

PROJECT DATA SUMMARY

1. Applicant

MKM Reading, 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 Reading, MA. The Applicant will develop 77 apartment style units on a limited dividend basis as required under all laws and regulations of the Commonwealth of Massachusetts. The principals of MKM Reading LLC, have a combined 30 years of experience developing and building housing projects in Massachusetts. The Applicant respectfully requests that all notices from the Board in connection with this Application be sent to Geoffrey Engler at SEB LLC, 165 Chestnut Hill Ave #2, Brighton, MA 02135 or electronically to gengler@s-e-b.com.

2. Description of the Development

The proposed project, at the corner of Lincoln and Prescott streets in central Reading, provides two new residential buildings located over ground-level parking. The building footprints are organized to encourage activity along the street edge while integrating new access to parking for residents and visitors; the two buildings are connected by a series of enclosed corridors at the upper floors. A ground-floor lobby draws pedestrians directly from Prescott Street into the main circulation of the building, where tenants are provided with immediate access to a stairwell and elevator core. Two additional stairwells are located at the site perimeter to provide an alternative entry sequence into both buildings. A landscaped courtyard is proposed above the parking level, providing residents with private outdoor space. With Reading Station and the Haverhill train line directly proximate to the project, residents can readily utilize public transit and efficiently connect from work to home.

The architectural design of the residential buildings incorporates the traditional vernacular of nearby buildings, referencing time-honored Railroad-Romanesque stylistic elements to accentuate a highly-articulated façade, and reduce the overall scale of the building from the realm of pedestrian experience. The exterior exhibits sloping, gabled rooflines, melding the uppermost floor of both buildings into the slope of the roof in order to further reduce the effect of height on neighboring structures. Articulated areas of traditional exterior cladding, such as lap siding and vertical batten board, enhance the façade in subtle, refined blocks of color, echoing nearby residential homes and continuing the architectural fabric of the neighborhood.

A centrally located corridor bridging between the two buildings provides access to the residential units, with egress stairwells at end- and midpoints. Building services are also centrally located to provide close proximity to necessary amenities from residents of both buildings. The overall plan is driven by the compact footprint of each building, with efficient units that maximize natural light through the design of open kitchen/living spaces, comfortably sized bedrooms, bathrooms, a storage area. Each unit will contain a laundry area, individualized environmental controls, and efficient appliances that enhance the quality of life for residents.

With an active mix of affordable and accessible units, the proposed project will provide quality housing that is integrated into the surrounding neighborhood and enhances the architectural fabric of the community. The proposed location is only 30 second walk to the commuter rail. There is complementary access to shopping in downtown Reading, just .3 miles from the site. The shops include restaurants, a grocery store, a pharmacy and many other retail offerings. Playgrounds and baseball diamonds at Washington Street Park are also located across the street at the end of the

block, which provides more opportunities for community members to engage by utilizes these facilities.

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 20 units (26%) 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 desires to develop this project pursuant to the guidelines of the Masshousing New England Fund Program administered by Masshousing under which a site approval letter has been granted.

Preliminary architectural drawings and engineering plans are attached hereto in reduced form and under separate cover as full size drawings.

4. Local Need

According to figures compiled by the Massachusetts Department of Communities and Development (DHCD), in December 2014, Reading’s subsidized housing inventory represented 7.7% of its total housing stock, which is below the threshold requirements established under Chapter 40B of M.G.L.

5. Exceptions and Approvals Requested

The subject property is zoned residential. Certain elements of the proposed development do 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 Reading’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.