

PROJECT DATA SUMMARY

1. Applicant

SLV Ashland, LLC (the "Applicant") has been organized under the General Laws of the State of Massachusetts and is qualified to undertake the planning and development of the proposed apartment community ("Sanctuary at Ashland Mills") in Ashland, MA. The Applicant proposes to develop 250 apartment units on a limited dividend basis as required under all laws and regulations of the Commonwealth of Massachusetts.

The project sponsor, SLV Ashland, LLC, as well as many members of his development team, have extensive experience developing multi-family housing developments in the Greater Boston area. The Applicant respectfully requests that all notices from the Board in connection with this Application be sent to Geoffrey Engler, 257 Hillside Avenue, Needham MA 02494.

2. Description of the Development

The proposed development will feature a unique combination of architectural restoration and new construction, both of which will support the proposed mixed-use community, including the creation of 250 apartments. Leveraging its downtown Main Street location, across from the intersection of Pleasant Street, the Sanctuary at Ashland Mills will be an economic development catalyst which could simulate additional redevelopment and vibrancy in Downtown Ashland.

The site has a series of two and three story post-Civil War granite mill buildings. Over the years, the mills have been added onto a series of warehouse-style brick structures without the architectural integrity or value of the original mills. The current existing condition features 2 acres of buildings with another 2 acres of impervious paving that is currently used for surface parking, loading and site circulation. The entirety of the developable area is impervious and disturbed including soil contamination.

The design maintains and restores the two northernmost mills, converting the space to commercial and retail uses, some of which will be open to the public, including approximately 7,500 sf of flexible open space. The remaining brick structures on site will be replaced with a single 4 and 5-story multifamily residential building containing 250 apartment units with 337 concealed podium parking spaces in addition to the surface parking spaces.

The building configuration benefits from the existing site topography as the land slopes away from Main Street which allows most of the projects' parking to be concealed from public view. More specifically, 80% of the parking will be located under the building, with those spaces being undetectable from cars or pedestrians moving past the site on Main Street. This configuration also ensures that all habitable levels of the building, including all accessible open spaces, are constructed well above the 100-year flood plain.

The massing and exterior aesthetic of the project is complimentary to the two existing mill buildings and the New England row house concept; two architectural typographies that are common to the region and contextually appropriate for a site with a history of light industrial use. Regularized large openings on the façade combine with simple, coherent masses that respond to the light industrial vernacular. The new 4-story rowhouse volume is set in alignment with the existing buildings, helping to reinforce a contiguous rhythm and street presence along Main Street. Light gray brick veneer compliments the old granite vernacular of the mills without mimicking, while private front entry stoops, contemporary window bays, and mansard roof details respond to the adjacent residential neighborhoods.

A strategic break in the facade between the existing mills and the rowhouses provides visual interest

and creates a safe and convenient central main entry point that includes short term and drop off parking as well being able to accommodate deliveries and package drop offs. A generous 100-foot building setback from Main Street reduces the perceived height of the building, while allowing for an abundance of daylight to fill the large amenity courtyard.

The ground floor of the building features a central lobby and open amenity area of approximately 5,800 sf that has direct access to two large accessible open spaces in the front and the rear of the development. A range of apartment unit sizes and types are located on all five levels of the building. The units are designed to provide light-filled layouts that promote open concept kitchen/living/dining experiences, complete with comfortably sized bedrooms, bathrooms, and laundry/storage facilities. Some of the units contain private accessible outdoor balconies. As the project advances into design development phases, additional attention will be placed on introducing efficient and sustainable design features, through a careful selection of materials, fixtures, equipment and building systems.

A range of apartment unit types are located on all five levels of the building, 13 of which will be designed as Group 2A units, and the remainder Group 1. All apartments will have in-unit washer and dryers, along with individual heating and cooling systems. Specific attention will be placed on making this a sustainable project, carefully selecting products including appliances, light fixtures, plumbing fixtures, and building materials. The project will include car charging stations and the roof will be constructed to be “solar-ready”.

3. Qualification as a 40B Development

The development qualifies as assisted “low or moderate income housing” within the meaning of Massachusetts General Laws Chapter 40B, section 20 and will provide 63 units (25.2%) which will serve households earning at or below 80% of area median income and thus will meet the definition of low and moderate income under the statute. The Applicant will develop this project pursuant to the guidelines of Masshousing’s New England Fund (“NEF”) Program administered by Masshousing under which a site approval letter has been granted.

4. Local Need

According to figures compiled by the Massachusetts Executive Office of Housing and Livable Communities (EOHLC), as of 7/15/2024, Ashland’s subsidized housing inventory represented 5.83% of its total housing stock, which is below the threshold requirements established under Chapter 40B of M.G.L.

5. Exceptions and Approvals Requested

10-60 is situated within the Industrial(I) and Downtown Overlay (ADD-A) Zoning Districts per the Zoning Code of the Town of Ashland. Certain elements of the proposed development, most notably its proposed use, will not comply with the current underlying zoning. Consequently, an exception of use is required to enable multi-family residential at the proposed density to be constructed. Other exceptions to the Town of Ashland’s Zoning Bylaws and other local land use regulations are specifically detailed in this application. If any specific exceptions have not been listed in this application, the applicant, upon notification of such an oversight, shall promptly amend the list of exceptions included herein.

CONCLUSION

For all of the foregoing reasons, and for the additional reasons the Applicant will present at the scheduled public hearing on this Application, the Applicant respectfully requests the Board, after complying with the procedural requirements as provided by law, issue to the Applicant a Comprehensive Permit for the Development.