

Hager Homestead

A Proposed Senior Cohousing Development

336-338 King Street

Littleton, MA

Senior Residential Development

- Littleton's Senior Residential Development bylaw's stated purpose is to provide for:
 - A “variety of housing types, settings, and residential services to meet the needs of people as they age and people with disabilities.”
- The bylaw's primary objective is to create **housing options for seniors** with programming that benefits the lives of seniors as they age in place in Littleton.
- A condition of bylaw also requires affordable units.

Hager Homestead

- Hager Homestead meets the purpose, intent and requirements of the Senior Residential Development bylaw.

The residences and proposed uses will offer a “variety of housing types, settings, and residential services to meet the needs of people as they age and people with disabilities.”

- Hager Homestead also meets the Housing Objectives of the Town of Littleton by:
 1. Creating Affordable Units for Seniors
 2. Preserving Open Space
 3. Diversifying Littleton’s Housing Stock

Hager Homestead

A Community Approach to Senior Housing

- **Physical design** offers a mix of duplexes, townhouses and Independent Living Units. All units, except one, are single level living. The two-story unit has a master suite on the main level.
- **Residents** age in place in their units. Floorplans enable wheelchair access and maneuverability.
- **A senior cohousing community is an intentional community** – like an old-fashioned neighborhood. Residents commit to social engagement. They participate in the community for mutual benefit.
- **The space and programmed activities** support the community.
- **Members commit** to build relationships with each other. They promise mutual support to combat social isolation the elderly face as they age in place.
- **Community support** of neighbors decreases the burden (and cost to Littleton seniors) on social services.

Senior Cohousing:

A Community Approach to Housing

- **This proposal meets Littleton's Housing Production Plan** by providing
 1. Affordable Units
 2. Units with minimal upkeep and maintenance
 3. Amenities for seniors
 4. A community that will satisfy Littleton Seniors desire for "camaraderie".
- **Clustered**, small privately-owned residences (organized as condominiums) preserve open space.
- **Seniors** will be near each other in homes, on paths, in common gardens
- **Accessible walking paths and meadow trails** allow residents to meet neighbors. Cars, driveways, and parking are on periphery of the project.
- **Common House**: Where seniors will share meals, hold meetings, pick up mail. Provides space for hobbies, exercise, storage, special events
- **Planned activities** ('movie night', games, and excursions) will be part of the community program. Common spaces supplement space in each unit.
- **Building plans** for energy efficient and eco-friendly units will keep operating costs low.

Variety of Housing Types

1. Two-family dwellings

- 3 buildings, 6 units

2. Townhouse dwellings

- 1 building, 3 units

3. Independent living units

- 1 building, 15 units

Community Emphasis

Variety of settings

- Accessible walkways
- Meadow (views from housing)
- Community gardens and barn
- Community green and gathering areas
- Pedestrian-friendly sidewalk on King Street
 - Walk to library, senior center, downtown

Variety of residential services

- Common house facilities for
 - Dining
 - Community activities & events
 - Shared kitchen
- Accessible elevator access
- Security
- Grounds maintenance
- Indoor & outdoor shared recreational areas

Low Density Use

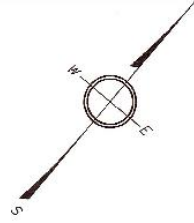
- The proposed project fits well within the Senior Residential Development bylaw's guidelines.
- Density, height, and open space have been respected and fall well within the allowed limits of the bylaws.

Density Regulations

Use	Maximum Density	Proposed Units	Minimum Acreage
Two-family Dwelling	4 units per acre	6	1.5
Townhouse Dwelling	8 units per acre	3	0.375
Independent Living Units	20 units per acre	15	0.75
		Minimum Required:	2.625
		Provided:	15.17

Open Space Requirements

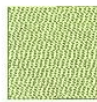
Use	Minimum	Proposed
Total Space	3.76 acres	15.17 acres
Open Space	4.55 acres (30% of 15.17)	>13.3 acres
Upland	3.64 acres (80% of 4.55)	3.68 acres
Wetland	0.91 acres (20% of 4.55)	9.41 acres



