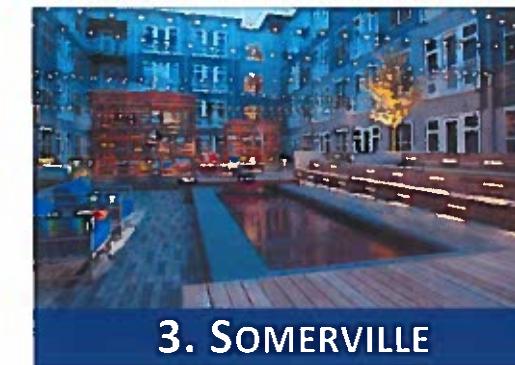
MULTIFAMILY & MIXED-USE CAPABILITY



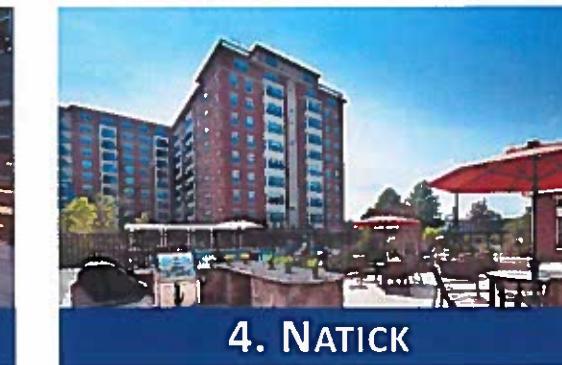
1. COHASSET



2. ASSEMBLY ROW



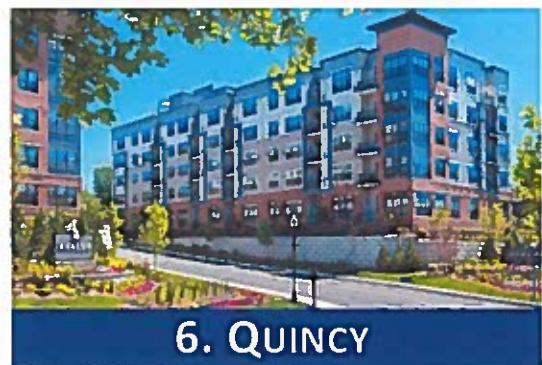
3. SOMERVILLE



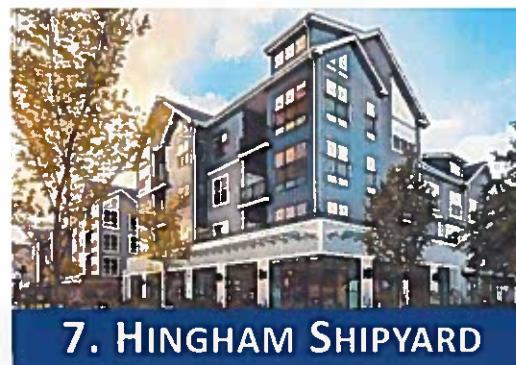
4. NATICK



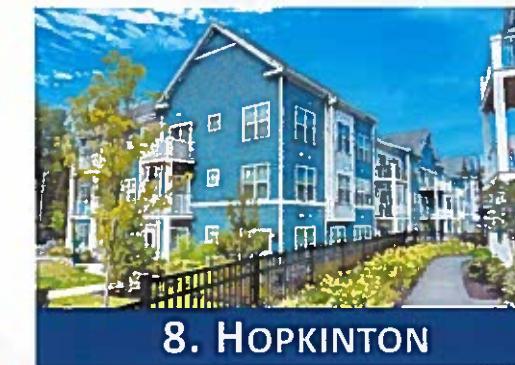
5. MARLBOROUGH



6. QUINCY



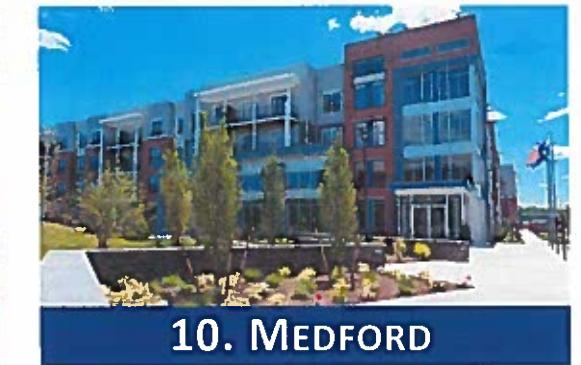
7. HINGHAM SHIPYARD



8. HOPKINTON



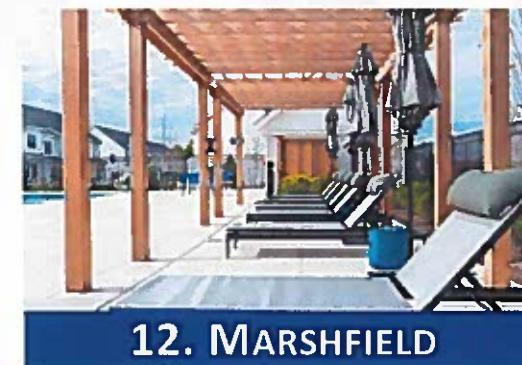
9. NEEDHAM



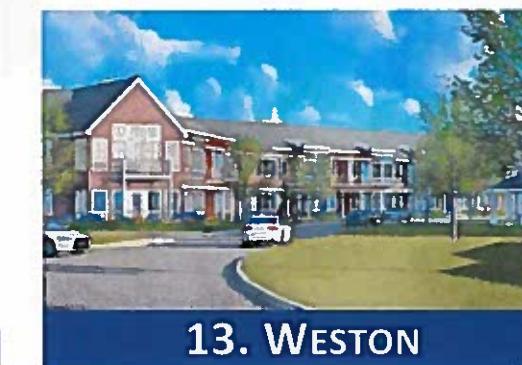
10. MEDFORD



11. FRAMINGHAM



12. MARSHFIELD



13. WESTON



14. MEDFORD

Development	# of Apts.	Product Type	Permit Type	Status
1. Cohasset	220	Low-Rise	40B	Stabilized
2. Assembly Row	195	Mixed-Use	SP	Stabilized
3. Somerville	250	Mixed-Use	SP	Stabilized
4. Natick	407	Mid-Rise	40R	Stabilized
5. Marlborough	350	Mid-Rise	SP	Stabilized

