

Great Road Apartment Community



Omni Properties, LLC

Omni Development, LLC



200 Baker Ave
Concord, MA 01742



Omni Advisory Team

- Legal Lou Levine – DLPN
- Wetland/Habitat Brian Butler - Oxbow
- Traffic Ken Cram – Land Strategies
- Architecture Tim Wentz – Gate17 Architects
- WWTF Ian Catlow – Tighe and Bond
- Planning, Landscape
Civil, Survey Bill Murray & Susan Carter -
Places Associates

Goal... Collaborative Process

- Omni understand **ALL** stakeholder issues
- ZBA and stakeholders understand factors important to Omni
- ZBA / Omni to define **ALL** priorities
- Consult Planning Board
- Create global agreement
- Create final plan

Approach

Balance Regional Housing Needs with Local Concerns

Health
Safety
Environment

Design
Open Space
Planning
Other Local Concerns

Fiscal Impact

Development Summary

- 200 Apartments
 - 62 1-bed units - 31%
 - 78 2-bed units - 39%
 - 60 3-bed units - 30%
- 6 Buildings - five 3-story (28 & 24 Units) and one 4-story (64 Units)
- Affordable - 40 (20%) @ 50% AMI or 50 (25%) @ 80% AMI
- All 200 units count toward 10% requirement
- 10 H/C accessible and 94 H/C adaptable units
- 23+/- acres of 48 acres parcel
- WWTF – Title V rating 55,000 gal/day
Actual 25-30,000 gal/day

Benefits

- Meets 40B goal- 8.1% to 14.7%
- Provides elder and H/C housing options
- Sustainable development
- Affordable housing options - support local industry
- Disposable income – supports local retail & service providers
- Fiscal contributions
- Permanent open space

Stakeholder Issues

- No apartment resident access to Grist Mill Road
- Use of non-40B land
- Location of Grist Mill access for house lots / emergency access
- Building 3
- Height of building 1
- Location of clubhouse / pool

Stakeholder Issues

- No connection to Westford land
- Number of 3 bedroom units – school fiscal impact
- Public safety – traffic & fire
- Project design and layout
- Technical review (address in final plan)
- Coordination with Planning Board

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Regional Housing Demand

Summary – 2010	10 Mile
Population	266,788
Households	94,754
Average Household Size	2.74
Owner Occupied Housing Units	(69.89%) 69,585
Renter Occupied Housing Units	(25.28%) 25,169
Median Age	39.4
Project as % of Rental Units	0.79%



Regional Employers



#	Company	Distance	Number of employees	Industry
1	IBM	2.7	3,400	Technology
2	Haartz Corporation	4.4	Unknown	Manufacturing
3	Lockheed Martin	4.5	235	Defense
4	Juniper Networks	6.3	400	Technology
5	Still River Systems	6.6	90	Life Sciences
6	Cisco Systems	9.9	1,700	Technology
7	Mercury Systems	11.7	211	Defense
8	Hansom AFB	12.3	8,500	Defense
9	Kronos Corporation	12.3	1,300	Software
10	Goodrich	12.6	400	Manufacturing
			16,236	



Apartment Demand

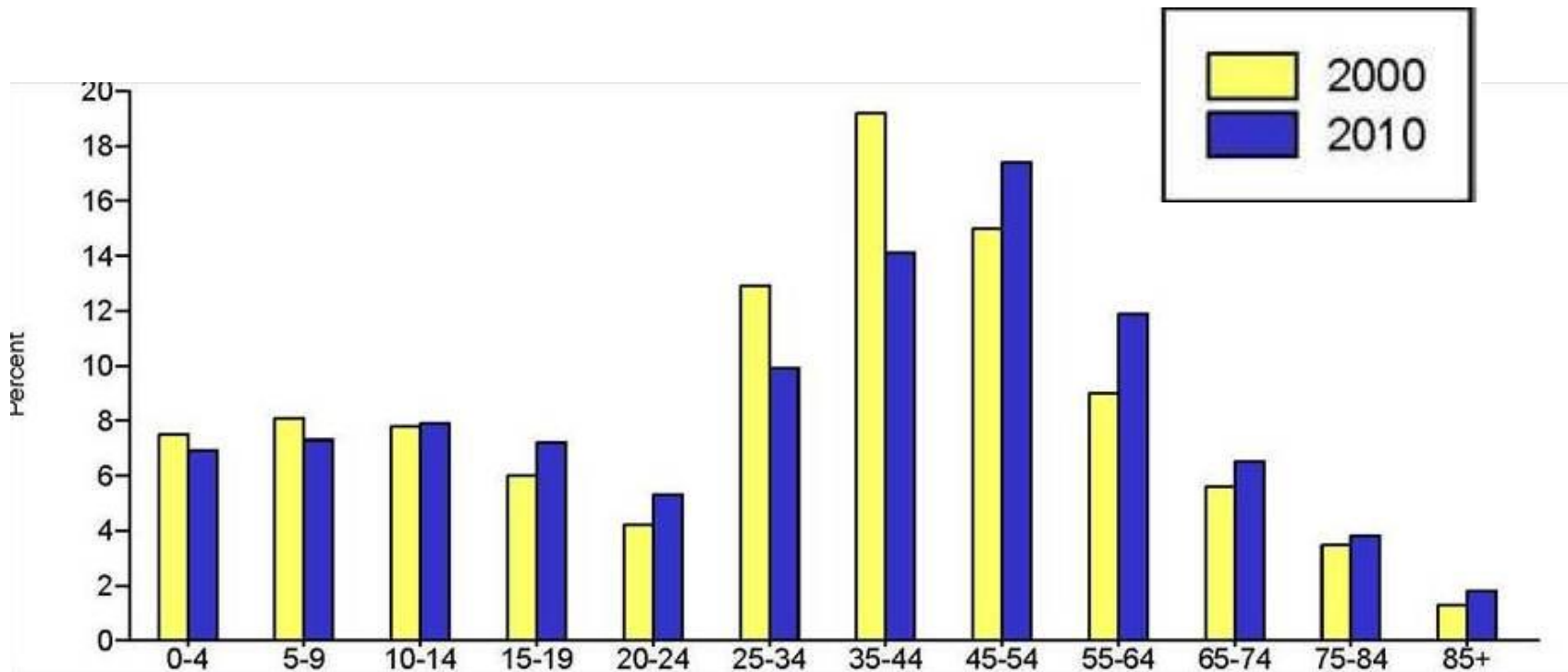
- Home ownership peaked at 69.2%
- Projected - 62-64%
- 1% decline = 1-1.2 million additional renters
- 6-7 million new renters

