

ANWELT

HERITAGE APARTMENTS

FITCHBURG, MASSACHUSETTS





A FAMILY AFFAIR.

The Anwelt Heritage Apartments have a special meaning for me. I grew up in Fitchburg, and spent much of my childhood in this mill complex. My grandfather Sidney Ansin started the Anwelt Shoe Company here in 1926, and generations of our family were involved with the mill until it closed in 1986.

I believe in seeing historic buildings make new lives. In 1999, we began to transform our mill building into the MassInnovation Center. It now houses the North Central Charter Essential School, a number of start-up businesses, non-profits, and the Anwelt Heritage Apartments.

When we designed the Anwelt apartments, we listened. Today's seniors want to remain connected to the community through work, family, and volunteering. By providing affordable senior housing, we wanted to give people a new home close to their families, grandchildren, and every familiar part of

their lives. The Anwelt apartments were also planned using the principles of Universal Design, which are intended to increase the independence, safety, and quality of life for residents.

As a sustainable development company, our projects use natural materials and renewable energy and resources. The MassInnovation Center features one of the largest solar roofs in New England, and is heated and cooled by geothermal exchange instead of expensive, polluting fossil fuels.

What we do has been described as 'smart growth.' We prefer to think of it as common sense—an effective way to preserve our heritage and our environment for our children and grandchildren.

The Anwelt Heritage Apartments have a special meaning for me. I hope they will for you, too.

ROBERT D. ANSIN
CEO, MassInnovation



REDEFINING SENIOR HOUSING.

The Anwelt Heritage Apartments transform a riverside mill into New England's first eco-friendly affordable senior housing. In keeping with sound environmental principles, the 86 mixed-income residences are efficiently heated and cooled by geothermal exchange—using the earth's safe, renewable energy instead of expensive fossil fuels.

The building features a landscaped **courtyard** with bridges, trellises, and a granite-block fountain. The gardens are planted with flowers and shrubs that create a habitat for butterflies, fireflies and songbirds. There are also community gardens with planting beds for residents. The building features a controlled entry with electronic key card access and a buzz-in service for visitors.

Inside, the warm and inviting **club room** features a flat-screen TV, computers, and a well-stocked library. The building is served by a central elevator, and has a laundry room on each floor.

The Anwelt Heritage Apartments are located alongside the Nashua River in Fitchburg's historic Cleghorn neighborhood. The residences are convenient to downtown's restaurants, shops and cultural attractions.



OPEN HOUSE.

The sun-filled residences have exposed brick walls, soaring ceilings with original wood beams, and oversized windows so that residents can enjoy breezes. Many apartments have original architectural details such as marble window-sills, brick arches, or skylights. The apartments have views of the Nashua River, courtyard gardens, or the nearby historic homes.



THIS IS HOME.

Anwelt Heritage Apartments consists of 86 one and two-bedroom residences ranging in size from 656 to over 1200 square feet. The sun-filled residences have exposed brick walls, soaring ceilings with original wood beams, and oversized windows so that residents can enjoy breezes. Many apartments have original architectural details such as marble window-sills, brick arches, or skylights. The apartments have views of the Nashua River, courtyard gardens, or the nearby historic homes.

The Anwelt apartments have been designed specifically for residents age 62 and up.

We used the principles of **Universal Design**, a system that combines aesthetics with practicality, to help **maintain the independence, safety, and dignity of residents.** In keeping with the principles of universal design, the building features wide interior doors and hallways. Each unit is designed for private, independent, all-one-floor living. Heating and air-conditioning are individually-controlled, and the thermostats have easy-to-read displays and temperature controls. Doors and cabinets feature comfortable lever handles. Cabinets are hung slightly lower, and electrical outlets are installed slightly higher so that they will be easier to access and more comfortable to use. To reduce the risk of scalding, we have turned the water heaters down to 120 degrees.

The apartments have been designed in a palette of natural colors: hazelnut carpets, cream walls, cherry hardwood cabinets, and sage green countertops.

Apartments are wired for cable TV and internet access. There are also 62 unassigned, off-street parking spaces.