Development	# of Apts.	Product Type	Permit Type	Status
6. Quincy	395	Podium MR	SP	Stabilized
7. Hingham Shipyard	190	Podium MR	40B	Stabilized
8. Hopkinton	280	Low-Rise	40B	Stabilized
9. Needham	136	Podium MR	40B	Stabilized
10. Medford	297	Mid-Rise	SP	Stabilized

Development	# of Apts.	Product Type	Permit Type	Status
11. Framingham	270	Podium MR	SP	Lease Up
12. Marshfield	248	Low-Rise	40B	Lease Up
13. Weston	180	Low-Rise	40B	Permitting
14. Medford	380	Podium MR	40B	Permitting
TOTAL	3,798	\$1.13 billion		Full Life Cycle

DEVELOPMENT TEAM

- Attorney: Steve Schwartz, Goulston & Storrs
- Architect: Ed Bradford, The Architectural Team
- Landscape Architect: Hawk Design
- Geotechnical / Environmental: GZA
- Civil Engineer: Hancock Associates
- Traffic Engineer: Vanasse & Associates
- General Contractor Preconstruction Services: Dellbrook | JKS



goulston&storrs

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HANCOCK
ASSOCIATES

VAi

 **DELLBROOK** | **JKS**

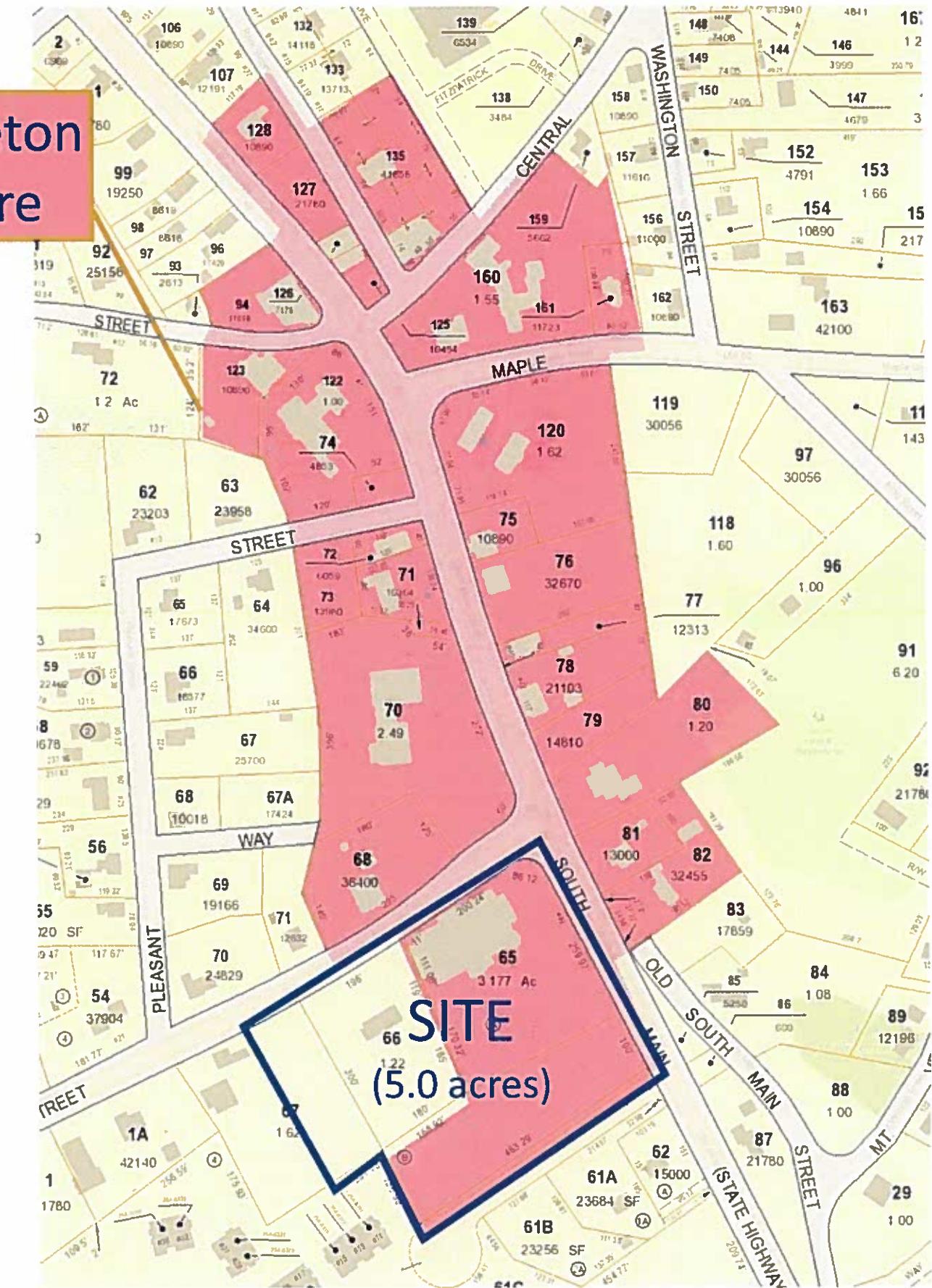
SITE OVERVIEW



SITE OVERVIEW

- 5.0 acres
 - 49 S. Main St.: Angelica's
 - 10 Boston St.: Multifamily home
 - 18 Boston St.: Multifamily home
- Zoning:
 - 49 S. Main St.: Business
 - 10 Boston St.: Residential R-1a
 - 18 Boston St.: Residential R-1a

