



December 18, 2020

Mr. David R. Consigli  
Chairman, Zoning Board of Appeals  
Town of Milford  
52 Main Street  
Milford, MA. 01757

Re: The Residences at Stone Ridge *Phase II* – (the “Project”)  
Comprehensive Permit Application  
Property located off of Cedar Street, Milford, MA

Dear Chairman Consigli and Members of the Board:

At the last ZBA Board meeting held on December 2, 2020, the topic of increasing the proposed Project by 100 units and expanding it onto the remaining developable land owned by The Gutierrez Company was discussed. As described below, by expanding the number of units at the Project, the Town will have more than 10% affordable units on the Subsidized Housing Inventory on land previously approved for development.

The purpose of this letter is to provide additional information regarding the proposed expansion; to address the questions and concerns of the Board; and to outline various proposals for the Board’s consideration. The Applicant hopes the additional information and proposals outlined herein will allow the Board to make a determination on the appropriateness and support for this conceptual expansion at its upcoming hearing.

#### Proposed Expansion

Attached as Exhibit 1 is the proposed conceptual layout for the expanded Project along with conceptual images of potential site amenities. The Applicant’s original request was for an increase of 100 units (from 296 to 396 units). **However, given the feedback provided by the Board, the Applicant proposes to reduce the request by 20 units and proposes instead an additional 80 units (376 units in total).** The expanded site would add 25.2 acres for a total Project site of 42.5 acres which results in 8.8 units/acre for the expanded 376 unit Project; this is very low density for multifamily projects.

As shown in the attached Exhibits, the expanded Project would accommodate significant open recreational space. Potential amenities at the expanded Project site would include open fields, a gazebo, wooded areas, children’s play areas, an enclosed dog walk area, a pool and clubhouse. The expanded Project layout of the buildings encircling the open green would promote a strong sense of community.

In connection with and subject to the approval of the expanded number of units, the Applicant would offer the following benefits:

Recreational Use

Some members of the Board raised the possibility of providing a field that is open to the general public. This option was considered by the Applicant, however a public field would create several challenges including: providing parking for the public, (thereby disturbing and paving additional area), generating more on-site traffic, restricting use of the on-site amenities, i.e. fire pits, play areas, etc. to just residents, and liability issues for the Project owner and the Town. For these many reasons, it is not believed the Parks Department would deem the site suitable.

**The Applicant however would be willing to make a contribution of \$50,000 to the Parks Department to be used at the Department’s discretion, for improving existing facilities or planning future facilities.**

Unit mix and Parking

Original Proposed Unit Mix (296 Units)					Proposed Unit Mix (376 Units)				
Unit Mix	% of Mix	#	SF/Unit	Total SF	Unit Mix	% of Mix	#	SF/Unit	Total SF
Studio	4%	13	575	7,475	Studio	4%	17	633	10,445
1 Bedroom	50%	149	755	112,495	1 Bedroom	50%	189	831	157,189
2 Bedroom	35%	104	1,197	124,488	2 Bedroom	35%	132	1,317	173,947
3 Bedroom	10%	30	1,390	41,700	3 Bedroom	10%	38	1,529	58,267
<b>Total</b>	<b>100.0%</b>	<b>296</b>	<b>967</b>	<b>286,158</b>	<b>Total</b>	<b>100.0%</b>	<b>376</b>	<b>1,063</b>	<b>399,848</b>
Parking		Unit Count			Parking		Unit Count		
Uncovered	482				Uncovered	654			
Garage	77	Affordable	75	25%	Garage	98	Affordable	95	25%
Total	559	Market	221	75%	Total	752	Market	281	75%
Ratio	1.9		296	100%	Ratio	2.0		376	100%

As shown in the charts above, the original unit mix proposed 50% of the units to be 1 Bedrooms, 35% 2 Bedrooms, 10% 3 Bedrooms (as required by 40B regulations) and approximately 4% Studios. Parking was projected at 1.9 spaces per unit.

**The revised Project would maintain the same unit mix but would provide 2.0 parking spaces per unit.** This unit mix is consistent with the age demographic typical of suburban multifamily projects which is comprised mostly of singles and young married couples (studios and 1 Bedrooms); small families (2 and 3 bedrooms) and empty nesters who prefer the convenience of renting.

Building Height

The originally submitted design proposed each residential building to have five stories. **The expanded Project would reduce the building height of the additional building or one of the other buildings to 4 stories.**

### Firing Range

Both the Applicant and the Milford Police Department are responsible for taking safety measures to promote the safe use and enjoyment of their respective properties. The Applicant will implement safety measures at the Project such as installing fencing along the northwestern side of the property bordering the Town of Milford Land (closest to the firing range); and will install signage to make residents aware of the range. The Applicant will work with the Milford Police Department and will explore other safety measures during the design process.

**In order to assist the Police Department in addressing improvements to its range, the Applicant would be willing to make a contribution to the Milford Police Department of \$20,000 to be used at its discretion for such improvements.**

### Traffic Study

Unrelated to the Project or the expansion of the Project, the intersection of Dilla Street and Cedar Street has been identified as a high crash cluster. Per the traffic analysis provided by the Applicant, the Project is projected to add minimal traffic to this intersection (1.2% of the volume of cars during the morning peak hour and 1.4% of the volume during the evening peak hour). **Nonetheless, the Applicant is willing to fund the cost of a Road Safety Audit as recommended by the Town of Milford's traffic peer reviewer in an amount not to exceed \$10,000.**

### Emergency Evacuation Area

The expanded Project would allow more open space for creating emergency evacuation points. Two potential locations are shown on the attached Site Plan Exhibit. The dimensions of the areas are as prescribed by the Milford Fire Department, and consistent with the Phase I site.

