

Avalon Sudbury:

Project Status Update 11.17.15



Avalon Sudbury:

Agenda:

Status Update:

Site Eligibility Application (MHP):

Site Plan Update:

Architecture Update:

Questions ?

Avalon Sudbury: Permitting

- State Permitting:

- Local Permitting:

 - Comprehensive Permit - ZBA

 - Site Eligibility – MHP

 - Order of Conditions - Con Com

 - ANRAD – in process

 - NOI to follow

Avalon Sudbury: Site Eligibility Application

Schedule:

- Filed on 11/6/15 with MHP
- 30-day comment period
- Decision - early December
- File Comp Permit - late December

Avalon Sudbury: Site Eligibility Application

Avalon Experience:

- Own & manage 40 +/- communities in MA
- 34 have an affordable component
- 23 permitted under MGL Ch 40B
- Centralized affordable housing compliance

Avalon Sudbury: Site Eligibility Application

Avalon Experience: Avalon at Assembly Row



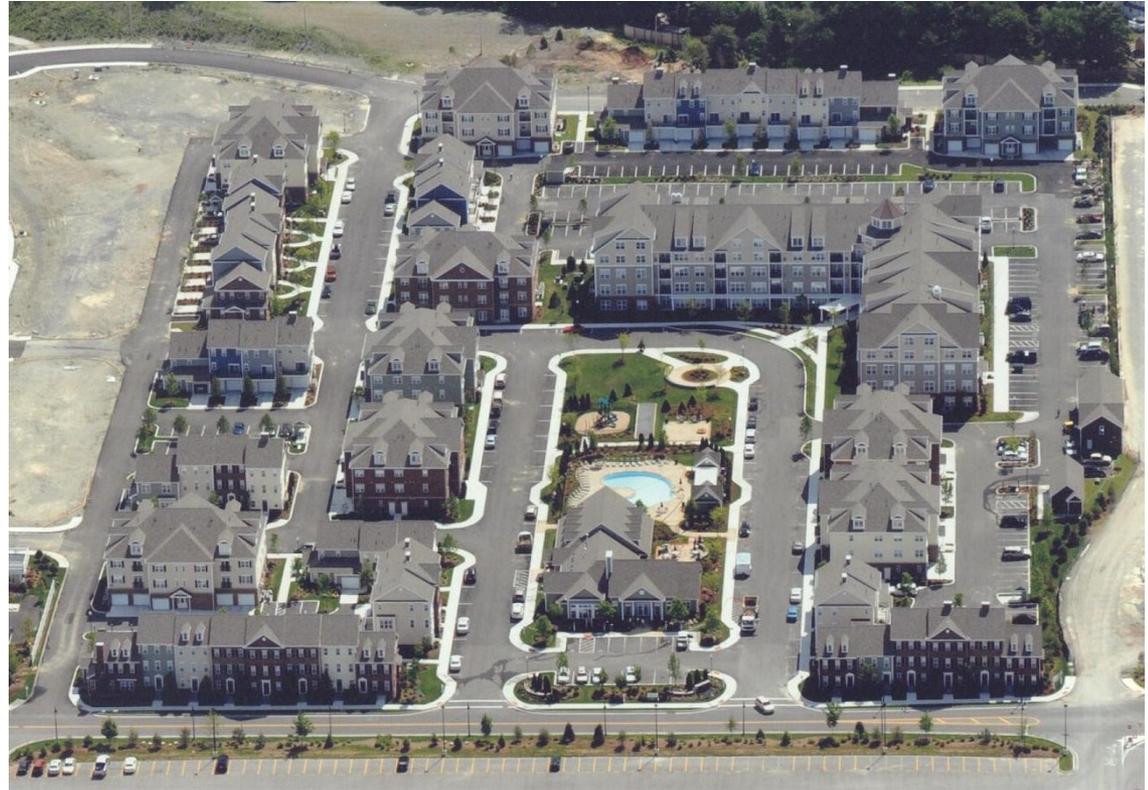
Avalon Sudbury: Site Eligibility Application