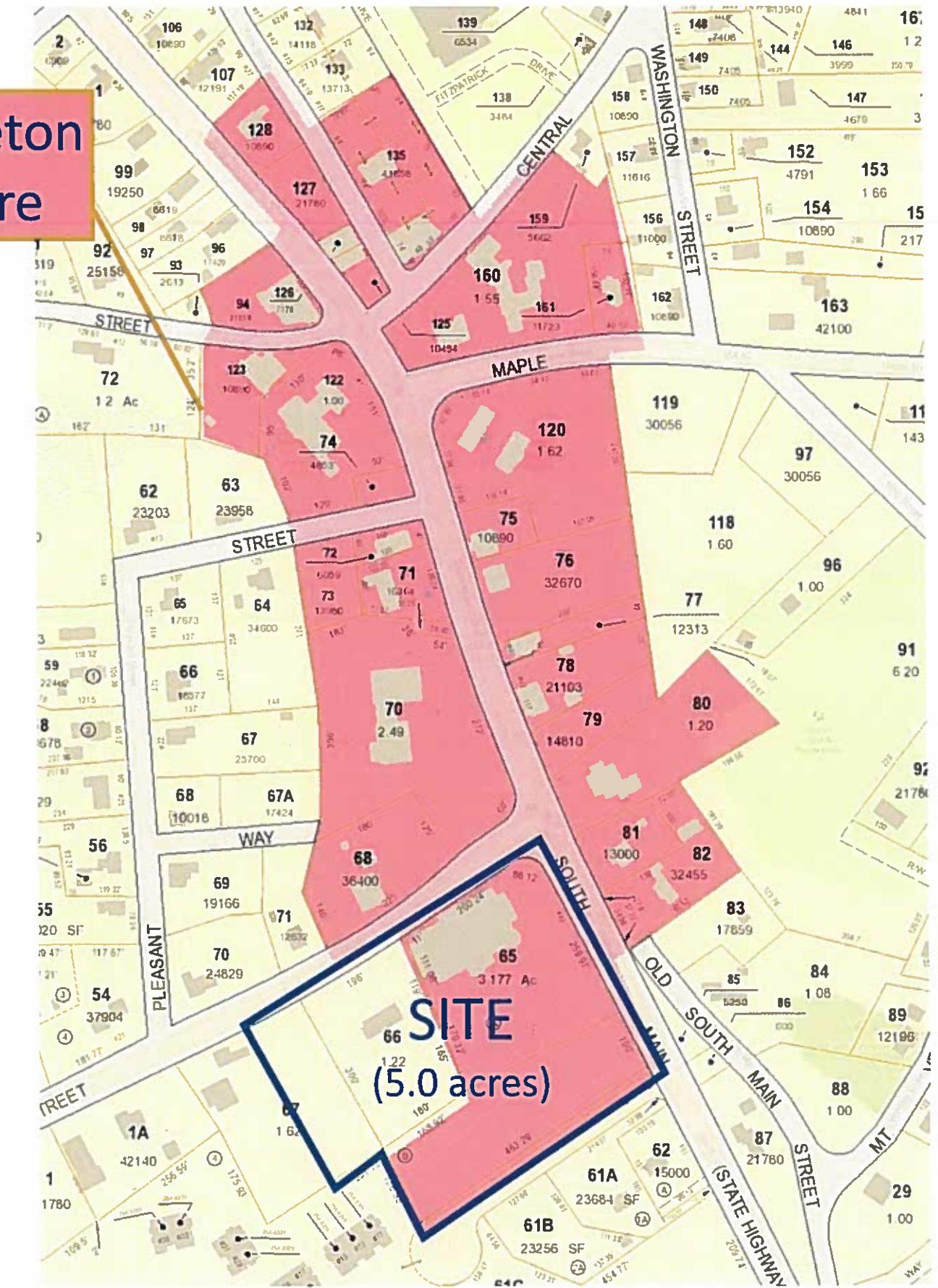
Middleton
Square



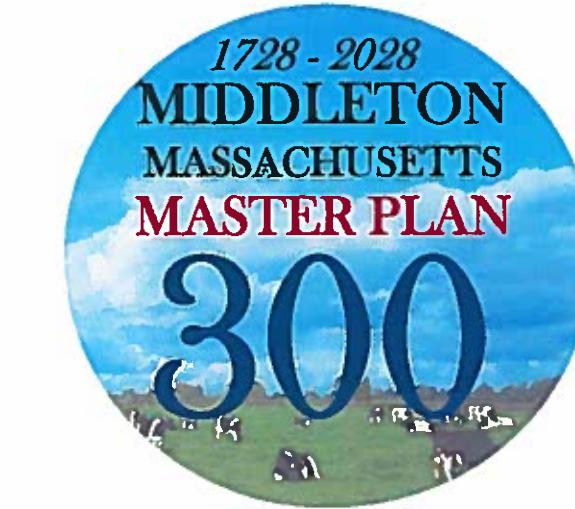
SITE OVERVIEW

Middleton Square

- Allowed Uses: Business
 - Residential uses: Not allowed
 - Commercial uses: Most allowed by right or by ZBA approval
 - Mixed-Use: Not specified
- Allowed Uses: Residential R-1a
 - Residential uses: Single-family by right and two-family by PB
 - Commercial uses: Not allowed except non-profit recreational use
 - Mixed-Use: Not specified



