

# Central Street Residences

*444 East Central Street*



Applicant: TAG Central LLC



# At a Glance

## Project Team

Architect: Cube3

Wetlands Consultant: Goddard Consulting

Civil/Surveyor/LA: Allen and Major Associates

Traffic: Vanasse & Associates, Inc

Local Counsel: Doherty, Dugan, Cannon, Raymond & Weil

Planning/Fiscal Impact: Fougere Planning and Development

Geotechnical: KNM Geotechnical Consultants

Environmental: EBI Consulting

Applicant: TAG Central LLC

## Friendly 40B Project, For Rent

In Partnership/Collaboration  
with Town

Class-A Residential Community

Total Number of Units: 264

Percent Affordable Units: 25%

Number of Affordable Units: 66

Total Units to Count on SHI: 264

Bedroom Count/Unit Mix:

1 Bedrooms: 122 / 46%

2 Bedrooms: 115 / 44%

3 Bedrooms: 27 / 10%

Parking:

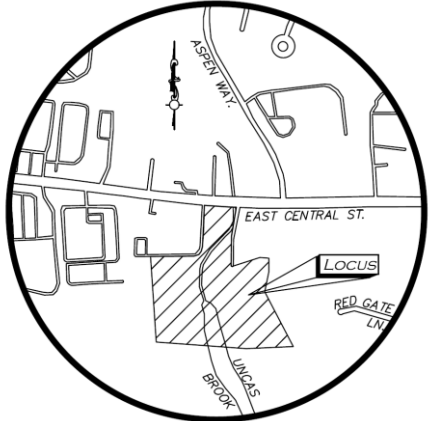
357 spaces\* (1.35/unit)