Avalon Experience: Avalon at Lexington Hills



Avalon Sudbury: Site Approval Application

AVB Experience:
Avalon at the Hingham Shipyard



Avalon Sudbury: Project Team

Developer: AVB & National Development

Contractor: AVB and Cranshaw

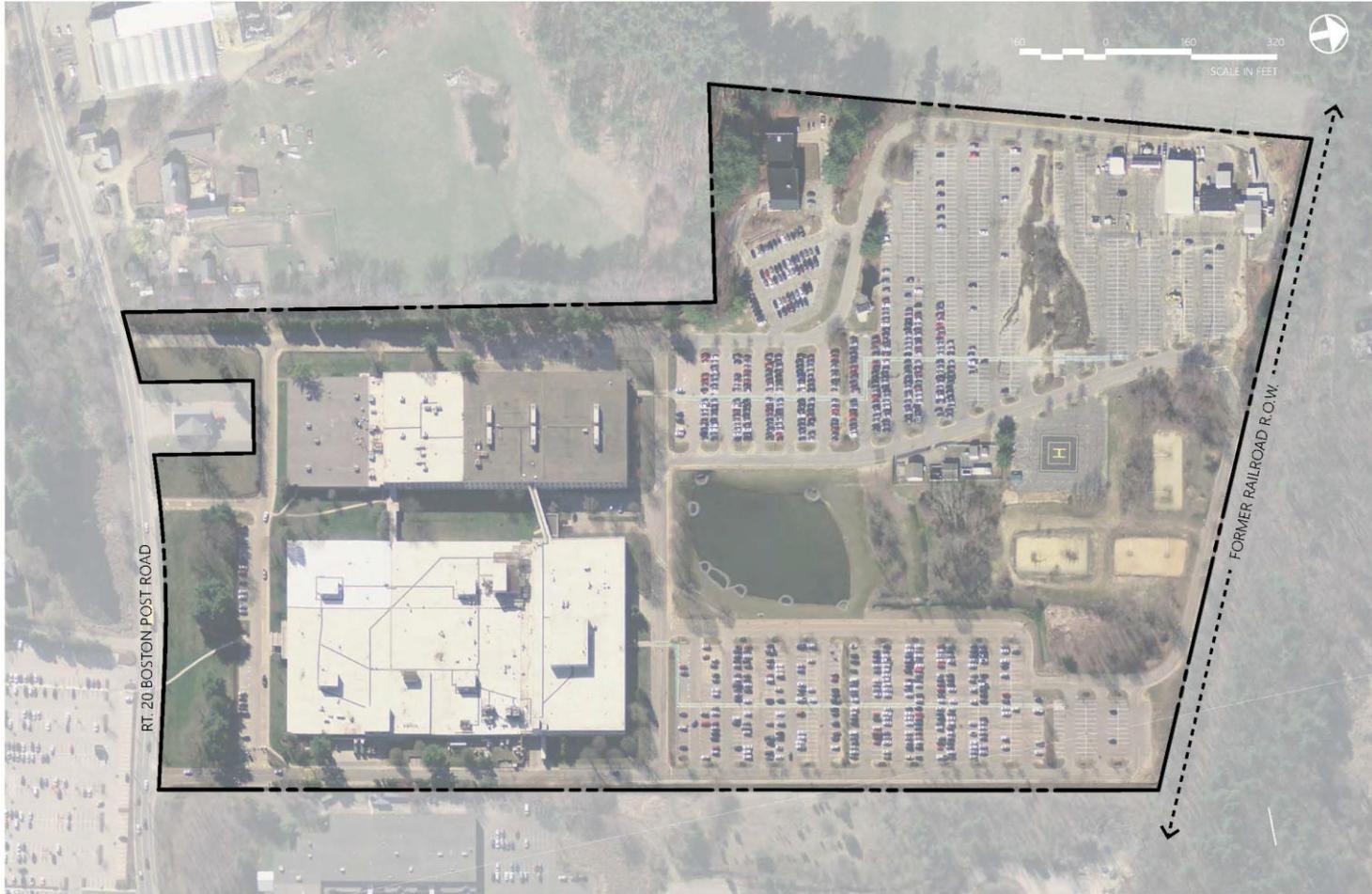
Legal Counsel: Goulston & Storrs

Architect: The Architectural Team

Civil Engineer/Traffic: VHB

Geotech/Environmental: Sanborn-Head

Avalon Sudbury: Existing Conditions



Avalon Sudbury: Master Plan



Avalon Sudbury: Site Plan



Avalon Sudbury: Streetscape



Avalon Sudbury: Amenities



Avalon Sudbury: Leasing and Amenities



Avalon Sudbury: Architecture

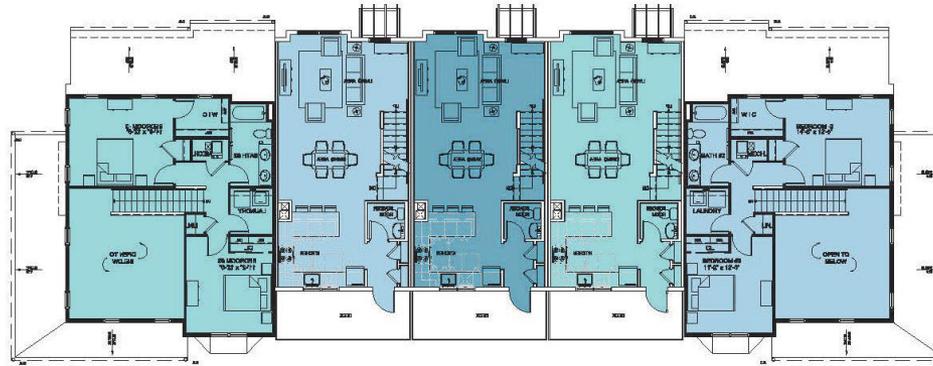
2 building styles:

“Direct Entry” buildings

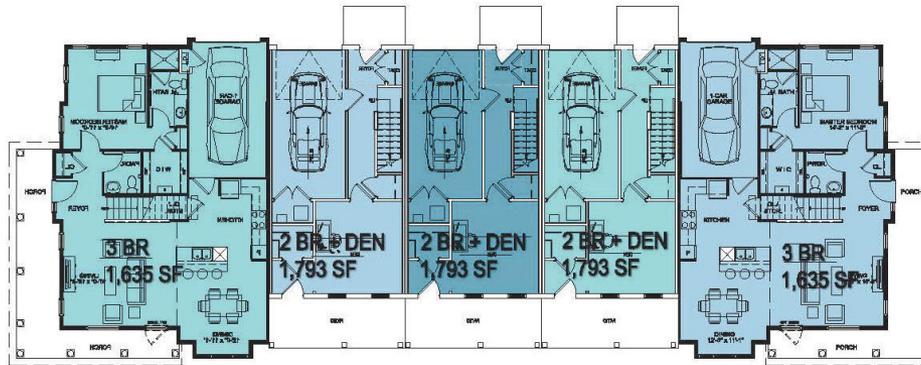
Traditional Townhomes



Avalon Sudbury: Traditional Townhomes



21 SECOND FLOOR PLAN (FRONT LOAD)
SCALE: 1/8" = 1'-0"



20 FIRST FLOOR PLAN (FRONT LOAD)
SCALE: 1/8" = 1'-0"

Avalon Sudbury: Traditional Townhomes



22 THIRD FLOOR PLAN (FRONT LOAD)
SCALE: 1/8" = 1'-0"

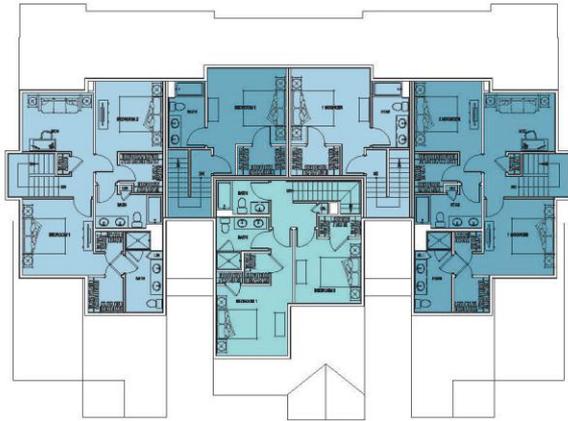
Avalon Sudbury: Traditional Townhomes



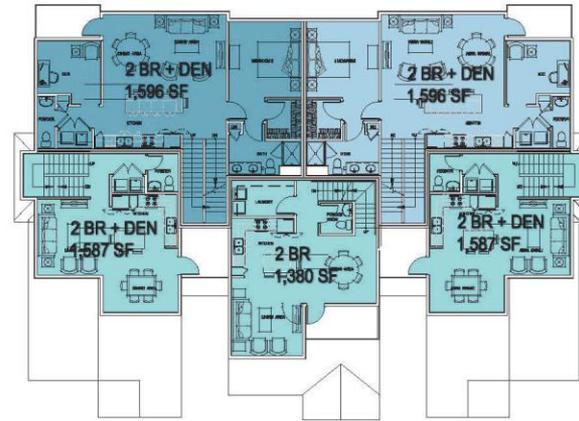
Avalon Sudbury: Traditional Townhomes



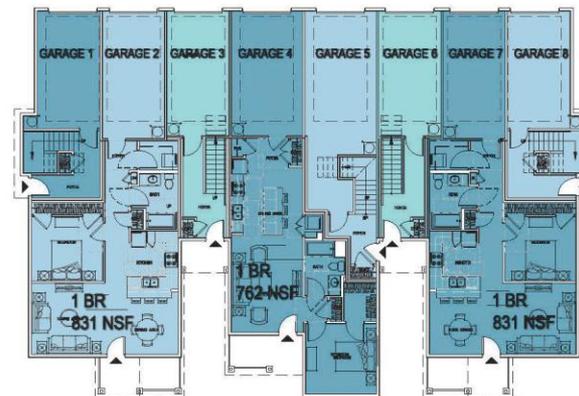
Avalon Sudbury: Direct Entry Buildings



30 THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"



20 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



10 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

Avalon Sudbury: Direct Entry Buildings



Avalon Sudbury: Direct Entry Buildings



Avalon Sudbury

Questions: