

# MILL CREEK MARSHFIELD

PRESENTATION TO MARSHFIELD ZONING BOARD OF APPEALS

MARCH 8, 2022



**MILL CREEK**  
RESIDENTIAL

CREATING MEANINGFUL RELATIONSHIPS AND EXTRAORDINARY PLACES

# AGENDA

- Mill Creek & Project Team Introduction
- Project Overview
  - Civil
  - Transportation
  - Architecture
  - Landscaping

# PROJECT TEAM

Applicant



Architect



Landscape Architect



Civil Engineer

**H.W. Moore**

ASSOCIATES

A division of Hancock Survey Associates, Inc.

Traffic Engineer



Counsel



# MILL CREEK RESIDENTIAL

- A National Company with Local Roots Since 2011
- A Developer, Builder, Owner, and operator of premier multifamily apartment homes
  - 18 core markets across the U.S.
- Recognized in 2021 as the 3<sup>rd</sup> largest Developer and 5<sup>th</sup> largest Builder by the National Multi-Housing Council
- In Massachusetts:
  - Over 2,500 apartment homes developed or underway across 10 communities
  - Over 1,400 units developed under 40B

# MODERA MARSHFIELD



# MODERA MARSHFIELD



# SITE VICINITY



# SITE PLAN



260 Flat-Style Apartment Homes  
40 Townhomes  
300 Total Units

75 Affordable Homes (25%)



# CHAPTER 40B

- Comprehensive Permit
  - ZBA Role
  - Achieve 10%
- Process
  - Project Eligibility Letter (January 2022)
  - Comprehensive Permit Hearing