Apartment Demand

- New household formation 500,000 – 1,200,000/year
- Changing demographics

Population by Age

10 Mile Radius



Population by Age

The median age for the United States was 35.3 in 2000 and 36.7 in the current year. In the market area, the median age of the population was 36.8, compared to 39.4 years currently. By age group, the changes in the percent distribution of the market area population show the following:

Tewksbury Village Green Census - Adults

Ages	Number	Percentage of Adults
20-30	29	34%
31-40	19	22%
41-50	14	16%
51-60	10	12%
61-70	8	9%
71-90	5	6%
	85	

Ages of 61-70 Year Olds: 61, 61, 62, 63, 67, 69, 70, 70

Ages of 71-80 Year Olds: 76, 79, 79, 85, 87

51 and older 28%

As of 5/31/11

Village Green Tewksbury

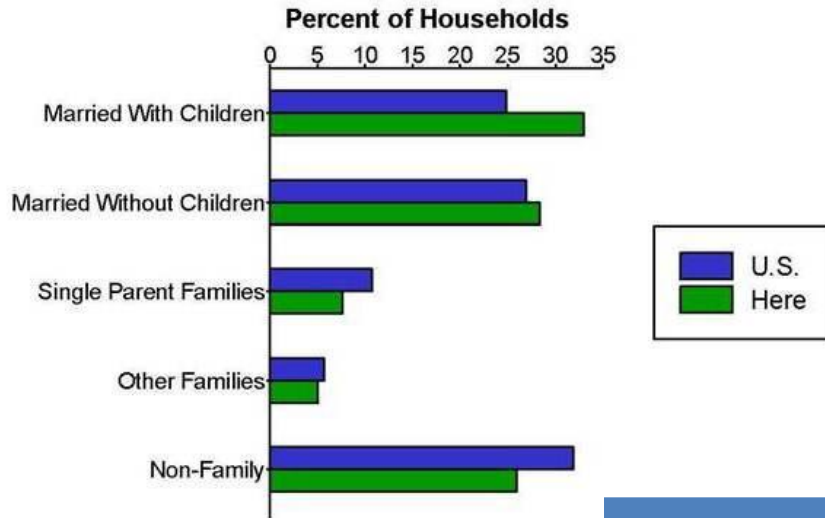


Village Green Tewksbury



Households by Type

10 Mile Radius



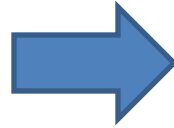
Over 30% of households are Married with Children

Proposed Unit Mix

		Total	Percent of Total
1 Bedroom Units	62		31 %
2 Bedroom Units	78		39 %
3 Bedroom Units	60		30%
Total		200	100%

Regional Demand – Target Market

- Frustrated home buyers
- Just starting
- Transitioning
- Older/Downsizing
- Single
- Families with children



- Diverse unit types
- Covered parking
- Elevator / HA
- Security

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Fiscal Impact

Environment & Health

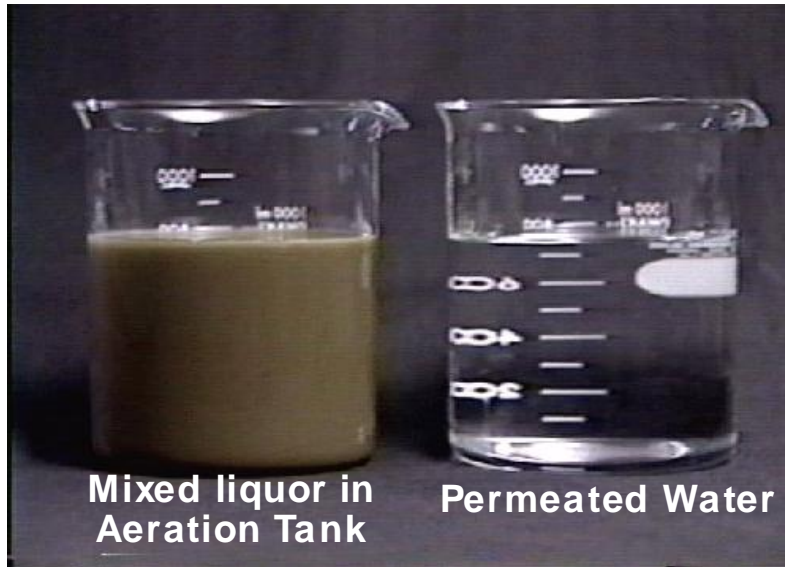
Sustainable Development Principles

- Energy efficiency
- Concentrate development – High Density - Cluster
- Open space - Wetland/Habitat
- Mix uses - services/retail/jobs/Crossroads
- Water usage -water quality - WWTF – Storm water

