

# The Residence at Pleasant Valley Crossing

Boston Road, Sutton, MA

Local Initiative Program  
(LIP)

*ELITE*  
HOME  
BUILDERS

# Presentation Agenda

- I Project Team
- II Relevant Experience (Completed, Current & Future Projects)
- III Sustainable Development Principals
- IV The Residence at Pleasant Valley Crossing
- V Fiscal Analysis
- VI Traffic Analysis
- VII Project Benefits
- VIII Questions and Answers

# Project Team

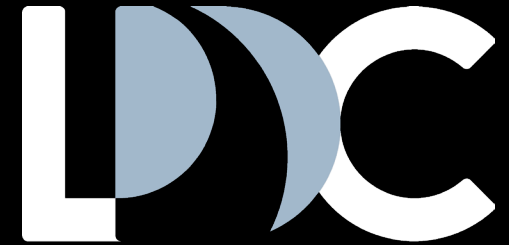


Property Owner



Developer Builder

Steve Venincasa  
Cohen Babcock  
Leonardo DaSilva



LAND DESIGN COLLABORATIVE

Civil Engineers | Landscape Architects

James Almonte, RLA  
Michael Scott, PE



40B Consultant  
Maureen O'Hagan



Architect

Erik Immonen, NCARB



Traffic Engineer

Ko Ishikura, PE

# Relevant Experience

Completed Projects

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Cobblestone  
VILLAGE  
APARTMENTS











  
PARKING  
ONLY





**FIRE PIT**

1. Use only dry, seasoned wood for fuel. Do not use charcoal, briquets, or other artificial fuels.

2. Do not burn treated wood, paint, or other flammable materials.

3. Keep a fire extinguisher nearby at all times.

4. Do not leave the fire unattended.

5. Do not drink alcohol or use drugs while the fire is burning.

6. Do not burn leaves, grass, or other yard waste.

7. Do not burn tires, oil, or other hazardous materials.

8. Do not burn anything that produces a lot of smoke.

9. Do not burn anything that is illegal to burn.

10. Do not burn anything that is a fire hazard.





# Relevant Experience

Current Projects

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# TRAILSIDE APARTMENTS

WORCESTER COUNTY

BOLYSTON, MA

TRAILSIDE APARTMENTS, LLC





# Future Projects

- Signed LIP agreements: Millbury 192 units
- Proposed LIP projects: Grafton 268 units (expected agreement)  
Auburn 152 units (expected agreement)  
Sutton 100+/- units  
West Boylston 192+/- units

