

Villebridge Middleton



Presentation to the Middleton Zoning Board of Appeals
September 20, 2023

Agenda

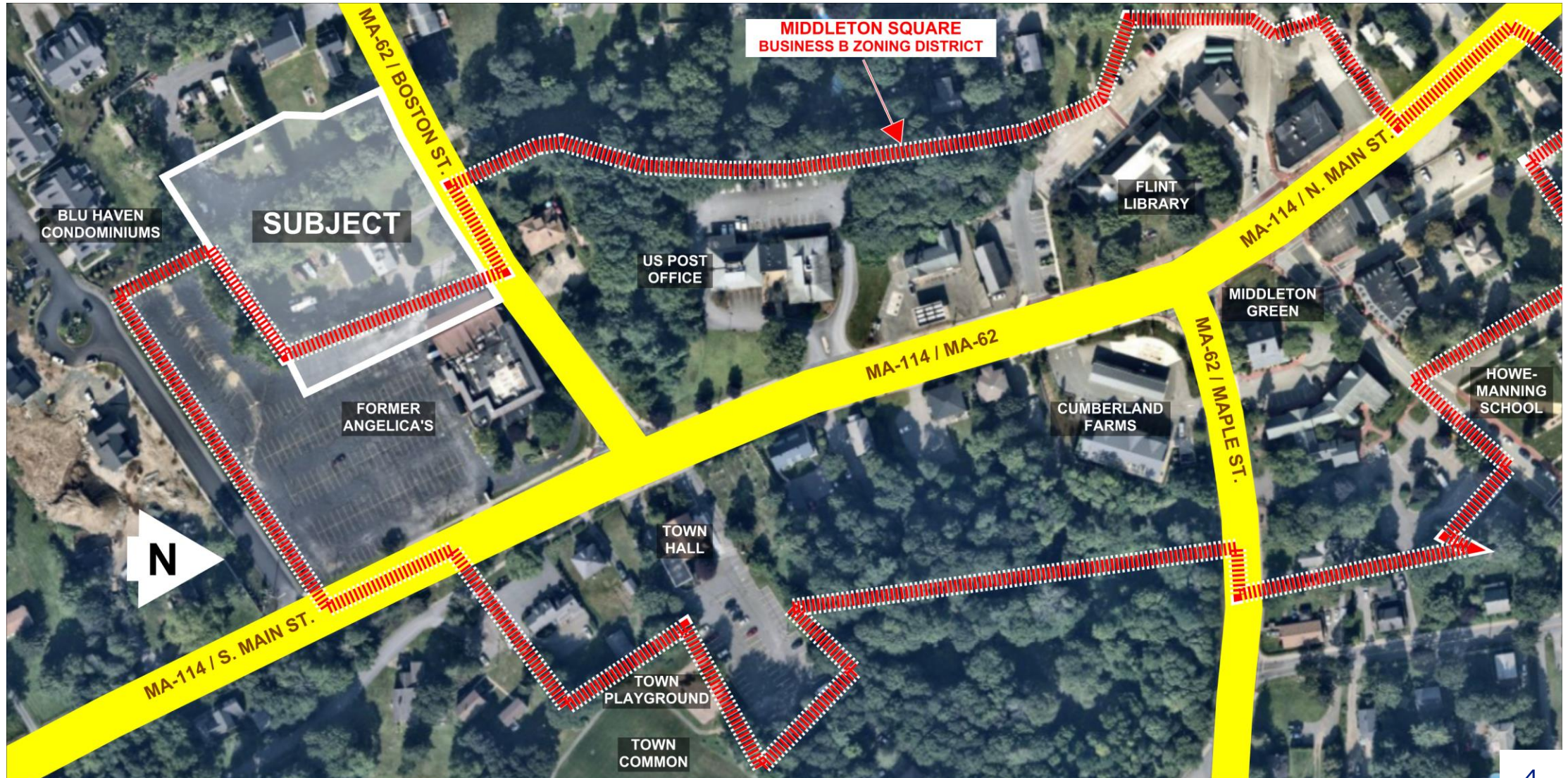
- Development Team
- Site Aerial / Locus Map
- Preliminary Lotting Plan
- Project Overview
- Community Benefits
- Site Plan / Landscaping
- Utilities
- Architecture
- Site Circulation
- Traffic