Size & Energy Efficiency

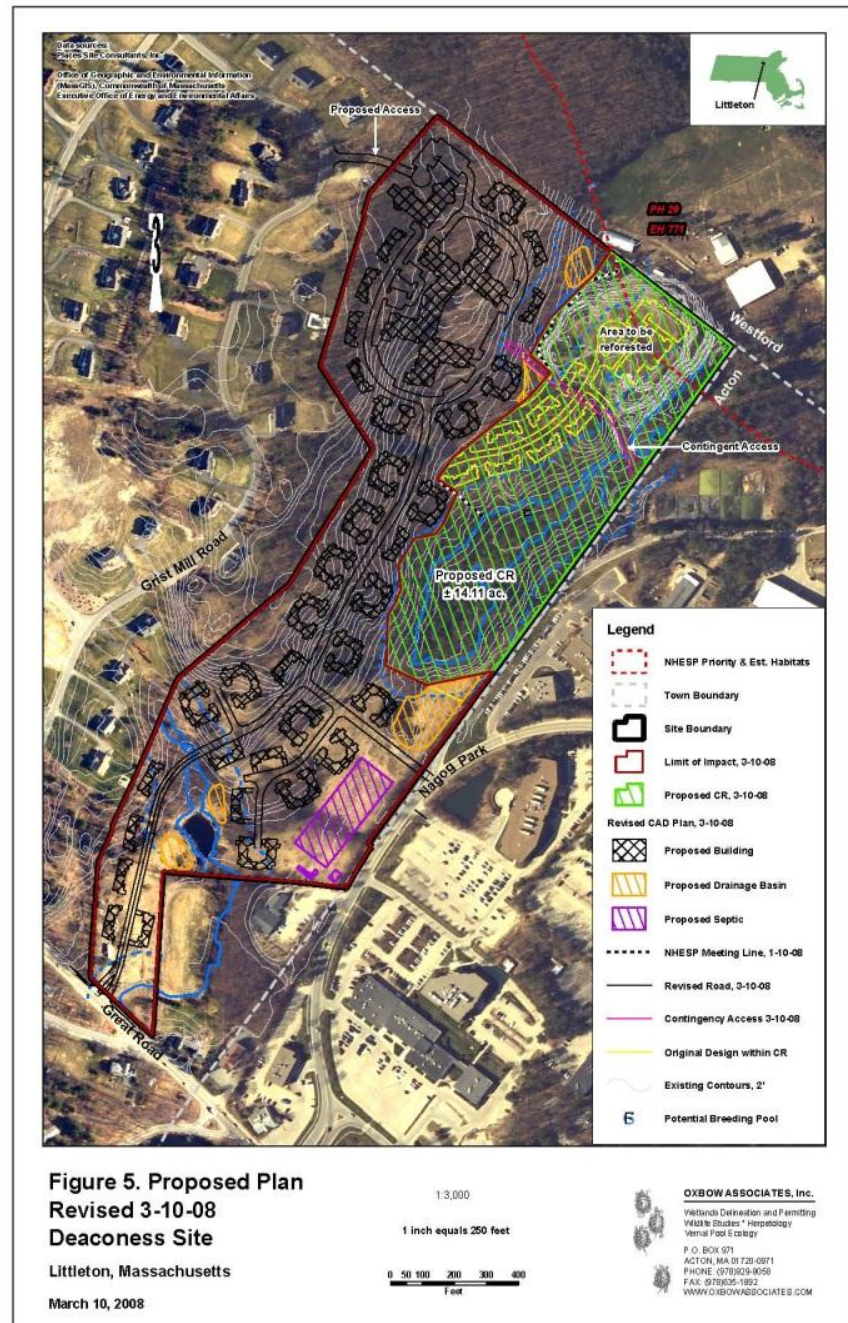
- Avg. Unit size 1150 Sq. Ft. +/- vs. Avg. home 2300 Sq. Ft.
Less: building material, waste, transportation , upkeep
- Lower gas, electric and water usage
- Low HERS rating (Mid 50's to Low 60's)
- Lower carbon footprint & higher disposable income

Impact To Water Quality



- WWTF
 - Reuse quality water
 - Versus typical house septic system
 - 6.5% of Nitrogen
 - 4% TSS
 - 3.5% BOD
- Storm water – Best Practices

Open Space and Habitat



Building & Buffer/Open Space



Safety - Traffic

- Traffic Study: 5/24/11-5/25/11
- Great Road daily traffic 17,000 cars/day
- Stopping distances meet AASHTO requirements
 - 335 feet to east
 - 397 feet to west
- 200 apartments generate 1,336 daily vehicle trips
- Anticipate 102 vehicles during weekday morning peak hour

Safety - Traffic

- Gravity model
 - 55% of site traffic destined east
 - 45% of site traffic destined west
- Potential road improvement – eastbound left turn lane

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Design

Open Space

Organization

Other Local Concerns

Fiscal Impact

Design Guidelines

- Sensitive to adjacent residential and commercial uses
- Takes advantage of existing topography
- Stepped site plan
- Makes use of natural and planted vegetation to screen proposed buildings
- Strategically places buildings to minimize impact on adjacent homeowners

Design Guidelines

- Acceptable street circulation scheme
- Makes use of muted colors and textures
- Unit mix reflects demographics
- Respectful to wetlands boundaries
- Provides open space