KITCHENS

- Cherry hardwood cabinets with easy-to-grasp handles.
- Kitchen sink features a single-lever faucet.
- GE Energy Star appliances (dishwasher, microwave, and electric range).
- In the handicapped accessible apartments, the appliances have dials on the front rather than at the rear, in order to increase visibility.

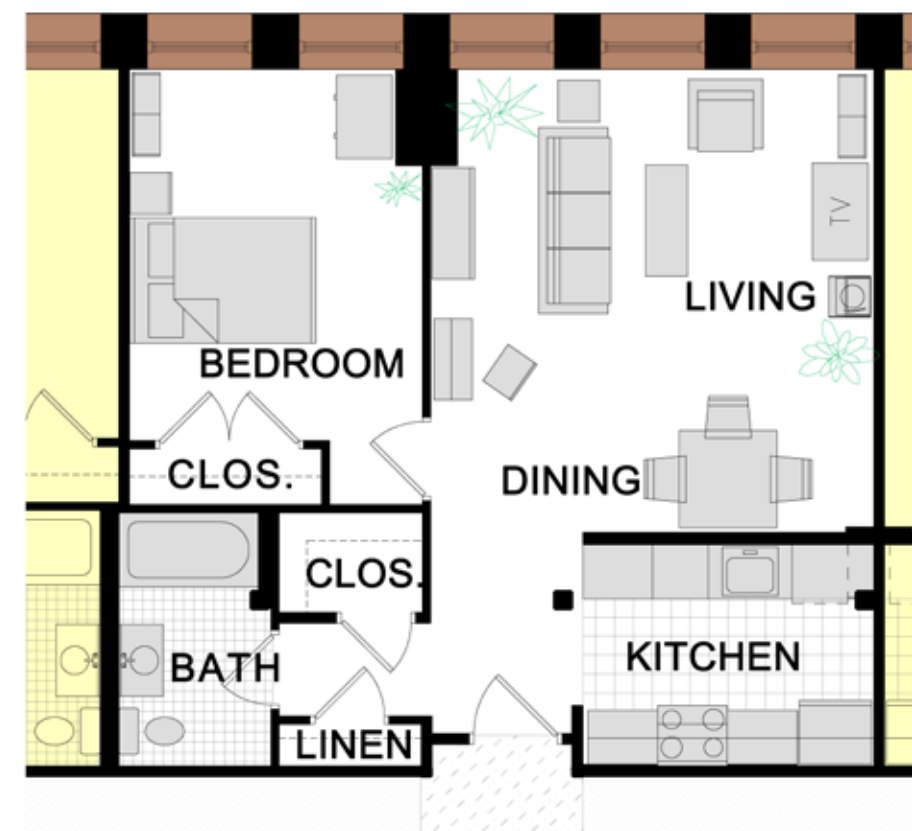
BATHROOM

- Cherry hardwood cabinets with oversized vanity.
- Linen closets.
- Single-lever faucets.
- Easy-to-grasp handles on doors and cabinets.
- Grab bars for easier access.
- Many apartments feature step-in showers with adjustable-height shower heads.

