

WOBURN VILLAGE

SITE PLAN REVIEW PRESENTATION

MARCH 5, 2019



Project Team

EDENS	Owner/ Applicant
Avalon Bay	Residential Developer
Riemer Braunstein	Land-use Counsel
Amenta Emma	Architect
Bohler Engineering	Civil Engineer
Barret Planning Group	Fiscal Analysis Consultant
MDM	Transportation Engineer

A g e n d a

1. Introduction
2. Permitting Outline
3. About EDENS
4. Proposed Project Overview
5. Residential Component Overview
6. Architectural Design
7. Site Design
8. Municipal Impacts
9. Transportation Analysis
10. Conclusions

Project Benefits

VISION:

Thoughtfully curated, vibrant mixed use village and gathering place for the community

COMMUNITY BENEFITS

JOB CREATION:

- ~600 construction jobs over a 2.5 year period
- ~100 net new permanent jobs within retail, apartment, security and property management components

TAX REVENUES:

- >\$1.3m annually Incremental real estate taxes (increase of over 100% from current)
- >\$45k incremental local meals tax to Woburn

40R SMART GROWTH BENEFITS

AFFORDABLE HOUSING:

- 25% of housing units to be affordable.
- 100% of housing units count toward state mandated 10% Subsidized Housing Inventory (SHI) requirement for City of Woburn (currently at 8.7%)
- Eliminates the 40B threat for Woburn for a min. of 10 years. Currently “safe harbor” protection expires 8/3/2019

FINANCIAL BENEFITS:

- ~\$1.400m financial benefit to city of Woburn: \$3,000/unit + up to \$350,000 bonus payment
- State sponsored monetary / infrastructure grant incentives

Permitting Outline

1. 40R History/ Requirements
2. Design Guideline Requirements
3. SPR Requirements
4. Peer Review Requirements/ Status
5. Other Local Development Projects

About EDENS Places



About EDENS Streetscape

STARBUCKS



About EDENS *Greenspace*



About EDENS *Community Engagement*



About EDENS
Locally Made

Made in
DORCH



Proposed Project Overview



Proposed Project Overview

Character

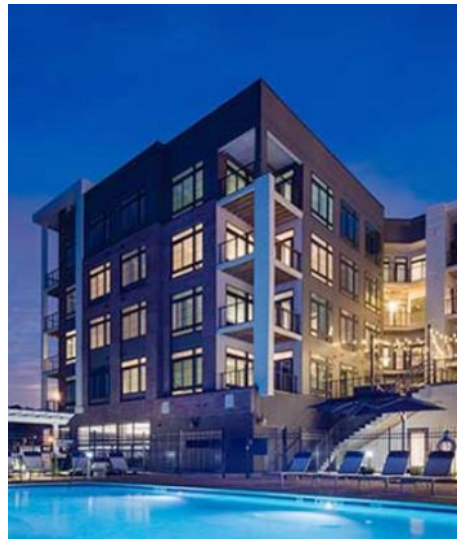








Avalon Bay Communities



AvalonBay Communities is a nationally recognized apartment developer with a strong local presence

- Public Company “REIT” on NYSE - “AVB”
- 288 communities (85,158 apts) in 12 states and the District of Columbia
- 25+ years experience in Greater Boston
- 41 communities (10,794 apts) in MA
- Development/Construction/Management in-house

Avalon Woburn

- 350 Units (1, 2, and 3-bedroom layouts)
- 25% Affordable at 80% AMI
- Complies with the Design Guidelines
- ~9,500 square feet of indoor amenity spaces
 - Leasing and Management Office
 - Fitness Center
 - Clubroom
 - Dedicated Co-working Amenity
- 3 Outdoor Courtyards
 - Pool Courtyard
 - Games Courtyard
 - Outdoor Co-working Courtyard

AvalonBay Communities





AvalonBay Communities



Indoor Amenities

AvalonBay Communities



Outdoor Amenities

AvalonBay Communities



Apartment Interiors

Architectural Design

Materiality



BRICK VENEER
(TO BE PAINTED
WHITE)



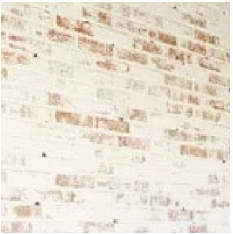
GROUND FACE
MASONRY VENEER



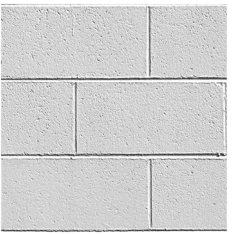
BRICK VENEER
(HANDMADE)



INSULATED BRICK



BRICK VENEER
(W/ GROUT PARGED
FINISH)



PAINTED CMU
VENEER

MASONRY MATERIALS



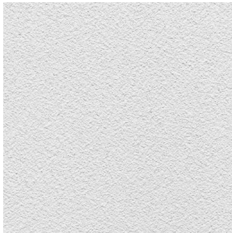
COMPOSITE METAL
PANEL



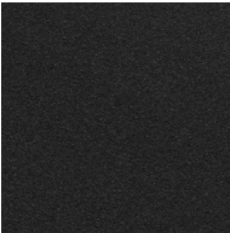
HIGH PRESSURE
LAMINATE SYSTEM



CONCEALED
FASTENER METAL
PANEL SYSTEM



PANELIZED
CEMENTITIOUS
SYSTEM



GRANITE



GROUT CLEANED
CONCRETE

LARGE PANEL MATERIALS

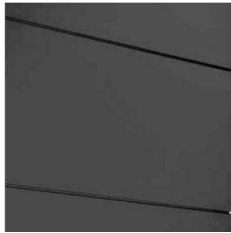
BASE MATERIALS

Architectural Design

Materiality



FIBER CEMENT
LAP SIDING



FIBER CEMENT
SHIPLAP SIDING



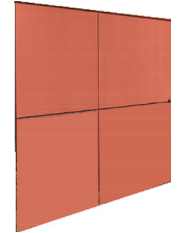
POLY-ASH
SHIPLAP SIDING



METAL PANEL
SIDING



PORCELAIN TILE



FIBER CEMENT
PANEL SYSTEM

HORIZONTAL SIDING MATERIALS

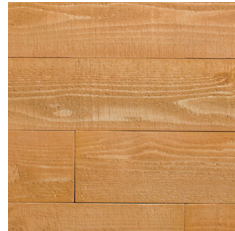
VERTICAL SIDING MATERIALS



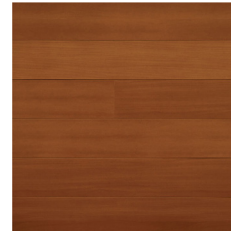
STAINED WOOD



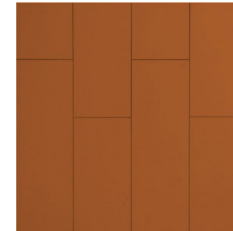
FIBER CEMENT
SIDING (WOOD
TEXTURE)