Development Team

- Architect: The Architectural Team
- Civil/Survey/Septic: Hancock Associates
- Traffic: Vanasse & Associates
- Landscape: Hawk Design
- Legal: Smolak & Vaughan, LLP



Site Aerial / Locus Map



Three existing lots (49 S. Main St., 10 Boston St., and 18 Boston St.) divided through the ANR process to result in three new lots:

-
- 18 BOSTON ST.**
1.6 acres
ZONING: Residential R-1A
- 10 BOSTON ST.**
1.2 acres
ZONING: Residential R-1A
- 49 S. MAIN ST.**
3.2 acres
ZONING: Business B
- MA-62 / BOSTON ST.**
- MA-114 / S. MAIN ST.**
- NEW 18 BOSTON ST.**
0.9 acres
ZONING: Residential R-1A
- NEW 10 BOSTON ST.**
2.3 acres
40B PROJECT LOT
- NEW 49 S. MAIN ST.**
2.8 acres
ZONING: Business B

Project Overview

Apt. Type	Quantity	Mix %	Total Bedrooms	Sq. Ft.	Estimated Market Rent
1 Bedroom	36	60%	36	726	2,500 - 2,700
2 Bedrooms	18	30%	36	1,184	3,300 - 3,700
3 Bedrooms	6	10%	18	1,478	4,200 - 4,500
Total	60	100%	90	944	

Apt. Type	Gross Affordable Rent	Affordable Utility Allowance	Net Affordable Rent	Affordable Household Income	Typical # of Adults	Average Hourly Wage
1 Bedroom	2,097	179	1,918	83,900	1	\$ 42 / hr.
2 Bedrooms	2,517	227	2,290	100,700	2	\$ 25 / hr.
3 Bedrooms	2,908	281	2,627	116,325	2	\$ 29 / hr.

	Total	Per Apt.	Per BR		Affordable	Market
Parking Spaces	100	1.7	1.1	Homes	15 (25%)	45