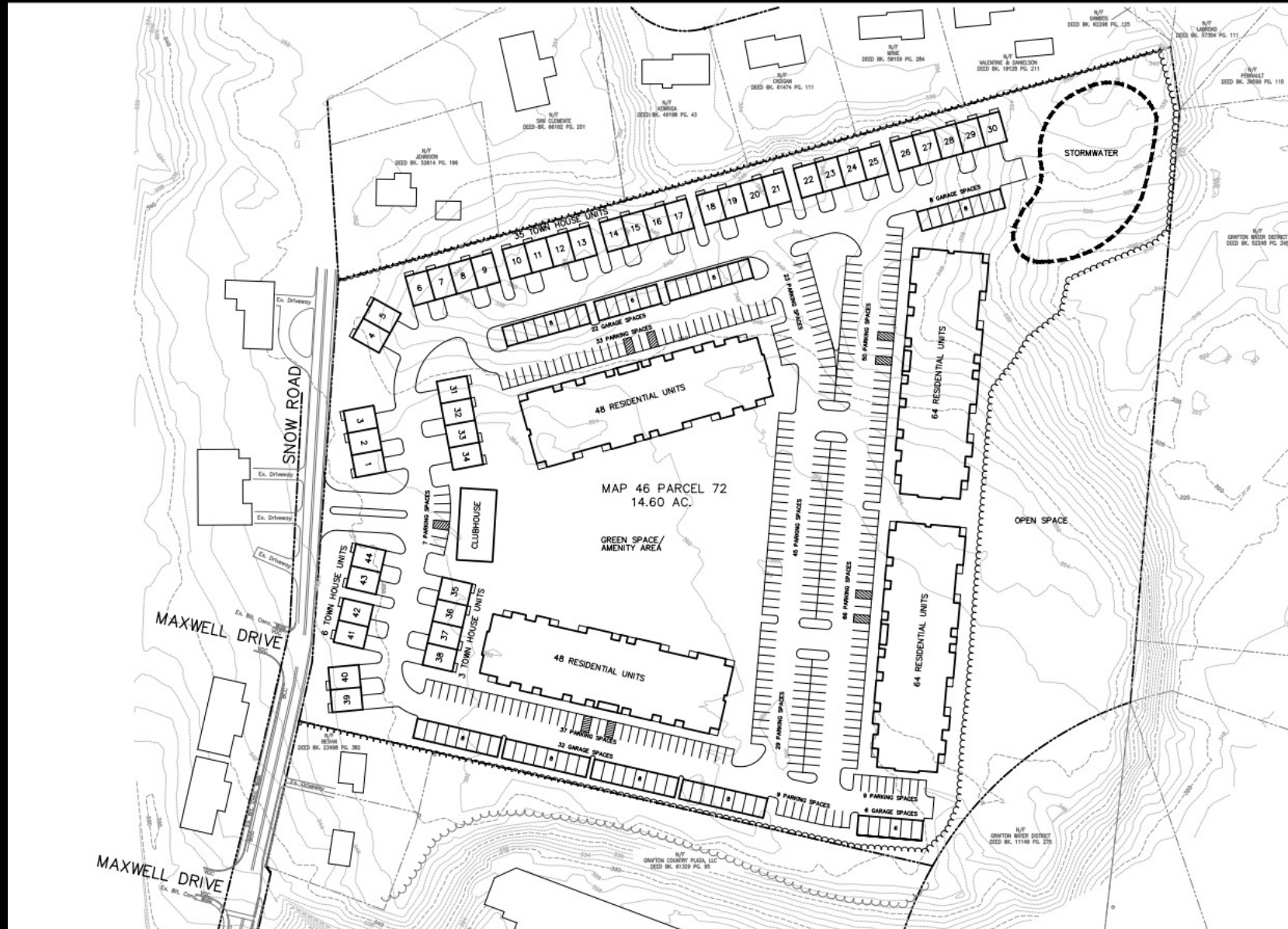
# Rice Road

Millbury, MA



# Snow Road

Grafton, MA



# Perry Place

Auburn, MA

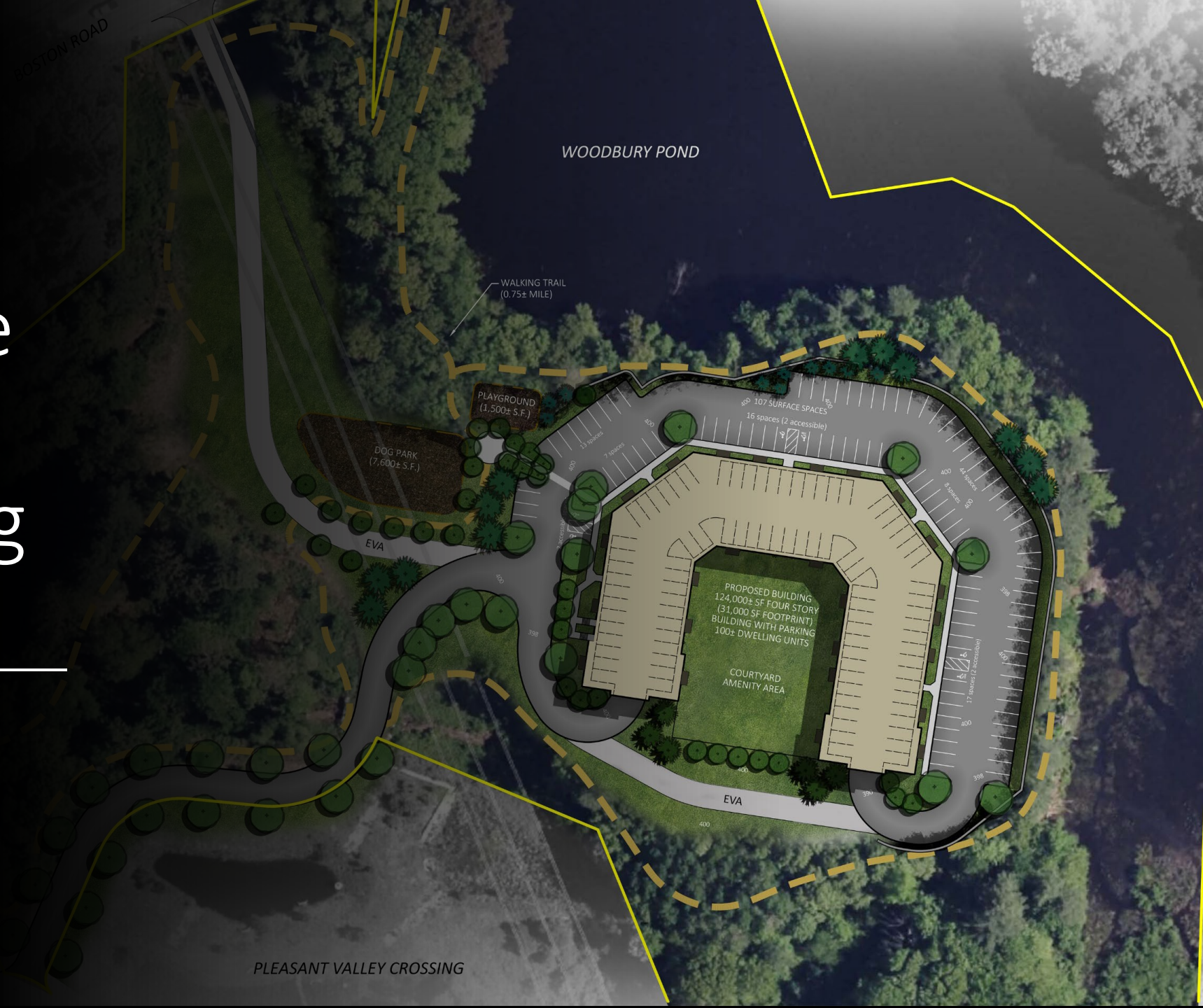


# Elite Home Builders Sustainable Development Principles

- **Sustainable Construction:** We are committed to providing high quality workforce housing in economically growing communities. Using the latest energy modeling and Engineering technologies, our developments are designed and constructed to be fossil fuel free and energy efficient with a host of amenities that support health and well-being, thus creating a long-term sustainability for the building, the occupant, and ultimately the environment.
- **“Green” Design:** Our Green Design Philosophy was developed using basic LEED principles. Our Green Design process starts with site selection and design to ensure the maximization of “green” sustainability. (E.G., avoidance of sensitive land, maximization of open space, storm water management, extensive landscaping, access to community recourses, transit, and infrastructure, fossil free energy efficient HVAC in conjunction with building products and techniques to reduce the overall carbon footprint.
- **Energy efficiency:** We employ the use of advanced framing by design. These techniques significantly reduce the overall amount of lumber used and are also very conducive to the effective installation of environmentally friendly insulations such as plant-based Cellulose. We’re also committed to the use of industry leading all-electric, cold-climate heat pump HVAC systems. Once installed, the systems are commissioned in alongside the overall building envelope. All commissioning is performed by contracted third-party certified HERS raters in accordance with Energy Star multi-family standards.

# The Residence at Pleasant Valley Crossing

Sutton, MA





BOSTON ROAD

PLEASANT VALLEY ROAD

ROUTE 146

PLEASANT VALLEY CROSSING

SUPERMARKET

RETAIL  
REST.

RETAIL  
REST.

WOODBURY POND

WATERWAY

BOSTON ROAD

WOODBURY POND

WALKING TRAIL  
(0.75± MILE)

PLAYGROUND  
(1,500± S.F.)

DOG PARK  
(7,600± S.F.)