Location



Goal

Transitional Development

Residential

Commercial

Multifamily



As Submitted



September 26, 2011

Stakeholder Issues



ADDRESSABLE IN GLOBAL SOLUTION

Road Option A



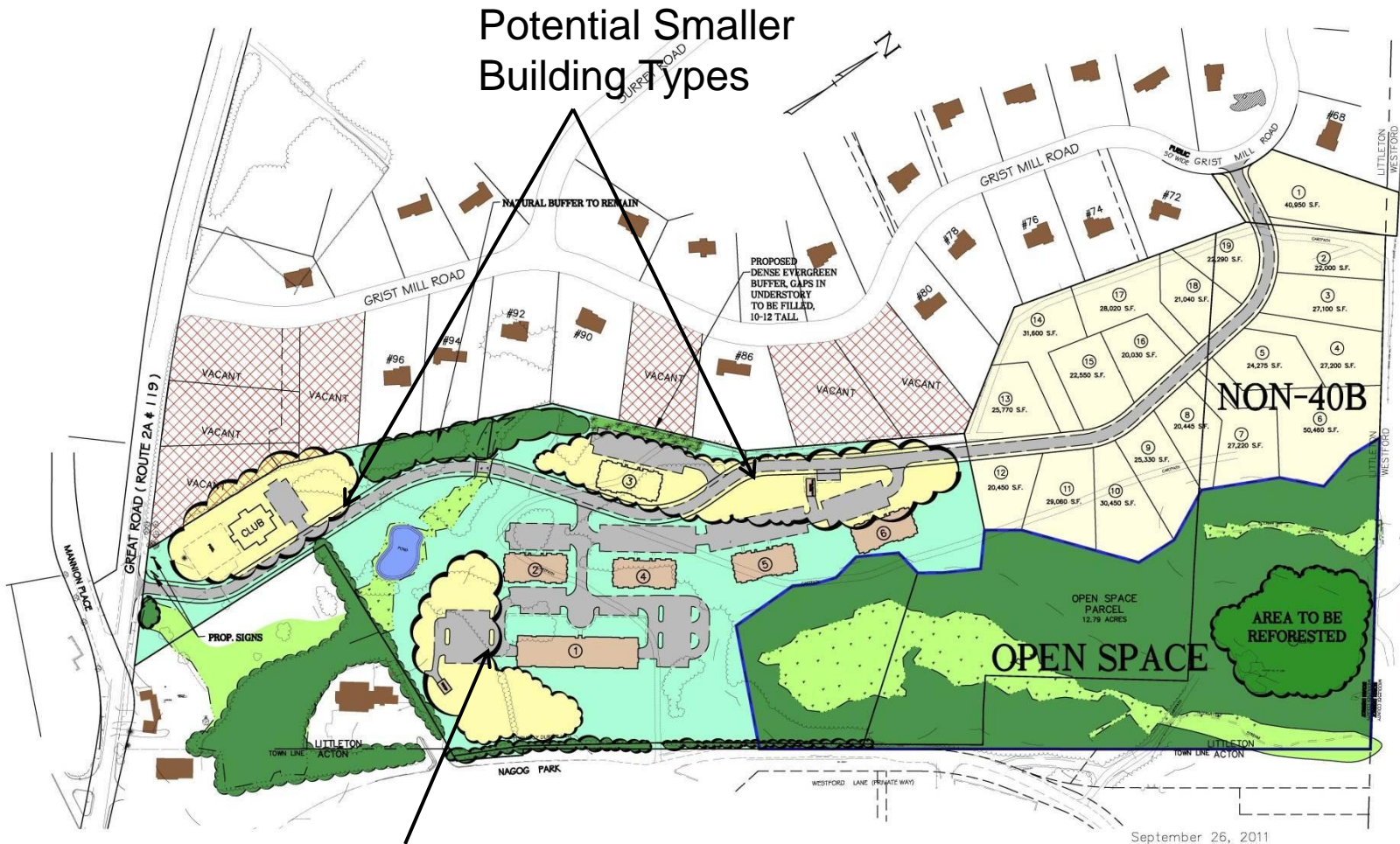
ADDRESSABLE IN GLOBAL SOLUTION

Road Option B



ADDRESSABLE IN GLOBAL SOLUTION

Areas of Opportunity



Club House