MASTER PLAN



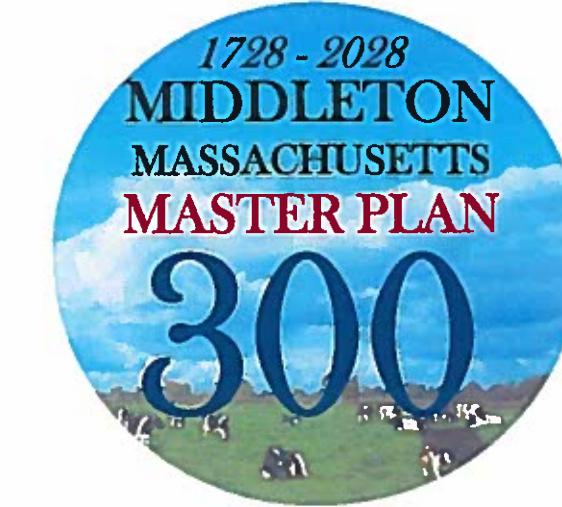
YOUR MIDDLETON, YOUR PLAN

In 2028....Middleton is a flourishing community offering residents a high quality of life by taking full advantage of, and emphasizing, its many unique assets – distinctive history, attractive residential neighborhoods, its central location and access to the North Shore and to Boston, a growing business mix, a network of beautiful open space, community supported agriculture, and community pride.

Middleton's rich farming history and its diverse open space, and trails network draw residents and visitors to it. Residential neighborhoods offer a welcoming, safe and enriching environment with a variety of housing options – market rate and affordable – for families, seniors and young adults. Redevelopment in the town center area has created a series of small village centers with shops and residences in a walkable environment attractive to young and old residents alike. Sidewalks, thru streets and bike trails link the residential neighborhoods to school and recreation areas and appropriately scaled mixed use retail, residential and office space attracts much needed business, jobs and increased consumer spending to town.

Middleton's continued participation in state-of-the-art local and regional public education and up-to-date town facilities continue to attract families, but also provide excellent services and recreational options for residents of all ages. Effective Town management, improved transportation connections, and strategic partnerships with our neighboring communities have unlocked community and economic opportunities allowing all to share in the success of Middleton and the surrounding region. Finally, a connected system of well-maintained parks, open spaces, and recreation areas with strong pedestrian and bicycle amenities further contributes to Middleton's high quality of life by improving residents' overall health and making the community among the "greenest" on the North Shore.

MASTER PLAN



“Create opportunities to enhance access to affordable & age-friendly homes and develop a diverse and affordable housing stock to meet the needs of a changing demographic profile in the town.”

“Support the creation of housing units that are affordable to a broad range of incomes, including ... rental units ...”

“Encourage and maintain a mix of housing types by supporting development that provides for households at all income levels and encourages a diversity of age, households, and ability.”

MASTER PLAN



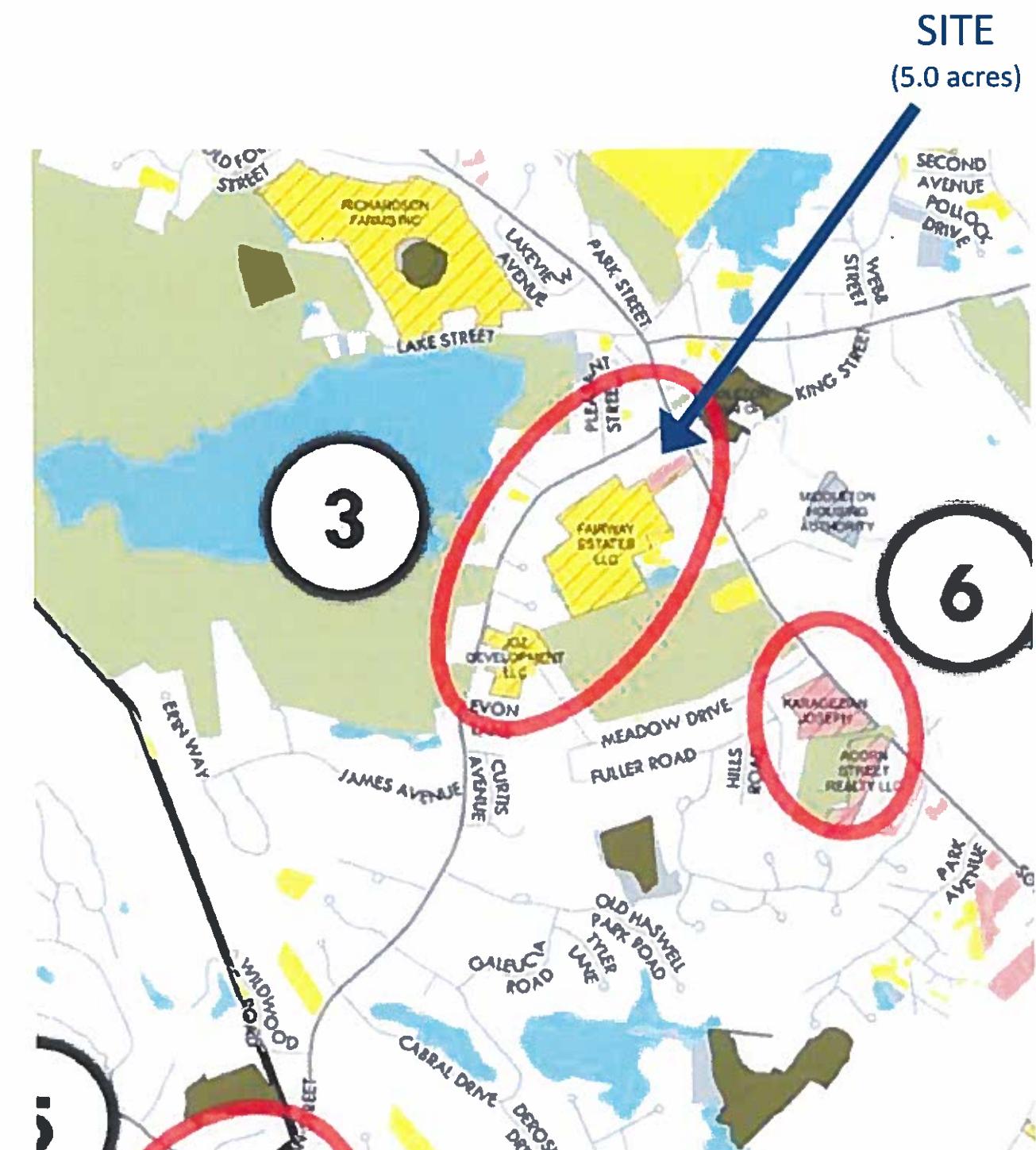
“A strong town center will encourage retail development nearby.”