MASONRY STONE
VENEER



METAL PANEL
SIDING



FIBER CEMENT
PANEL SYSTEM



FIBER CEMENT
PANEL SYSTEM

ACCENT MATERIALS

VERTICAL SIDING MATERIALS

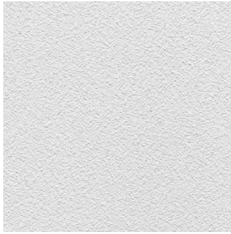
Architectural Design

Materiality



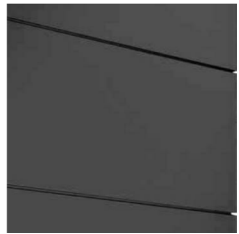
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BRICK VENEER
(PAINTED WHITE)



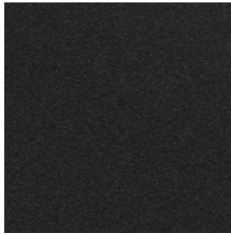
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PANELIZED
CEMENTITIOUS
SYSTEM



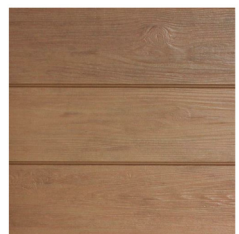
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FIBER CEMENT
SHIPLAP SIDING



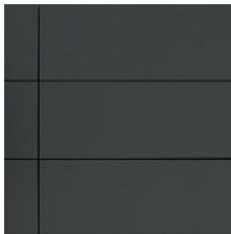
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GRANITE



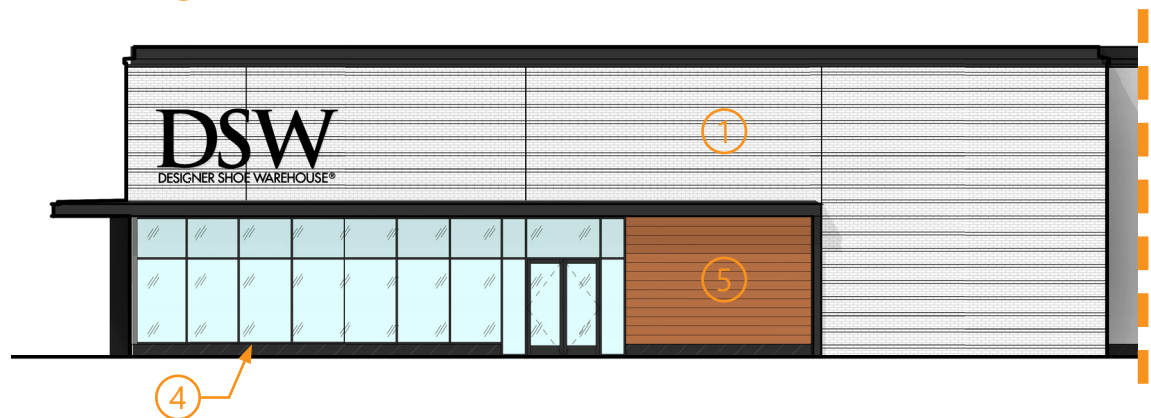
⑤

FIBER CEMENT
SIDING (WOOD
TEXTURE)



⑥

COMPOSITE METAL
PANEL



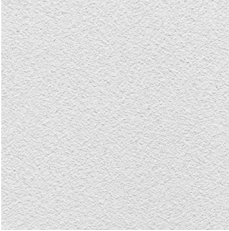
Architectural Design

Materiality



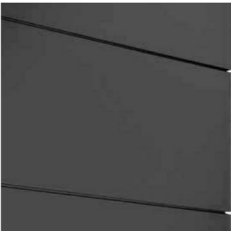
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BRICK VENEER
(PAINTED WHITE)



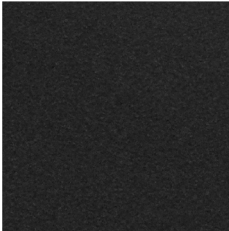
②

PANELIZED
CEMENTITIOUS
SYSTEM



③

FIBER CEMENT
SHIPLAP SIDING



④

GRANITE



⑤

STAINED WOOD



⑥

CERAMIC /
PORCELAIN TILE



Architectural Design

Layering



The blank, architectural canvas



Layered design approach

Architectural Design

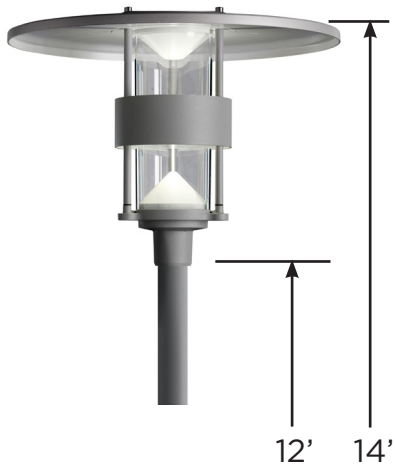
Design Guidelines Compliance



Tree up-lighting at select areas for dramatic effect, enhancing wayfinding, and marking gateways