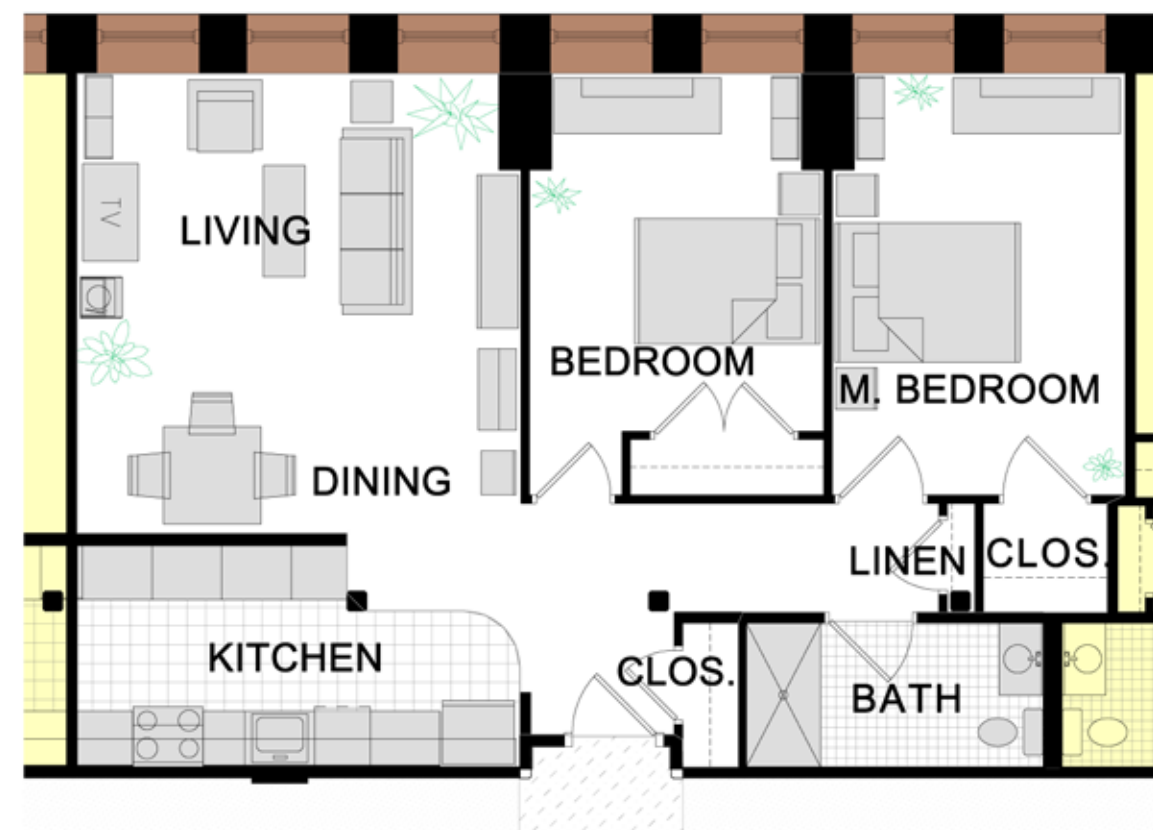
SUSTAINABLE FEATURES

- Geothermal exchange reduces the energy costs to heat and cool the building.
- Solar roof in the MassInnovation Center.
- Low-VOC paints used in the project, for cleaner, healthier air.
- Energy Star appliances and energy-efficient lighting.
- Faucet aerators and low-flow shower heads, to conserve water.

