CITY OF AMESBURY
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CITY OF AMESBURY, MA

SPONSORED BY: Kassandra Gove **BILL No.** 2026- 167

Kassandra Gove, Mayor

An Order to authorize the Mayor to accept and expend a HousingWorks Infrastructure Program grant in the amount of $5,000,000 to support the Clarks Road Reconstruction project.

Summary: This HousingWorks Infrastructure Program grant will support infrastructure improvements along approximately 2,600 feet of Clarks Road, from Route 110 (Macy Street) to Main Street. The project includes roadway reconstruction, new sidewalks, traffic calming measures, pedestrian safety improvements, and upgrades to water and stormwater infrastructure.

These improvements will enhance pedestrian safety, improve traffic flow, and provide safer connections between residential neighborhoods, commercial areas, and regional trails. The project will also address infrastructure needs and neighborhood concerns, while supporting ongoing housing development in the East End Smart Growth Overlay District, where nearly 700 new housing units are anticipated.

Be it Ordered by the City Council of the City of Amesbury assembled, and by the authority of the same as follows:

That the City of Amesbury authorizes the Mayor to accept and expend a HousingWorks Infrastructure Program grant in the amount of $5,000,000 to support the Clarks Road Reconstruction project.

Commonwealth of Massachusetts
EXECUTIVE OFFICE OF HOUSING & LIVABLE COMMUNITIES
Maura T. Healey, Governor ◆ Kimberley Driscoll, Lieutenant Governor ◆ Juana B. Matias, Secretary

Via Email: govek@amesburyma.gov

September 30, 2026

The Honorable Kassandra Gove
City of Amesbury
1 Market Street
Amesbury, MA 01913

Dear Mayor Gove: **Re: Application Amesbury 00521**

Congratulations! On behalf of the Healey-Driscoll Administration, I am pleased to inform you that a grant in the amount of **$5,000,000.00** from the **HousingWorks Infrastructure Program** is being awarded to **Amesbury** in support of the **Clarks Rd Reconstruction project**.

Contracting will begin in the coming weeks. We will email with pre-contracting and grant administration information. Please contact McKenzie Bell, Senior Community Grants Coordinator, at McKenzie.Bell@mass.gov with questions.

Please be advised that this letter does not constitute an agreement or contract with the Executive Office of Housing and Livable Communities (HLC) or the Commonwealth of Massachusetts. The grant award is not final until the organization has executed a contract with HLC. You should not proceed with any grant activities until a contract is executed or you have written permission from HLC to initiate grant activities prior to contract execution.

The receipt of grant funds is contingent upon the grantee being able to certify that it will comply with the Massachusetts General Laws, including G.L. c. 40A, § 3A, the MBTA Communities Act. Compliance with the MBTA Communities Act is determined by the Executive Office of Housing and Livable Communities.

Finally, public announcement of this award is embargoed until the Administration has had the opportunity to announce it through a public event and/or media release. Please refrain from sharing or publicizing news about this award outside of your organization until it is officially announced.

Sincerely,

Juana B. Matias
Secretary, EOHLC

PROJECT INFORMATION

PROJECT CORE

2.1. Project Name: *Clarks Rd Reconstruction*

2.2. Project Location: *Amesbury*

Save the form after selecting Project Location.

Rural Community:	*N/A*	**Gateway City:**	*N/A*	**Housing Choice Community:**	*Yes - HC*	**MBTA Community:**	*Yes - MBTA*	**Coastal Community:**	*Yes*
EOED Region:		*Northeast*		**Regional Planning Agency:**		*Merrimack Valley Planning Commission*			

ATTENTION APPLICANT

Based on the Project Location selection above, this project is located within an MBTA Community.

The receipt of grant funds is contingent upon the grantee being able to certify that it will comply with the Massachusetts General Laws, including G.L. c.40A, s.3A, the MBTA Communities Act. Compliance with the MBTA Communities Act is determined by the Executive Office of Housing and Livable Communities (EOHLC).

View the current compliance status of each MBTA community at: www.mass.gov/mbtacommunities.

Compliance Status: Select the option below that best reflects the MBTA Community's compliance status as of the date of application submission:

Compliant: Community has received a district compliance or conditional compliance determination letter from EOHLC.
Acknowledgement:

[X] **I understand that this project is located within an MBTA Community and that the community's compliance status with the above stated regulations will affect this application's eligibility for funding**

Short Project Description / Abstract – In one sentence, describe what the grant would fund and what the project would accomplish if funded.