“Best Areas for Growth & Town Competitiveness [includes] the Town’s center at Middleton Square”

“Four areas best suited to accommodate ... mixed-use development [includes] the Town’s center at Middleton Square”

2019-2024 HOUSING PRODUCTION PLAN

- “The Middleton HPP Committee discussed and reviewed a preliminary list of parcels greater than 5 acres for their development potential for potentially accommodating affordable housing units.”
- Site within generalized Area # 3



2019-2024 HOUSING PRODUCTION PLAN

- “Preferred Types and Needed Housing Options” includes “Mixed-Use – Condos/Apt Over Retail/Office” (pg. 40)
- “Goal 3 – Encourage Affordable Housing Development to Achieve the Chapter 40B Minimum 10% Requirement; ...” (pg. 42)

COMMERCIAL SUMMARY

6,780 SF RETAIL

RESIDENTIAL SUMMARY

12,000 SF LEASING & AMENITY

200 RESIDENTIAL UNITS (4 STORIES ON GRADE AND OVER 1 LEVEL PODIUM)

47 - 1BR, 133 - 2BR, 20 - 3BR

PARKING SUMMARY

192 GARAGE SPACES

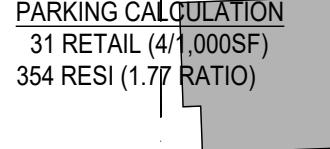
193 SURFACE SPACES

385 TOTAL SPACES

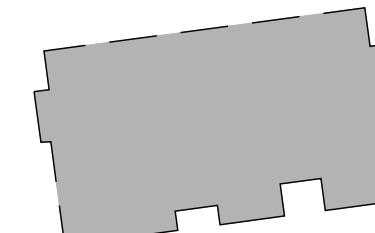
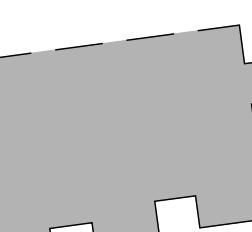
PARKING CALCULATION

31 RETAIL (4/1,000SF)

354 RESI (1.77 RATIO)



40,000 SF



BOSTON STREET

(ROUTE 62 - 1936 ESSEX COUNTY LAYOUT)

MECH/ TRASH
3,100 SF

MOVE-IN/ LOADING

LOBBY

AMENITY

2BR

2BR

3BR

3BR

MECH

AMENITY

DOG RUN

3,000 SF

LEASING

950 SF

AMENITY

4,250 SF

FIRE GATE

ROWELL LANE

0'-0"

10'-0"

15'-0"

32'-5"

192 SPACES

RETAIL
4,780 SF

RETAIL
2,000 SF

LEASING
950 SF

AMENITY
4,250 SF

DOG RUN
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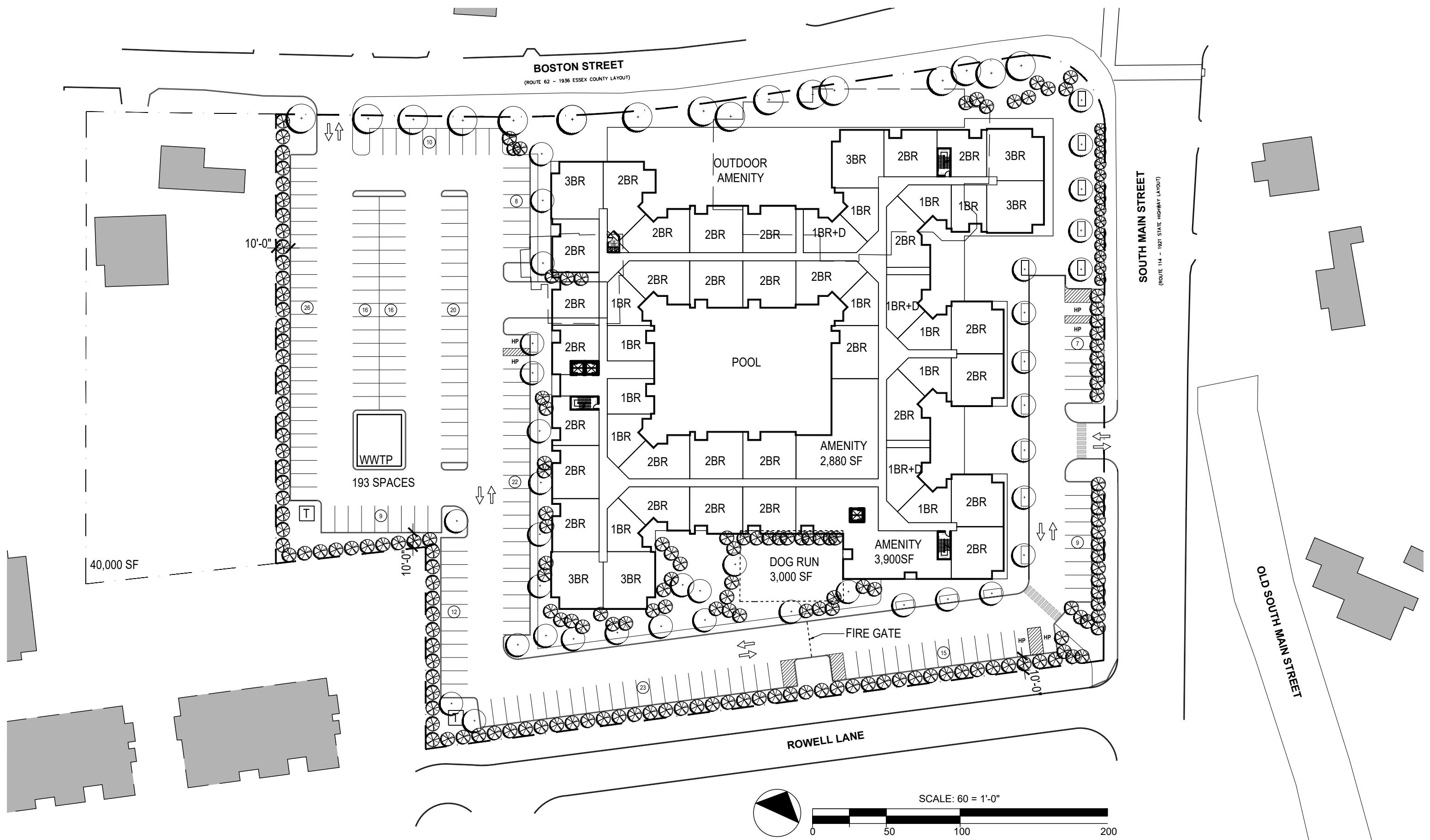
AMENITY
4,250 SF