Architectural Design *Design Guidelines Compliance*



Pedestrian area lighting using 12-foot-tall poles



Architectural Design

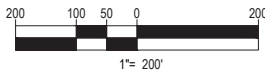
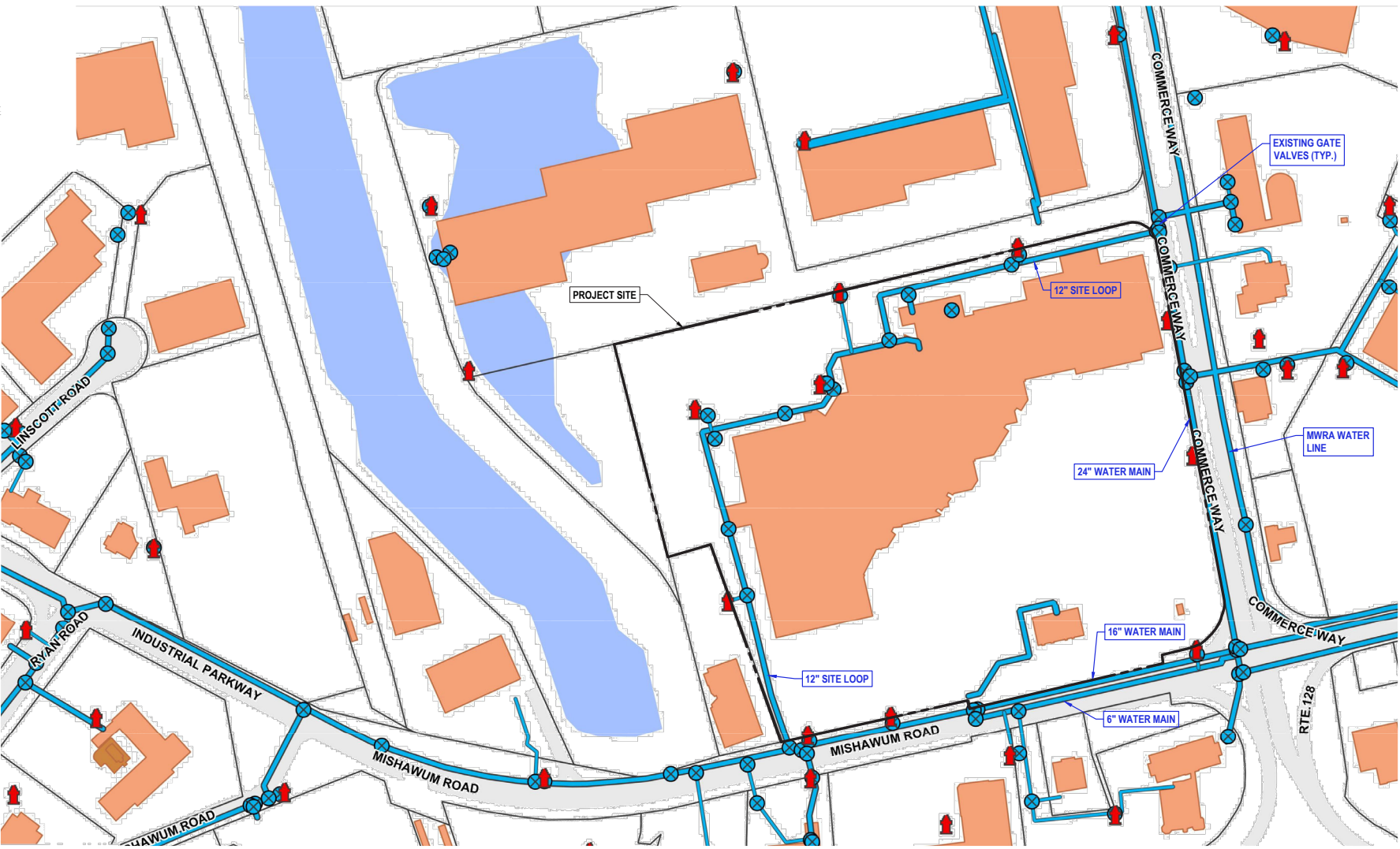
Design Guidelines Compliance



Parking field islands

Site Design

Existing Water Infrastructure

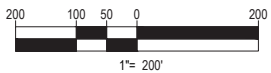


EXISTING WATER
CITY OF WOBURN GIS MAP
WOBURN VILLAGE
WOBURN, MASSACHUSETTS



Site Design

Existing Storm Drain Infrastructure



EXISTING DRAIN
CITY OF WOBURN GIS MAP
WOBURN VILLAGE
WOBURN, MASSACHUSETTS



Site Design

Existing Sanitary Sewer Infrastructure



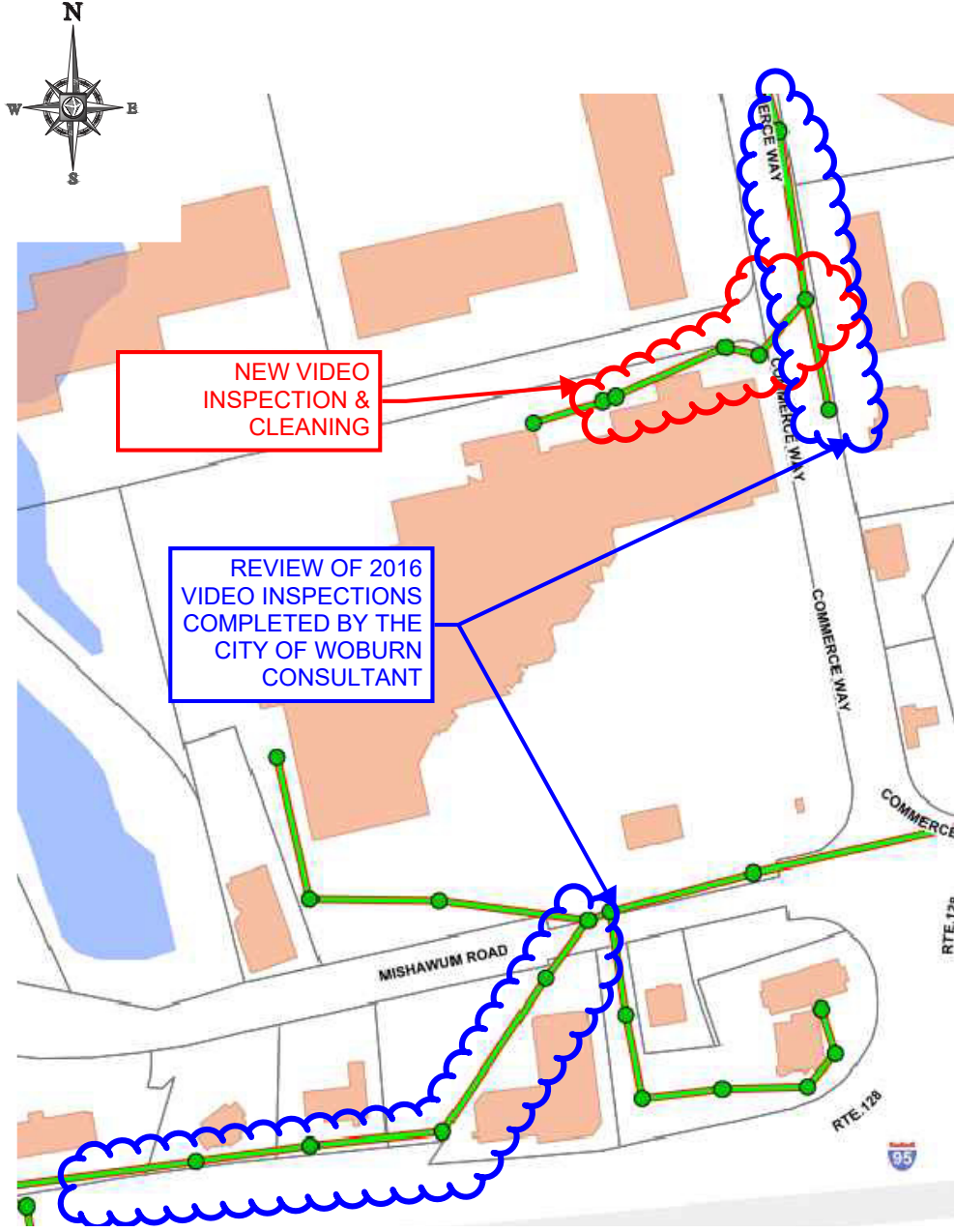
EXISTING SANITARY SEWER

CITY OF WOBURN GIS MAP
WOBURN VILLAGE
WOBURN, MASSACHUSETTS



Site Design

Sanitary Sewer Inspection and Cleaning



Municipal Impact

Tax Revenue

Annual Gross Revenue:	\$2,281,500
Minus Existing Taxes:	(\$1,025,000)

Net New Tax Revenue:	\$1,256,500
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New Service Costs:

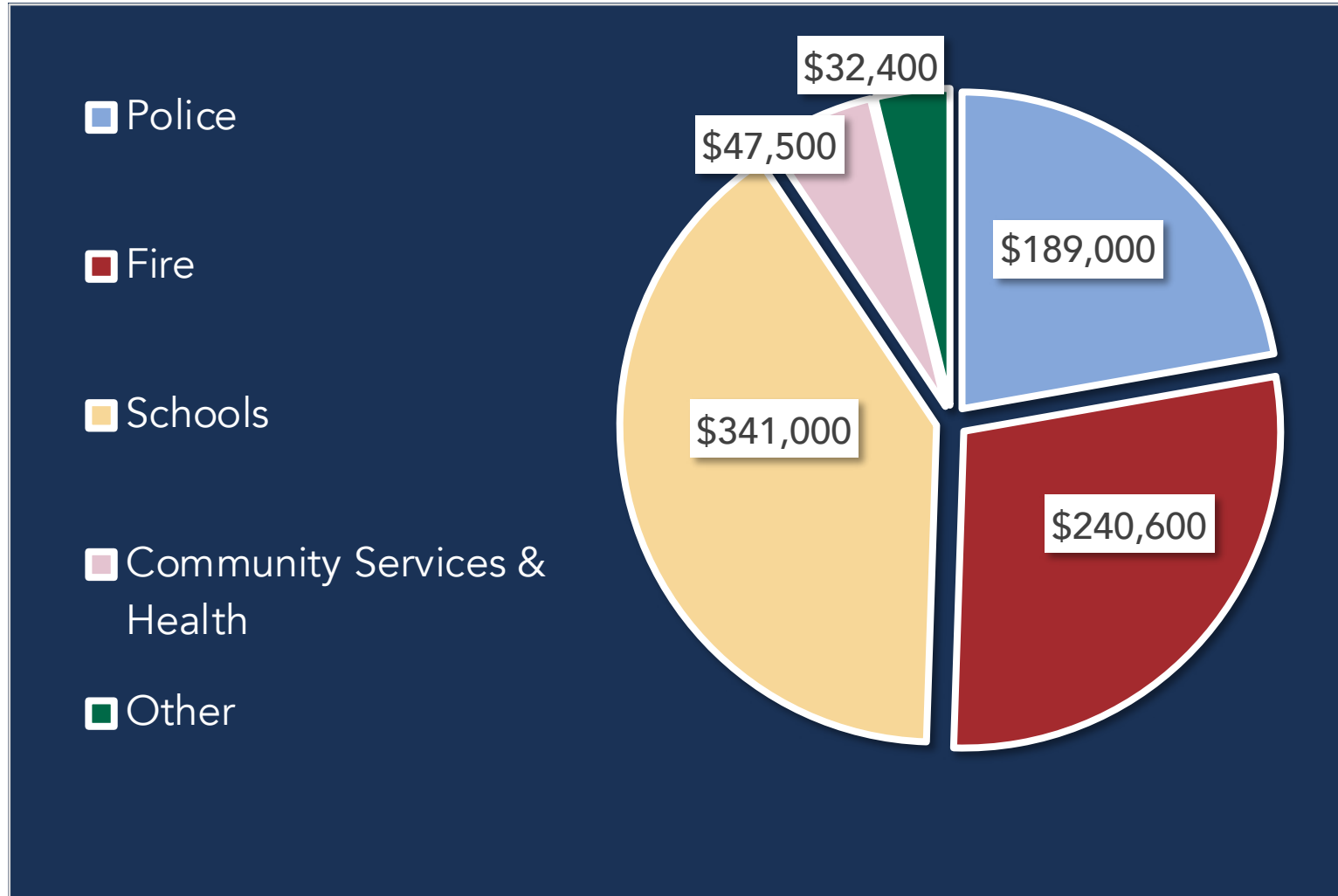
Schools:	\$341,000
Municipal:	\$509,500
(Residential + Nonresidential)	

Total New Service Costs:	\$850,500
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Total Net Revenue:	\$406,000
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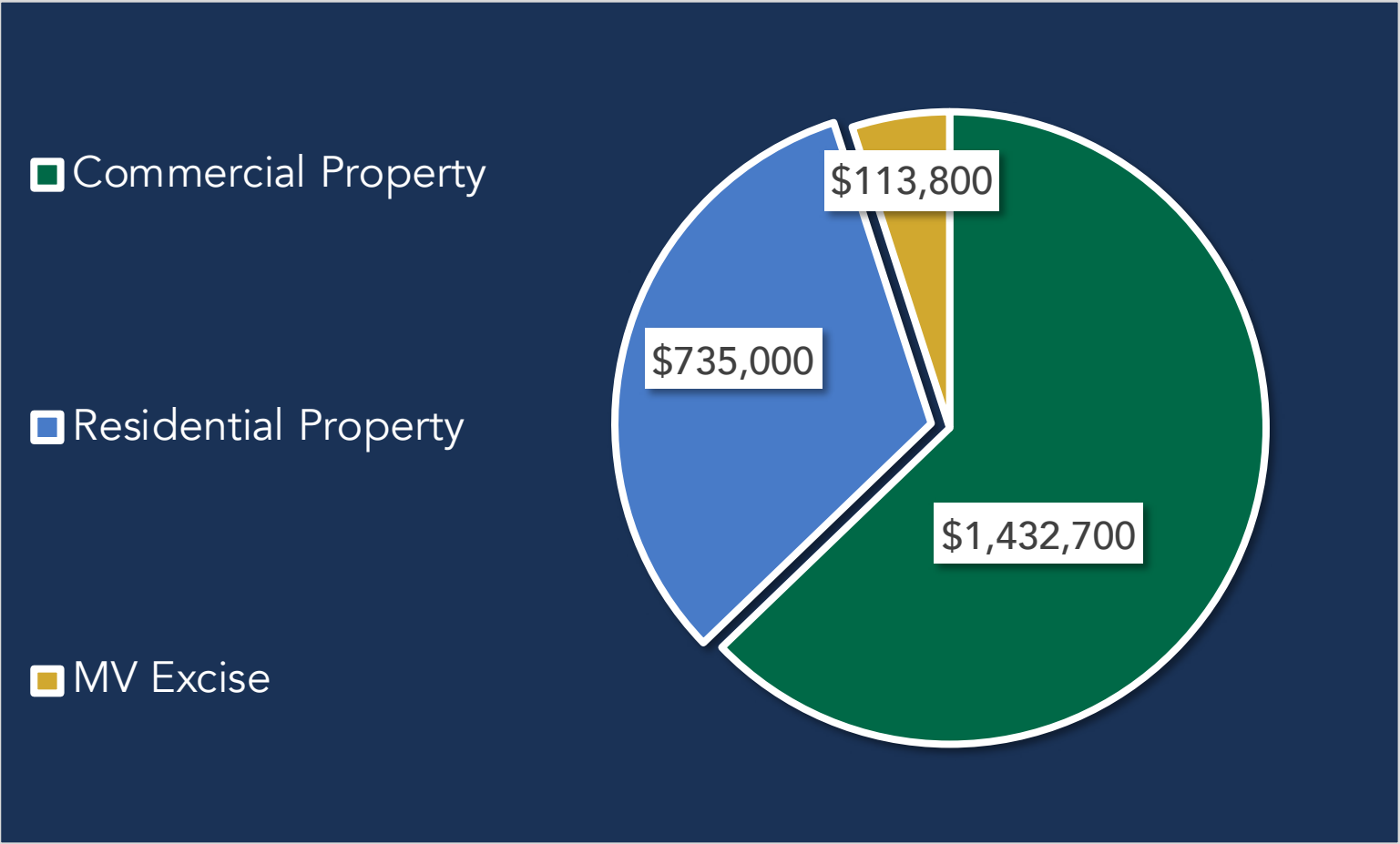
Municipal Impact