Potential Design Option - Areas of Opportunity



Potential Design Option - Areas of Opportunity



Potential Design Option - Areas of Opportunity



Potential Design Option - Areas of Opportunity



Elevations and Distances

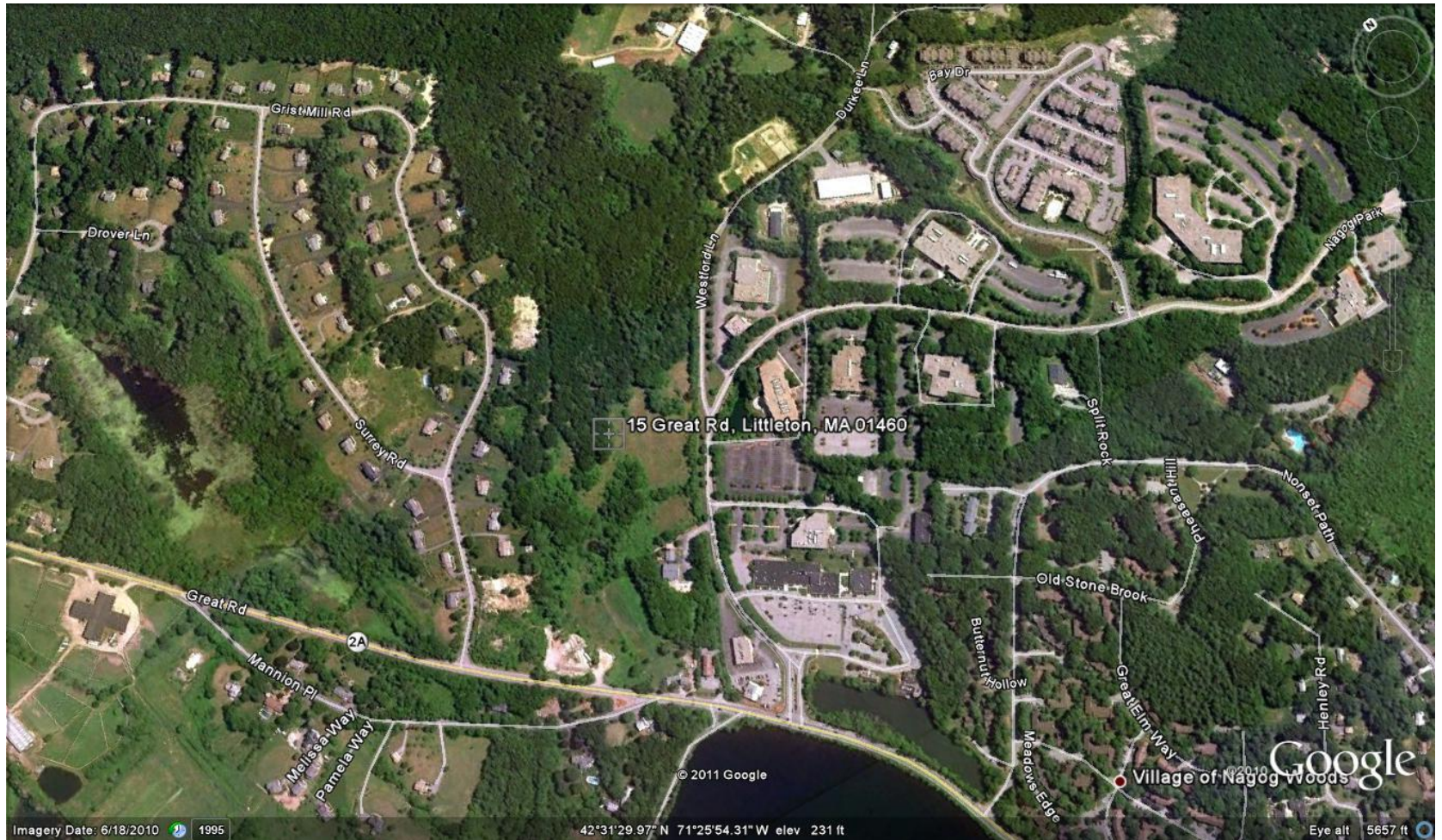


Elevation and Distance in Feet

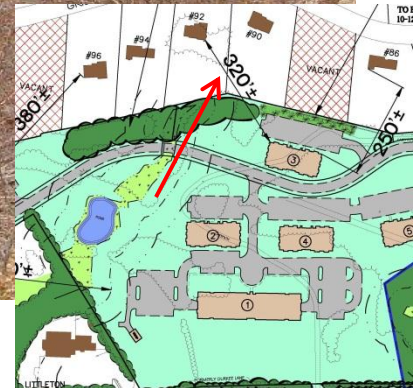
Elevation arrow locations are approximate