### Affordable Housing Goal

Milford's affordable housing stock is currently 6.2% on a base of 11,379 total housing units<sup>1</sup> and will be 9.4% once both the Birch Street (162 units); and Stone Ridge Phase I (242 units) projects are built. The addition of Stone Ridge Phase II would bring the Town's affordable housing stock to 11.7% assuming the subject 296 unit development, or 12.2% assuming a 376 unit project (incremental 80 units). **Updated census results are likely to show an increase in the Town's housing stock and the additional units should allow the Town to continue to meet or exceed the minimum 10% threshold once the new census data is released.**

Achieving the 10% affordable housing goal is a key measure that would allow Milford to be designated as a Housing Choice Community. This designation would allow the Town to apply for a Housing Choice Capital Grant only available to Housing Choice Communities. Many communities such as Framingham and Medford have applied for and received grants (\$250,000 and \$40,000 respectively). These grants can be used for a wide variety of Town projects. See attached Exhibit 3 with Housing Choice Communities.

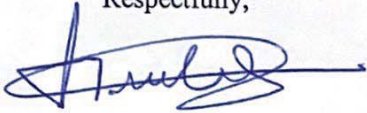
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<sup>1</sup> Per Department of Housing and Community Development Subsidized Housing Inventory as of 9/14/17

Alternative Future Development

The remaining land at Stone Ridge is zoned for Office use. While the market for office use has been depressed, if the Phase II residential Project were to remain as currently submitted (296 units), the remaining developable land (+/- 9.5 acres) would likely be developed as office use in the future. The site could accommodate approximately 160,000 SF in a three-story office building and related parking of approximately 480 spaces. By expanding the Project, the Applicant would forego this future office development.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Israel Lopez', with a long horizontal flourish extending to the right.

Israel Lopez  
Managing Director of Development  
The Gutierrez Company

EXHIBIT 1

**EXPANDED PROJECT CONCEPTUAL SITE PLAN AND AMENITIES**



## Residences at Stone Ridge - Phase II

Milford, MA



SMMA



Potential locations for  
150' Diameter Emergency  
Evacuation Area

Protective Fencing

CONSERVATION  
LAND

(TO GEAR & OCEAN STREET)

PHASE II  
MULTI-FAMILY

PHASE I  
MULTI FAMILY

Play Area

Dog Walk  
Area

4 STORIES

6 STORIES

6 STORIES

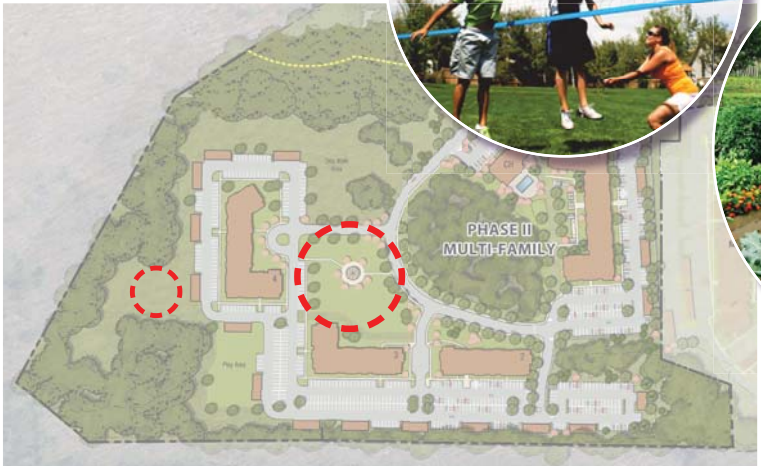
6 STORIES



# Residences at Stone Ridge - Phase II

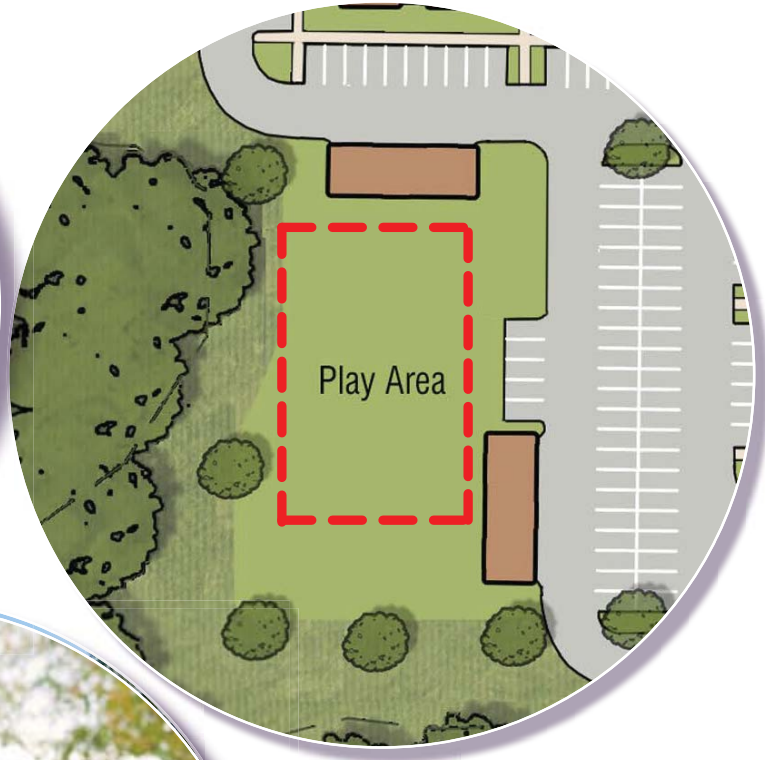
Milford, MA





# Open Green Space

Milford, MA



## Play Area

Milford, MA



SMMA

EXHIBIT 2

**HOUSING CHOICE**

# Map of Housing Choice Communities