EVA

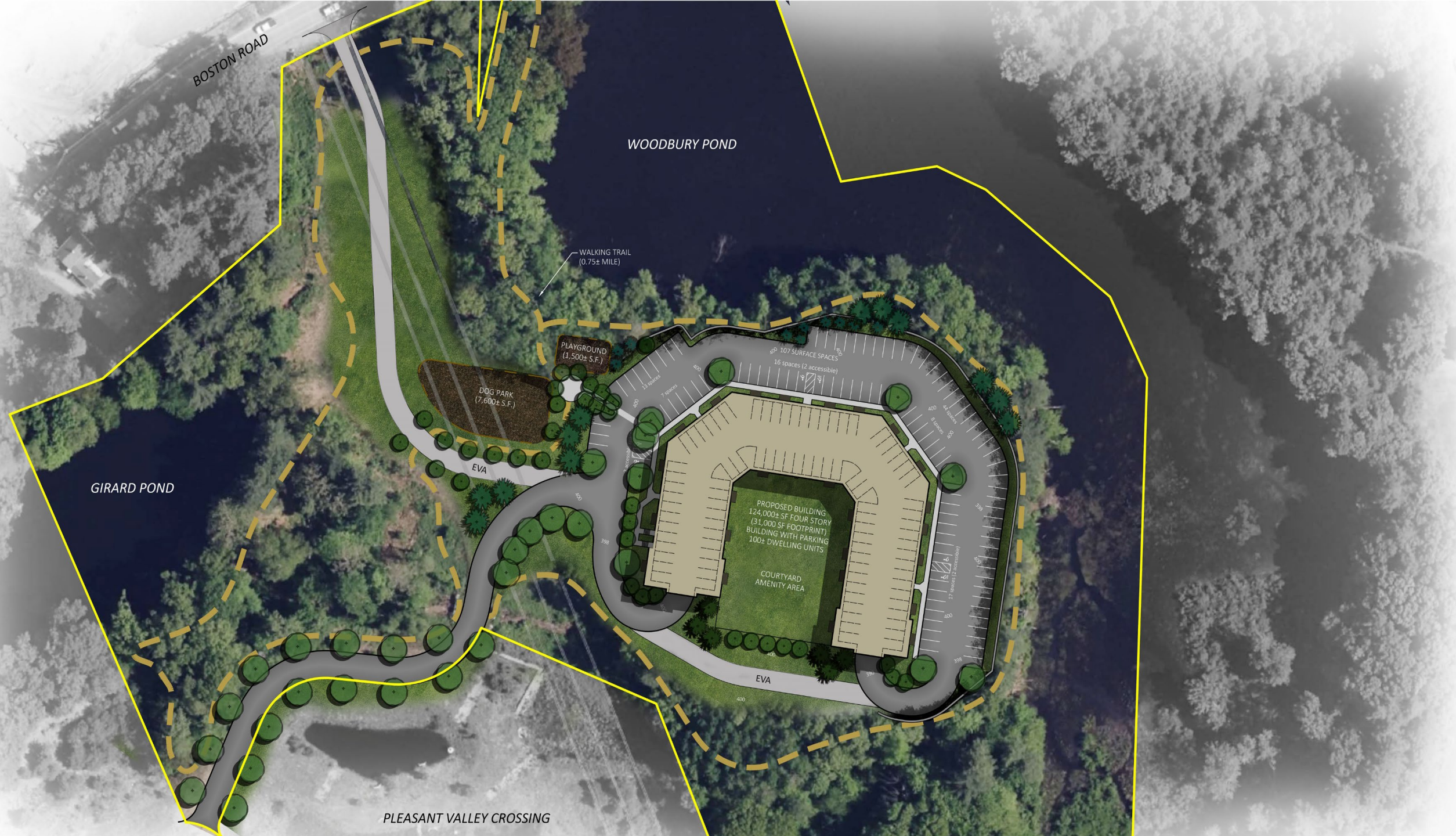
GIRARD POND

PROPOSED BUILDING  
124,000± SF FOUR STORY  
(31,000 SF FOOTPRINT)  
BUILDING WITH PARKING  
100± DWELLING UNITS

COURTYARD  
AMENITY AREA

EVA

PLEASANT VALLEY CROSSING



# Architectural Elevations



# Architectural Elevations



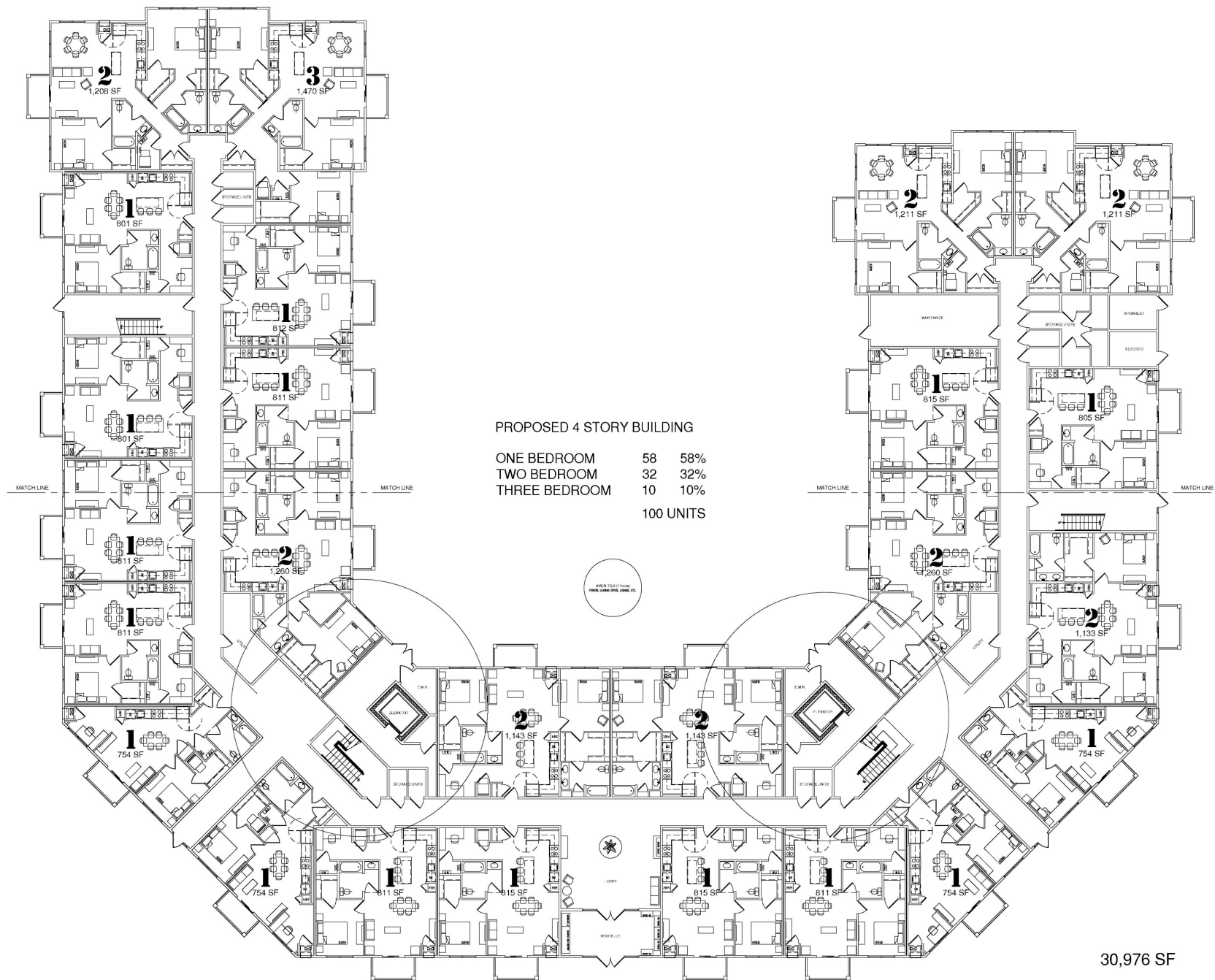
LEFT END ELEVATION  
1/8" = 1'-0"



LEFT ANGLED WALL ELEVATION  
1/8" = 1'-0"

# The Residence at Pleasant Valley Crossing

Sutton, MA



# Fiscal Analysis

<i>Estimated Tax Value of Boston Rd Multifamily</i>					
	Estimated Tax Valuation	Tax rate per \$1,000	No. of units	Tax receipt/unit	Estimated Tax Receipt
* Based on Elite Home Builders Avg. Multifamily tax valuation	\$ 25,000,000.00	\$ 15.18	100	\$ 3,795.00	\$ 379,500.00

<i>Estimated Excise Tax for Apartment Community</i>			
Assumption	Cars Registered in Sutton	Average Excise Tax Bill	Estimated Tax Receipt
Current Town Excise Tax	12,040	\$ 116	\$ 1,400,000
<b>Estimated Excise Tax</b>			
Boston Rd. Apartments(195 PS)	165	\$ 116	\$ 19,140

<b>Total Estimated Tax Receipt for Boston Rd. Apartments</b>	\$	398,640
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# Fiscal Analysis

<i><b>Town of Sutton Population</b></i>			
Population of Sutton - 9,361	Households - 3,349	Persons per Household - 2.80	

<i><b>Town of Sutton Annual Budgets for Municipal Services</b></i>			
<i>*Municipal services affected by Boston Rd.</i>	<b>Total Budget</b>	<b>\$ Per Person</b>	<b>\$ Per Household</b>
Police	\$ 2,115,046	\$ 226	\$ 632
Fire	\$ 556,265	\$ 59	\$ 166
Ambulance Services	\$ 98,760	\$ 11	\$ 29