September 26, 2011

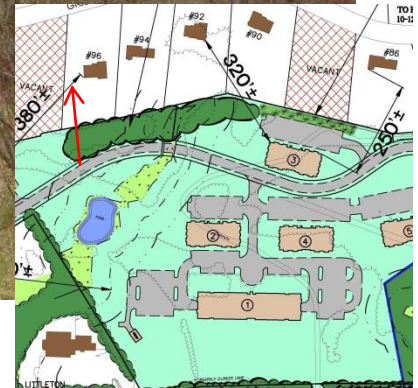
Location



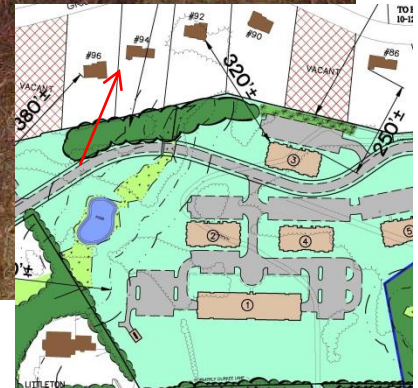
View from property



View from property



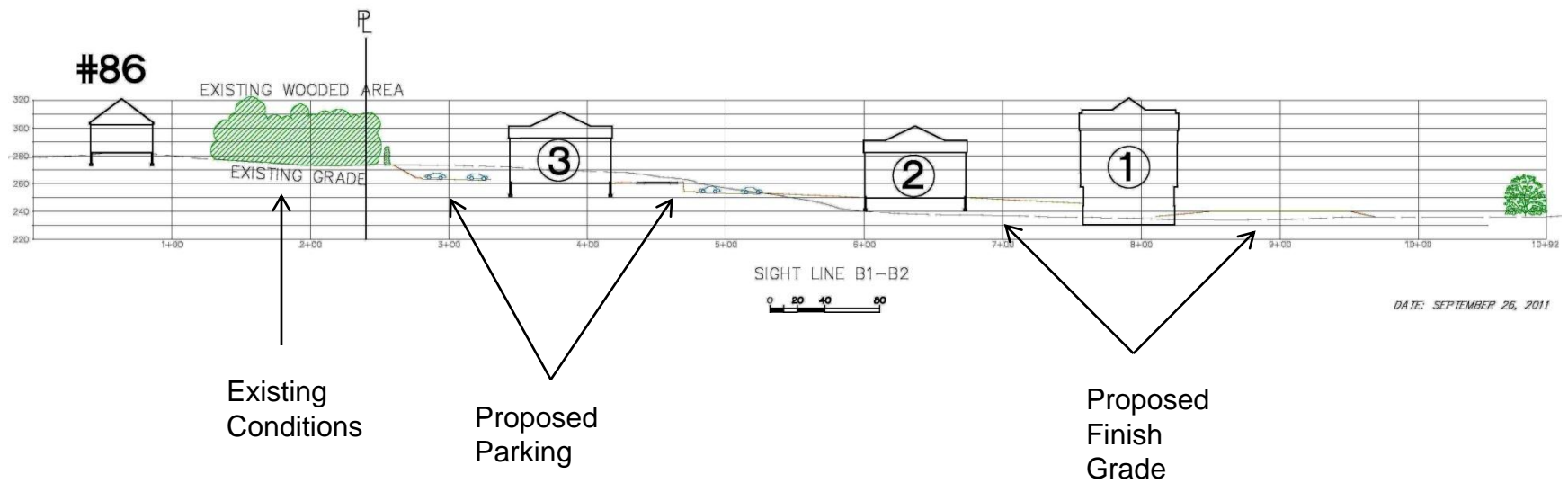
View from property



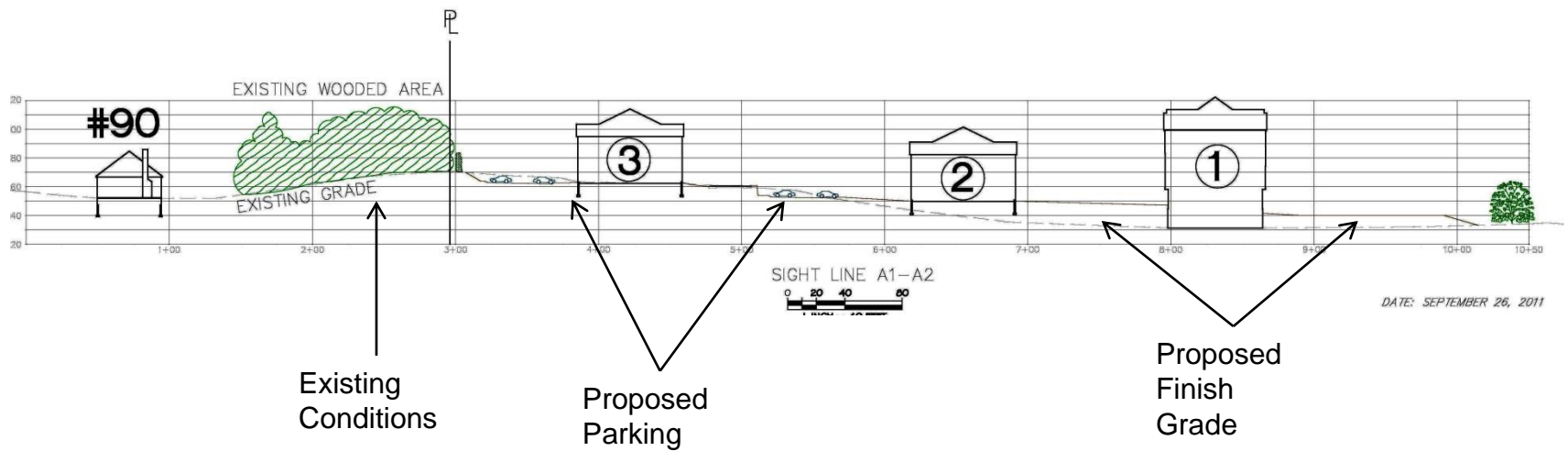
Sightline Orientation



Sight Line



Sight Line



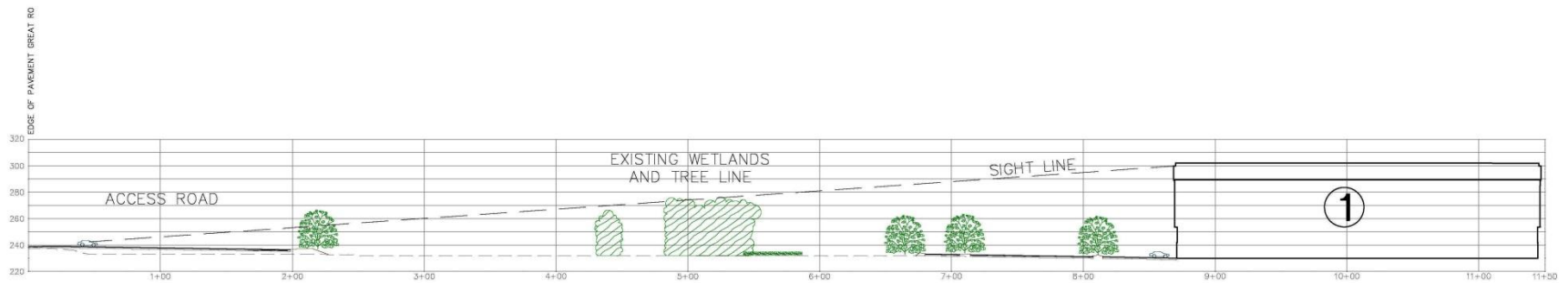
Entrance



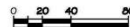
Entrance Sightline Sketch



Sightline from Entrance



SIGHT LINE C1-C2



DATE: SEPTEMBER 26, 2011

Conceptual Building Design



Conceptual Building Design



TYPICAL SIDE ELEVATION
28 UNIT BLDG



TYPICAL REAR ELEVATION
28 UNIT BLDG

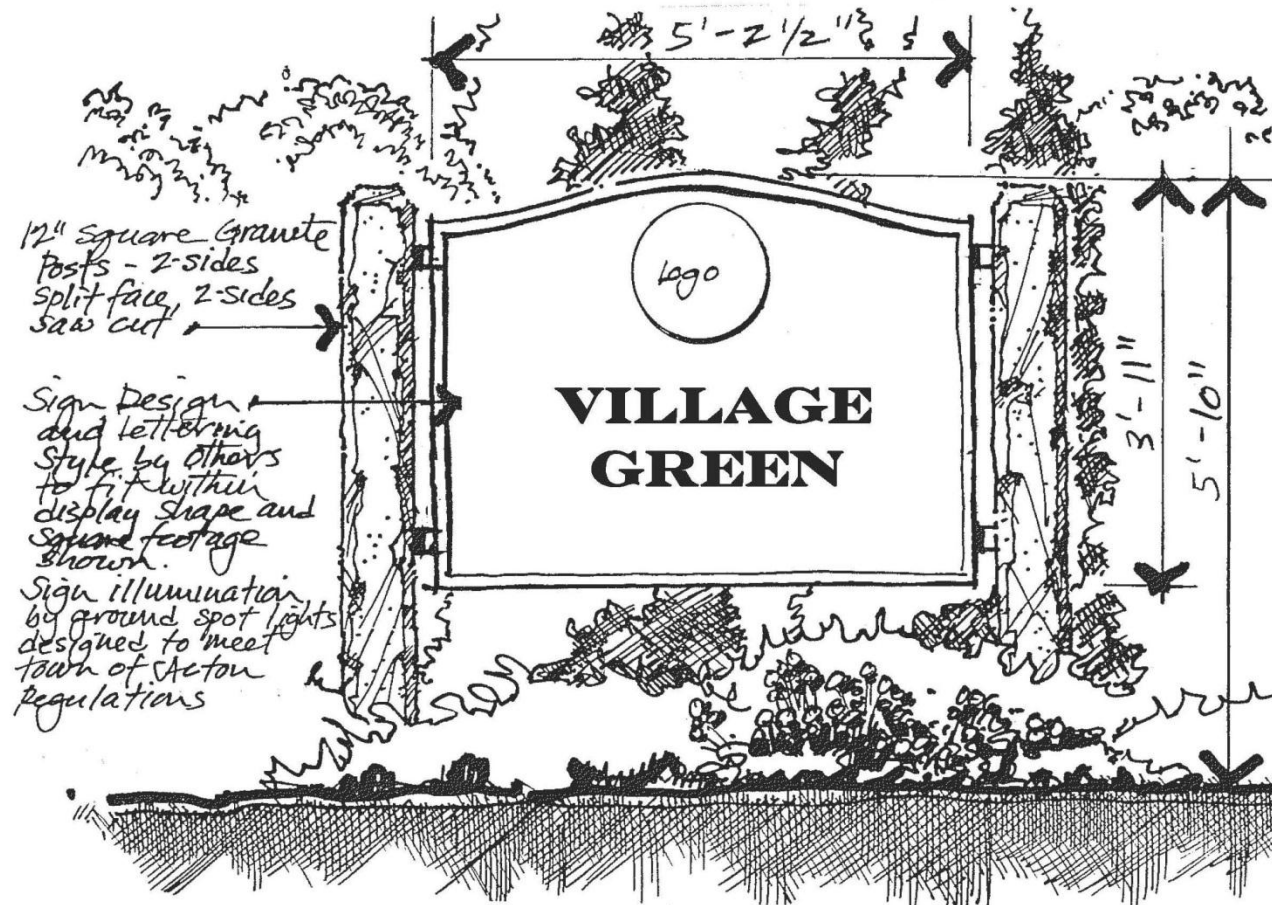
Conceptual Building Design



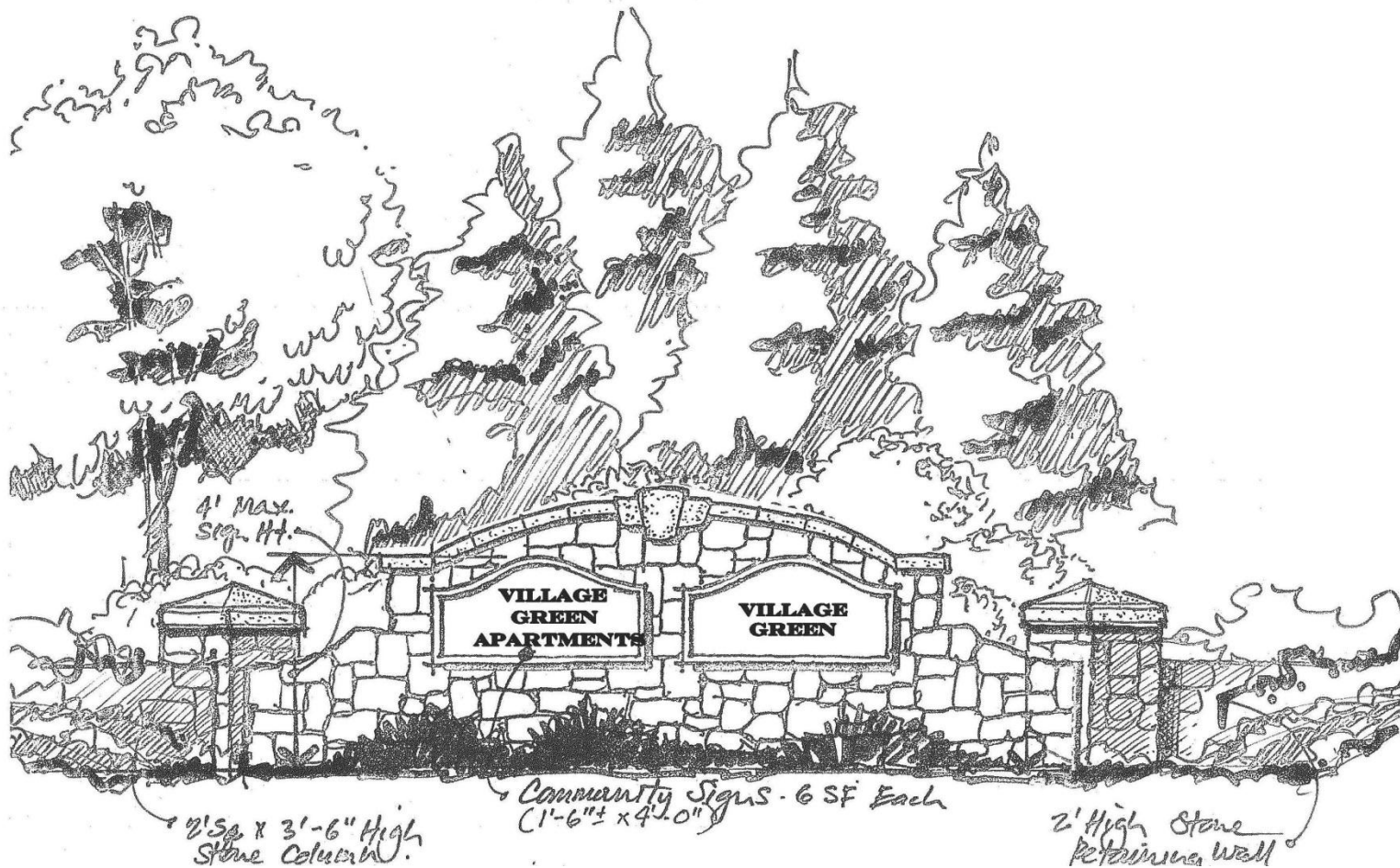
Village Green



Signage - Roadside



Signage - Community Entry



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Fiscal Impact

Fiscal Impact –Supporting Documents

Affordable Housing Developments Chelmsford
Massachusetts A Fiscal Impact Analysis¹

“On the Ground: 40B Developments Before and After”²

“ Summary of Key findings of Five 40B’s Fiscal Impact
Analysis ”³

