



Town of Winchester

Town Manager's Office
71 Mt. Vernon Street
Winchester, MA 01890
Phone: 781-721-7133
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townmanager@winchester.us

Board of Selectmen Meeting
Tuesday, April 21, 2015

BUSINESS

Docket Item **G-3:** Chapter 40B Proposed Housing Development
seb

Bob Engler, Stockard Engler Brigham will be
in attendance.

Supporting Documents:

Memo from Town Manager w/attachments

Action Required: Hear seb presentation.



Town of Winchester

Richard C. Howard,
Town Manager

Board of Selectmen
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Winchester, MA 01890
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MEMORANDUM

April 17, 2015

TO: Board of Selectmen
FROM: Richard C. Howard, Town Manager 
SUBJECT: SEB.LLC – 40B Project Proposal

Attached please find a brief project explanation along with an aerial overlay exhibit and a conceptual sketch provided by Bob Engler of SEB.LLC. More detailed information will be provided by the project team on Monday evening during their presentation to the Board.

RCH:pcm

attachments (3)

WINCHESTER NORTH

FX Winchester LLC is proposing to construct a 96 unit, mixed income apartment complex at 416 Cambridge Street, off Wainwright Road at the northern end of Winchester. A small piece of this 117,000sf parcel is in Woburn (17,000sf) but no structures are proposed inside Woburn. FX Winchester LLC is a joint effort of SEB, LLC and FX Investments, two housing development and consulting firms who have extensive experience in this type of venture. SEB has been involved over the past 40+ years in the permitting of over 14,000 units under Chapter 40B.

The proposed development consists of a 95 unit single building apartment community and 1 single family detached home ownership unit (the existing residence on the site). The design features a 2 story pass through to the rear entry and to surface parking that is hidden from view. The west wing of the building has 2 levels of garage parking with three levels of residences above. The east wing has one level of garage parking with four levels of residential living above it. The building, and specifically the residential units, will be constructed to a high-end specification, although the specific finishes have not been finalized. The development also features several exterior public assembly spaces, a fitness center, lounge areas and a library meeting room. There will be a total of 149 parking spaces.

The 95 rental units are comprised of the following mix:

- 3 studios
- 43 1Bedroom units
- 39 2 bedroom units
- 10 3 bedroom units

The existing house will remain basically unchanged with the exception of some modest exterior and interior renovations. It will remain as a 3br house.

25% of the total development (24 units) will be affordable in perpetuity to households earning at or below 80% of the Boston area median income, by household size, as published by HUD on an annual basis.

We believe this will be Winchester's first Chapter 40B development. According to the Department of Housing and Community Development's most recent Subsidized Housing Inventory, Winchester's affordable housing percentage is 1.9% of its Total housing stock.



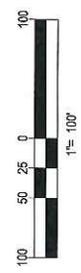
PREPARED BY
BOHLER
ENGINEERING



**AERIAL OVERLAY
EXHIBIT**
416 CAMBRIDGE STREET
WINCHESTER, MASSACHUSETTS
SCALE: 1"=100'
DATE: 04/16/15

CITY OF WOBURN
TOWN OF WINCHESTER

CAMBRIDGE STREET





VIEW AT ENTRY

A8

CONCEPTUAL SKETCH ONE

DATE: 4.9.15
SCALE:

1/4"
1/2"
3/4"
1"

416 CAMBRIDGE STREET
WINCHESTER, MA

OWNER

SEB LLC
165 Chestnut Hill Ave. #2
Brighton, MA 02135

ARCHITECT

Grazzoppe Velleco Architects
Little Harbor
Marblehead, MA 01945