*\*including 30 freestanding garages*

# Site Locus Map



# Site Aerial



# Existing Conditions Photos

## Construction & Demolition Waste



# Existing Conditions Photos

## Invasive Species & Dilapidated Structures



# Existing Conditions Photos

## Fill/Brush/Debris Piles



# Existing Conditions Photos

## Abandoned Vehicles/Materials

March 20, 2024



March 20, 2024





# Proposed Site Plan



# Conceptual Building Elevations



Typical 3-Story Building



Typical 4-Story Building

# Representative Completed Projects



THE COVE - HINGHAM, MA



THE WESTERLY - FRANKLIN, MA

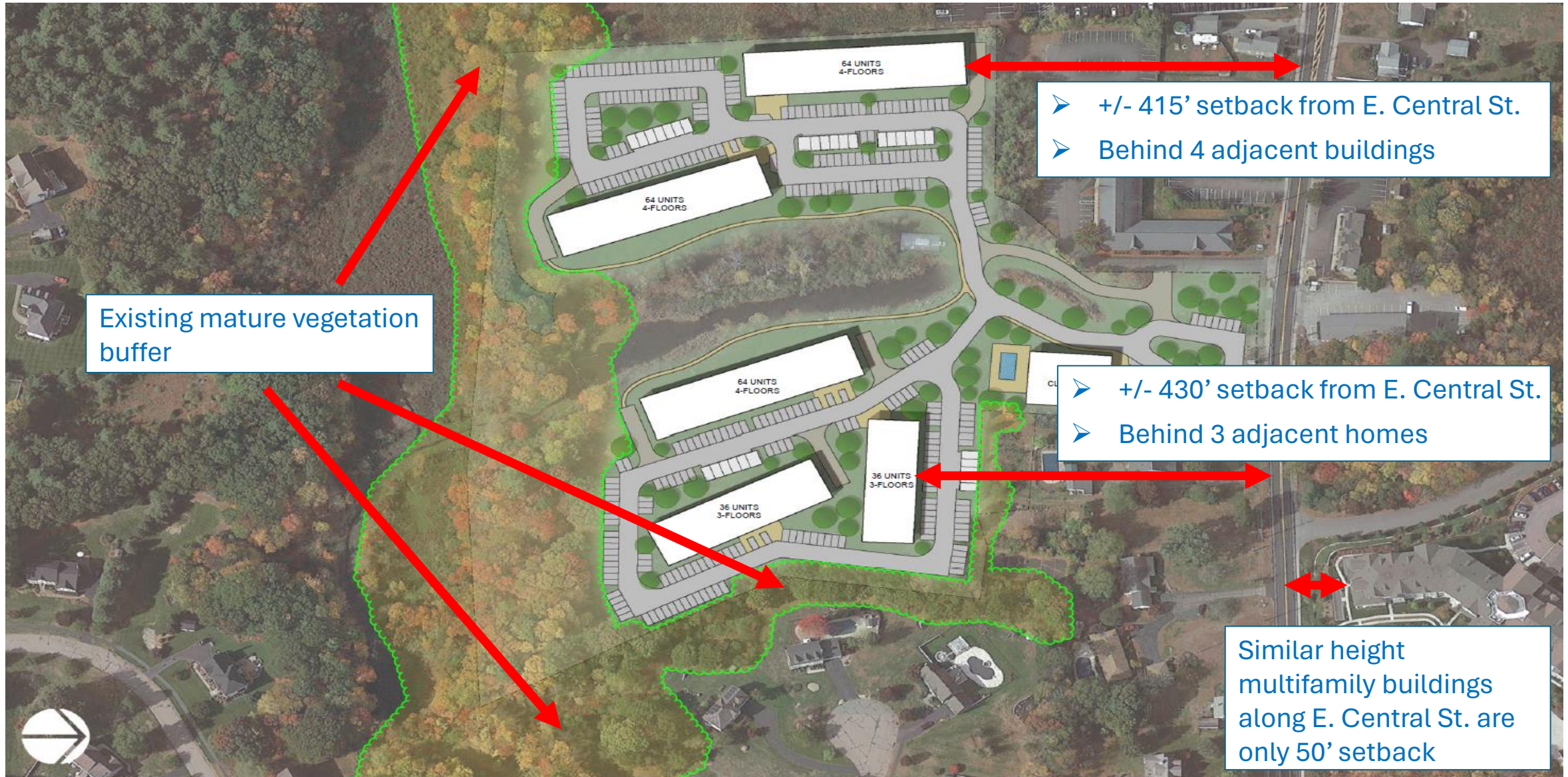


THE ALTA - HOPKINTON, MA



THE VAL - BILLERICA, MA

# Shielding the Proposed Buildings



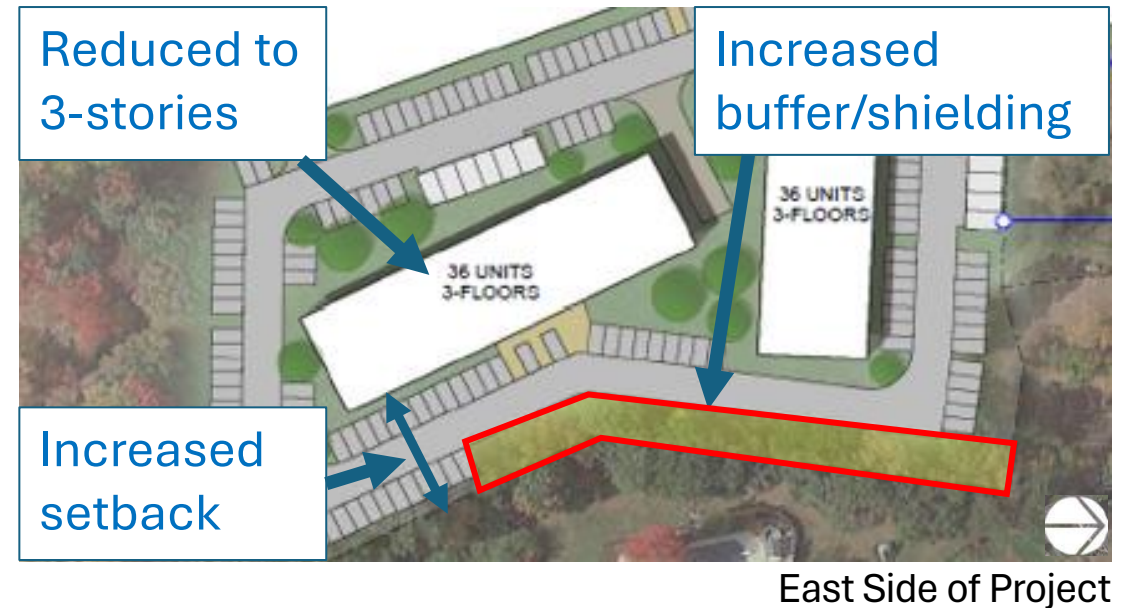
# Existing Vegetation Buffer Photos



# Site Plan Improvements Incorporated in Collaboration with the Town

Coordinated with Department of Planning and Community Development, Conservation Commission, Fire Department, etc. on multiple site plan revisions, including:

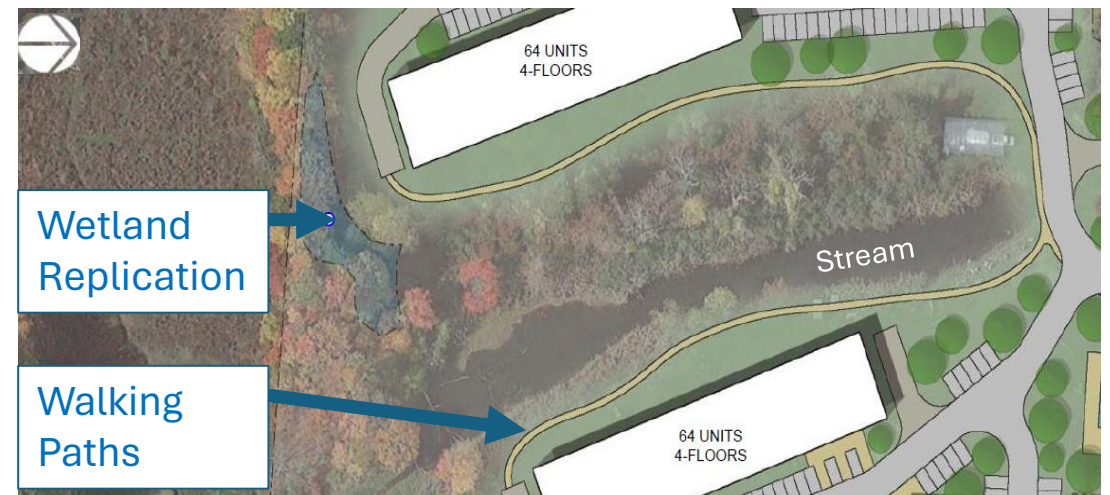
- Reduced building height nearest to easterly abutters by 25% from 4 stories to 3 stories
- Relocated same building to center of site rather than along eastern property line, significantly increasing setback from abutters
- Increased buffer/shielding for easterly abutters by redesigning site plan to prevent disturbance of and maintain mature trees/vegetation and elevation buffer along east property line (+/- 15' tall hill at this location)
- Increased building setbacks from E. Central Street, resulting in improved shielding of buildings and significantly reducing massing viewable from street
- Incorporated the design of the free-standing garages into the site plan
- Coordinated with Fire Department on multiple access and life-safety related revisions above and beyond code requirements
- Coordinated with School Department to ensure site plan is sufficient for school bus drop-off and pick-up



# Conservation Related Project Initiatives

- Invasive Species management; nearly entire site is non-naturally vegetated featuring an abundance of Invasive Species
- Replant invasives with new native plantings
- Replication of Isolated Vegetated Wetlands at 2 to 1 ratio; increase onsite wetlands
- While environmental studies indicate site is clean, all general debris including construction & demo waste, abandoned vehicles/equipment, brush piles, and fill piles will be removed
- Restore and reestablish wetland buffer protection zones to protect wetlands going forward
- Compliance with Stormwater Standards; existing conditions result in unmitigated, sheet flowing surface runoff directly into wetlands
- Private nature walking paths along river
- Potential for Town to add Conservation Land – southerly acreage outside of redevelopment envelope

Example Walking Path



# Public Benefits

## Public Infrastructure/Transportation Improvements

Working with Town CEO/Administrator on long term strategies for easing existing traffic, participating to make E. Central St. a more pedestrian friendly corridor, and being a good neighbor, including:

- New sidewalk, bicycle shoulder, curbing totaling 175 LF, providing connectivity between the Project, Big Y, other retail uses and public transit
- Coordinate with Town to assist in reestablishing GATRA bus service along E. Central
- Prepare an Intersection Improvement Study & Optimal Traffic Signal Timing/Phasing Plan for the King/Chestnut St. intersection and the Big Y/Franklin Town Hall driveway to identify improvements and state funding opportunities to help with existing conditions

## Advance Town's Subsidized Housing Inventory (SHI) Goals

- 100% of total units (264) to count towards Town's SHI, helping to prevent future unfriendly 40B Projects
- 25% of units to remain affordable in perpetuity, providing much needed housing

## Substantial Increase in Property Tax Revenue to Town

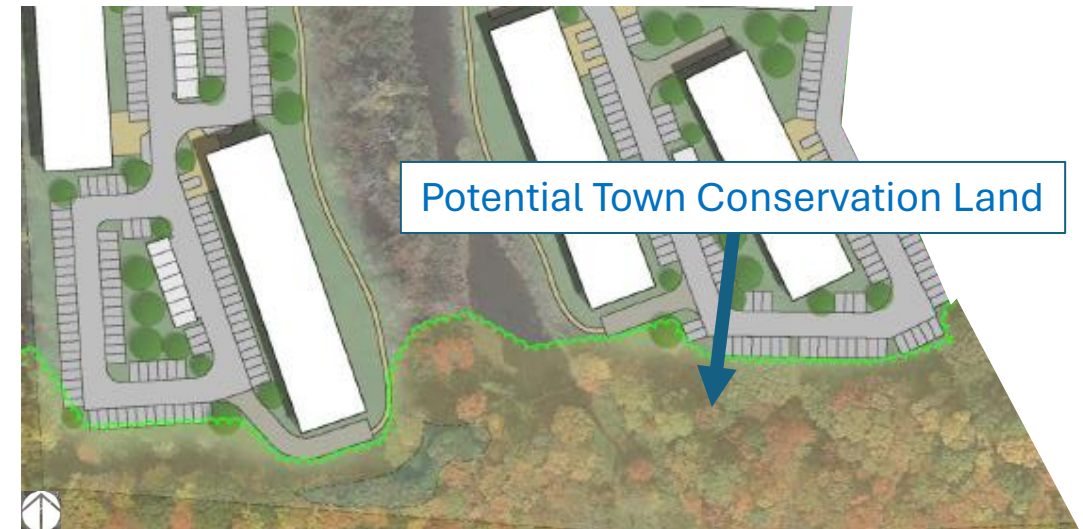
- Estimated revenues to Town associated with property including taxes to increase by +/- \$650,000 annually

## Redevelopment to Transform a Prominent, Longstanding, Dilapidated Property

- Transform into first-class residential community; removal of existing debris, construction & demo waste, abandoned vehicles/equipment, brush piles, fill piles, etc.

## Potential for Town to Add Conservation Land/Other Potential Benefits

- Potential for southerly acreage outside of redevelopment scope to be conveyed to Town
- Further opportunities to implement additional public improvements will be considered in coordination with the Town as project progresses through permitting





# Redevelopment Summary

## **Lack of Demand for As-of-Right Uses of Site:**

Under current commercial zoning, site is unlikely to be redeveloped due to little demand for as-of-right uses

## **Transformative, High-End Redevelopment:**

Opportunity to redevelop a prominently located, underutilized parcel into First Class Project, enhancing the neighborhood aesthetically and economically

## **Opportunity for Town to Shape Redevelopment:**

Friendly 40B Process enables Town and Applicant to collaborate on Project hand-in-hand to create a win-win redevelopment proposal

## **Ecological Benefits:**

- 1) Restore critical wetland buffer protection zones; 2) increase wetlands; 3) create nature walking paths; 4) remove invasive species and add native species, and;
- 5) Town to gain more Conservation Land

## **Public Benefits:**

- 1) Making E. Central more pedestrian friendly; 2) add needed affordable housing; 3) advance Town's SHI, and;
- 4) substantial increase in tax revenue



**Proposed**



**Existing**

# Thank You for Your Consideration

*Central Street Residences*



Applicant: TAG Central LLC