1. The Connery Report September 10, 2009 <https://backup.filesanywhere.com/fs/v.aspx?v=896c658b5d5f747cadab>

2. DeGenova, Goodwin, Moriarty, Robitaille, Tufts University, May 1, 2009

3. Alicia Cleary, Summary of Key Findings of Five 40B Fiscal Impact Analysis. Needwebsite.com

Fiscal Impact General Conclusions

- Most 40B's provide some positive fiscal impact
- Chelmsford 3 of 4 are positive
- Revenue
 - Real estate tax
 - Auto excise tax
 - Water / other fees
 - State aid
- Costs
 - Schools
 - Municipal services (if private driveway: no plowing / road repair)

Average Regional Student generation Rates by Unit Type

Residence Type	Students/ Unit Market Rate	Students / Unit Affordable Rate	Average Rate with 25% affordable	Unit Mix	Estimated Number of Students
1 Bedroom	0.000	0.00	0.00	62	0
2 Bedroom	0.15	0.40	0.21	78	16
3 Bedroom	0.40	1.00	0.55	60	33
					49

Village Green Tewksbury Census - Children

	Number of Units	School Age Children	Students per Unit
Market	44	6	.14
Affordable	12	8	.67
Total	56	14	.25

Village Green Tewksbury Unit Mix:

2 Bedroom Units - 44

1 Bedroom Units - 12

Important to Omni

- Economics – economies of scale
- Unit count
- Building size / height
- Marketability

Important to Omni