2.3. *This grant would fund the construction of the Clark's Road infrastructure improvements. Infrastructure improvements include, but are not limited to, sidewalk construction, traffic calming devices, full depth pavement reconstruction, upgraded stormwater infrastructure, an upgraded water main, new MUTCD compliant traffic signage and striping.*
Project Category for Grant Consideration - Select the Development Continuum category, Project Type and Project Focus that best fits the project. Applicants can see the One Stop grant program most likely to review each type of project by hovering over the radio button next to each Project Focus option.

2.4.
ATTENTION APPLICANT: Save form after answering or changing answer to question "Project Category for Grant Consideration".

Development Continuum Category:	*Infrastructure*
Project Type:	*Infrastructure to Support Housing Growth (Residential Only)*

Project Focus: *Construction*

Project Sub-Focus: *Roadway / Streetscape Improvements*

Housing Choice Consideration -By virtue of the applicant's Housing Choice Designation, this project may be eligible for the Housing Choice Grant Program. Please note that the maximum Housing Choice award is $150,000 for Planning and Zoning projects and $500,000 for Site Preparation, Building, and Infrastructure projects.

2.4.a. **NOTE: In the FY27 round, Housing Choice Communities do not need to answer questions related to implementation of Housing Choice Best Practices. However, best practices will still be accounted for in the review process from HLC's record of best practices that were submitted. If you are unsure whether HLC has the up-to-date list of best practices, please contact McKenzie Bell at McKenzie.Bell@mass.gov immediately.**

Do you want to be considered by the Housing Choice Grant Program?

Yes

Housing Choice Certification:

I certify that the City/Town of *Amesbury* has submitted the most up-to-date list of best practices to HLC in its last Housing Choice Designation application OR submitted certification of best practices to McKenzie Bell during the FY27 Community One Stop for Growth application period, and that HLC has the most recent and accurate updated best practices to take into account in the application evaluation as described in the FY27 Housing Choice Grant Program Guidelines.

Howard Snyder *06/03/2026*

Name Date

ATTENTION APPLICANT: Save form after answering or changing answer to question "Project Category for Grant Consideration".

Based on the selection above, your project is likely to be reviewed by the following program(s):

HousingWorks Infrastructure Program (HWIP)

Housing Choice Grant Program

NOTE: The maximum Housing Choice award is $150,000 for Planning and Zoning projects and $500,000 for Site Preparation, Building, and Infrastructure projects.

Before you proceed, it is recommended that you visit the program website and review program guidelines.

Project Overview

Project Narrative – Provide an overview of the project, describing the issues or opportunities that the project aims to address and why the project is critical to enhance community, housing, and/or economic development in the community.

2.5. *The project aims to provide pedestrian improvements such as, but not limited to, traffic calming elements such as speed humps, rectangular rapid flashing beacons, and a raised crosswalk. The project also includes an upgraded water main and enhanced stormwater infrastructure to support the housing development along both Clark's Road and adjacent developments in the East End Smart Growth Overlay District (EESGOD). Vehicular and pedestrian volumes are expected to increase with the construction of nearly 700 units in three large scale housing developments in the EESGOD. The project is critical in providing safe pedestrian circulation from Route 110 (Macy Street) to Main Street and managing vehicular traffic flow and speed within the project area. Importantly, the proposed water and drainage improvements support the infrastructure demands of the developments.*

Route 110 serves as the City's primary commercial corridor, experiencing heavy seasonal traffic from visitors traveling to Salisbury Beach and commuters accessing I-495 and I-95. The corridor hosts vital community and regional businesses, including a major shopping plaza, health services, and various local and national dining options clustered near the intersection of Route 110, Elm Street, and Clark's Road. This intersection also serves as a critical multi-modal hub: the Riverwalk bikeway connects it to Downtown, while the Ghost Trail links it directly to regional attractions like Salisbury Beach and the Merrimac River in Newburyport. By enhancing bicycle and pedestrian infrastructure, this project will seamlessly integrate local paths into the broader northeastern regional trail network. Furthermore, it will provide residents of the Clark's Road and Main Street neighborhoods with significantly safer, more accessible pedestrian connections to both the commercial corridor and the adjacent Point Shore conservation area.

Scope of Work – Provide a detailed description of the proposed work that would be carried out using the funds requested.