<i><b>Estimated Municipal Services Impact</b></i>		
Proposed Units		100
Estimated Community Population		154
Police		\$ 34,804
Fire		\$ 9,086
Ambulance		\$ 1,694

# Fiscal Analysis

<i>Actual School Age Children (SAC) Residing In Communities</i>				
Complex	Town	No. of SAC	No. of units	SAC/Unit
Cobblestone Village	Millbury MA	3	72	0.04
Brookside	Boylston MA	1	66	0.01
149 Main Apartments	Grafton MA	5	44	0.11
Average		3	60	0.05
National Association of Home Builders Database		11	100	0.11
Massachusetts Association of Home Builders Database		9.8	100	0.1

<i>Estimated Sutton School District Budget(2023)</i>		
Sutton School Budget		\$ 14,397,579
School Enrolment K-12		\$ 1,321
Budget Per Student		\$ 10,899

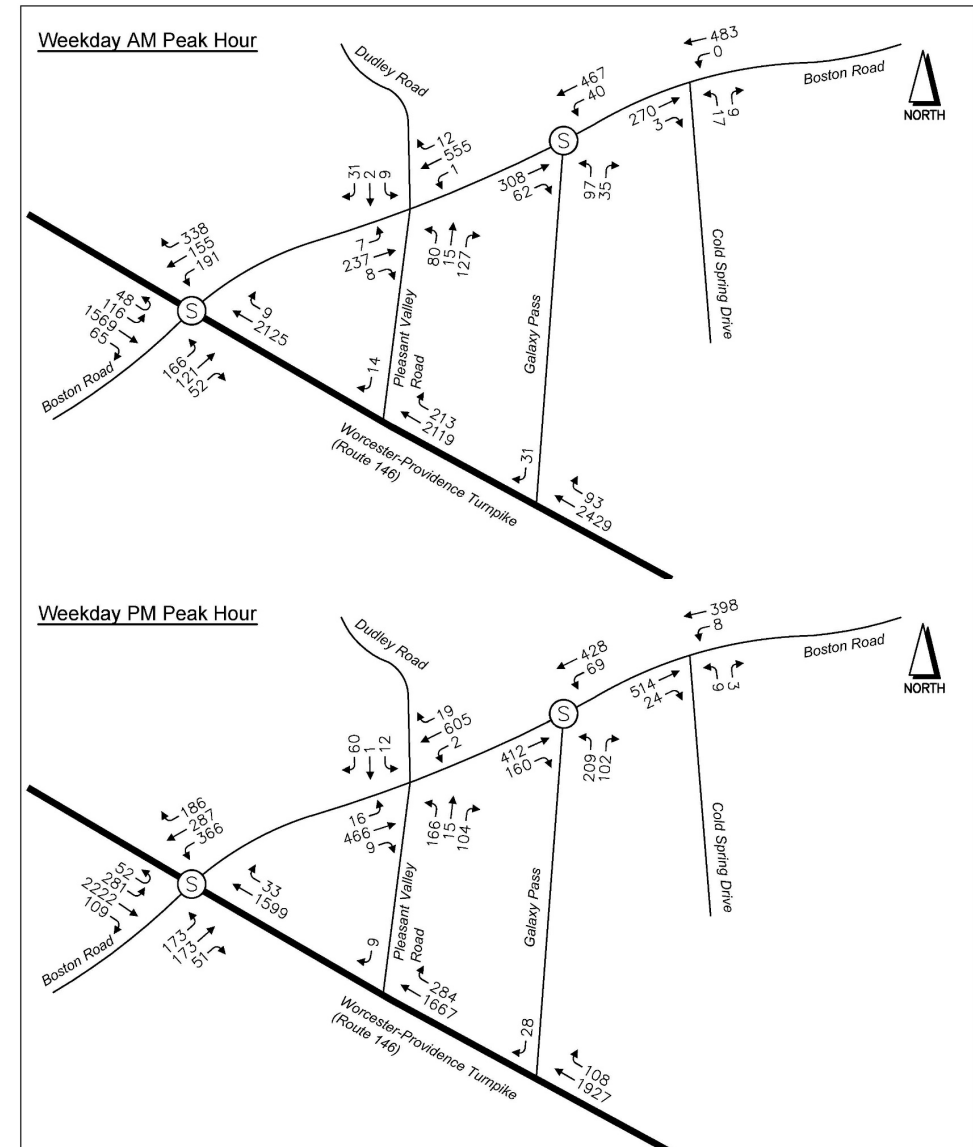
<i>Estimated SAC Impact From Proposed Apartment Community</i>		
Proposed Units		100
Estimated SAC In Apartment Community ( *using average of actual SAC and MAHB statistics)		7
Budget per Student 2023		\$ 10,899
Impact on School Budget		\$ 76,293

