

March 31, 2025

City of Leominster Planning Board
25 West Street
City Hall (Lower Level)
Leominster, MA 01453

Attention: John J. Souza, Chairperson

**Re: Project Narrative to Accompany a Site Plan Review Application
Proposed Multi-Family Residential Development
86 Orchard Hill Park Drive, Leominster, MA
Map 386, Block 4, Lot 1C**

Dear Members of the Board:

On behalf of the Applicant, WP East Acquisitions, LLC, please find the enclosed plans and materials in support of a Site Plan Review Application for a proposed multi-family residential development at the above referenced site. The Applicant respectfully requests to be on the agenda with the Leominster Planning Board at their April 7, 2025 meeting. In support of this application, please find the following documents:

- Eighteen (18) copies of the Project Narrative to Accompany a Site Plan Review Application, dated March 31, 2025;
- Three (3) copies of the Site Plan Review Application, dated March 27, 2025;
- Eight (8) full size (24" x 36") copies and ten (10) reduced size (11" x 17") copies of the Site Development Plans, prepared by Bohler, dated March 31, 2025;
- Eight (8) full size (24" x 36") copies and ten (10) reduced size (11" x 17") copies of the Building Plans & Elevations, dated March 31, 2025;
- Two (2) copies of the Drainage Report, prepared by Bohler, dated March 31, 2025;
- Two (2) copies of the Traffic Impact & Analysis Study, prepared by Chappell Engineering Associates, dated March 26, 2025;
- Site Plan Review Application Fee Check in the amount of \$1,130.00;
- USB Drive Containing PDF's of all Application Materials.



The Applicant, WP East Acquisitions, LLC, proposes to develop the subject property with a 308-unit multi-family residential development. Wood Partners is a national leader in the development and construction of multifamily communities across the United States. The company has been involved in the acquisition and development of more than 100,000 multifamily homes with a combined capitalization of \$21 billion. The company currently owns 80+ properties across the United States representing more than 25,000 units. Headquartered in Atlanta, Wood Partners has offices in 19 major markets covering development across 18 states nationwide. Wood Partners is consistently ranked as one of the five largest multifamily developers in the United States.

Project Overview:

The project site is located to the west of the existing Orchard Hill Park retail development and is denoted as Block 4, Lot 1C on Assessor's Map 386. The property has a total lot area of 17.95± acres of land and is currently undeveloped. The property is bordered by the existing Orchard Hill Park retail development to the east, Harvard Street to the south, existing residential properties fronting on Harvard Street and Sky Lane to the west, and the cul-de-sac associated with the recently constructed extension of Orchard Hill Park Drive to the north. The property is located within the Multi-Use District 2 (MU2) Zoning District. The multi-family residential use is permitted-by-right. Please see the Zoning Table shown on Sheet C-301 of the enclosed Site Development Plans for additional information relative to the project's compliance with Zoning requirements.

This project proposes the construction of nine (9) multi-family residential buildings and associated site improvements. The residential structures will have split elevations with three (3) stories on the high side and four (4) stories on the low side. The multi-family residential buildings contain between 28-units and 42-units, with a variety of 1-bedroom, 2-bedroom, and 3-bedroom units. The project also proposes a mailroom building and a clubhouse building for residents. The clubhouse will contain various amenities for residents including, but not limited to, a pool, common gathering areas, fitness center, and outdoor activity areas. The project also proposes nine (9) 1-story, 6-car garage located throughout the development, which will be available for rent by residents.

Parking:

Four-hundred-seventy-four (474) on-site parking spaces will serve the project, inclusive of garage spaces located throughout the site. The project will provide accessible parking spaces in compliance with the Americans with Disabilities Act (ADA) for all structures, with ADA compliant accessible paths located between accessible spaces and building entrances. Additionally, the project proposes to provide EV ready spaces for 20% of spaces in accordance with the Massachusetts Stretch Energy Code, and will voluntarily elect to construct twenty-four (24) EV charging spaces as part of the initial construction/occupancy of the development.

Landscaping:

The project includes substantial landscaping with street/shade trees along all drive aisles and interior landscape islands with shade trees within parking areas. Shrub and flower planting beds will be located around the perimeter of all buildings. Please see the Landscape Plans included within the enclosed Site Development Plans for additional information relative to site

plantings and for typical planting plans at the perimeter of the structures. Additionally, the project proposes to maintain existing vegetation at the perimeter of the site to the extent practicable, specifically along the western boundary of the site in the vicinity of existing residential properties. Further, site grading has been designed such that drive aisles and parking areas along the western boundary of the site is generally several feet lower than elevations on abutting properties, which is anticipated to minimize visual impacts from parking areas.

