

# TOWN OF WINTHROP PLANNING BOARD

Town Hall • 1 Metcalf Square • Winthrop, MA 02152

## APPLICATION FOR MAJOR SITE PLAN AND DESIGN REVIEW AND PROJECT APPROVAL

Applicant: Envelo Properties, LLC  
Property: 10 - 26 Somerset Avenue, Winthrop  
Project: Mixed-Use  
Zoning: Center Business District (CBD)

The Applicant is the Owner of the Property Located at 10-26 Somerset Avenue, Winthrop. The proposed development as show on the project plans is for a mixed-use building with structured parking at grade, site access, drainage improvements including Best Management Practices (BMPs) and Low-Impact Design Techniques (LIDs), utility coordination, and site amenities.

The ground coverage by buildings and pavement currently is 13,512 square feet covering 98% of the site. The proposed development calls for a reduction of 667 square feet (-4.8%), for a total proposed 12,845 square feet of ground coverage of 93.2% of the lot.

The existing gross floor area (GFA) of 10,000 square feet is proposed to be increased vertically by 41,297 square feet, yielding a total proposed 51,297 square feet. All parking on-site parking will be in the structured parking garage.

It is proposed that the building will be a total of five stories with parking and commercial at ground level and 40 residential units on floors two through five. Breakdown of the residential units to be contained at the site:

*Studio Apartments:* 3  
*One Bedroom:* 20  
*Two Bedroom:* 17

A summary of the project elements is attached hereto and entitled, "The Somerset Project Highlights, Planning Board Submission, 11/14/2018". Also attached is the Site Plan Review Committee Report signed and dated 10/30/2018 which provides the Findings and Conclusions of the Site Plan Review Committee.

The Mixed-Use development is allowed as a matter of right in the CBD. §17.12.130

The project complies with all of the dimensional requirements set out in the Table of Dimensional Regulations in §17.16 except that it requires relief from:

1. The height limitation of 35 feet abutting a residential district. §17.16, fn 14
2. Side yard setback abutting a residential district. §17.16, fn 10.
3. Rear yard setback abutting a residential district. §17.16, fn 12.
4. The project **may** require relief of one off-street parking space unless the owner elects to purchase from the town one off-street parking space pursuant to the provisions of §17.50.210.D which may be done as a matter of right.

*Approval Required:*

The proposed project should be approved pursuant to §17.50.080 as the proposed project (1) is designed to enhance the traditional downtown character of the CBD; (2) addresses the characteristics of the site; (3) is compatible in scale and materials with existing downtown structures; (4) maximizes pedestrian connectivity; (5) minimizes visual intrusion; (6) minimizes glare and overspill of lighting into adjacent properties; (6) provides accommodations for car sharing and bicycle usage; and, (7) ensures compliance with the provisions of the zoning bylaw, including parking and landscaping.

The Applicant incorporates by reference the attached and/or separately submitted plans, reports, and submissions into this application.

*Wherefore:* The Applicant requests the Winthrop Planning Board to APPROVE the Proposed Project and, to the extent that it is within the authority of the WPB, grant the relief required from the above-enumerated dimensional regulations.

Envelo Properties, LLC  
By its attorney,



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20 NOV 2018

# ENVELO

## THE SOMERSET PROJECT HIGHLIGHTS

### Planning Board Submission

11/14/18

The Somerset Residences will be a 40-unit mid to high-end rental property located on the corner of Somerset Ave and Cottage Park Rd in Winthrop Central Business District, developed by ENVELO Properties Corp.

When designing the building we took into account the primary interests of the Town and Neighbors.

- Minimized commercial space. This had a two-fold benefit of optimizing parking capacity to the absolute maximum potential for the lot. In addition, it will not create any excess commercial space in the CBD that would compete with existing retailers.
- The building is set back an additional 3ft from Somerset Ave to widen the sidewalk and enhance community interaction in the CBD
- Building is designed with attractive set backs and decks in multiple areas to create an elevation that fits in with the neighborhood surroundings.
- Design has modern flair with a nautical New England inspiration and color scheme that complements the Town of Winthrop's seaside location
- The corner of building will be constructed to shield the view of the garage and possibly include a community art wall that highlights local or student artists on a rotating basis
- Bring in 50-80 new residents to the CBD who will shop, eat, live, pay taxes and engage with the community
- Added Rideshare/ZipCar parking space to minimize necessity for tenants to own their own vehicle
- We included a large bike storage room to encourage biking versus driving around town

#### Unit Mix:

- 3 Studios
- 20 1-Bedroom
- 17 2-Bedroom

There are a total of 34 covered Parking spots:

- 2 Handicap
- 1 Rideshare
- 7 Tandem
- 1-2 EV charging stations will be included

#### Planned Building Features and Amenities:

- Private bike room off of lobby
- Secured covered parking garage
- Amazon package delivery center in Lobby
- Private Gym on 2<sup>nd</sup> Floor
- 2<sup>nd</sup> floor Front patio/deck that overlooks Somerset
- Back roof garden/community space
- Rideshare/ZipCar space inside parking garage

Disclaimer: Specifics listed are presented as the most current plan for the property. Certain details may change as the development progresses. We reserve the right to adjust all plans as necessary to secure approvals and/or for business purposes.