2.6. *The grant funds would be utilized for the bidding, construction engineering, and construction of the infrastructure improvements along 2600+/- feet of Clarks Road from Route 110 to Main Street. The infrastructure improvements along Clarks Road include the construction of a sidewalk from Macy Street (Route 110) to Main Street, traffic calming measures such as a raised crosswalk, rectangular rapid flashing beacons and speed humps, full depth pavement reconstruction, upgraded stormwater infrastructure, an upgraded water main and MUTCD compliant signs and pavement markings.*

Project Implementation Timeline – Describe the timeline to implement the project. Include any tasks that the applicant would need to complete before expending grant funds, if awarded (i.e. local approvals, procurement, hiring contractors, etc.), as well as information about any notable dates and/or milestones.

2.7. *The applicant needs to complete the final design, permitting, and bidding of the proposed infrastructure improvements. The Clarks Road design and permitting process is nearly 50% complete and can be expected to be ready for advertisement by the 2027 construction season next year. A public informational meeting is scheduled for June 17th to engage feedback and inform the neighborhood of the projects.*

Progress to Date – Describe any work that has been completed on this project so far, such as community/regional planning, design and engineering, prior project phases completed, etc. If applicable, include any prior local investment and/or state/federal funding received for the project.

2.8. *To date, the applicant has advanced engineering design plans for Clarks Road improvements to a nearly 50% design level. Draft design plans are included as an attachment to this application.*

Leadership and Ability to Execute – Describe the team that will lead the project and explain why they are well-positioned to carry it out successfully. If applicable, describe the role of other partners involved in the project.

2.9. *The City of Amesbury has robust planning and public works departments that will work with their Consultant, TEC, Inc. TEC is a transportation engineering firm with 25 years of experience and over 80 employees that specializes in successfully carrying the planning, design, and construction of transportation infrastructure projects. TEC, Inc. was the City's consultant through the design, permitting, and construction of the MassWorks Improvement project along South Hunt Road and the Route 150 interchange project.*

Anticipated Outcomes and Impacts – Explain how the project will catalyze community economic development, housing development, and/or provide other public benefit. Describe the tangible outcomes, including impacts on housing production, job growth, workforce development, entrepreneurship, local business and/or other social benefits.

2.10. *The Clark's Road public infrastructure project will catalyze economic development and public health by providing safe and accessible infrastructure improvements at a gateway intersection in the City of Amesbury and a key corridor connecting Route 110 to Main Street. The project will serve 152 units of approved multifamily housing along Clarks Road and also support 543 future housing units within the City's East End Smart Growth Overlay District..*
Route 110 is a vital commercial and regional artery. It also serves as the convergence point for the Riverwalk and Ghost Trail, which connect Downtown Amesbury to Salisbury Beach and the Merrimac River. This infrastructure project will transform regional connectivity by upgrading pedestrian and bicycle access to these major trail networks. Crucially, the project ensures that residents in the neighboring Clark's Road and Main Street communities gain safe, walkable access to local commerce, Merrimac River and the Point Shore conservation area.

Project Impacts - Does the infrastructure project directly support an imminent development?

2.11. **Note**: Imminent Development refers to a housing, commercial, industrial, or mixed-use project that is forthcoming and demonstrably likely to occur within a timeframe similar to that of the grant timeline. These developments should be adjacent to the improved infrastructure assets. Such developments typically have clear indicators of progress toward realization — for example, site control by a developer, active permitting or design work, secured financing or investment commitments, or other tangible actions that confirm the project's viability and intent to proceed.

Yes

Housing Impacts			
	New Rental Units	*New Ownership Units*	*Total*
New Affordable Units	*31*	*0*	*31*
New Market Rate Units	*121*	*0*	*121*
		Total New Housing Units	*152*
		Percent Affordable:	*20%*
If any affordable, specify lowest income limit used (65% AMI, 80% AMI, etc.):			*80*

Employment Impacts	
Number of NEW permanent full-time jobs to be created:	*10*
Number of NEW permanent part-time jobs to be created:	*2*
Total number of all NEW permanent jobs to be created:	*12*

Total construction jobs to be supported by the development project(s):	**Total existing full-time jobs to be retained as a direct result of this project:**
550	*5*

Businesses Impacts	
Square feet of office and/or retail space to be created, including restaurants:	*0*
Square feet of industrial space to be created, including warehouses:	*0*
Total square footage of commercial space to be created:	*0*

2.12. Grant Request – In the table below, provide a breakdown, by spending category, of the total grant funding requested for the proposed project.