DOG RUN
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LEASING
950 SF

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DOG RUN
3,000 SF

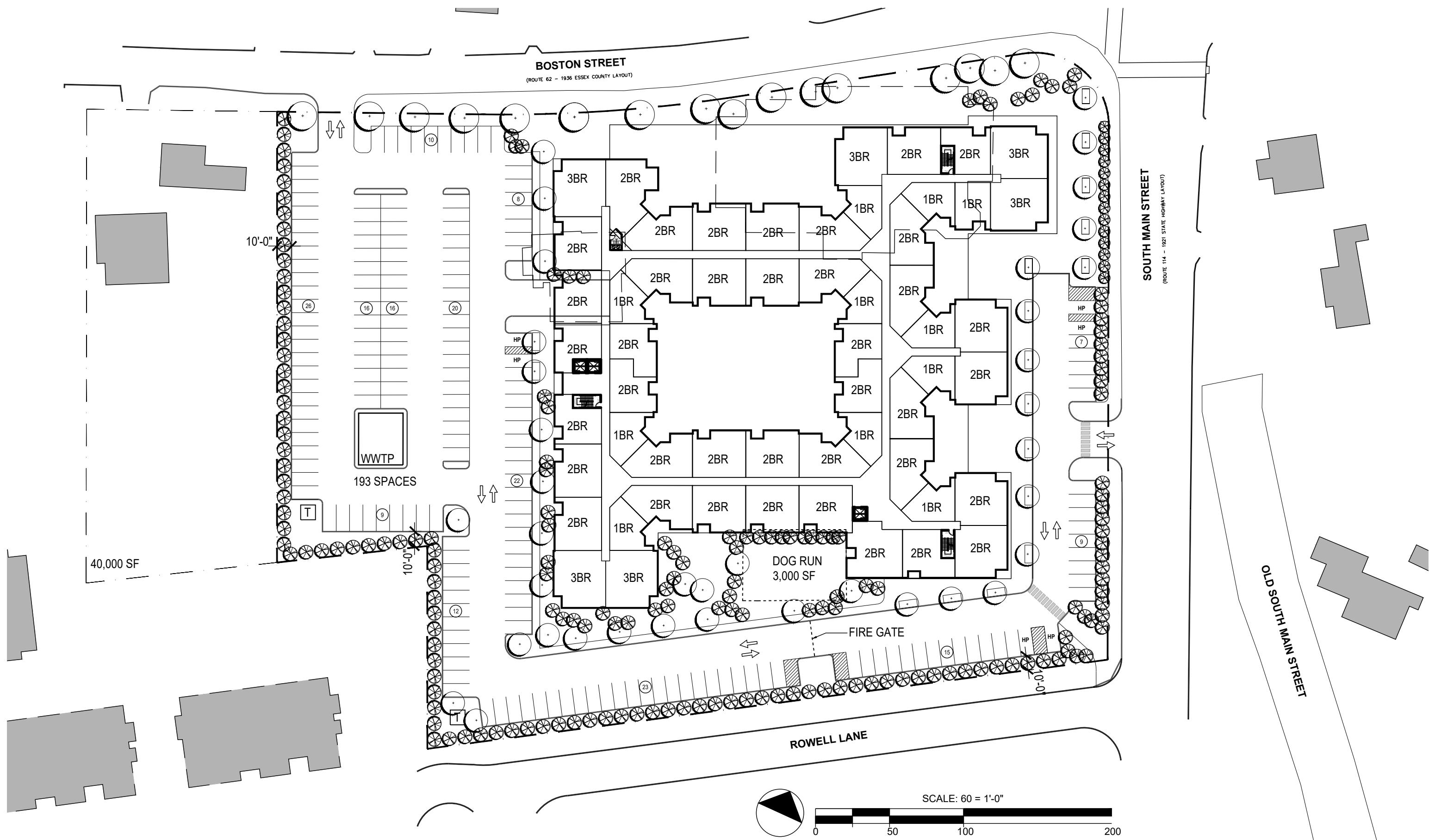


Villebridge Middleton Square

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PROPOSED SECOND FLOOR PLAN

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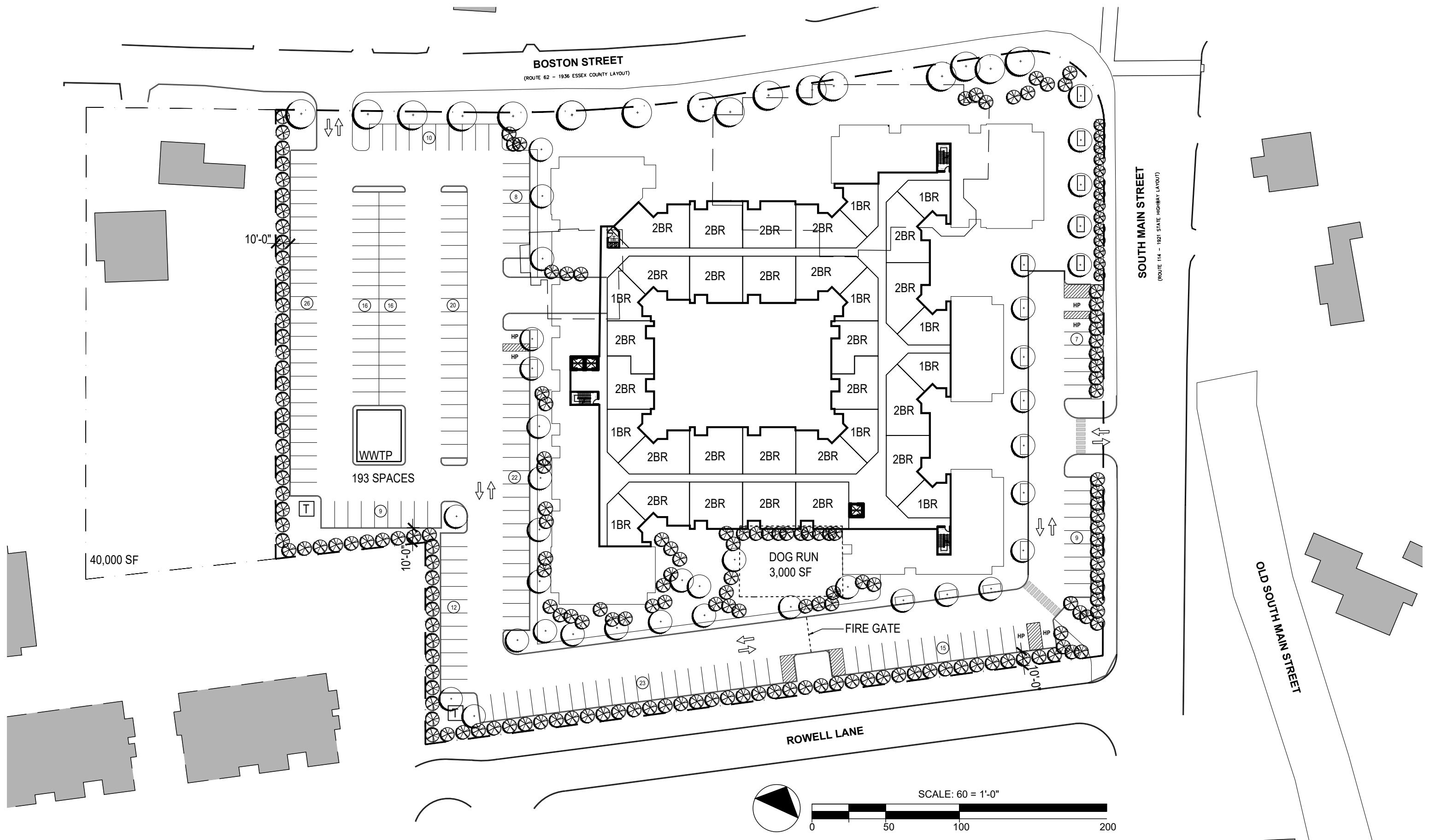


Villebridge Middleton Square

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PROPOSED 3RD & 4TH FLOOR PLANS

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Villebridge Middleton Square

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PROPOSED 5TH FLOOR PLAN

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Villebridge Middleton Square

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View from South Main Street - Option A





Villebridge Middleton Square

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View from South Main Street - Option C



Villebridge Middleton Square

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View from South Main Street - Option D



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Street Oriented Retail Base - Option A



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Street Oriented Retail Base - Option A



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Street Oriented Retail Base - Option A