Cost of Community Services



Municipal Impact

Annual Net Revenue



T r a n s p o r t a t i o n A n a l y s i s

Transportation Analysis Overview

Daniel J. Mills, P.E., PTOE – Principal

March 5, 2019

M D M

Transportation Analysis

Study Process

- Conforms to City's Recently Adopted 40R Regulation
- City Engineer Consultation & Scoping Compliance
- Consistent with Industry Standard Protocols (MassDOT Guidelines)
- Subject to Independent Peer Review

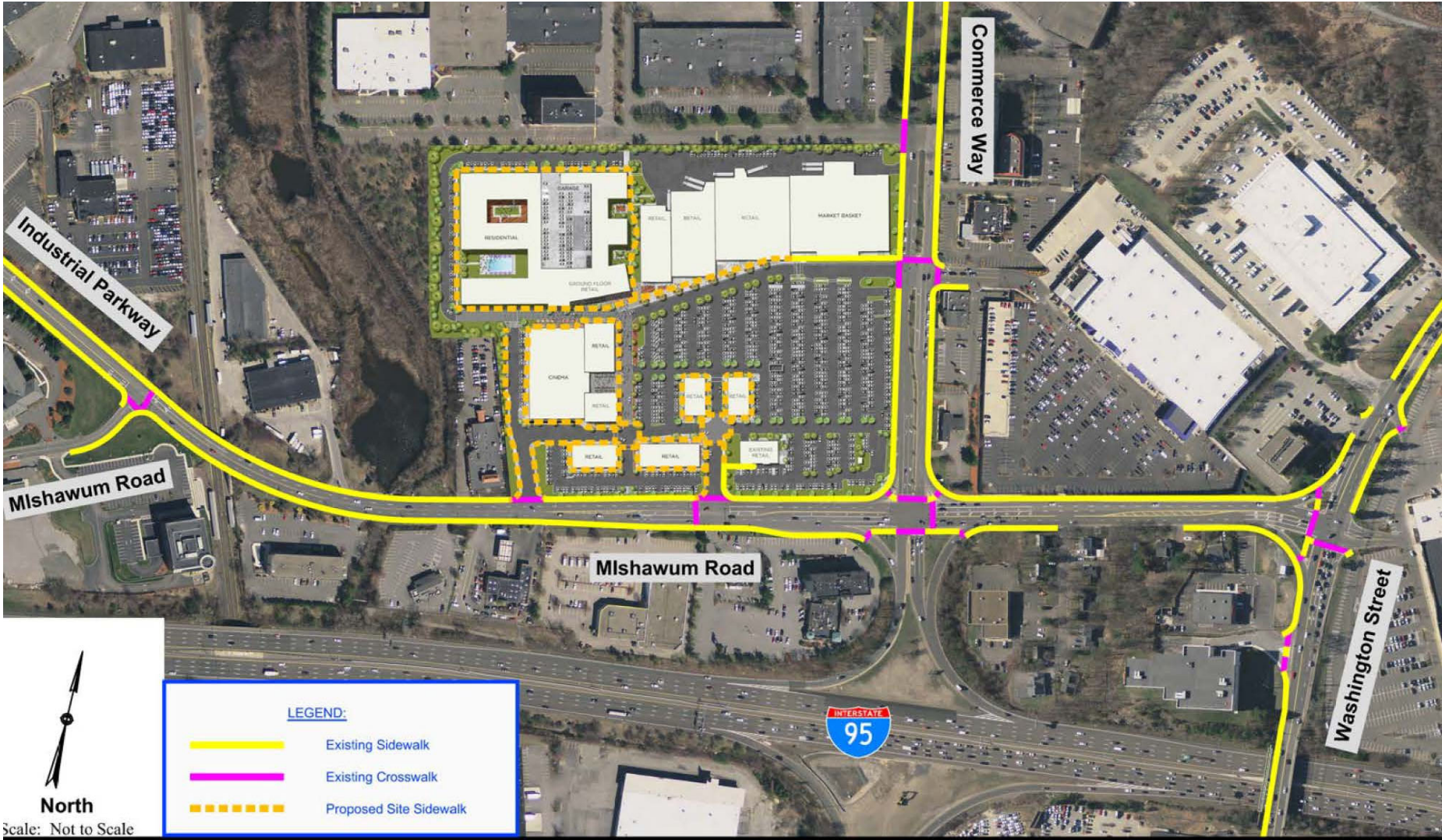
Transportation Analysis

Site Location



Transportation Analysis

Area Pedestrian Facilities



Transportation Analysis

Crash/Safety Analysis



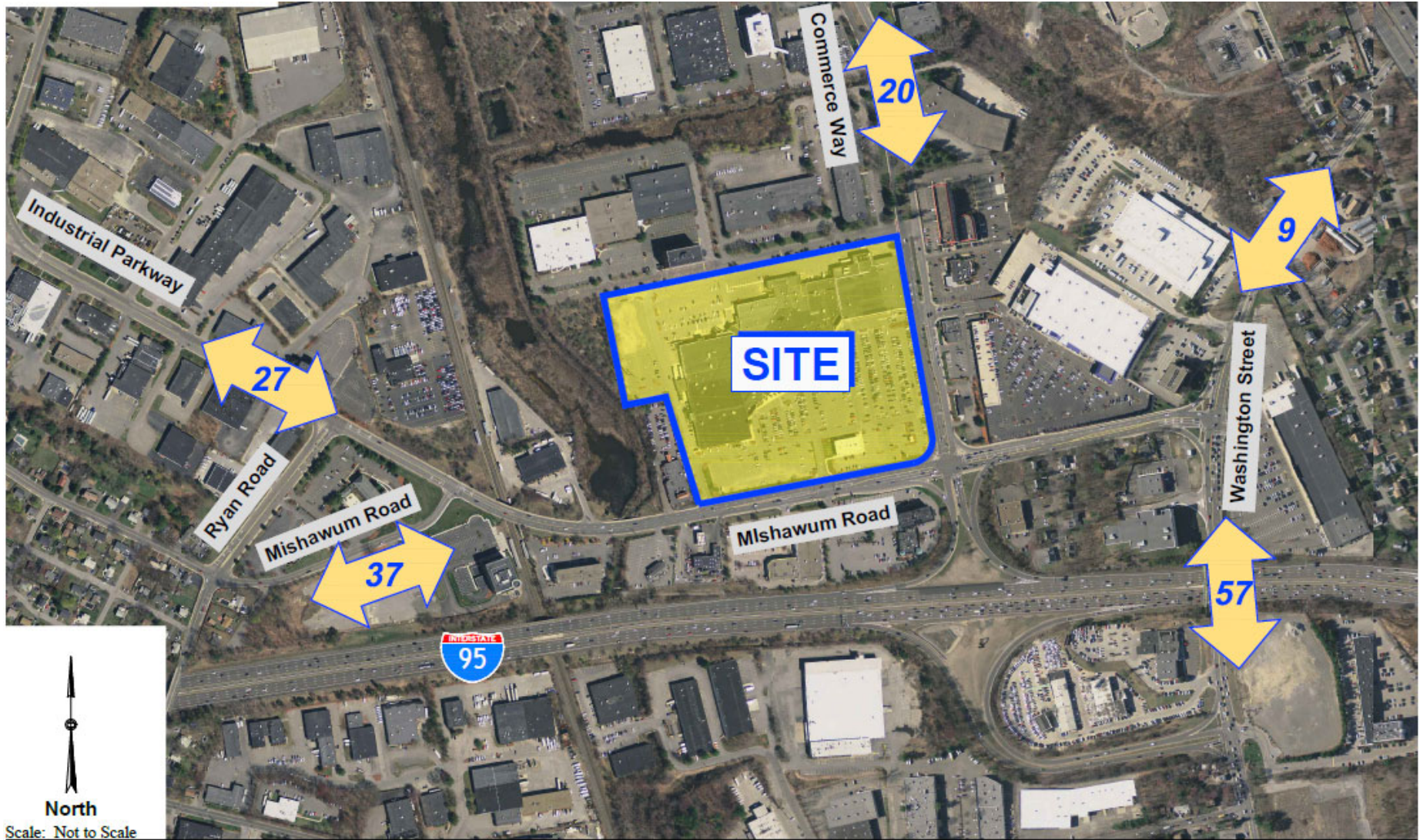
Transportation Analysis

Woburn Village Trip Generation