Proposed Amenities

Outside

Pet Park
Fireplace
BBQ Grill
Seating Areas
Walkways/Connections

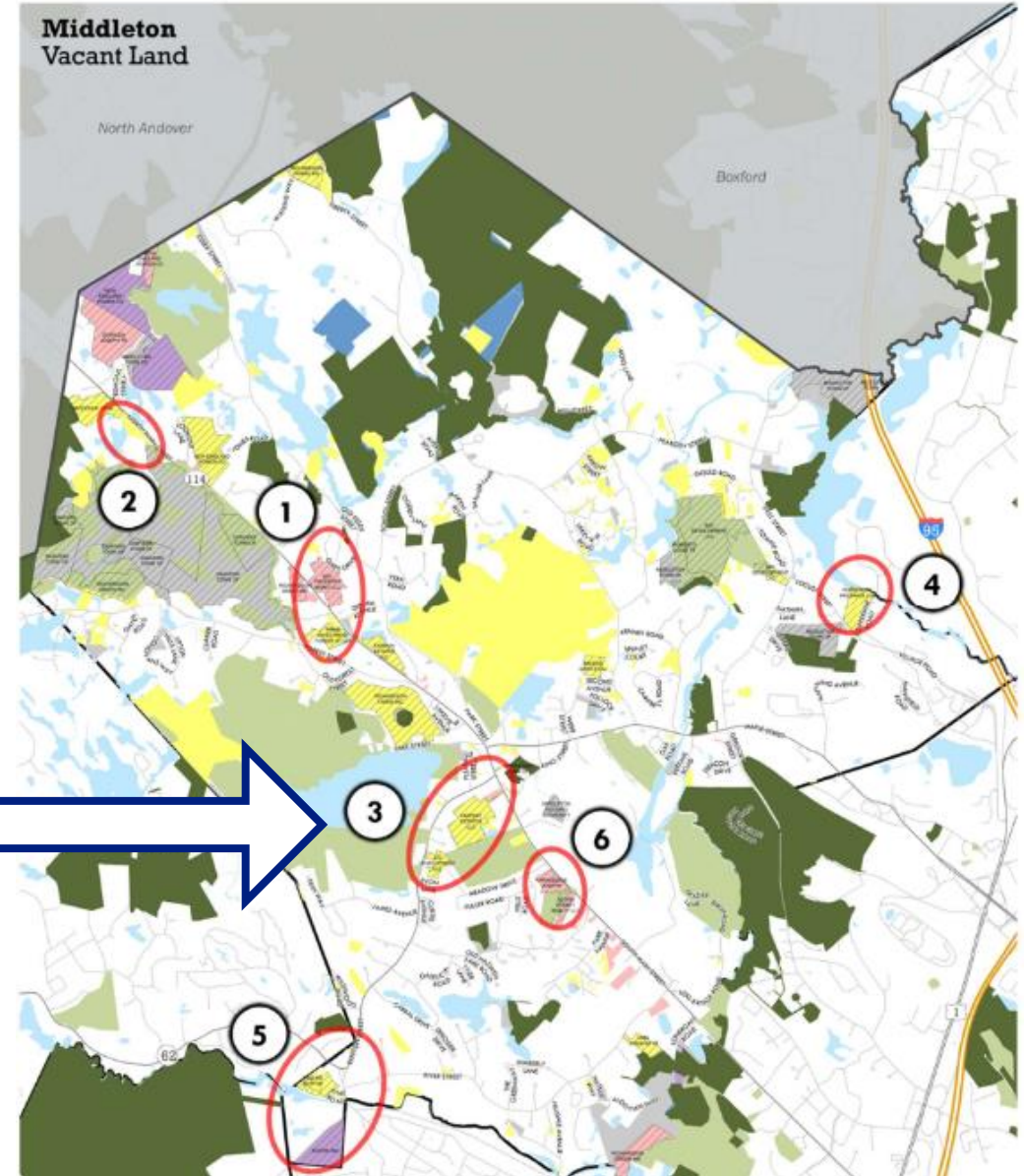
Inside

On-Site Leasing
On-Site Maintenance
Elevator
Club Room
Work-at-Home Offices
Fitness Center
Package Reception
Indoor Trash/Recycling
Private Balconies/Patios

Community Benefits

- Middleton Housing Production Plan (HPP)
- Six general areas to explore development of affordable housing
- Proposal located within one of the six general areas

Figure 35 Review of Vacant Parcels 5 Acres or Greater for Development Potential



Community Benefits

- **Middleton HPP Excerpts:**
 - Goal 3 – Encourage Affordable Housing Development to Achieve the Chapter 40B Minimum 10% Requirement
 - Strategy 3.2 – Facilitate the proactive production of additional affordable housing units by meeting annual minimum production targets in order to:
 - (a) demonstrate consistent progress toward the Town’s minimum 10% SHI Ch. 40B requirement,
 - (b) achieve “safe harbor” Town control through certification, and
 - (c) address the housing demand and needs of the Town’s own residents.

Community Benefits

- June 2023 Subsidized Housing Inventory (SHI) for Middleton:
 - 160 of 3,312 homes = 4.83%
 - Shortfall of 172 affordable homes (332 affordable homes required)
- Proposal provides 60 new homes
 - Walkable to Middleton Square → more customers for existing businesses
 - All 60 homes count toward Middleton's SHI
 - Increases SHI by +1.81% to 6.64% ... an increase of over 37%
- Proposal provides 2 years of “safe harbor”

Community Benefits

- **Middleton Master Plan Excerpts:**

- Residential neighborhoods offer a welcoming, safe and enriching environment with a variety of housing options ... for families, seniors, and young adults.
- ...retirees and elders will prefer to age in their communities, creating a large and growing need for affordable and age-friendly housing options.
- Create opportunities to develop a more diverse housing stock – affordable and market rate - to meet the needs of a changing demographic profile in the town.
- Encourage rental apartments within retail/mixed-use districts

Community Benefits

- **Middleton Master Plan Excerpts (continued):**
 - Robust Middleton Square
 - Allow housing options close to desired leisure retail node
 - More residents help support retail
 - Objective: 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.
 - Action: Ensure that at least 10% of new housing is accessible or adaptable to individuals with disabilities ...