Spending Category	Funding Requested
Consultants / Prof. Fees	*$0*
Pre-Construction (Design, Engineering, Permitting, Bidding, etc)	*$15,000*
Environmental Remediation	*$0*
Construction Admin.	*$135,000*
Demolition	*$0*
Construction	*$4,500,000*
Contingency	*$350,000*
Other / Miscellaneous	*$0*
TOTAL	***$5,000,000***

2.13. Applicant Match - Will **the applicant** provide a match to supplement any grant funds awarded? An applicant match may include funds that will be committed to the project as well as expenses previously incurred (e.g., prior design or engineering). Do not include funds provided by outside parties.

Yes

2.13.a. If yes, what is the match amount?

$400,000

Describe the source(s) and status of all applicant match funds being provided, including whether the funds are secured or awaiting approval. For any funds that have not been secured, provide a timeline for securing the funds.

2.13.b. *The City has allocated 40R funding in the sum of $350,000.00 for the construction of the Clark's Road infrastructure improvements. Additionally, to date the City has spent $50,000.00 on traffic planning within the study area, separate from the grant awarded in FY25.*

2.14. Other Match Funding Sources – Is this project supported by additional funding being provided by outside parties (i.e. partner organizations, developer contributions, other state/federal grants, etc.)? Do not include any applicant match.

Yes

2.14.a. If yes, what is the total amount being contributed by outside organizations?

$100,000

Describe the source(s) and status of the additional funds, including whether the funds are secured or awaiting approval. For any funds that have not been secured, provide a timeline for securing the funds.

2.14.b. *The leveraged development at 27.5-29 Clarks Road is committed to constructing 600 linear feet of sidewalk from their frontage up to Route 110 (Macy Street). In order to maintain control over the construction project, the City elected to contribute the funding for the sidewalk from the developer toward the larger Clarks Road infrastructure improvement project.*

Does the "Other Match" amount listed include any federal funds?

2.14.c.

No

Total Project Cost

If the below table does not accurately reflect the total cost to complete the scope of work described, adjust the Grant Funding Request, Applicant Match, and Funding From Other Sources accordingly.

Source	Amount
Grant Funding Request	*$5,000,000*
Applicant Match	*$400,000*
Funding From Other Sources	*$100,000*
Total Project Cost	***$5,500,000***

Cost Estimate - Attach an engineer's cost estimate or similar document that details and substantiates the requested grant amount for construction. Applicant may submit a pre-filled worksheet, such as from the MassDOT Construction Project Estimator. The cost estimate should include the following, as applicable:

2.15.
- The date the cost estimate was prepared
- The name of the company and/or individual that prepared the cost estimate
- How long the quoted price remains valid
- Contingencies should be clearly identified using a separate line item(s)

2.15 Construction Cost Estimate.pdf

Community Description

2.16. **Project Location Map** - Attach a map showing the location of the project/project area. For site specific projects, the map should clearly identify the parcel(s) and/or structure(s) where the project will take place.

2.16 Location Map.pdf

2.17. **Environmental Justice** - Is the project site located within one mile of an Environmental Justice census block group? CLICK HERE to access the Commonwealth's Environmental Justice Map Viewer.

Yes

Community Description and Engagement Plan – Describe the community that will be impacted by the project as well as how the project will promote an inclusive public participation process, engage new voices, and/or empower diverse stakeholders. If applicable, describe how the project advances opportunities for community members who have been socially and economically disadvantaged, and/or historically underrepresented.

2.18. *The population most directly impacted by and likely to benefit from the proposed public infrastructure project will be those residing within a half-mile radius of the planned improvements. It will improve safety, accessibility, and quality of life in this densely developed area. The City is committed to inclusive public engagement, prioritizing the input of nearby residents while also welcoming input from a broader audience. The City currently has a public forum/meeting scheduled for 6/17/2026 to inform the neighborhood of the ongoing projects within the area.*

Engagement for the redesign will continue with the use of multilingual materials, accessible meetings, and hybrid formats. The City will focus on renters, seniors, and commuters to ensure all voices are heard. This project promotes equitable development, community trust, and long-term empowerment and supports the goals, objectives and strategies of the 2022 Merrimac River District Report.

2.19. **Relation to Other Projects** - Does the project align with and/or support any other housing or economic development projects happening in the community?

Yes

If yes, briefly describe any direct or indirect support that the project provides.