N/F
TOWN OF LITTLETON
11312/306



Open Space



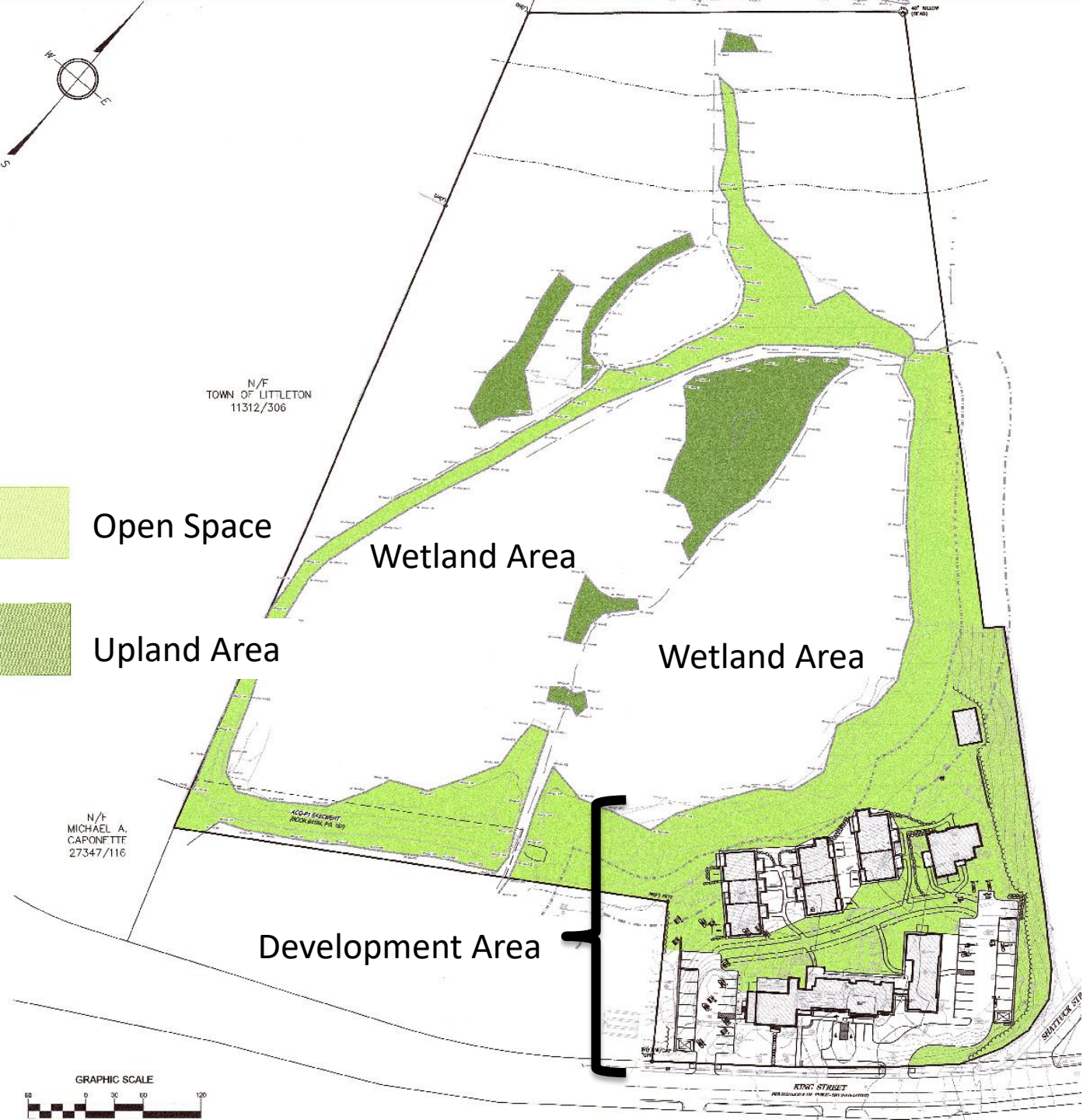
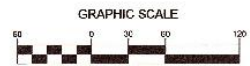
Upland Area

