

**MCO & ASSOCIATES, INC.  
MCO COTTAGE RENTALS**

**TEWKSBURY BOS  
TRAHAN SCHOOL RFP**

**MARK O'HAGAN**

[MARKOHAGAN@MCOASSOCIATES.COM](mailto:MARKOHAGAN@MCOASSOCIATES.COM)

**508-395-1211**





- **30 YEARS EXPERIENCE IN DEVELOPING, BUILDING & MARKETING AFFORDABLE HOUSING COMMUNITIES.**
- **OFFICES IN HARVARD AND RESIDE IN BOLTON.**
- **WORK WITH SUBURBAN AND SMALLER COMMUNITIES, OFTEN WITH LIMITED INFRASTRUCTURE. RECENT PROJECTS IN BOLTON, HARVARD, LANCASTER AND STOW.**
- **OUR HOST COMMUNITIES ARE PARTNERS IN OUR DEVELOPMENTS. WE WORK HARD TO ADDRESS LOCAL NEEDS**
- **HAVE DEVELOPED APPROXIMATELY 30 AFFORDABLE COMMUNITIES**
- **SEE COTTAGE COMMUNITIES AS PERFECT FIT FOR SUBURBAN & SMALLER COMMUNITIES IN NEED OF AFFORDABLE HOUSING**
  - **DESIGN CONSISTENT WITH AREA**