Site Access:

The project will have two (2) driveway connections for residents, visitors, and emergency vehicle personnel: one at Harvard Street and one at the cul-de-sac extension of Orchard Hill Park Drive. In consideration of preliminary discussions with City of Leominster safety personnel, exit maneuvers for the Harvard Street driveway will be 'left-out' only, to reduce potential traffic impacts along Harvard Street west of the subject site. Access drive aisles throughout the interior of the site have been designed to provide emergency vehicle access to all buildings. Please refer to the Emergency Vehicle Access Exhibit within the enclosed Site Development Plans for anticipated emergency vehicle access within the development.

Transportation:

The enclosed Traffic Impact and Analysis Study (TIAS) analyzes the project relative to the surrounding road infrastructure. As further detailed within the TIAS, the project, as designed, will not have an appreciable impact to the level of service and operation of the surrounding road infrastructure, and the surrounding road infrastructure can accommodate the project. Recommendations within the TIAS include providing appropriate stop controls and sight distance visibility at driveway entrances, the restriction of right-turns out of the Harvard Street entrance, and a welcome packet informing residents of the public transportation opportunities within the vicinity of the site. Please see the enclosed TIAS for additional information.

Stormwater:

A stormwater management system has been designed in accordance with the applicable standards described in the Massachusetts Department of Environmental Protection (MassDEP) Stormwater Handbook. The stormwater system is calculated to detain or infiltrate stormwater runoff from the project site for all storms analyzed such that peak flows from the subject site are below the pre-development condition. Stormwater runoff generated as a result of the project is designed to be collected, treated, and attenuated through a combination of Best Management Practices, including deep sump hooded catch basins, pre-treatment hydrodynamic separators, subsurface detention basins, sediment forebays, surface infiltration basin, and bioretention areas. Please refer to the enclosed Drainage Report for more information. Additionally, please note that the project will also be filing a Notice of Intent with the Leominster Conservation Commission and MassDEP and the stormwater management system is anticipated to be reviewed as part of that entitlement process.

Utilities:

Water service will be provided via connections to both the water main within Harvard Street and a water main within an easement along the northern property boundary, creating looped

water main connection through the site. Sewer service connections will be provided through the sewer infrastructure within the Orchard Hill Park retail development as well as the sewer infrastructure within the easement north of the subject site. A pump station owned and operated by the Owner will serve buildings which cannot connect via gravity connections. Electric and communication services will be installed underground. The project will be all-electric with no natural gas service.

Solid Waste:

The site will have two (2) screened enclosures for the collection of residents' solid waste, and trash removal will be handled by a private vendor.

Signage:

Signage locations are shown on the enclosed Site Development Plans. Signage is will consist of monument signs at the driveway entrances and will comply with Zoning requirements.

Lighting:

Site lighting has been designed to provide sufficient lighting for the proposed site while minimizing potential off-site impacts. All site lighting is proposed to be energy efficient LED lighting, fully downcast and dark-sky compliant, and shielded to direct light away from abutting properties where light poles are proximate to property boundaries. Calculated light levels at the boundary of with all abutting properties is 0.0 foot-candles, as shown on the Photometric Plan included within the enclosed Site Development Plans.

Construction:

Construction is anticipated to occur over approximately nineteen and a half (19.5) months. Erosion and sediment control measures will be implemented prior to the start of construction throughout the site until the site is stabilized. Prior to construction, a Stormwater Pollution Prevention Plan will be prepared further outlined construction period erosion and sediment control measures, and a Construction General Permit will be filed with the Environmental Protection Agency relative to same.

Site Plan Review Criteria:

The project has been designed to meet the Performance Standards and Site Plan Review Standards within the City of Leominster Zoning Ordinance as further detailed below:

- Section 22-41: Environmental Performance Standards
 - §41.1: *Emissions*

The project consists of a multi-family residential development and will not consist of operations which emissions or odors which would be considered hazardous or a nuisance to the surrounding area.

- *§41.2: Erosion Control*

Erosion and sediment control measures will be implemented throughout construction until the site is stabilized. Prior to construction, a Stormwater Pollution Prevention Plan will be prepared further outlined construction period erosion and sediment control measures, and a Construction General Permit will be filed with the Environmental Protection Agency relative to same. Additionally, the project proposes to provide permanent stabilization of disturbed areas with landscape plantings and lawn planted over a minimum depth of 6" of topsoil.

- *§41.3: Discharge*

The project does not propose the discharge of sewerage into the ground or into any stream or waterbody. The project does not propose the storage or handling of any hazardous or noxious materials which would be conducive to the breeding of rodents or insects.

- *§41.4: Glare*

All lighting is energy efficient LED lighting, fully downcast dark-sky compliant fixtures, and shielded away from abutting properties proximate to property boundaries.

- *§41.5: Hazardous Activities*

The project consists of solely a multi-family residential use and will not consist of any activities which would generate or handle reportable quantities of hazardous materials.

- *§41.6: Hazardous Materials Storage*

The project consists of solely a multi-family residential use and will not consist of any activities which would generate or handle reportable quantities of hazardous materials.

- *§41.7: Noise*

The multi-family residential use will not generate excessive or unreasonable noise.