Wetland Area

Wetland Area

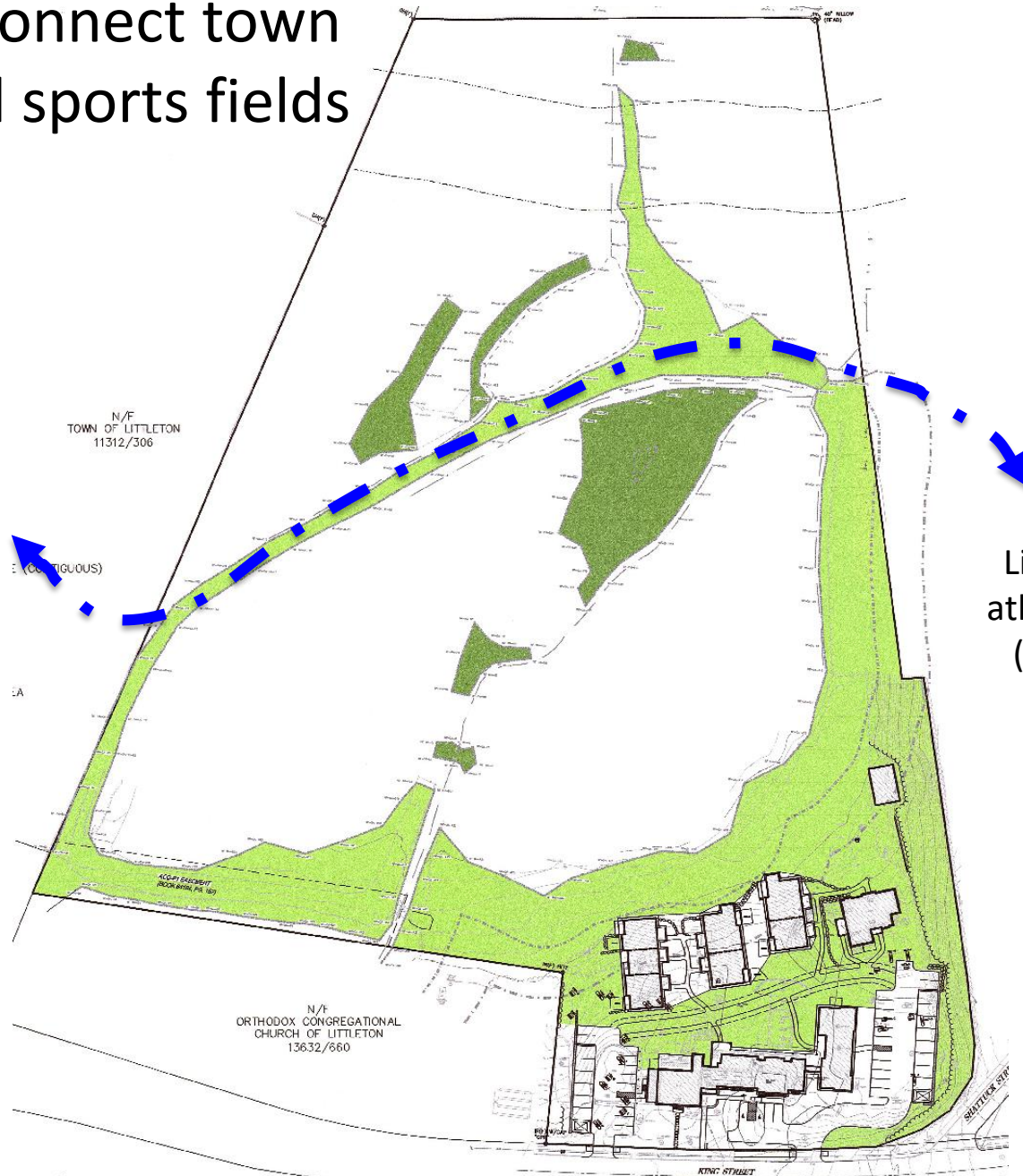
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MICHAEL A.
CAPONETTI
27347/116

Development Area



Easement to connect town recreation and sports fields

Castle in the Trees Playground and basketball courts



Littleton town athletic facilities (fields, track, courts)

Parking Requirements

Use	Living units	Required spaces per unit	Total Spaces Required
Two-family Dwelling	6	2	12
Townhouse Dwelling	3	2	6
Independent Living Units	15	1	15
Guest Parking	24	1/3	8
		Total Required:	41
		Total Provided:	42

Addressing Planning Board Concerns

- **Affordability** – The planning board has commented that they would like to see a greater degree of affordability from the applicant.
- **Design** – The planning board has commented that they would like to see the multi-story building conform to the Form Based Design Code.