2.19.a *The Clarks Road infrastructure project supports the Rocky Hill Development located north of the Elm Street / Clarks Road intersection and provides connectivity to the off-site improvements associated with that planned developed, such as reconstruction to three signals along Route 110 and the construction of a sidewalk along the north side of Route 110. Furthermore, a development plan has been submitted with over 150 housing units along Old Elm Street, approximately 150 north of Clarks Road.*

2.20. **District Management Models** – Indicate which, if any, of the following district management models have been established to support the community's downtown, main street, village center, or other commercial corridors.

N/A

Environmental Sustainability and Emissions Reduction

Environmental Sustainability – Describe how the applicant will take climate change and environmental sustainability into consideration in the execution of the project. If applicable, describe what efforts will take place to reduce greenhouse gas emissions on site during the execution of the project in support of the Massachusetts Clean Energy and Climate Plan for 2050.

2.21. *The public infrastructure project will complete a significant upgrade to usability, safety, and sustainability of Clarks Road and the bookend intersections. These improvements will enable the recent and future increases in housing to be seamlessly integrated into the community, with improved access to other modes of transportation. This leads to reduced vehicular-specific needs at different locations, thereby saving valuable open space. The project also aims to improve upon the available open space by upgrading drainage infrastructure and greenspace.*

Climate Resilience Design Standards Tool – The Climate Resilience Design Standards Tool guides users to input basic project information and will generate a downloadable report for attachment. The Climate Resilience Design Standards Tool is accessed via the following link: https://resilientma.org/rmat_home/designstandards/.

For ease of completion, applicants should input only one asset into the tool. A short step-by-step guide for accessing and inputting a project is available here. The entire process, exclusive of registration, should take no more than 15 minutes using the guide provided.

2.22. Applicants are advised to generate their project report as soon as possible and to budget at least three (3) business days prior to submission of their application to allow adequate time for resolution of any technical problem, should a problem arise.

ATTACHMENT HERE: Attach a copy of the project's output report from the Commonwealth's online Climate Resilience Design Standards Tool.

2.22 Climate Reilience Design Standards Report.pdf

2.22.a. Does the project's Climate Resilience Design Tool report provide a "High preliminary exposure score for either Sea Level Rise/Storm Surge, Extreme Precipitation - Urban Flooding, or Extreme Precipitation - Riverine Flooding (see above ATTACHMENT)?

No

Site Information

2.23. **General Information** - Complete the table below with information about the project site.

Project Address (If the work spans multiple addresses, or is within a public right of way, provide the address that best represents the project location.)
27.5 - 29 Clarks Road

Site Description - Describe the area where the grant-funded work will take place. Include the size of the project area and any unique challenges that may exist. If applicable, include ownership history, past/present uses and operators, conditions of any existing building(s), historic considerations, etc.

2.24. *The East End 40R Smart Growth and MBTA Multifamily Overlay District comprise over 100 acres of land (85% undeveloped) along Clarks Road, Route 110, and Elm Street in Amesbury, MA. The proposed project is located along the half (1/2) mile Clark's Road corridor spanning from Main Street to Route 110 (Macy Street).*

2.25. **Site Plan/Construction Drawing** – Attach a site plan, conceptual drawing, and/or construction design that clearly demonstrates the location of the proposed work that would be funded by this grant if awarded.

2.25 DRAFT Construction Drawings.pdf

2.26. **Transit Oriented Development** – Is the project site located at or within a half mile of a transit station (defined as a subway, light rail, ferry, commuter rail station) or bus route, and/or is located in a zoning district that allows multi-family by right in accordance with Section 3A of MGL c.40A?

Yes

If yes, identify the name of the transit station(s):

2.26.a. *The Merrimack Valley Transit Authority (MEVA) operates bus route #17 along Macy Street (Route 110). The proposed public infrastructure mile is approximately 2,000 feet from a bus stop at the intersection of Macy Street and Merrill Street.*

2.26.b. If yes, is the project located within an MBTA Community compliant zoning district?

Yes

Current Zoning – What type of use does the zoning on the project site(s) currently allow? (Check all that apply)

2.27. *Industrial/Commercial,Residential - Single Family / Townhome,Residential - Multifamily,Mixed-Use*

If Other, specify:

Community Development Tools – Indicate which, if any, of the following housing and/or economic development tools have been

2.28. adopted within the project site.