ONE BEDROOM

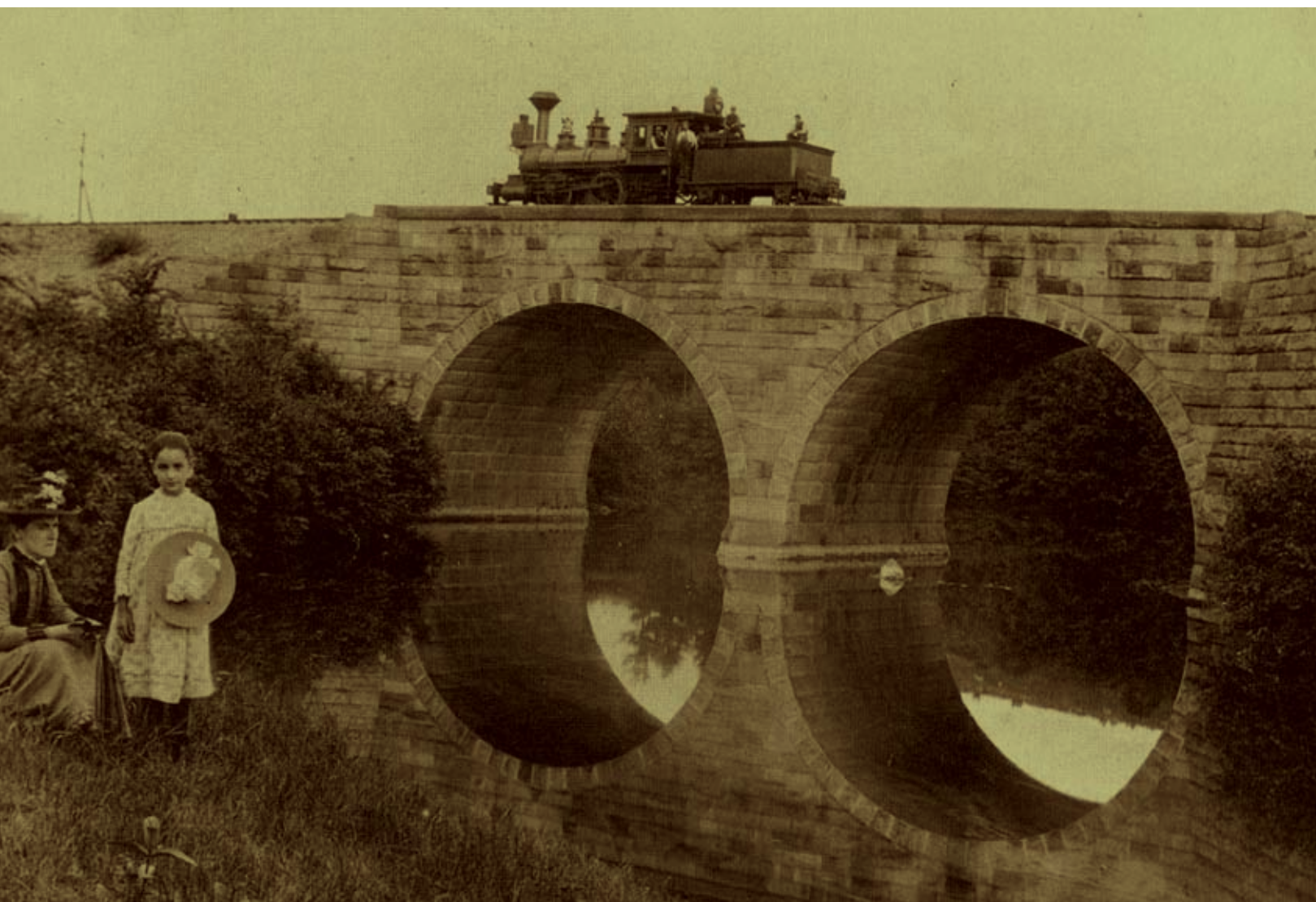


TWO BEDROOM





FITCHBURG: A NEW ENGLAND CLASSIC.

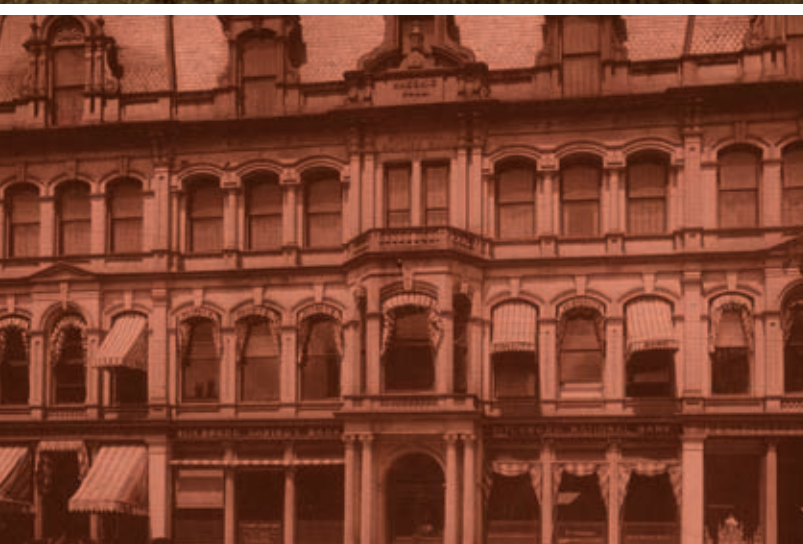


Settled by Europeans in 1730, the city of Fitchburg was named for pioneer John Fitch, whose name became a synonym for heroism. Situated along the Nashua River, the location provided a beautiful setting with views of the Turkey Hills.

