

March 25, 2022

Devens Enterprise Commission
33 Andrews Parkway
Devens, MA. 01434

Attn: Peter Lowitt, DEC Director
Neil Angus, Environmental Planner

RE: Emerson Green Multi-Family Level 2 Unified Permit
Waiver Request

Dear Sirs –

In conjunction with Devens Village Green’s current Level 2 Permit Application to amend the previously approved site plan for the multifamily project in Emerson Green, whose current working name is “The Waldo” @ Emerson Green, Devens Village Green LLC requests a waiver to the IRD definition of Multi-Family under 974 CMR 5.02(1)(l) (more than 2 and less than 21). More specifically, the waiver would allow 26 units in the west wing (the Marshall Wing) of the project.

Devens Village Green believes this change is warranted and supportable based on how the additional apartment homes address several of the following goals of the Innovative Residential Development by-law as well the Devens community as whole:

- 1- The additional density directly furthers the IRD’s mission of housing diversity throughout the Emerson Green neighborhood as well as the Devens and surrounding communities. As revised, the Waldo more forcefully responds to the Commonwealth’s need for more housing. Demand at the local level is ever increasing as well as evidenced by the significant commercial development next door to Emerson Green and throughout Devens.
- 2- The additional apartment homes allow for a modest increase to operating efficiency of a 46-unit project and simultaneously contributing to the economic feasibility of project.
- 3- The additional density is accomplished with no change to the footprint of the building and in fact the current design reduces the overall massing and is ten (10) feet lower in overall height. All of this enhances the Waldo’s integration into what is now one of the most desirable walkable neighborhoods in the region and remains in tune to the surrounding homes and street to the benefit of the neighborhood’s scale and context.
- 4- The tangential benefit of increased density of 15% being generated with a fraction of the environmental impact and operating with efficiencies at a HERS rating of 55 or less make the Waldo a further contributor the DEC’s sustainability goals for the residential communities in Devens.

Respectfully submitted

Devens Village Green LLC

By: NAU Partners
Its Manager