

Narrative for Statement of the Proposed Work-

Devens Village Green is proposing to increase the total number of residential rental apartments in their Emerson Green project from the current 40 units to 46 units, taking the overall Emerson Green housing development from 124 planned homes to 130. and the sustainable principles on which the entire project has been designed are enhanced by increasing the density and diversity of housing

The developer maintains that this change is consistent with the Devens redevelopment goals and the IRD in the following manner:

+ There is no change to the footprint of the building and thus the lower development impacts for storm water management and mitigation remain in place

+ These new units are planned for the basement of the apartment building along Marshall St. (NOTE – going forward these units may also be referred to as “Ground Floor Units” or something similar to distinguish them from the First, Second and Third Floor Units)

+ Architecturally the 3-story bldg. will now be built with a flat roof (sample elevation included, design team is still working on final color pallet for facade) reducing the overall height of the building from approximately 44 feet to approximately 33 feet.

+ Areaways have been added to the perimeter of the Marshall St wing of the project (as noted on the site plan and shown on the sample elevations) to provide egress for the Ground Floor Units.

+ The number of parking spaces on site will remain at 60 spaces but the ratio of parking spaces will be reduced from 1.5/unit to 1.3/unit. From a practical standpoint the project had always anticipated apartment residents and visitors periodically utilizing the 15 parking spaces immediately adjacent on Grant Road and Marshall Street and now that usage would increase but in all cases the project, both with respect to the apartment bldg. and the overall street plan is more than adequately parked but also to reflect that this is a project more about people than about cars.

+ Project will maintain its commitment to provide 25% of the project to be affordable @ 80% AMI, this will be an increase from 10 units to 12 units, an increase of 20%. Similarly, 50% of the homes will remain affordable at either 80% or at 100% of AMI meeting the projects Moderate Income Dwelling Unit obligations.

+ The increase in project density is additive and complementary to the IRD’s stated goals to promote residential development that meets a variety of housing needs, protects the environment, furthers energy, water and resource efficiency, and complements residential development patterns and diversity.

NOTE – This Narrative is a component of the Devens Regional Enterprise Zone Level 2 Permit Application