The Nashua River powered the early mills, transforming Fitchburg from a farming community into an industrial power by 1845. The town's fortunes soared during the Industrial Revolution, and many of the fine public buildings such as the courthouse, library, and opera house, as well as neighborhood parks and private mansions were built throughout town during the Victorian period. Before the Civil War, some of these houses played a role in the Underground Railroad.

of his early seedlings in Fitchburg, and the city was also the setting for **D.B. Johnson's** children's book *Henry Hikes to Fitchburg*. The Anwelt Heritage Apartments are located in the historic Cleghorn neighborhood of Fitchburg. Nearby attractions include CenterStage and continuing education classes at Fitchburg State College, the summer concert series at Coggshall Park, Fitchburg Art Museum, Fitchburg Historical Society, Fitchburg Senior Center, New Players Theatre Guild, Stratton Players Theater, Tri-Town Drive-in Theater, and the Wallace Civic Center and Planetarium. There are candlepin bowling alleys, hiking trails, and public golf courses nearby.

Fitchburg is located just 10 miles from New Hampshire, 26 miles from Worcester, and 50 miles from Boston, with convenient highway access via Routes 2, 140, and I-190, as well as direct MBTA commuter rail access to Boston's North Station. The commuter rail station is less than two miles from the Anwelt Heritage Apartments.



More recently, the city's residents have included Grammy-nominated singer and actress **Amerie**, columnist **Mike Barnicle**, singer and actress **Mikayla Campbell**, actor **Bruce Gordon** (*Get Smart*, *The Untouchables*), Olympic athlete **Art Longsjo** (for whom the Fitchburg Longsjo Classic bicycle race is named), origami master **Michael LaFosse** and Major League Baseball player **Pat Moran**. Leominster native **John "Johnny Appleseed" Chapman** planted many

WE ARE WORKING FOR YOU.

DEVELOPER

MassInnovation is a sustainable development company founded by Robert D. Ansin with the vision of revitalizing properties and neighborhoods by using sound economic and environmental methods and socially-conscious principles. The firm's projects have been featured in national media including *Businessweek*, *CNN/Money*, *Forbes*, and *NPR*.

OWNER'S PROJECT MANAGER

Trident Project Advantage Group provides oversight, assistance and direction in land/building acquisition, due diligence, development, design, construction, financial instrument procurement, and total project administrative services, targeted at managing outcomes from concept to completion. The firm has managed an extensive portfolio of projects ranging in size from \$500,000 to \$400,000,000.

CONSTRUCTION MANAGER

J. Calnan & Associates specializes in preconstruction services and challenging construction projects. Founded in 1996 and based in Quincy, MA, the firm's clients include BankBoston, Draper Lab Dedham Country & Polo Club, General Electric, Houghton Mifflin, New England Sports Network (NESN), Reebok, Teradyne, Tufts University, and Wyeth. The firm has been named twice to *Inc.* magazine's list of fastest-growing public companies.