40R/40Y Smart Growth or Starter Home District

2.29. Site Ownership - Is the project site publicly owned?

Yes

2.29.a. If Yes, describe the type of public ownership (Check all that apply).

Right of Way

If Other, specify:

	If "Other" selected, specify:

INFRASTRUCTURE ADDITIONAL QUESTIONS

INFRASTRUCTURE PROJECT DETAILS

The following questions pertain to the infrastructure improvements that would be supported by grant funding, if awarded.

5.12. **Construction Timeline** - Provide the planned schedule/timeline for the project.

Milestone	Start Date	End Date
Design/Engineering/Permitting	*08/04/2025*	*04/30/2027*
Bidding Open/Close	*05/03/2027*	*05/31/2027*
Construction Start	*06/28/2027*	
50% Construction		*12/30/2027*
Construction Complete		*11/06/2028*

5.13. **Design Completion - What percentage project design is completed?**

40

5.14. **Permits/Licenses/Approvals** - Indicate all permits, licenses, and/or approvals are required for this project. For each requirement, indicate if secured and the actual or anticipated dates of filing and issuance. Insert a new row using the yellow "+" button for each required permit, license, or approval.

Required Permits/Licenses/Approvals	Check If Secured	Filing Date (Actual or Anticipated)	Decision Date (Actual or Anticipated)	
Conservation Commission	*[]*	*08/03/2026*	*11/30/2026*	If "Other" selected, specify:
Utility Relocation	*[]*	*08/03/2026*	*10/26/2026*	If "Other" selected, specify:

5.15. **Infrastructure Output** – Indicate the types and quantities of infrastructure to be constructed. Insert a new row using the yellow "+" button for each infrastructure type.

Infrastructure Type	Output
Roadway Repair or Construction (linear feet)	*2,600*
Water Infrastructure (linear feet)	*2,600*

Infrastructure Engineer Design Plan Set – Attach a copy of the project's engineering design plan set for the infrastructure project in its current state.

5.16. *5.17 DRAFT Construction Drawings.pdf*

5.17 **MassDOT TIP** – Is the infrastructure construction work planned as a non-participating scope item on a MassDOT Transportation Improvement Program (TIP) project?

No

5.18. **State Roadway -** Will the infrastructure project include work on a state roadway and/or at an intersection with a state roadway?

No

5.19. **MEPA Threshold** – Does the infrastructure project meet or exceed any of the thresholds for MEPA review set forth in 301 CMR 11.03?

No

Leveraged Development

Provide information related to the leveraged development cited in the "Project Impacts section above.

Leveraged Development Impacts

If the below figures do not accurately reflect the total number of housing units, commercial space, and/or jobs created by this development, adjust the inputs in question **2.11. Project Impacts** accordingly:

Total number of all new housing units to be created:	Total square footage of commercial space to be created:	Total number of all new permanent jobs to be created:
152	*0*	*12*

5.20. **Leveraged Development Address** – Provide the address or parcel ID of the leveraged development site.

27.5 - 29 Clarks Road

5.21. **State Disposition** - Is the leveraged development project site part of a state-owned land disposition process?

No

5.22. **Leveraged Development Location -** Attach an aerial view map showing the limits of work of the infrastructure project site in relation to the limits of work of the leveraged development site (if applicable). Clearly delineate the two.

5.22 Location Map.pdf

5.23. **Developer Contact Information** – Provide the following information for the primary private development project most directly leveraged by this infrastructure project, including the entity name and contact information.

Proponent Entity/Company:	Project Name:	Project Address:
Minco Development Corp.	*Eagles Crossing*	*27.5 - 29 Clarks Roard*
Contact Name/Title:	**Contact Phone:**	**Contact Email:**
Alex Loth	*(603) 724-7515*	*aloth@mincocorp.com*

Describe Leveraged Development – Describe the development project(s), including the scope of the development, expected public benefits, and project phasing, if any.

5.24. *The imminent development project is located at 27.5 & 29 Clarks Road. Owned by Eagles Crossing LLC and MINCO Development, the project proposes 152 multifamily units. In addition to providing affordable housing, public benefits of the project include community rooms, gathering spaces, fitness center and an exterior patio. Additionally, the project proposes a connection to an existing walking trail in the area, promoting pedestrian and bicycle connectivity to existing conservation land located off Point Shore Drive and the I-95/Whittier Bridge project.*

This project advances Commonwealth smart growth goals by providing diverse housing from studios to 3-bedrooms, including 31 affordable units. Over 75% of the site will be preserved as deeded conservation land featuring public trails accessible from Clark's Road and Point Shore Drive. This infrastructure expands community access to the Merrimac River, Deer Island, Maudslay State Park, and the broader regional bike and trail network.