NOTE: All 60 proposed homes meet this goal

Site Plan / Landscaping

- Robust landscaping plan
- Extensive year-round and seasonal plantings and screening
- Facilitates connections to abutting commercial property
- Ground-based monument and wayfinding signage
- Dark-Sky compliant LED site lighting



Utilities

- Municipal water via Middleton/Danvers
- Electricity via Middleton Electric Light
 - Supported by utility easement
- On-site Title 5 septic system
- On-site stormwater management
 - Supported by utility easement
- Natural gas via National Grid
 - Supported by utility easement



Architecture – View from Boston St.



Architecture – View from S. Main St.



Architecture – North / West Elevations



Architecture – South / East Elevations



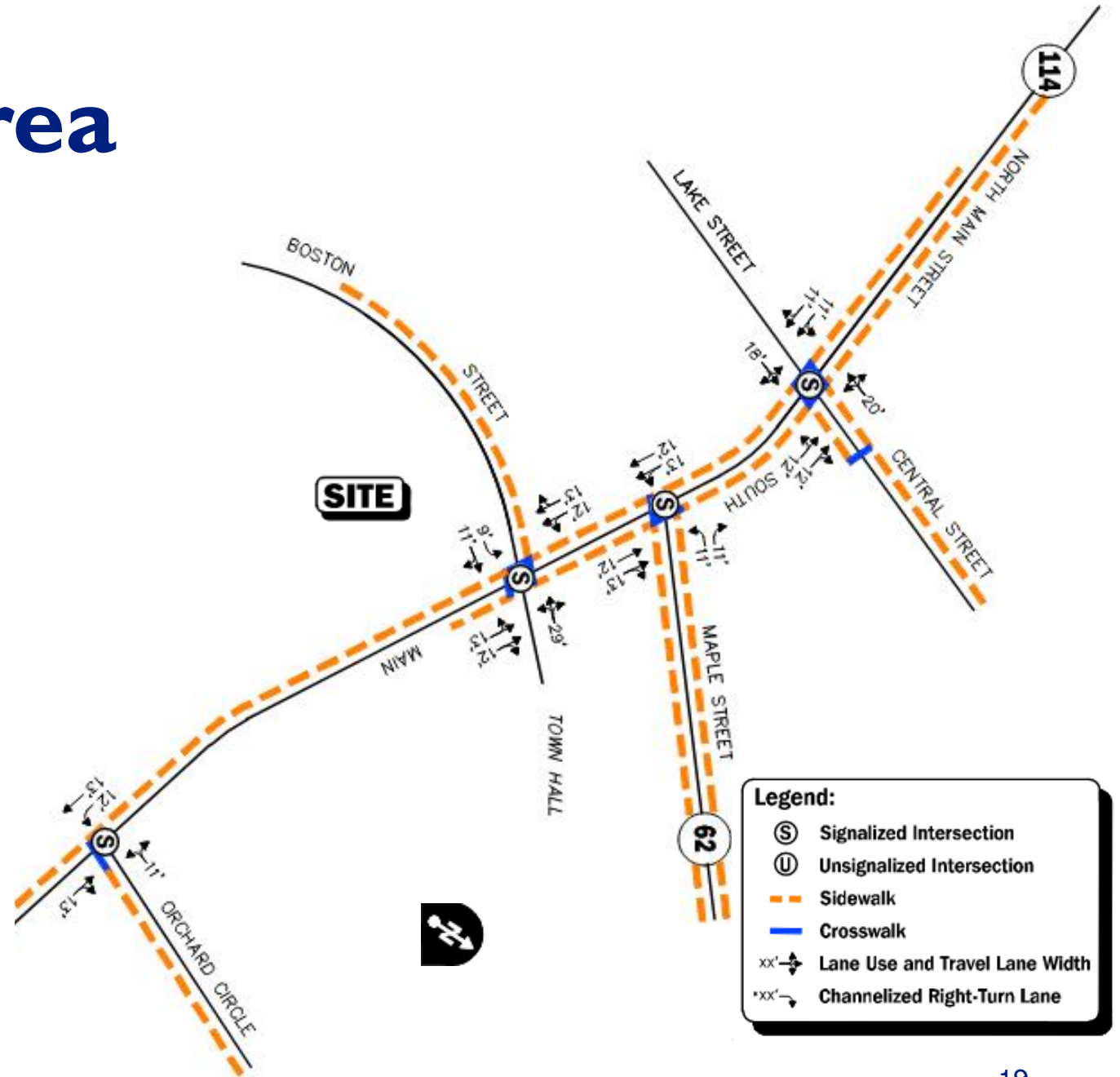
Site Circulation

- Primary access to/from Boston St.
- Resident-only access to/from abutting commercial property
- 24-foot wide drive aisles throughout
- Pedestrian connections to community and abutting commercial property



Traffic – Study Area

- S. Main St. @ Boston St. / Town Hall Driveways
- S. Main St. @ Maple St.
- N. Main St. / S. Main St. @ Lake St. / Central St.
- S. Main St. @ Orchard Cir.



Traffic – Project Trips

Timeframe	Vehicle Trips				
	Boston St.		S. Main St.		Total
	Entering	Exiting	Entering	Exiting	Total
<i>Average Weekday</i>	<i>110</i>	<i>143</i>	<i>120</i>	<i>87</i>	<i>460</i>
<i>New trips added to existing</i>	<i>3.0%</i>		<i>0.8%</i>		<i>1.4%</i>
Weekday Morning Peak Hour	5	19	5	12	41
Weekday Evening Peak Hour	14	11	15	6	46
Saturday Midday Peak Hour	6	8	6	5	25

Timeframe	Average Minutes Between Vehicles			