MANAGEMENT COMPANY

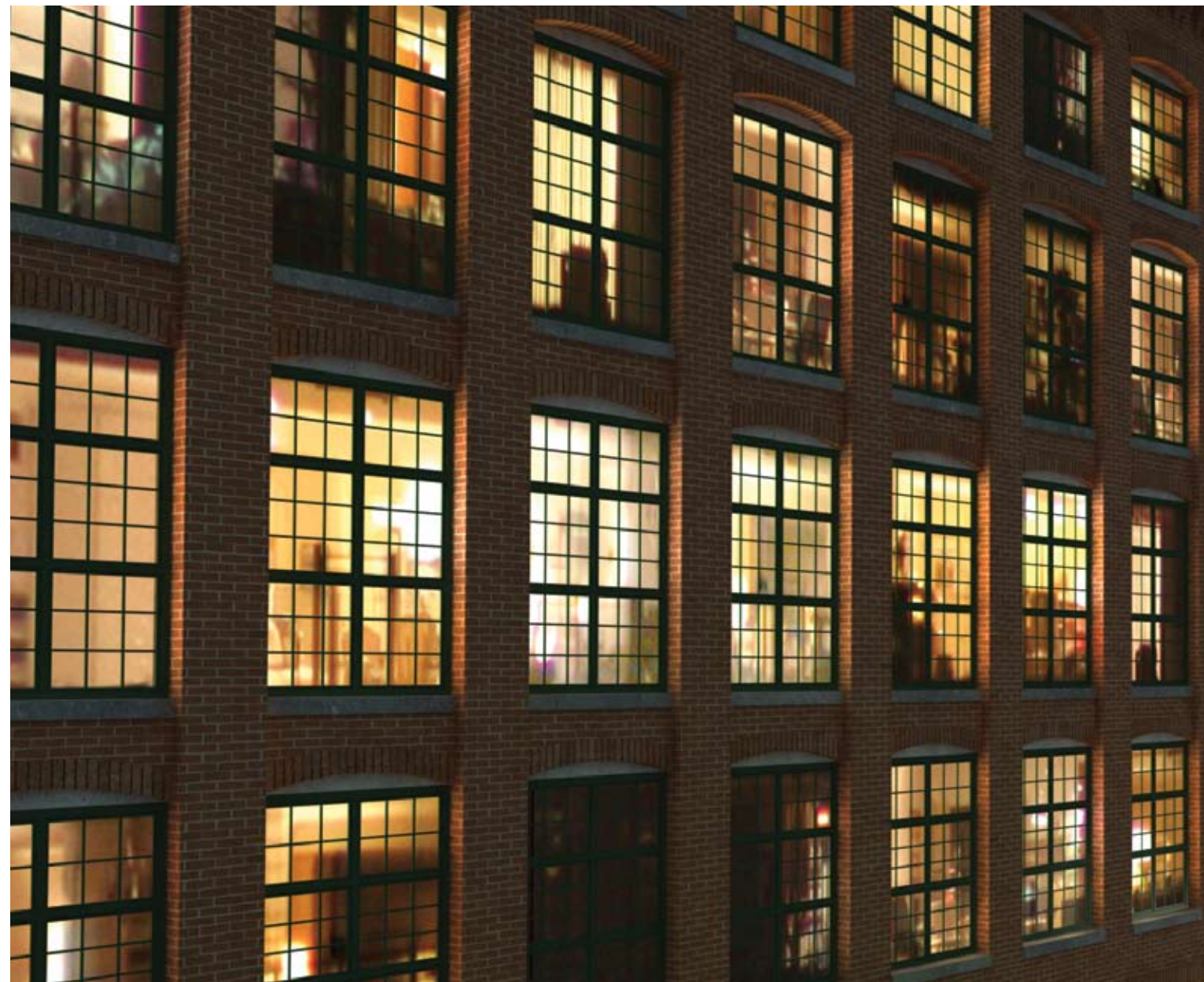
Since 1973, **Cornu Management** has specialized in managing affordable housing. The company manages a portfolio of over 1,900 affordable housing units and 145 condominium units. Such diverse experience informs Cornu's management practices, highlighting the firm's expertise in resident ownership collaborations, energy conservation, security, resident selection, and coordination of major capital improvement programs.

DESIGN ARCHITECT

Peter T. Linn, AIA. His clients have included Dedham Country and Polo Club, Embassy Suites Hotels, Gloucester High School, Rosewood Properties, and Tufts University. He holds degrees from the Rhode Island School of Design and the Wentworth Institute, and has served on the Wentworth faculty.

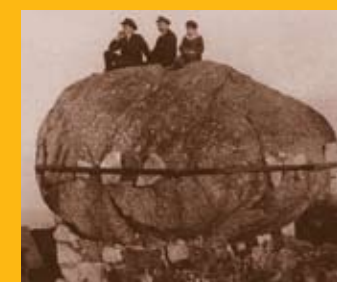
MARKETING & BRANDING

The Hammersmith Group advises developers of luxury and sustainable properties, and consults to cities on reviving historic downtowns and former mill districts. The firm and its projects have been featured in the *Associated Press*, *BBC*, *CNBC*, *Dwell*, *Forbes*, *Fortune*, *Los Angeles Times*, *MSNBC*, *New York Times*, *NPR*, *Oprah*, *People*, *USA Today*, and the *Wall Street Journal*.