Affordable Units

- Hager Homestead has modified the affordable unit proposal increasing the quantity of units in the 80% AMI and 100% AMI categories.

	Initial Proposal		Updated Proposal	
	<u>AMI</u>	<u>Estimated Price</u>	<u>AMI</u>	<u>Estimated Price</u>
One Bedroom	80%	\$ 205,000.00	80%	\$ 205,000.00
One Bedroom	100%	\$ 275,000.00	80%	\$ 205,000.00
One Bedroom	120%	\$ 325,000.00	100%	\$ 275,000.00
Two Bedroom	100%	\$ 306,000.00	100%	\$ 306,000.00
Two Bedroom	120%	\$ 378,000.00	120%	\$ 378,000.00
Two Bedroom	150%	\$ 450,000.00	150%	\$ 450,000.00

Affordable Senior Units

- Before changes to the SRD bylaw, 10% of the total project units at or below 80% AMI was sole affordability requirement.
- Hager Homestead offers 2 (9%) of the new units at or below 80% of AMI
 - Both <80% AMI units are offered as local choice units
- 4 additional affordable units are subsidized to offer
 - 2 units at 100% of AMI
 - 1 unit at 120% of AMI
 - 1 unit at 150% of AMI
- The project is subsidizing \$1,056,000 to provide this benefit of six affordable units to Littleton.

Senior Housing At a Range of Prices

- Hager Homestead offers senior units at a range of price points.
- Uniquely, this project offers 46% of all units and 50% of new units under \$500,000

Price Range (est)	# of Units
\$200k - \$300k	3
\$300k - \$400k	2
\$400k - \$500k	6
\$500k +	13

Project Design

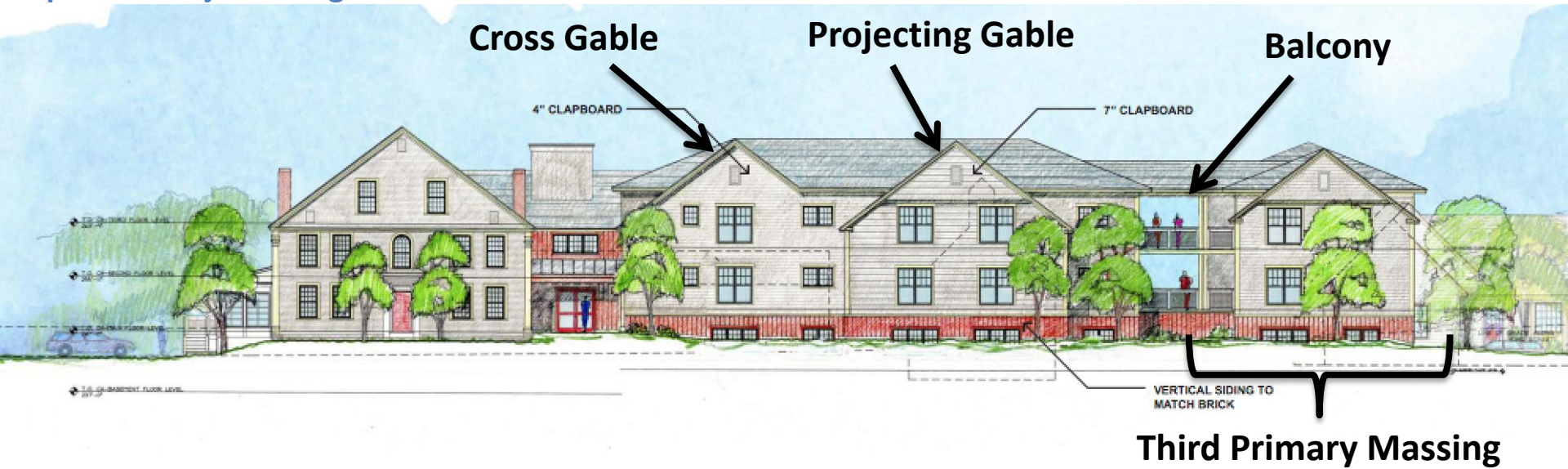
- Substantial changes to the building architecture have been made to conform the project to the Form Base Code, which is not a requirement of the Senior Residential Bylaw or the location of the site, but rather a desire of the Planning Board.