# Fiscal Analysis

<i><b>Boston Rd. Apartment Community Fiscal Impact on the Town of Sutton</b></i>	
<b>Total Estimated Tax Receipt</b>	\$ 398,640.00
Impact on School Budget	\$ 76,293
Impact on Municipal Services	
Police	\$ 34,804
Fire	\$ 9,086
Ambulance	\$ 1,694
Road Construction and Maintenance	None
Snow Removal	None
Street Lighting	None
Waste Removal	None
<b>Estimated Tax Revenue Surplus</b>	\$ 276,763

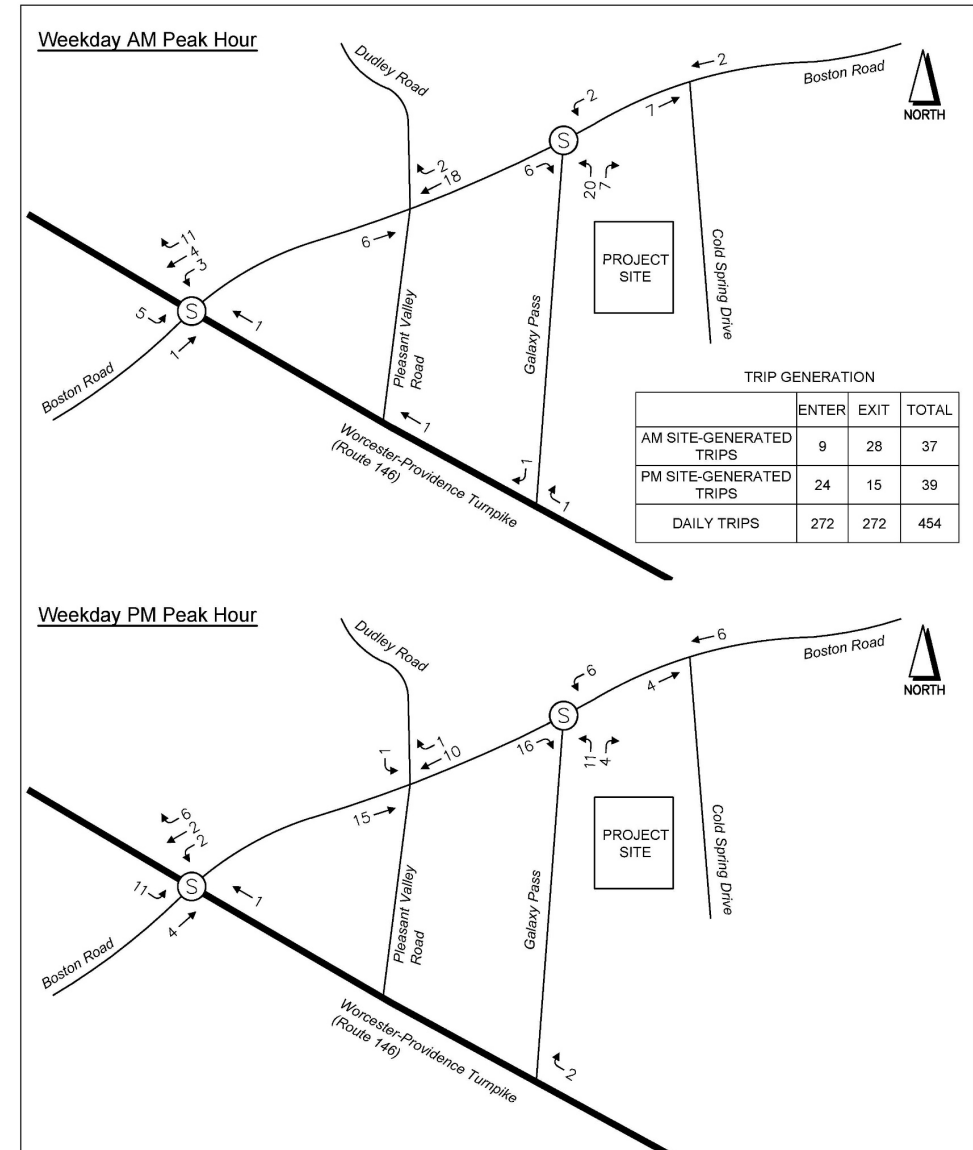
# Traffic Analysis

## Existing Condition



# Traffic Analysis

## Proposed Condition

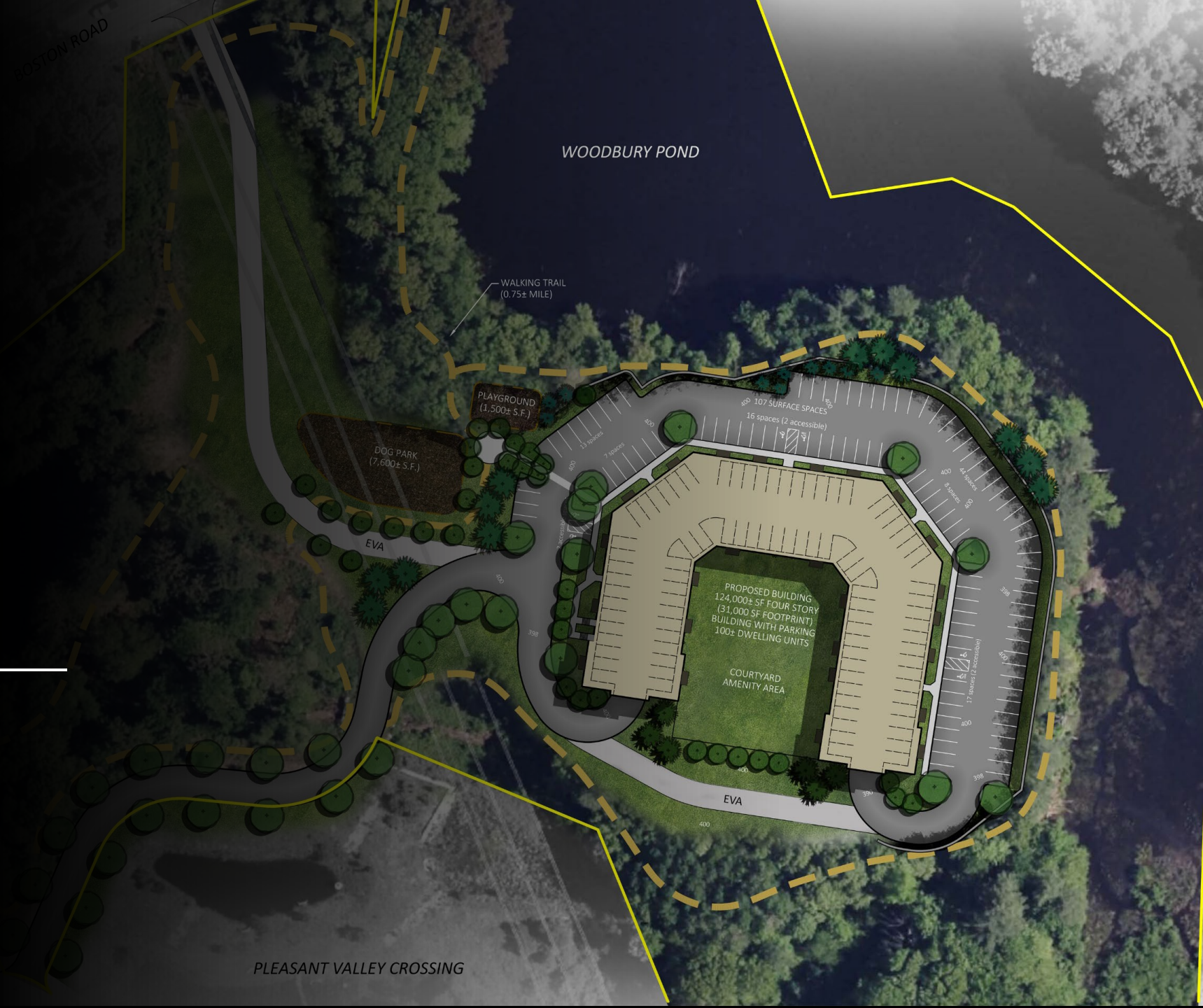


# Project Benefits

- Minimal Traffic Impacts to Local Roads
- Pedestrian Friendly Community to Adjacent Commercial Development
- Amenity Rich Community
- Project Location Minimizes Visual Impacts
- Affordable Housing Provided for Local Residents
- Collaboration with the Town of Sutton through the LIP Process

# Questions & Answers

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THANK YOU!

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