# TOWN OF WINTHROP

Town Hall, 1 Metcalf Square, Winthrop, MA 02152 Telephone: 617-846-1077

## SITE PLAN REVIEW COMMITTEE

RE: 10 – 26 SOMERSET AVE, WINTHROP

### SITE PLAN REVIEW COMMITTEE REPORT

#### Procedure:

On September 18, 2018, the Site Plan Review Committee convened at Town Hall to review the proposal of Envelo Properties LLC, 22 Cranmore Rd, Wellesley, MA 02481 for the property located at # 10-26 Somerset Avenue, Winthrop. Attending and participating in the Review were Austin Faison, Town Manager; Council President Ron Vecchia; John Barrett, Building Inspector; Steven Calla, DPW Director; Paul Flanagan, Fire Chief; Joanna Schwartz, Developer; Jai Khalsa, Architect; and, James Cipoletta, Esq., Counsel for Developer.

#### Facts:

The Owner/Developer (Envelo) proposes to develop a mixed-use comprised of parking and office use on the ground level and 40 units of residential dwellings on levels two through five.

The property is located at the corner of Somerset Avenue and Cottage Park Road in the Center Business District (CBD). The building is the site of the former CVS store and other similar business uses.

The building is proposed to be five stories in height, including the ground level parking and uses. The business use at the ground floor will be an professional office use. The balance of the ground floor will be occupied by parking and storage.

The mix of residential units will be 3 studio apartments, 20 one-bedroom units, and 17 two-bedroom units.

There will be a total of 34 off-street, covered parking spaces including HP and Rideshare spots. Charging stations for Electric Vehicles will be provided.

Building features will include a private bike room, Amazon package delivery center in the lobby, a private gym on the second floor, a second floor deck/patio overlooking Somerset Avenue, a back roof garden/green roof and community space will be constructed atop the building on the second floor level. ZipCar space will be accommodated in the parking garage to minimize the necessity of tenants using their own vehicles.

According to the Zoning Map the project site abuts a Residential District.

The base parking requirements for the project as set out in Section 17.50.210 is 35 based upon the following calculation:

3 studio  
20 one-bedroom  
 $23 \times .75 = 17.25$  spaces

17 two-bedrooms  
 $17 \times 1.25 = 21.25$  spaces

Required Spaces: 38.50 spaces, rounded to 39

Since there will be a car-share use on the premises, the overall parking requirement is reduced by 10%, or 4 spaces, as set out in Section 17.50.210 which reads as follows:

**17.50.210 - Parking requirements for the Center Business District:**

...

*B. Additional Reduction in Parking Requirements. Required on-site parking may be reduced by ten percent if one of the on-site spaces is dedicated to use by a car-share service and an agreement with a car-share service to place a vehicle at the site is provided as part of the site plan approval process.*

The adjusted parking requirement for the project as proposed is 35. The project plans show 34 off-street parking spaces. Therefore, the project will require a variance for one off-street parking space. The Owner also has the option of purchasing the one off-street parking space as described in Section 17.50.210.D:

**D. Fees in Lieu of Parking.**

*In the Center Business district, any commercial or mixed use structure that is required to provide parking spaces may make payments to the town in lieu of providing for all or part of the on-site required parking. Payment made to the town in-lieu of providing some or all of the required on-site parking spaces for a project in the Central Business District (CBD) shall be allowed by-right, subject to site plan and design review.*

*A one-time fee of two thousand dollars (\$2,000.00) per parking space is to be paid prior to the receipt of an occupancy permit.*

Findings and Conclusions:

Based upon the plans and documentation submitted to the Site Plan Review Committee, the Committee finds that in order to develop in accordance with the development plan as follows:

1. The mixed-use development is allowed as a matter of right in the CBD.
2. The project complies with the minimum lot size requirement of 5000 sq. ft.
3. The project complies with the maximum lot coverage allowance.
4. The project complies with the landscape area requirement.
5. The project complies with the front setback requirement
6. The project complies with the side setback requirement.
7. The project complies with the lot frontage requirement.
8. The project complies with the minimum lot width requirement.
9. The project requires relief from the maximum density allowance.
10. The project requires relief from the minimum parking requirement OR the Owner may implement the provisions of Section 17.50.210.D and purchase the one off-street parking spot. This may be done as a matter of right.
11. The project requires relief from the maximum building height requirement as it abuts a residential zoning district.
12. The project requires relief from the setback requirement abutting a residential zone.

WINTHROP SITE PLAN REVIEW COMMITTEE

BY:  \_\_\_\_\_

Dated: 10/30/18 \_\_\_\_\_