Changes to the Project Design

Initial Proposed Project Design

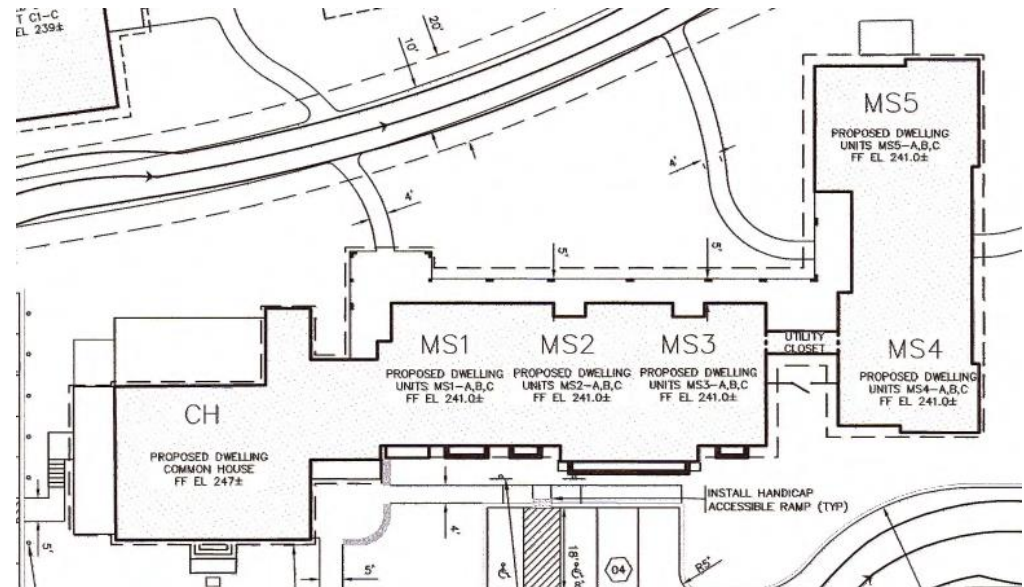
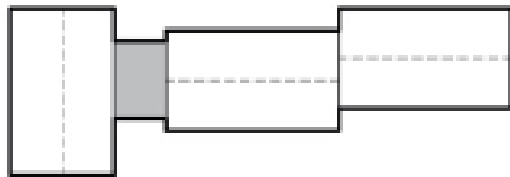
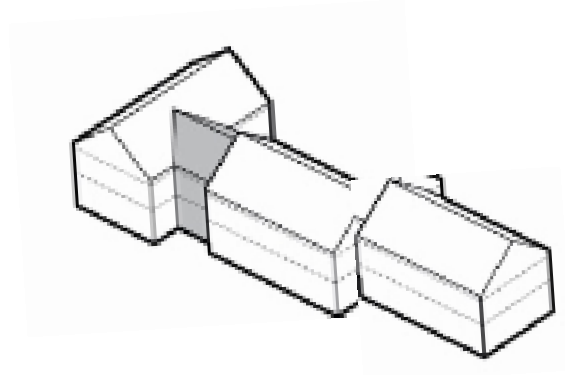


Updated Project Design



Example Massing Combinations

From Littleton Village Common Form Based Code



Maximum Building Height Regulations

Conforms to 2.5 story regulation (Form Based Code)



Hager Homestead meets Form-Based Code Intent & Purpose



① EXISTING BUILDINGS AT HAGER HOMESTEAD FROM KING STREET



① PROPOSED KING STREET ELEVATION

- ✓ Preservation of neighborhood characteristics
- ✓ Support redevelopment and reuse of historic properties



Thank You