Peak Hour/Direction	Existing Mall	Proposed 40R		Total
		New Trips	Pass-By Trips	
<i>Weekday Morning Peak Hour:</i>				
Entering	326	53	3	382
<u>Exiting</u>	<u>306</u>	<u>128</u>	<u>3</u>	<u>437</u>
Total	632	181	6	819
<i>Weekday Evening Peak Hour:</i>				
Entering	658	90	13	761
<u>Exiting</u>	<u>669</u>	<u>58</u>	<u>13</u>	<u>740</u>
Total	1,327	148	26	1,501
<i>Saturday Midday Peak Hour</i>				
Entering	788	88	17	893
<u>Exiting</u>	<u>720</u>	<u>106</u>	<u>17</u>	<u>843</u>
Total	1,508	194	34	1,736

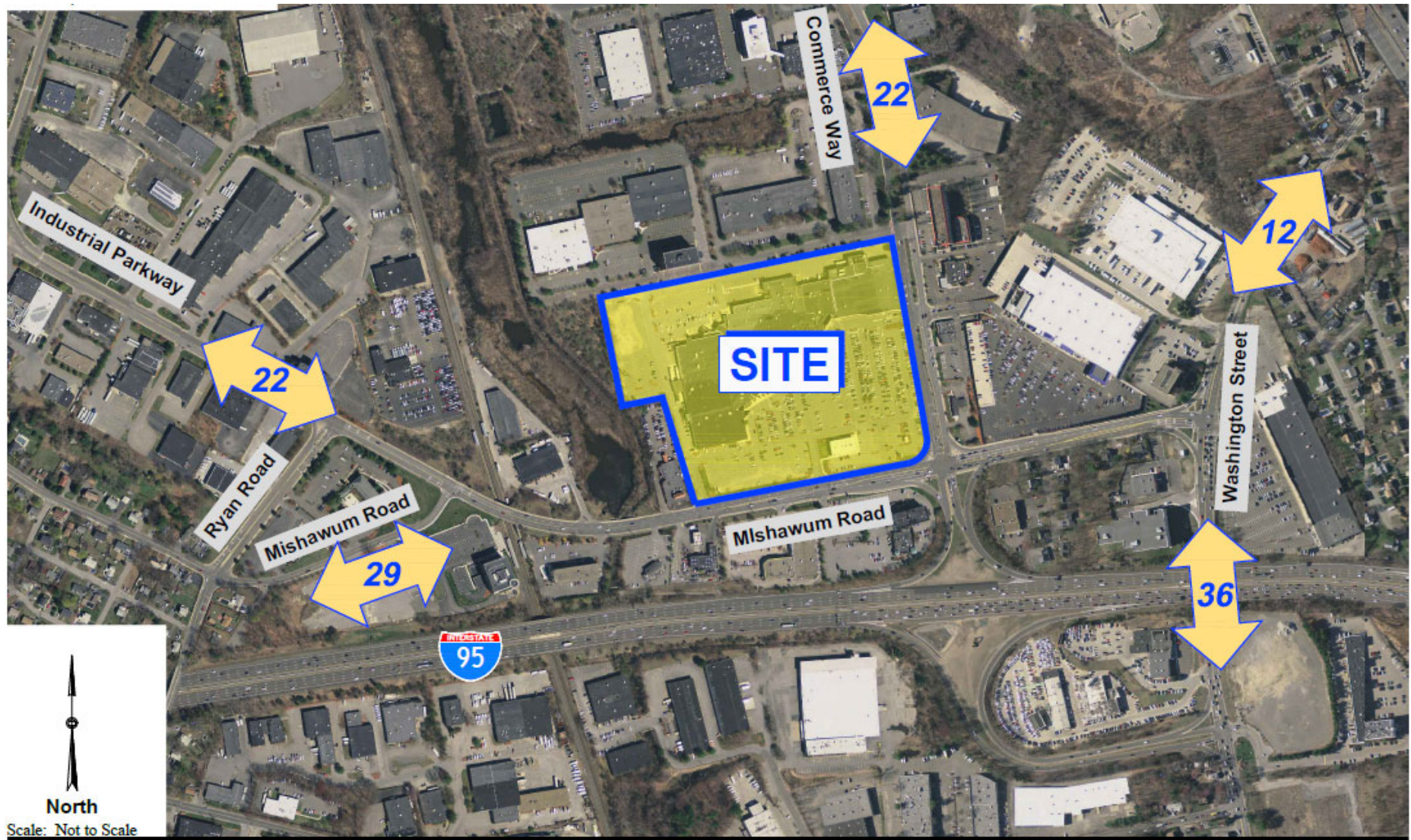
Transportation Analysis

Weekday AM Peak Hour Trips (New)



Transportation Analysis

Weekday Evening Peak Hour Trips - 40R (New)



Transportation Analysis

Saturday Midday Peak Hour Trips - 40R (New)



