

Development Fast Facts

THE BRADFORD (Formerly Cushing Village)

SITE PLAN



Summary

The Cushing Village development was granted a Special Permit by the Planning Board on July 27, 2013. The development includes 3 separate buildings: 1) the Winslow on the site of the municipal parking lot, 2) the Pomona at the corner of Trapelo Road and Common Street, and 3) the Hyland at the corner of Common and Belmont Streets. The development will include approximately 38,200 square feet of commercial space on the ground floor, 112 dwellings units on the floors above (9 studios, 47 one-bedroom units and 56 two-bedroom units) and 202 parking spaces (including 50 municipal spaces provided as a result of the sale of the municipal parking lot). The development will also include 12 affordable housing units.

In October 2016, the development was purchased by Toll Brothers, and was subsequently renamed "The Bradford."

Office of Community Development | July 19, 2018

Groundbreaking Date

May 2017

Anticipated Completion Date ...

Fall 2019

Total Land Area

86,073

square feet

Residential Component

112

units

9

studios

47

1-bedrooms

56

2-bedrooms

Affordable Units

12

units

1

studios

5

1-bedrooms

6

2-bedrooms

Commercial Component

38,200

square feet

6

retail spaces

Parking Spaces

202

Total Spaces

51

Commercial

50

Municipal

101

Residential

1. THE WINSLOW BUILDING



Summary

The Winslow is located on the site of the former municipal parking lot, and is the smallest of the three buildings. It is anticipated that construction will be completed for this building first.

A parking garage and tenant bicycle storage spaces will be housed below grade, with automobile entrance and egress being located at the southern elevation of the Pomona Building (Building 2).

The first floor of the Winslow Building consists of approximately 10,200 gross square feet will be divided into smaller spaces to be utilized by smaller commercial establishments such as a coffee shop, a restaurant or other type of local business. Starbucks and a brew pub have signed leases to rent two of the commercial spaces.

Both the second and third floors will contain 20 rental apartment units, three of which will be set aside for tenants who qualify for affordable housing.

Construction Commenced

Spring 2018

Anticipated Completion Date ...

Fall 2018

Residential Component

20	0	6	14
units	studios	1-bedrooms	2-bedrooms

Affordable Units

3	0	1	2
units	studios	1-bedrooms	2-bedrooms

Commercial Component

10,200	3
square feet	retail spaces

2. THE POMONA BUILDING



Summary

At four stories and 20,000 gross square feet, the Pomona Building is both the tallest and the largest of the three buildings and it will be located at the corner of Trapelo Road and Common Street. This will be the last building to be constructed, with an anticipated completion date of Fall 2019.

A lobby area at the intersection of Trapelo Road and Common Street will provide access to the underground garage, which will house municipal and residential parking.

The first floor, which serves as the commercial level of the Pomona Building, could be leased entirely to a grocery store. However, while a large anchor tenant is contemplated for the Pomona, nothing precludes this space from being divided into smaller tenant spaces.

The second, third, and fourth floors will contain 54 rental apartment units, of which 4 will be set aside for tenants who qualify for Affordable Housing.

Construction Commenced

Spring 2018

Anticipated Completion Date ...

Fall 2019

Residential Component

54	9	26	19
units	studios	1-bedrooms	2-bedrooms

Affordable Units

4	1	2	1
units	studios	1-bedrooms	2-bedrooms

Commercial Component

20,000	2
square feet	retail spaces

3. THE HYLAND BUILDING



Summary

The Hyland Building will be the second building to come online, and will be located at the corner of Belmont and Common Streets. The topographic constraints at this corner of the site presented a challenge during the building design phase.

There is a smaller commercial parking garage below this building that will offer 51 commercial parking spaces.

Located directly off of the Horne Road Plaza on the ground floor will be a commercial space of approximately 3,800 gross square feet. In addition to the commercial space located on this floor will be the leasing and fitness centers for the community.

The upper floors will contain 38 rental apartments as well as five units set aside for tenants who qualify for Affordable Housing.

Serving as an amenity for residents of all three buildings, a roof deck will be located at the top of the Hyland.

Construction Commenced

April 2018

Anticipated Completion Date ...

Spring 2019

Residential Component

38	0	15	23
units	studios	1-bedrooms	2-bedrooms

Affordable Units

5	0	1	4
units	studios	1-bedrooms	2-bedrooms

Commercial Component

8,000	1
square feet	retail space

Timeline and Next Steps

Timeline to Date

- 2004 - Special Permit granted to build 3-story building at 495 Common Street (dry cleaners – environmental hazard/mitigation)
- Consultant hired to draft overlay
- 2006 - Cushing Square Overlay District adopted by Town Meeting
- Chris Starr began to assemble lots
- 2008 - Town Meeting voted to discontinue Horne Road and to convey municipal parking lot
- 2008 - Planning Board adopted Cushing Square Rules and Regulations
- 2010 - Board of Selectmen issued RFP for the municipal parking lot/Horne Road
- 2012 - (February 28) Special Permit public hearing begins on Cushing Village
- 2013 - (July 27) Planning Board grants Special Permit
- 2015 - (August 4) Planning Board grants 3 month extension
- 2015 - (November) Planning Board grants 1 year extension
- 2015 - (December 4) Planning Board modifies 1 year extension
- 2016 - (April 7) Planning Board modified extension
- 2016 - (September 9) Planning Board granted extension to July 27, 2017
- 2016 - Chris Starr purchased municipal parking lot and Horne Road
- 2016 - Chris Starr sold development rights to Toll Brothers
- 2017 - Toll renames the development 'The Bradford'
- 2017 - (May 16) Planning Board granted design modifications
- 2017 - (February) Toll began demolition
- 2017- (May 8) Foundation only Building Permit issued
- 2018 - (April 4) Full Building Permit issued. Construction commenced

Next Steps

- Planning Board must review and approve prior to installation:
 1. Exterior materials
 2. Signs and awnings
 3. Street furniture and planters
- Prior to the issuance of a Certificate of Occupancy (CO):
 1. Sound analysis
 2. Landscaping and site review
 3. Ensure full compliance with conditions
- On-going (after issuance of CO):
 1. Adequacy of landscaping and screening (one year after)
 2. Affordable housing compliance
 3. Leasing of the commercial spaces
 4. Ensure full compliance with conditions