	Boston St.		S. Main St.	
	Entering	Exiting	Entering	Exiting
Weekday Morning Peak Hour	12	3	12	5
Weekday Evening Peak Hour	4	5	4	10
Saturday Midday Peak Hour	10	8	10	12

Traffic – Overall Project Impacts

Intersection Peak Hour Assessed	Level of Service (LOS)				Delay per Vehicle, seconds			
	2023 Existing	2030 No-Build	2030 Build, Mitigated	Build, Mitigated vs. No-Build	2023 Existing	2030 No-Build	2030 Build, Mitigated	Build, Mitigated vs. No-Build
S. Main St. @ Boston St. / Town Hall Driveways								
Weekday Morning	B	C	C	No change	19.1	33.9	35.0	Increased by 1.1 seconds
Weekday Evening	C	F	F	No change	23.0	>80.0	>80.0	---
Saturday Middy	B	C	C	No change	19.4	28.5	30.4	Increased by 1.9 seconds
S. Main St. @ Maple St.								
Weekday Morning	F	F	E	Improves 1 grade	>80.0	>80.0	67.7	Reduced by at least 12.3 seconds
Weekday Evening	F	F	D	Improves 2 grades	>80.0	>80.0	53.1	Reduced by at least 26.9 seconds
Saturday Middy	F	F	D	Improves 2 grades	>80.0	>80.0	53.5	Reduced by at least 26.5 seconds
N. Main St. / S. Main St. @ Lake St. / Central St.								
Weekday Morning	C	D	C	Improves 1 grade	28.2	42.0	23.9	Reduced by 18.1 seconds
Weekday Evening	B	C	B	Improves 1 grade	19.8	25.2	12.2	Reduced by 13.0 seconds
Saturday Middy	B	B	A	Improves 1 grade	13.7	16.9	7.9	Reduced by 9.0 seconds
S. Main. St. @ Orchard Cir.¹								
Weekday Morning	A	A	A	No change	4.3	6.3	6.5	Increased by 0.2 seconds
Weekday Evening	A	A	A	No change	4.2	7.3	7.6	Increased by 0.3 seconds
Saturday Middy	A	A	A	No change	4.8	5.9	6.0	Increased by 0.1 seconds

¹ No mitigation necessary for S. Main St. @ Orchard Cir. intersection

Thank You



Villebridge Middleton