

THE GROTON FARMS

500 Main Street Groton – March 22, 2023



AGENDA

- Development Team
- Omni Housing Developments
- Design Considerations
- Project Overview
- Benefits to Groton

DEVELOPMENT TEAM

- Developer - Omni Development LLC
- Architect – Maugel DeStefano Architects
- Civil Engineer – Dillis & Roy
- Wetlands/Habitat – Oxbow Associates
- Traffic Engineer – Bayside Engineering
- Landscape – Radner Design Associates and Wolf Landscape Architecture
- Legal – Perkins & Anctil, P.C.
- Environmental – Enstrat, Inc





OMNI DEVELOPMENT AFFORDABLE PROJECTS

Rental

Avalon Acton / Westford 380-unit

Village Green Tewksbury 56-unit

Village Green Littleton 144-unit

Cedar Crossing Walpole 212-unit

Ownership

Village Green Littleton 56-unit

Cedar Edge Walpole 56-unit



500 MAIN STREET TODAY

- 128,000+ square feet of vacant buildings
- 364,546 square feet of impervious area
- Suitable for distribution center or storage.
- Non-compliant stormwater system
- Five parcels

THE GROTON FARMS

- Aligns with Town of Groton Master Plan
- Meets demand for Affordable Housing in Groton
- Development footprint of the proposed project stays within the existing developed footprint
 - No clear cutting of trees

DESIGN CONSIDERATIONS

- Site Design
 - Larger buildings to rear of project
 - Maintain Green Space
 - Minimize building footprints
 - Reduce impervious area
- Accessibility
 - Elevator in each apartment building
 - All units are adaptable and accessible
- Safety
 - Pedestrian walkway
 - Deceleration lane off of Route 119
 - Push button flashing signs at crosswalks on Main Street

DESIGN CONSIDERATIONS

- Environmental
 - Reduced overall impervious
 - Wetlands – ANRAD approved – project meets state wetlands regulations
 - Habitat – Site does not have Priority or Estimated Habitats of rare wildlife (2021 MDFW Mapping)
 - Storm Water Management – Significant improvement based on DEP's Best Management Practices

DESIGN CONSIDERATIONS

- Sustainability
 - Project will be all electric
 - EV charging options:
 - All garages will have 220 outlet for EV charging
 - Other charging stations will be positioned throughout the project
 - Solar options to be considered during design phase



ADDRESSES CONSUMER DEMAND

- Diverse home types & prices
- Covered parking options
- Elevators
- Handicap Accessible (Garden Units)
- Amenities
- First floor master bedrooms in some Townhomes
- Clubhouse offering social areas as well as work areas



ADDRESSES CHANGE IN DEMOGRAPHICS

- Renters by choice
- Workforce housing
- Empty Nesters
- Young families
- Transitioning families
- Single people
- Seniors

GROTON HOUSING PRODUCTION GOALS 2020-2025

- Strive for annual numerical targets for affordable housing and housing production plan certification
- Encourage diversity of housing types for a range of income levels, ages and abilities
- Maintain Small-Town Rural Character and ensure new housing is harmonious with the existing community
- Monitor and preserve existing Affordable units
- Encourage a greater variety of architectural design and diversity of housing types
- Promote outreach and education to the community and engage residents in local initiatives
- Leverage other public and private resources to the greatest extent possible.

PROJECT OVERVIEW



LOCATION

500 MAIN STREET

Formerly Deluxe Corporation
Property

Property currently has 128,000 +/-
square feet of vacant buildings

Parcels: 94, 95, 96, 97, 102 (38.12
acres)

A portion of parcels will be
included in the 40B project. (25.35
acres)



PROPOSED PROJECT

MULTI-FAMILY BUILDINGS

CLUBHOUSE AND PAVILION

TOWNHOMES

EMERGENCY ACCESS

MAIN STREET ENTRANCE



MULTI-FAMILY BUILDINGS

- 3 Buildings – 56 units each (168 units)
- 4 Stories
- Elevatored buildings
- 1&2-bedroom units
- Variety of unit designs
- All units will have high end amenities and finishes
- 10 units designed and built to accommodate wheelchair accessibility
- 100% of units handicap adaptable and accessible



	1-BEDROOM	2-BEDROOM
Unit Count Market	63	63
Unit Count Affordable	21	21
Total Unit Count	84	84
Square Feet	Average 749 SF	Average 1194 SF
Approximate Affordable Rent	\$1,270	\$1,459
Approximate Market Rent	TBD	TBD

GARDEN STYLE UNITS

TOWNHOME UNITS

- 8 buildings – 4 units each (32 units)
- 2-3 story
- Garages with 220 outlet for EV charging
- 2- & 3-bedroom units
- All units will have high end amenities and finishes
- Deck or patio with each unit



	2-BEDROOM	3-BEDROOM
Unit Count Market	9	15
Unit Count Affordable	3	5
Total Unit Count	12	20
Square Feet	Average 1465 SF	Average 1660 SF
Approximate Affordable Rent	\$1,459	\$1,641
Approximate Market Rent	TBD	TBD

TOWNHOME UNITS

AMENITIES

- Clubhouse
 - Meeting areas
 - Workspaces
 - Fitness room
 - Dog wash station
- Pool
- Playground
- Covered garages
- Dog park



AFFORDABLE HOUSING

- 25% of units deed-restricted in perpetuity for households earning up to 80% AMI
- 100% of rental units count toward Groton SHI – puts Groton in 2-year Safe Harbor
- Moderate-Income Housing
- Affordable Fair Housing Marketing Plan (AFHMP) developed by an Affordable Housing Consultant
- Lottery operated by Affordable Housing Consultant

Subsidized Housing Inventory					
Decennial Census Year	Year-Round Units	Affordable Units	Percent Affordable	Affordable Units needed to reach 10%	Comments
2010	3,930	216	5.5	177	← Gained 2, lost 8 due to fire
2020	> 3,930	216	< 5.5	?	← Updated data expected May 2023
---	---	plus 200	---		← Potential Groton Farms boost
2020	?	416	~ 10	?	← Expect to gain at least 2-year safe harbor or as much as full 10% compliance

Source: Groton Affordable Housing Trust Presentation February 6, 2023

WHO COULD LIVE IN THE AFFORDABLE RENTAL UNITS?

2022 Hud Income Limits for Housing Affordability Lowell, MA HUD Metro FMR Area*

Number in Household	Bedrooms	80% of Median
1	1	\$62,600
2	1	\$71,500
3	2	\$80,500
4	3	\$89,400

- Local Preference is proposed and creates opportunity for the following:
 - Present Residents of Groton
 - Groton town employees, including teachers
 - Employees of Groton Businesses
 - Households with children attending Groton Public Schools
- Not more than 70% of Affordable Units shall be reserved for the above

BENEFITS TO GROTON

- Allows residents to stay in Groton long-term
- Diversifies current Groton housing inventory mix
- Promotes diversity
- Supports local economy
- Helps mitigate gentrification

CONCLUSION

- Creates 50 units of Moderate Affordable housing for households whose income is no more than 80% of AMI
- 100% of all units count towards Groton SHI
- Eliminates large vacant building and provides significant new tax revenue for Groton
- Meets all 40B approval requirements
- Supports Groton's Housing Production Goals in 2020-2025 Plan

THANK YOU