  - **LOW PROFILE**
  - **50% OF MEDIAN FOR 62+ HOUSING**

# THE PROPOSAL

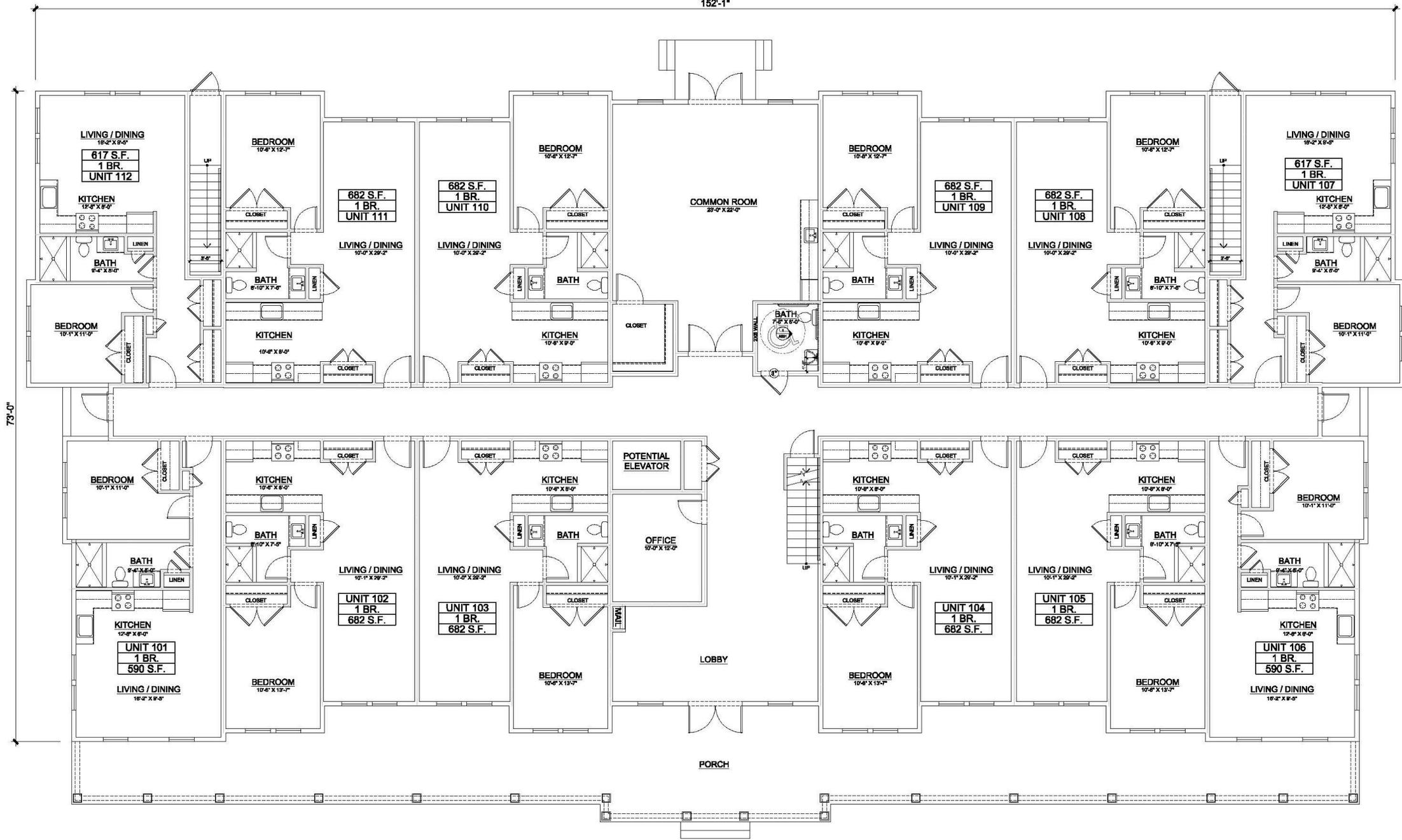
- **CREATES NEW UNIQUE AFFORDABLE RENTAL COMMUNITY FOR MODERATE INCOME INDIVIDUALS, FAMILIES & 62+ RESIDENTS.**
- 
- **PROVIDES BUFFER TO NEIGHBORING PROPERTIES**
  - **PROVIDES PLAYGROUND/OPEN SPACE AREA FOR PUBLIC USE**
  - **VILLAGE GREEN FOR COMMUNITY EVENTS**
  - **CREATES WALKING PATHS FOR RESIDENTS & PUBLIC**
  - **MINIMAL LOCAL INVESTMENT**
  - **25 – APARTMENTS FOR RESIDENTS 62+**
    - 1 BR
    - 600 – 700 SQUARE FEET
    - COMMON SPACE FOR SOCIAL ACTIVITIES, MEETING SPACE
  - **32 CHARMING, COTTAGE STYLE RENTAL HOMES.**
    - 2 & 3 BEDROOMS
    - 1150 TO 1400 SQ FEET
    - BROAD FRONT PORCHES
    - UPSCALE FINISHES



