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RE: Application for 40B Project Eligibility Letter for Villebridge Middleton Square

ADDITIONAL SUPPORT FOR SUSTAINABLE DEVELOPMENT PRINCIPLES

Method 1: Redevelop First (pg. 10) Explanation:

Villebridge Middleton Square is located on the southern edge of downtown Middleton. The project is anticipated to contribute to the revitalization of the town center by providing more customers within walking distance of existing establishments as well as provide additional retail, restaurant, and service offerings to the community. The site is walkable to two elementary schools (Howe-Manning and Fuller Meadow), the Flint Public Library, Town Hall, the forthcoming Middleton Municipal Complex, recreation areas behind Town Hall and surrounding Middleton Pond, and numerous retail and service offerings.

In addition, existing traffic conditions in downtown Middleton are a high-priority area of concern for the community. While it is expected that Villebridge Middleton Square's impact on traffic conditions will be relatively minor (owing to the already-high volume of traffic in place today), we nevertheless anticipate and aim to support meaningful improvements to traffic operations within downtown Middleton for the benefit of everyone.

Method 2: (1) Concentrate Development and Mix Uses (pg. 11) Explanation:

Villebridge Middleton Square is compact, conserves land, and integrates uses. As compared to Middleton's recent development history of predominantly large-lot single-family home subdivisions, Villebridge Middleton Square is higher density than the surrounding area at 39 dwellings units per acre in a multifamily format. The project includes ground floor retail facing South Main Street, including pedestrian-friendly outdoor courtyards, seating areas, and landscaping. Fronting on South Main Street and Boston Street, all necessary utilities are available to the site except sewer, which shall be managed through an on-site wastewater treatment plant.

The site was previously developed as a restaurant/function hall with an expansive surface parking area, a two-family home, and a driveway, with no native areas remaining throughout the site.

Method 2: (2) Advance Equity and Make Efficient Decisions (pg. 11) Explanation:

Villebridge Middleton Square represents a smart growth development that is environmentally responsible by the nature of its compact, high-density, mixed-use configuration. The project will be permitted under Chapter 40B, which will create affordable housing in a middle-to-upper-income area that meets a regional need. Villebridge Middleton Square also improves the neighborhood by redeveloping a vacant restaurant and massive surface parking area void of any plantings or landscaping at one of the most prominent locations in Middleton.

Method 2: (4) Use Natural Resources Wisely (pg. 13) Explanation:

Villebridge Middleton Square will include an on-site wastewater treatment plant, and the project will accordingly incorporate low-flow fixtures. The project will also incorporate LED lighting within common areas, residential units, and parking areas. A significant portion of parking will be within an integral podium garage to minimize surface parking areas and associated heat-island effects, which will be a significant change from the current site condition. Drought-tolerant plantings and limited landscaped areas will reduce irrigation demands.

Method 2: (5) Expand Housing Opportunities (pg. 13) Explanation:

Villebridge Middleton Square is consistent with the concepts and ideas outlined in Middleton's Master Plan and Housing Production Plan. The development will offer 50 dwelling units (25% of the 200 total) to households earning up to 80% of the area median income. At least five percent of the dwelling units will be accessible, while the remaining units will be convertible, and all units are accessed via elevator service. The project is walkable to employment, retail, and services within downtown Middleton as well as walkable to the future Middleton Municipal Complex.

Method 2: (7) Increase Job and Business Opportunities (pg. 14) Explanation:

Villebridge Middleton Square will require permanent full-time and part-time employment opportunities, including for moderate-income persons, as part of its management, marketing, and maintenance offerings. In addition, multiple contractors will be employed for various functions. The project is walkable to downtown Middleton, home to multiple businesses and retail establishments, and the future Middleton Municipal Complex. Villebridge Middleton Square will also introduce a meaningful number of customers to support the existing businesses in Middleton.

Method 2: (8) Promote Clean Energy (pg. 15) Explanation:

Villebridge Middleton Square will feature LED lighting, low-flow fixtures, Energy Star appliances, and independently controlled HVAC equipment within each dwelling unit. The project is walkable and bikeable to multiple services and amenities and is within 1.5 miles of nearly all the retail services needed for a typical week, thereby reducing the extent of car-dependent living in this suburban location.