- High fixed costs ... need economies of scale
 - Driveway/Subdivision Road
 - Site work
 - WWTF
 - Storm water management
 - Utilities

High Fixed Cost

- WWTF Cost per Unit Based on Units:

100 Units = \$2,000,000 or \$20,000 / unit

200 Units = \$2,150,000 or \$10,750 / unit

250 Units = \$2,300,000 or \$9,200 / unit

Important to Omni

- Taller building = less land/smaller development footprint
- More floors amortizes the cost of :
 - Roof
 - Foundation
 - Elevator
 - Underground parking

Type of Unit Impact

- Revenue per Unit Types:

		MRev/Cost of Unit
1 Bed	Rent per Foot \$1.76	1.7%
2 Bed	Rent per Foot \$1.50	1.72%
3 Bed	Rent per Foot \$1.71	2.06%

- Construction Cost per Unit Types:

1 Bed Cost/Unit	\$88,400	850 SF \$104/ft
2 Bed Cost/Unit	\$104,400	1200 SF \$87/ft
3 Bed Cost/Unit	\$116,200	1400 SF \$83/ft

Summary

- Stakeholders issues addressable in Global Solution
- Need priorities from ZBA regarding 40B
- Coordinate with Planning Board non-40B
- All priorities defined up front
 - Physical trade offs
 - Height vs. Development Foot print
 - Omni Economic trade offs vs. Fiscal Impacts
- Balance stakeholder Omni issues
- Global agreement
- New plan