**APARTMENTS FOR RESIDENTS 62 YEARS AND OLDER**  
**25 APARTMENTS**  
**COMMON SPACE FOR SOCIAL ACTIVITIES**  
**BROAD FRONT PORCH**



152'-1"



79'-0"

FIRST FLOOR PLAN - SCHEME A  
10,348 S.F.

JOSEPH TATONE & ASSOCIATES  
ARCHITECTURE PLANNING INTERIOR DESIGN  
178 Park Street, Suite 102, North Reading, MA  
VOICE: (978) 276-1960 FAX: (978) 276-1961

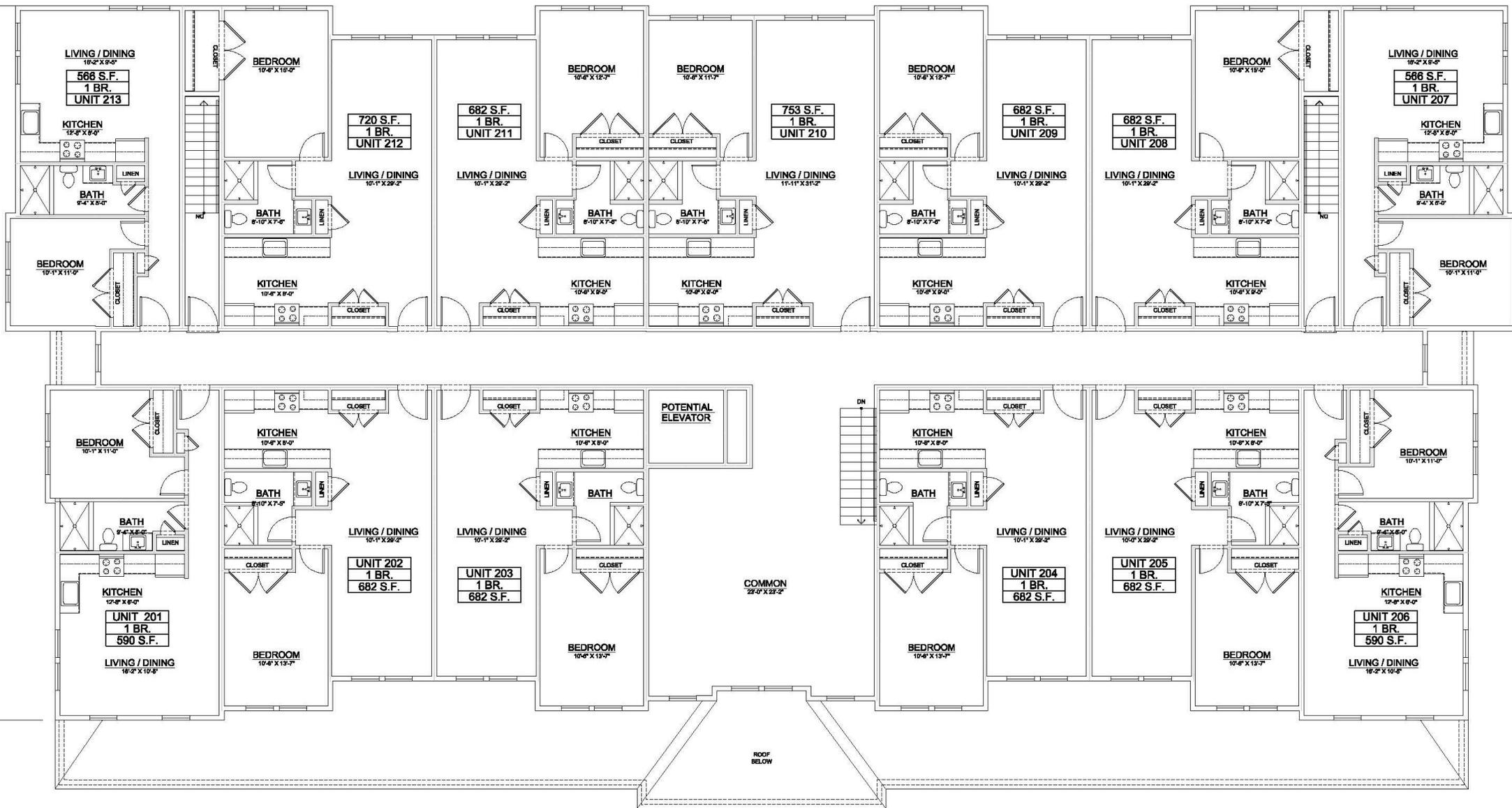


FIRST FLOOR PLAN  
MANOR HOUSE DESIGN

20-036-PLAN  
3/16" = 1'-0"

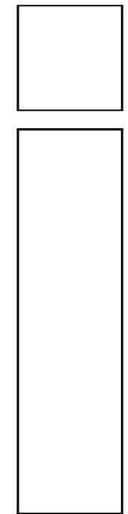
A109

152'-1"



**SECOND FLOOR PLAN - SCHEME A**  
10,383 S.F.

**JOSEPH TATONE & ASSOCIATES**  
ARCHITECTURE PLANNING INTERIORS  
178 Park Street, Suite 102, North Reading, MA 01861  
VOICE: (978) 776-1960 FAX: (978) 776-1961



**SECOND FLOOR PLAN**  
**MANOR HOUSE DESIGN**

20-036-PLAN  
1/8" = 1' - 0"

