

PROJECT DATA SUMMARY

1. Applicant

KIG/Silverstrand Walpole, 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 in Walpole, MA. The Applicant proposes to develop 142 apartment units on a limited dividend basis as required under all laws and regulations of the Commonwealth of Massachusetts.

The project managers of KIG/Silverstrand Walpole, LLC Geoffrey Engler and Justin Krebs, 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 Ave, Needham MA 02494.

2. Description of the Development

Located on East Street, two blocks from Walpole Town Common and Center, The Sanctuary on East is proposed on three contiguous lots currently housing two single family homes and Gilmore's Pet Supply Company & outbuildings. These lots are zoned as Central Business District (BBD).

The Proposed project will be a single 6-story multifamily residential building containing 142 apartment units over a below grade garage. Construction will consist of 5 stories of Wood (Type 3A) over a Concrete (Type 1A) garage. The program features a mix of Studio, 1BR, 2BR, and 3 BR units ranging in size from 500 SQFT for a Studio to 1,295 SQFT for a three bedroom. The enclosed parking garage will contain 59 full-size parking spaces with an additional 112 full and compact surface spaces for a total of 171 spaces. This yields a total parking ratio of 1.20. The Garage parking will be accessed by a ramp and will be below grade.

The massing and exterior design of the building is a direct result of the unique site characteristics and inherent site constraints. In addition, over the course of many meetings, the Walpole Fire Department also issued several mandates and requests relating to building design and site access. For example, the Fire Department issued a request that life safety personnel have 360-degree vehicular access around the entirety of the building without the need for a T-turn around or a Cul-de-Sac. While challenging from a site planning standpoint due to the shallow depth of the subject parcel, the Applicant was able to accommodate this critical request, and the 360 degree access is reflected in the current plan.

The project site is adjacent to active train tracks. While previous iterations had the building relatively tight to the property line and tracks, the current design has pulled the building away from the train tracks to improve the acoustical comfort of the tenants. The project site also abuts the Westbury Farms Building and retail areas. Based on feedback received during collaborations with municipal departments and the Board of Selectmen, the building has been pulled away from the abutting parcel, as well as shifting the massing significantly inward within the parcel, to diminish the building height adjacent to the existing structure. Currently there are no shadows being cast on any residential units.

The overall building program also reflects a municipal request to engage the public realm on East Street without a parallel configuration that would create a wall-like feel. As the building intersects East Street at non-rectilinear angles, it creates opportunities for public engagement, resulting in volumes that break up the massing to a more residential scale. The project has also designated exterior areas on the East side of the parcel to allow for, and encourage use by, the general public, which was also a municipal request.

The exterior design aesthetic leverages the unique volumes with material changes to further breakdown the perceived massing from East Street. The building design features detailed articulation of building corners with volumes and materials “pulling in” in between. The use of fiber cement of varying sizes, colors, and textures allows a residential feel to be maintained, while the use of storefront and built-up cornices at street level works to engage the public.

The ground floor of the building reflects a primary objective to orient all active building spaces along the various pockets created on East Street. Uses include a Library, a Lounge, Leasing offices, Ride Share Waiting and a Co-Working component (also available to the general public). Making the best use of its solar orientation, the project includes an indoor year-round pool and fitness facilities with south facing glazing. Building services including utilities, move-ins and trash removal are located facing the train tracks and are not visible from East Street.

A range of apartment unit types are located on all six levels of the building, 8 of which will be designed as Group 2A units, and the remainder Group 1. The units are designed to provide layouts that promote open kitchen/living/dining spaces, with comfortably sized bedrooms, bathrooms, laundry, and storage areas. 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 36 units (25.3%) 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 the Department of Housing and Community Development’s Local Initiative Program (“LIP”) administered by DHCD under which a site approval letter has been granted.

4. Local Need

According to figures compiled by the Massachusetts Department of Communities and Development (DHCD), as of 4/26/2023, Walpole’s subsidized housing inventory represented 7.30% of its total housing stock, which is below the threshold requirements established under Chapter 40B of M.G.L.

5. Exceptions and Approvals Requested

981, 989 & 1015 East Street is zoned (CBD) as Central Business District– which restricts development to commercial and industrial uses. 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 Walpole’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.