BY THE NUMBERS

- 200 apartments + ~7,000 SF of retail/restaurant space
 - Market rate: 150 (75%) \$2,500 to \$3,900 / mo.
 - Affordable: 50 (25%) \$2,200 to \$2,800 / mo.
 - 80% of Area Median Income (“AMI”)
- Landscaped retail courtyards for outdoor dining & enjoyment
- Parking:
 - Retail: 31 (4:1,000 SF)
 - Residential: 353 (1.8 ratio)
 - Garage: 192
 - Surface: 161
- On-site wastewater treatment plant
- Trash/recycling inside building

BY THE NUMBERS

- Apartment layouts: 1BR, 1BR+Den, 2BR, and 3BR
- Residential amenities:
 - Outdoor heated pool
 - Outdoor grills
 - Top-of-the-line fitness center
 - Work from home offices
 - Club room lounge and amenity areas
 - On-site leasing and maintenance office
 - Package reception
 - Pet spa and dog run

ORIGINAL APPROACH: 40B

- 2010 Housing Units: 3,011
- 2020 Housing Units: 3,505^[1]
- Affordable Units: 156^[2]
- SHI Percentage: 4.45%
- To Achieve 10%: +195 Units
- 40B Large Project Threshold:
 - 200 Units

[1] Middleton HPP MAPC Projection

[2] As of February 2, 2022

Sustainable Development Principles

- ✓ Concentrate Development & Mix Uses
- ✓ Advance Equity & Make Efficient Decisions
- ✓ Protect Land and Ecosystems
- ✓ Use Natural Resources Wisely
- ✓ Expand Housing Opportunities
- ✓ Increase Job & Business Opportunities
- ✓ Promote Clean Energy