A105

# THE COTTAGES



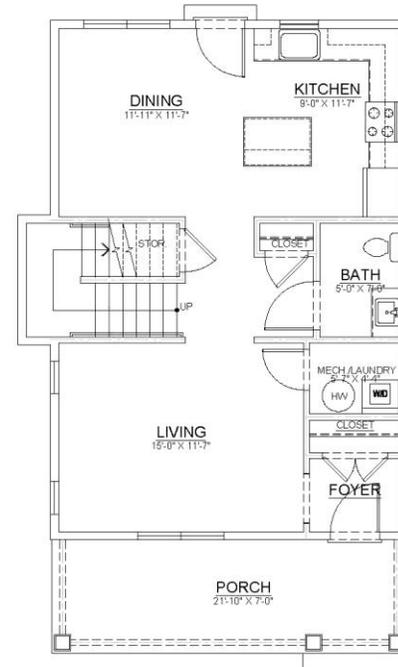
- HOMES 1,150 SQ FT TO 1,400 SQUARE FEET
- 2 – 3 BEDROOMS (1 BR CAN BE AVAILABLE)
- 1.5 TO 2 BATHROOMS
- ALL FEATURE BROAD, USABLE FRONT PORCHES
- ONE LEVEL LIVING IN BUNGALOWS & THREE BEDROOM HOMES
- ENERGY EFFICIENT – ALL ELECTRIC
- BEAUTIFUL INTERIOR FINISHES



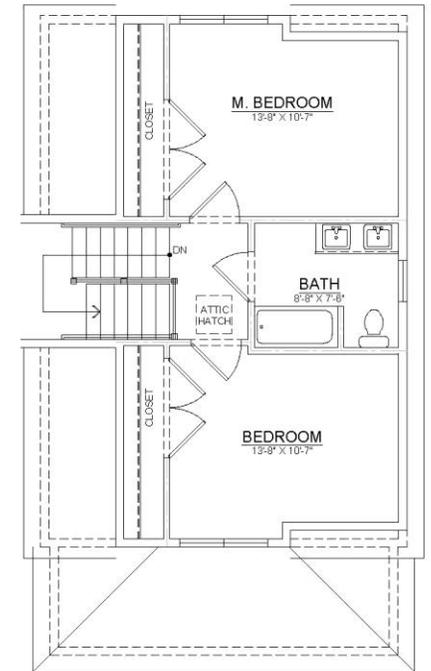
# **TWO BEDROOM TWO LEVEL COTTAGE**

- **ISLAND KITCHEN**
- **1.5 BATHS**
- **GREAT FRONT PORCH**
- **1,296 SQUARE FEET**

# TWO BEDROOM COTTAGE



FIRST FLOOR PLAN  
720 S.F.



SECOND FLOOR PLAN  
596 S.F.