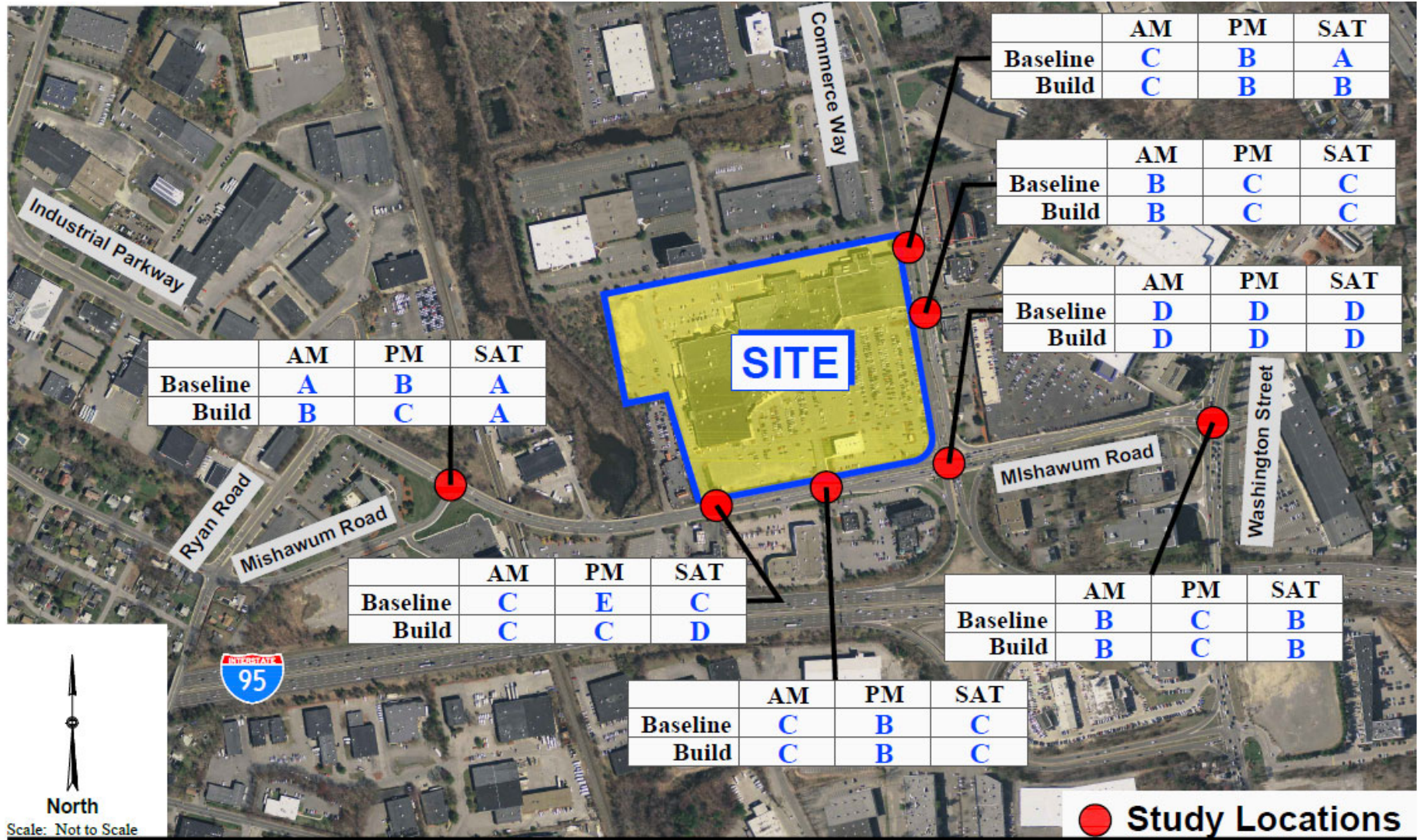
Transportation Analysis

Trip Generation Comparison (Retail vs 40R Proposed)

Period/Direction	Total External Site Trips		Difference
	Retail Programming	40R Programming	
<i>Weekday Morning Peak Hour:</i>			
Entering	377	382	+5
<u>Exiting</u>	<u>328</u>	<u>437</u>	+109
Total	705	819	+114
<i>Weekday Evening Peak Hour:</i>			
Entering	797	761	-36
<u>Exiting</u>	<u>827</u>	<u>740</u>	-87
Total	1,624	1,501	-123
<i>Saturday Midday Peak Hour:</i>			
Entering	978	893	-85
<u>Exiting</u>	<u>886</u>	<u>843</u>	-43
Total	1,864	1,736	-128