- *§41.8: Runoff*

The project has been designed with a stormwater management system designed to mitigate peak flows and treat stormwater generated from the development. Please refer to the enclosed Drainage Report for additional information.

- §41.9: *Vibration*

The multi-family use will not anticipated consist of any operations which would generate offensive vibration. Construction period activities are anticipated to be performed such that noise and vibration from same is limited to the extent practicable and will not occur at unreasonable hours.

- Section 22-58: Site Plan Review General Purpose and Objectives

- §58.1: *That the proposed Site Plan is in conformance with the intent of the zoning district and does not take precedence over specific provisions of the Zoning Ordinance.*

The project is a by-right use within the Multi-Use 2 (MU2) Zoning District and has been designed to be in conformance with all applicable Zoning provisions and standards as further described within this Project Narrative.

- §58.2: *That all buildings, structures, uses, equipment, and materials are readily accessible for police and fire protection.*

The project has been designed to provide emergency access to the site via two (2) access points, and through the site and to all structures within the site.

- §58.3: *That off-street parking and loading spaces are provided to prevent traffic congestion; that all parking spaces and maneuvering areas are suitably identified and designed to meet standards specified within this Ordinance; and that provision is made for safe pedestrian movement within and adjacent to the property by the installation of sidewalks.*

All on-site parking spaces and internal drive aisles have been designed to be in conformance with dimensional and other requirements of the Zoning Ordinance. Additionally, a Traffic Impact and Analysis Study has been prepared for the project and the project is not anticipated to have appreciable impact to the surrounding road network.

- §58.4: *That all proposed pedestrian access ways do not create traffic hazards and are:*
 - §58.4.1: *Not excessive in number;*
 - §58.4.2: *Not less than five (5) feet in width;*
 - §58.4.3: *No steeper in grade than ten (10) percent; and*
 - §58.4.4: *Aligned generally parallel or perpendicular to buildings, driveways or parking areas.*

The project has been designed with internal pedestrian sidewalks to provide access to all buildings and entrances, including ADA accessible paths where required. Sidewalk widths will be five (5) feet and slopes will not exceed then (10) percent. Pedestrian crosswalks will be provided at select locations where pedestrian access may cross internal drive aisles.

- *§58.5: That the general landscaping of the site complies with the purpose and intent of this Ordinance; that existing trees are preserved to the maximum extent possible; that parking storage, refuse, and service areas are suitably screened during all seasons from the view of adjacent residential areas and public rights-of-way.*

Street/shade trees along all driveway and parking areas and within internal landscape islands are in conformance with the requirements of the Leominster Zoning Ordinance. Refuse collection areas will be fully screened. Additionally, site grading has been designed such that the elevations of parking areas that abut residential properties are set below the grade of the abutting properties.

- *§58.6: That lighting of the site maintains a level of 1.0 foot-candle in driveway, parking and pedestrian areas; that the glare from the installation of outdoor lights and illuminated signs is properly shielded from the view of adjacent property and public rights-of-way.*

All lighting will be energy efficient LED lighting, fully downcast dark-sky compliant fixtures, and shielded away from abutting properties where proximate to abutting property boundaries.

- *§58.7: That all utility systems are suitably located, designed to meet the standards of the applicable utility company or department, and properly installed to serve the proposed uses and to protect the property from adverse pollution.*

Utility connections have been designed in consideration of initial discussions with City of Leominster Public Works. It is anticipated that the Applicant apply for connection permits with the City of Leominster prior to construction and will comply with the requirements of the City of Leominster.

- *§58.8: That the development of the site will preserve sensitive environmental land features such as steep slopes, wetlands, and large rock outcroppings and will attempt to preserve public scenic views or historically significant features.*

The project has been designed to preserve sensitive environmental land features to the extent practicable, with impacts to onsite wetland areas only as required to provide access to and through the site. It is anticipated that the project will also be filing a Notice of Intent with the Leominster Conservation Commission and MassDEP relative to work in and proximate to on-site wetland areas.

- *§58.9: That the location and size of proposed buildings, uses or structures, as well as the nature and intensity of the operations involved or conducted in connection therewith, will be in general harmony with the surrounding neighborhood.*

The project is a by-right use within the Multi-Use 2 Zoning District and is in compliance with the requirements of same. The project has been designed in consideration of surrounding properties and road networks as further discussed



within this Project Narrative, and is anticipated to be in general harmony with the surrounding area and the spirit and intent of the Zoning Ordinance.

We appreciate the opportunity to continue to work with the City of Leominster and look forward to discussing the project further at the April 7, 2025 Planning Board meeting. Please do not hesitate to contact us at (508) 480-9900 should you have any questions or wish to discuss further.

Sincerely,

BOHLER

A handwritten signature in blue ink that reads "Matthew Bombaci". The signature is fluid and cursive, with the first name "Matthew" and last name "Bombaci" clearly legible.

Matthew Bombaci, P.E.