# **TWO BEDROOM BUNGALOW**

- **ONE LEVEL LIVING**
- **2 FULL BATHS**
- **GREAT OPEN FLOOR PLAN**
- **1,152 SQUARE FEET**



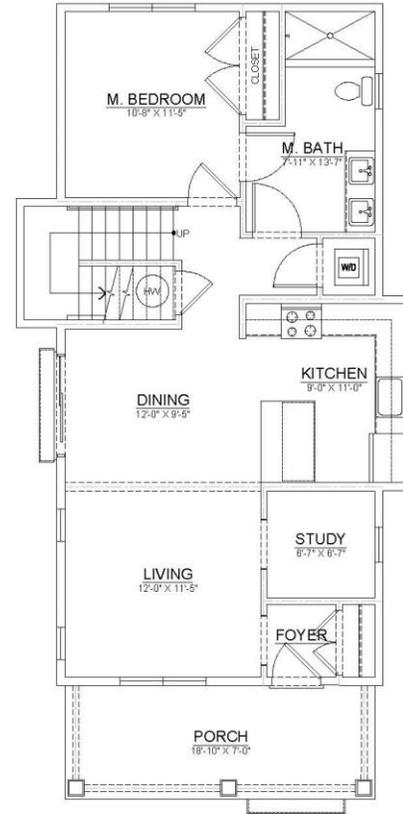




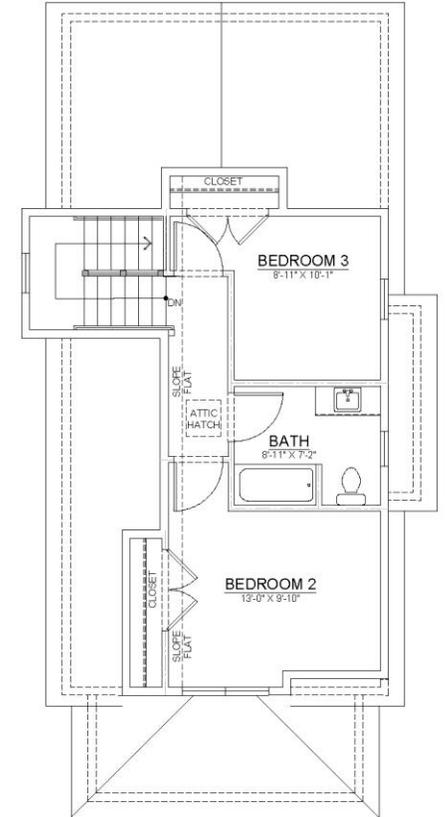
# THREE BEDROOM COTTAGE

- FIRST FLOOR MASTER
- 2 FULL BATHS
- 1,408 SQUARE FEET
- POCKET OFFICE

# THREE BEDROOM COTTAGE



FIRST FLOOR PLAN  
684 S.F.



SECOND FLOOR PLAN  
524 S.F.



## LANCASTER — MODEL HOME INTERIORS



**SOME OTHER WORK BY  
MCO & ASSOCIATES**



# MCO COTTAGE RENTALS LANCASTER, LLC



FENCED REFUSE CENTER



OPTIONAL GARAGING

COMMUNITY GREEN

POCKET PARK

MAILBOXES

OPTIONAL GARAGING

PRIVACY FENCE

VEGETATIVE BUFFER

COTTAGE LANE



MCO COTTAGE RENTALS  
LANCASTER, LLC



**MCO COTTAGE  
RENTALS  
LANCASTER, LLC**



**MCO COTTAGE RENTALS LANCASTER, LLC**

# THE RESIDENCES AT STOW ACRES

189 TOTAL UNITS

SINGLE FAMILY FOR SALE

COTTAGE RENTALS

AGE RESTRICTED RENTALS

PUBLIC WATER SUPPLY & WASTEWATER TREATMENT

3 YEAR COLLABORATION WITH HOST COMMUNITY

250+ SURROUNDING ACRES TO BE GOLF & OPEN SPACE IN PERPETUITY



**MCO COTTAGE RENTALS DUNSTABLE**  
**44 COTTAGES**  
*(MCO SELECTED VIA RFP)*



- CRAFTSMAN VILLAGE BOLTON
  - 30 DETACHED CONDOMINIUMS
  - SHARED WELLS AND SEPTIC
- 





# SUMMARY

- New Community providing 57 Affordable Rental homes
- Innovative Cottage rentals
- All Homes would count towards your SHI
- 70% of all affordable homes can be for local preference
- Project design, development and construction can be done now; no waiting for/hoping for Grants to make it a reality
- Buffers to neighborhood, walking path and Public park area provided
- Overall density can be reviewed to align with community goals
- Costs vs benefits ----- 62+ vs family housing = balanced approach
- Limited funding requested from community
  - *Demolition can be done for less funds privately*
- Additional Local Subsidies can reduce rents/cost if desired
- Costs benefits – new vs retrofit
- Broad range of Local constituents to benefit
  - *Seniors, Single, Couples, Families*
  - *Unit mix can be modified to target local populations of need*

# THANK YOU FOR YOUR INTEREST

QUESTIONS OR COMMENTS

MARK O'HAGAN

MCO COTTAGE RENTALS

MCO & ASSOCIATES, INC

[MARKOHAGAN@MCOASSOCIATES.COM](mailto:MARKOHAGAN@MCOASSOCIATES.COM)

508-395-1211