Transportation Analysis

Operations Analysis



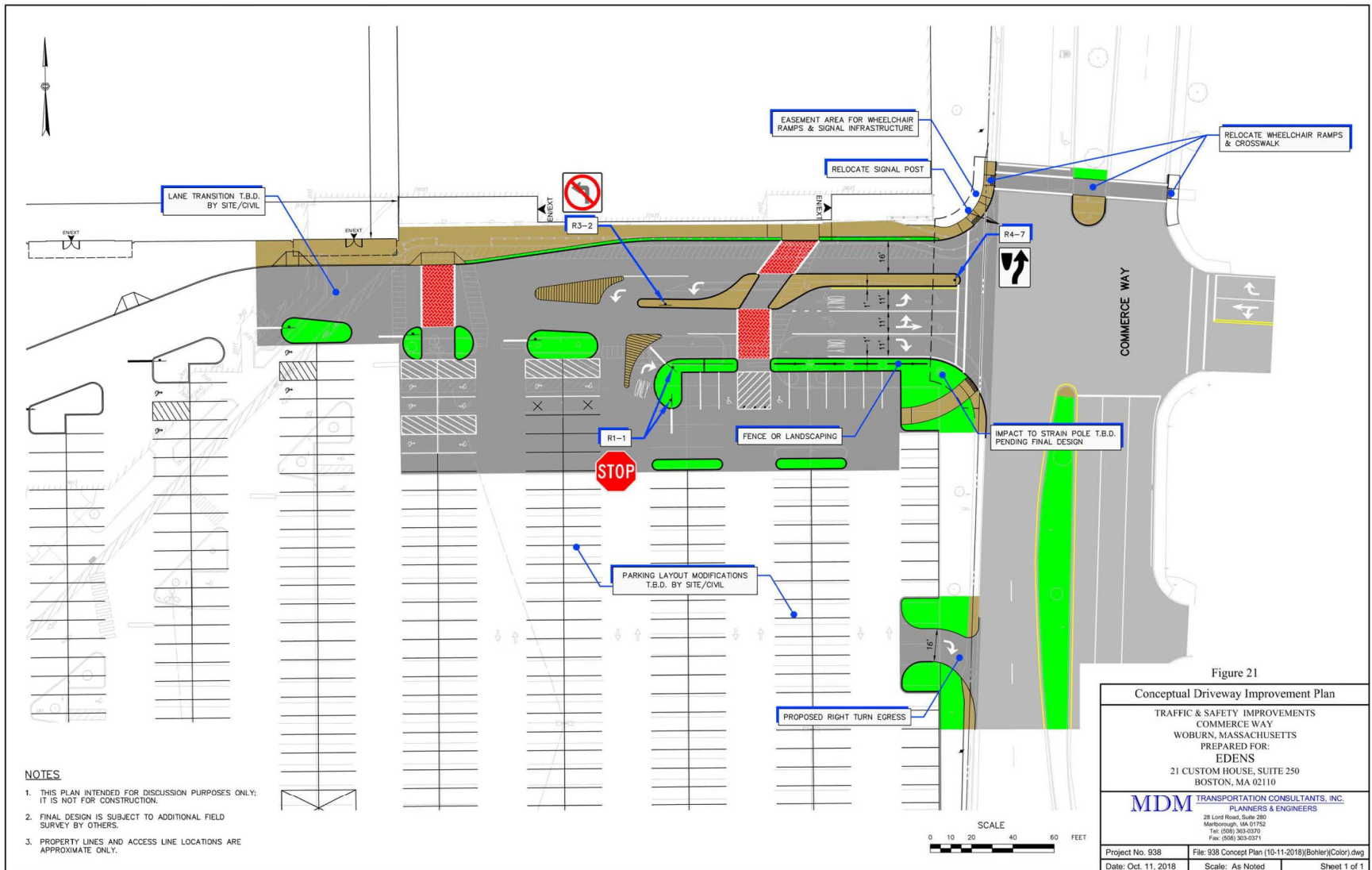
Transportation Analysis

Mitigation: Commerce Way Intersections



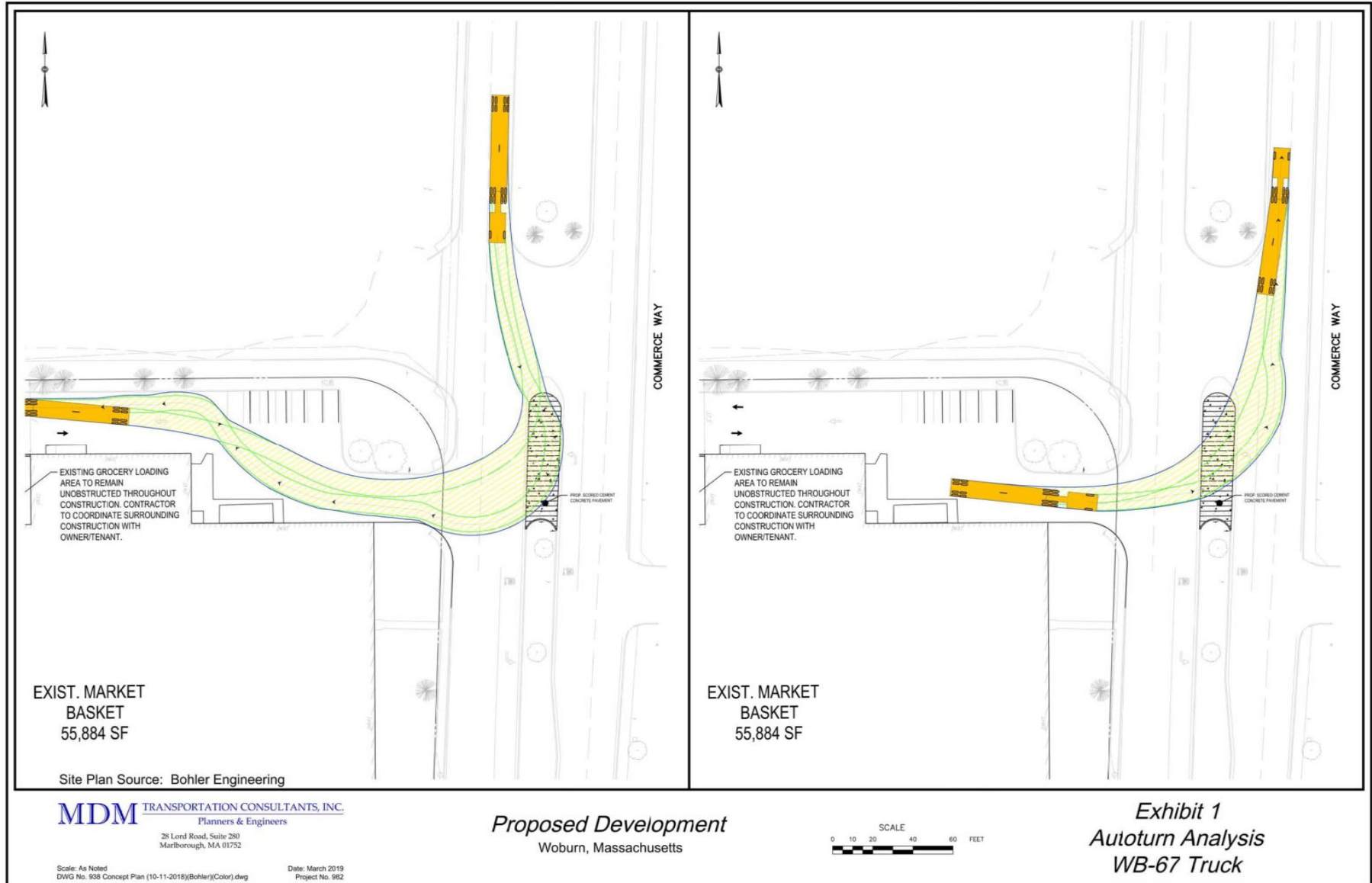
Transportation Analysis

Market Basket Driveway Improvements



Transportation Analysis

Commerce Way Delivery Driveway Improvements



T r a n s p o r t a t i o n A n a l y s i s

Commerce Way Delivery Driveway Improvements

- All commercial trucks for Market Basket to use Commerce Way
- Improved truck access eliminates need to use Mishawum Road for egress

Transportation Analysis

Mitigation: Road Safety Audits (RSAs)

- Two RSA Study Locations:
 - Mishawum Road at Commerce Way
 - Mishawum Road at East Site Driveway
- RSA Outcome: Identify Safety Improvements
 - **Near Term Improvements (Implemented by EDENS)**
 - Mid Term Improvements (potential Massworks Grant)
 - Long-Term Improvements (potential Massworks Grant)

T r a n s p o r t a t i o n A n a l y s i s

Mitigation: Traffic Operations Monitoring

- Adaptive Signal Control by Woburn Landing (In Process)
- Post-Occupancy Traffic Monitoring at Study Locations
- Reporting to City with Recommendations

Transportation Analysis

Transportation Demand Management (TDM)

- Designate Transportation Coordinator
- Bicycle Accommodations
- Preferential Parking: Carpools/Vanpools
- Electric Vehicle Charging Stations
- Car Sharing Accommodations
- TMA Membership (Rt. 128 Business Council)

C o n c l u s i o n s

Schedule and Milestones

Demolition

Construction Start

Retail Tenant Openings

Residential Construction Completion

Conclusions

Benefits Recap

VISION: Thoughtfully curated, vibrant mixed use village and gathering place for the community

COMMUNITY BENEFITS

JOB CREATION:

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