# PROJECT OVERVIEW



**MILL CREEK**  
RESIDENTIAL

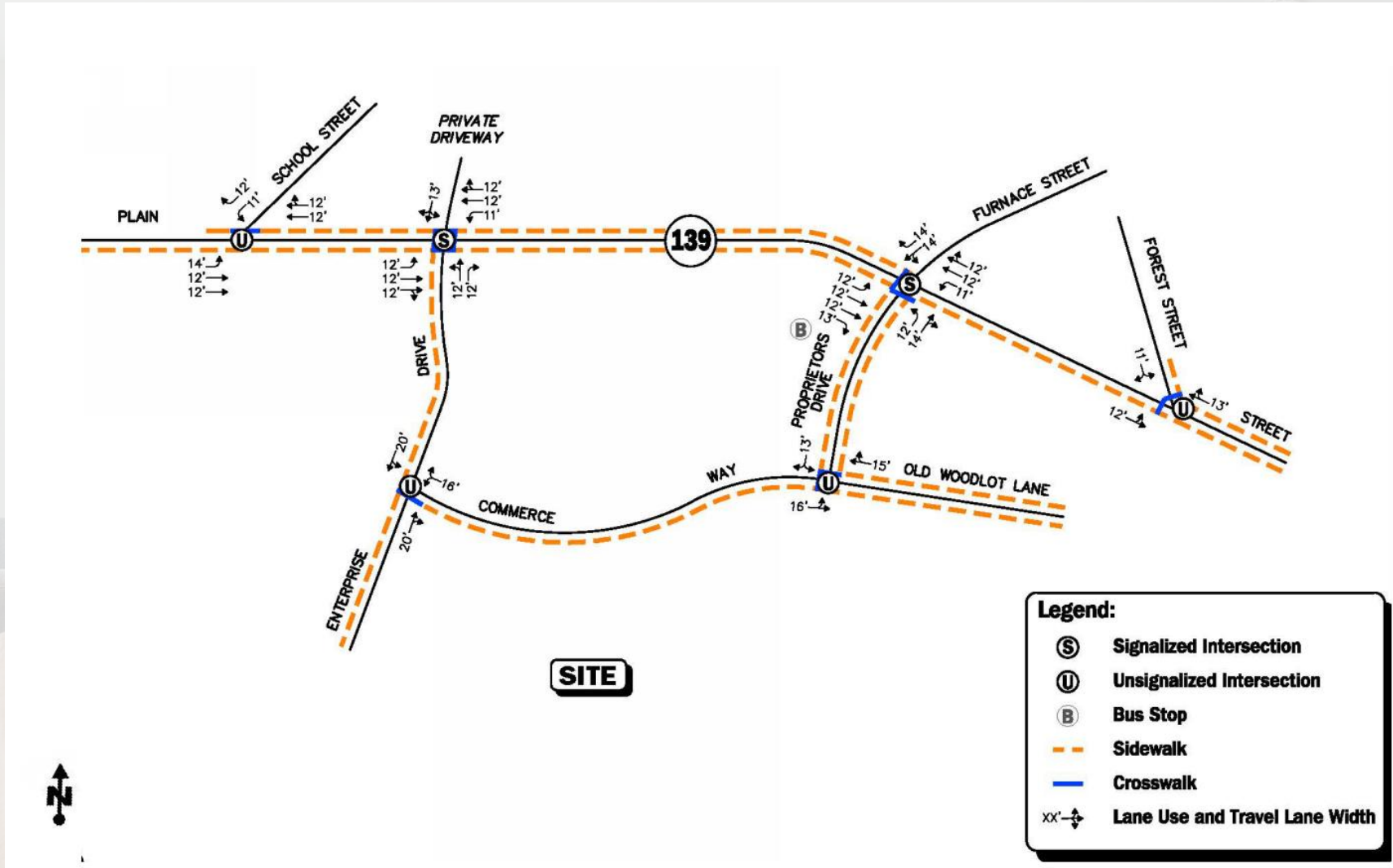
CREATING MEANINGFUL RELATIONSHIPS AND EXTRAORDINARY PLACES



# TRANSPORTATION SUMMARY



# EXISTING CONDITIONS



# TRIP GENERATION SUMMARY

	Vehicle Trips <sup>a</sup>		
Time Period	Entering	Exiting	Total
Average Weekday:	999	999	1,998
Weekday Morning Peak-Hour:	28	88	116
Weekday Evening Peak-Hour:	95	55	150
Average Saturday:	683	683	1,366
Saturday Midday Peak-Hour:	62	61	123

<sup>a</sup>Based on ITE LUC 220, Multifamily Housing (Low-Rise).

# SITE CIRCULATION



# OFF SITE IMPROVEMENTS



Route 139 at Enterprise Drive  
Design and implement an optimal traffic signal timing and phasing plan



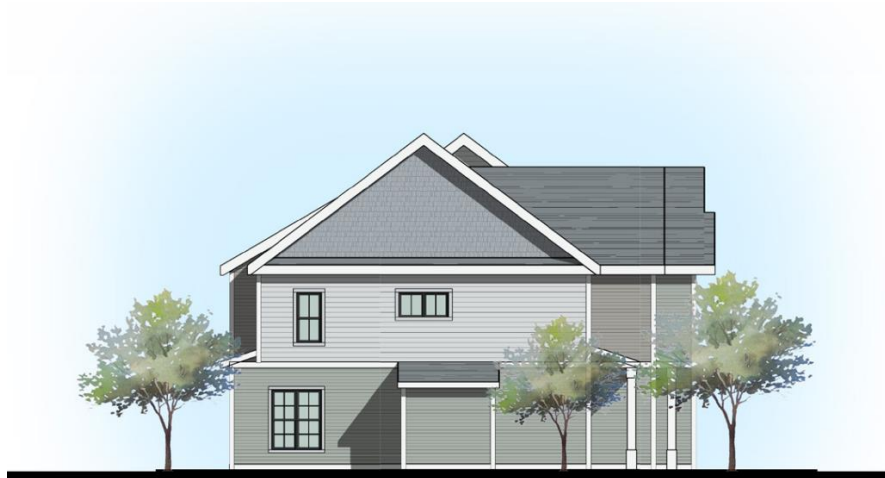
# TRANSPORTATION DEMAND MANAGEMENT PROGRAM

- A transportation coordinator will be assigned for the Project to coordinate the TDM program;
- Information regarding public transportation services, maps, schedules and fare information will be posted in a central location and/or otherwise made available to residents;
- A “welcome packet” will be provided to residents detailing available public transportation services, bicycle and walking alternatives, and commuter options;
- Pedestrian accommodations will be incorporated within the Project site;
- Secure bicycle parking will be provided at an appropriate location(s) within the Project site, including a bicycle rack at the clubhouse.

# BUILDING TYPOLOGY – FLATS BUILDINGS



# BUILDING TYPOLOGY - TOWNHOMES



# LANDSCAPING



# NEXT STEPS