PERMITTING PATH OPTIONS

Permitting Path	Estimated Timeframe	Notes
40B	<p>2 steps:</p> <ul style="list-style-type: none">• Project Eligibility Letter (“PEL”): 4 to 6 months, followed by• Comprehensive Permit: 8 to 18 months• Total: 12 to 24 months	<ul style="list-style-type: none">• Must be 25% affordable at 80% AMI• At least 10% of units must be 3BR layouts• “Friendly” ?
Use Variance + Site Plan Review	<p>2 steps:</p> <ul style="list-style-type: none">• Use Variance: 3 to 9 months, followed by• Site Plan Review: 6 to 9 months• Total: 9 to 18 months	<ul style="list-style-type: none">• Precedent: Blu Haven Condominiums next door• Flexibility on affordable housing mix (as low as 0%)• Flexibility on unit mix (no 3BR's required)

PERMITTING PATH OPTIONS

Permitting Path	Estimated Timeframe	Notes
Rezoning or Zoning Overlay	<ul style="list-style-type: none">• Town Meeting vote: Spring 2023 at earliest?, followed by• Permitting for any particular project: 9 to 18 months• Total (from today): 21 to 30 months	<ul style="list-style-type: none">• Larger discussions about zoning for Middleton Square?
40R Smart Growth District	<ul style="list-style-type: none">• Town Meeting vote: Spring 2023 at earliest?, followed by• Permitting for any particular project: 9 to 18 months• Total (from today): 21 to 30 months	<ul style="list-style-type: none">• Potential for various incentive payments from MA to Middleton• Larger discussions about zoning for Middleton Square?

PERMITTING PATH OPTIONS – SUMMARY

Permitting Path	Estimated Timeframe	Notes
40B	12 to 24 months	<ul style="list-style-type: none">• 25% affordable• 10% 3BRs required
Use Variance + Site Plan Review	9 to 18 months	<ul style="list-style-type: none">• Affordable % flexibility• 3BRs not required
Rezoning or Zoning Overlay	21 to 30 months (maybe longer)	<ul style="list-style-type: none">• Larger discussion on Middleton Square zoning could take a lot of time
40R Smart Growth District	21 to 30 months (maybe longer)	<ul style="list-style-type: none">• See row above, plus• Potential incentive payments from state to Middleton

TRAFFIC

- Traffic study scope identified in collaboration with Town Planner
- Traffic Impact Assessment Study underway
 - Data has been collected (before end of school year)
 - Inventory information collected
 - Measurements pending
 - Report expected August / September

SCHOOL-AGED CHILDREN

- 2017 Metropolitan Area Planning Council (MAPC) study
 - <https://www.mapc.org/enrollment/>
- Middleton, 2010-2016:
 - # of housing units increased 247 (8.11%)
 - School enrollment declined -119 (-14.55%)
- “Over the past 15 years, however, multiple studies have examined the enrollment and fiscal impacts of individual housing developments and found that concerns about those impacts are commonly overstated.”
- “We found no relationship between housing production rates and enrollment growth rates for the 234 districts we studied.”

SCHOOL-AGED CHILDREN

- Based on similar rental multifamily properties:

13 to 43 pupils

Mixed Use Examples	Units	SAC	Gross
Lynnfield Arborpoint Market Street	180	17	0.094
Lynnfield Michael's Landing	68	11	0.162
Emery Flats Woburn	202	0	0
Averages	450	28	0.062
Villebridge Middleton Square	200		13 (12.44)
Suburban Examples			
North Andover - Berry Farms	196	49	0.250
Everly Apartments – Wakefield	186	38	0.204
Vista Apartments – Wakefield	114	19	0.167
Endicott Green – Danvers	255	55	0.216
Averages	751	161	0.214
Villebridge Middleton Square	200		43 (42.88)

SCHOOL ENROLLMENT

	2016	2017	2018	2019	2020	2021	2016-2021
Grades PK - 2	221	228	268	275	286	289	31%
Grades 3 - 6	478	459	432	438	392	419	-12%
Grades 7 - 8	230	218	226	200	201	203	-12%
Grades 9 - 12	421	410	405	403	392	352	-16%
Total Enrollment	1,350	1,315	1,331	1,316	1,271	1,263	-6%

Based on 13 to 43 pupils and 2021 enrollment, pupils per grade:

- **Grades PK - 2:** 1.0 to 3.3
- **Grades 3 - 6:** 1.1 to 3.6
- **Grades 7 - 8:** 1.0 to 3.5
- **Grades 9 - 12:** 0.9 to 3.0
- **Total Average:** 1.0 to 3.3 1.0% to 3.4%

TAX REVENUES

- Roughly \$850,000 per year
 - Real estate taxes: \$750,000
 - CPA: \$7,500
 - Excise taxes: \$96,000
- \$850,000 = 2.0% of FY2023 operating budget (\$43.0 MM)
- Complete Fiscal Impact Study expected August / September

Est. Residential Value	\$56,000,000
FY2022 Tax Rate	\$13.25
Estimated Residential Property Taxes	\$742,000
Restaurant Space	4,780 Sq. Ft.
Est. Assessment Per Square Foot	\$95
Est. Restaurant Assessment	\$454,100
General Retail Space	2,220 Sq. Ft.
Est. Assessment Per Square Foot	\$60
Est. General Commercial Assessment	\$133,200
Total Commercial Assessment	\$587,300
Total Estimated Commercial Taxes	\$7,782
Total Estimated Annual Taxes	\$749,782
CPA Revenue - 1% Surcharge	\$7,498
Estimated Vehicles 1.6 Unit	320
Estimated Value Per Unit	\$12,000
Total Estimated Vehicle Value	\$3,840,000
Estimated Vehicle Excise Tax	\$96,000
Total Annual Revenue	\$853,280

NEXT STEPS & TIMING

- Requesting feedback soon on proposal concept and permitting paths
 - Additional discussion with Select Board, Zoning Board, Planning Board, others?
- File PEL application this summer (4 to 6 month process)
- Target: Figure out permitting path by end of summer at latest