5.25. **End Land Use** – Indicate the expected end use of the private development site by selecting the appropriate Massachusetts Division of Local Services Property Type Classification Codes category:

1 Residential

5.26. **Industry Classification** - Indicate the types of business expected to occupy the commercial space by selecting the appropriate 2022 North American Industry Classification System (NAICS) categories below (add rows as necessary):

Industry	Square Feet (estimate if necessary)
Unknown	*0*

5.27. **Labor Classification** - Indicate the types and quantities of jobs expected to be created as a result of this project by selecting the appropriate U.S. Bureau of Labor Statistics occupation categories below:

Job Type	Number of Jobs
11-0000 Management Occupations	*2*
13-0000 Business and Financial Operations Occupations	*2*
17-0000 Architecture and Engineering Occupations	*4*
43-0000 Office and Administrative Support Occupations	*2*
49-0000 Installation, Maintenance, and Repair Occupations	*1*
47-0000 Construction and Extraction Occupations	*5*

5.28. **Total Construction Value** - Total estimated construction value ($) of the leveraged development project

$85,000,000

5.29. **Financing** –Is the leveraged development project's financing fully secured?

Yes

5.30. **Leveraged Development MEPA** - Does the leveraged development project, identified herein, meet or exceed the MEPA thresholds as set forth in 301 CMR 11.03?

No

5.31. **Leveraged Development Flood and Heat Resilient Designs** – Do any building and/or site plans or zoning applications prepared by the leveraged development to date include any of the following flood- or heat resilient designs? Select all that apply.

LEED Certification,Two or more acres of contiguous publicly open green space,Infiltration basin or rain garden

5.32. **Leveraged Development Served by Infrastructure Improvements** - Will the infrastructure improvements directly serve or connect to the leveraged development?

Yes

5.33. **Relation to Infrastructure Improvements** - Attach a map showing the location of the infrastructure improvements in relation to the location of the leveraged development site(s).

5.33 Location Map.pdf

5.34. **Condition of Permit** - Will the infrastructure project involve the construction of improvements that are required as a condition in a state/local permit or approval for a development project, including Section 61 findings?

Yes

Leveraged Development Zoning – Is this leveraged development project allowed by-right in the municipality's current zoning? Note: Uses requiring a special permit do not qualify as allowed by-right.

5.35. *Yes*

5.36. **Leveraged Development Design** - What percentage of the project design is completed for the leveraged development?

100

5.36.a. Attach a copy of the current design plans.

5.36.a Leveraged Development Site Plans.pdf

5.37. **Leveraged Development Permits/Approvals** – Does the leveraged development have all required permits and approvals to commence construction?

Yes

5.37.b. Attach copies of any permits or approvals related to the leveraged development (permitting decisions, ZBA approvals, planning board approvals, historic, etc.).

5.37.b Leveraged Development Planning Board Decision.pdf

5.38. **Leveraged Development Timeline** - Provide the anticipated schedule/timeline for the leveraged development project.

Milestone	Start Date	End Date
Design/Engineering/Permitting	*02/03/2025*	*10/30/2026*
Construction Start	*04/15/2027*	
50% Construction		*07/31/2028*
Construction Complete		*06/30/2029*

5.39. **Reliance on Infrastructure Improvements** - Can the leveraged development proceed independently without the infrastructure project?

Yes

5.40. **Letter from Leveraged Development Proponent** - Attach a letter from the leveraged development proponent confirming and explaining this answer.

Clarks Rd_EESGOD One Stop Minco letter of support signed.pdf

ADDITIONAL/OPTIONAL ATTACHMENTS

Applicants may submit other attachments to support the application, which may be reviewed and/or filed. However, please note that these items will generally not be scored or assessed as part of the formal evaluation of the proposal.

Multiple documents may be uploaded to each attachment field, however only one document may be uploaded at a time.

Attachment Type	Description
Letters of Support	General support letters. *Letter of Support - Community one stop - Growth Grant Clarks Rd Reconstruction_2026-06-02-KG Signed.pdf*

Other Partner Letters	Letters from any partner organizations that are collaborating on this project.
Site Images	Other site photographs, illustrations, and/or maps.
Other Attachments	Other attachments not mentioned above.