ROCK SOLID.

Once perched at the summit of Rollstone Hill, the Rollstone Boulder is a Fitchburg icon. It has been a landmark for Native Americans and early settlers, and has been featured in countless yearbook pictures. In 1929, when it was threatened with demolition from quarrying, the citizens of Fitchburg raised funds to have the beloved boulder moved



to its present location in Litchfield Park on the Upper Common.

COME VISIT.

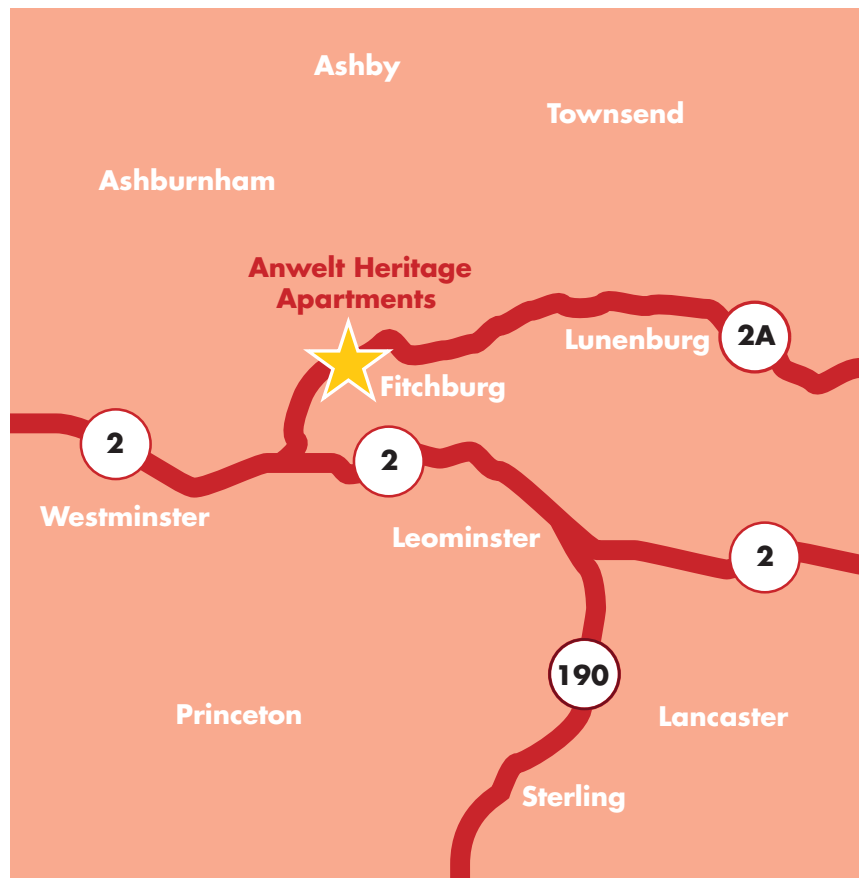
Anwelt Heritage Apartments, LLC
One Oak Hill Road
Fitchburg, MA 01420
978.627.4299

From downtown Fitchburg: Head northwest on Main Street (Route 2A West). At the rotary, take the first exit onto River Street (Route 2A West). Turn left at Oak Hill Road. When you come to the large brick mill building, look for the signs for Anwelt Heritage Apartments.

From the east: Take Route 2W past Exit 30. After the blinking lights at Mt. Elam Road, continue straight for almost a mile, then take the first right onto Oak Hill Road. Follow Oak Hill Road for two miles down the hill until you come to a large brick mill building. Turn right into the parking lot and look for signs for Anwelt Heritage Apartments.

From the south: Take Route 12N, and merge onto I-190N via the ramp to Fitchburg. Take exit 8A to merge onto Route 2W towards Fitchburg. Take Route 2W past Exit 30. After the blinking lights at Mt. Elam Road, continue straight for almost a mile, then take the first right onto Oak Hill Road. Follow Oak Hill Road for two miles down the hill until you come to a large brick mill building. Turn right into the parking lot and look for signs for Anwelt Heritage Apartments.

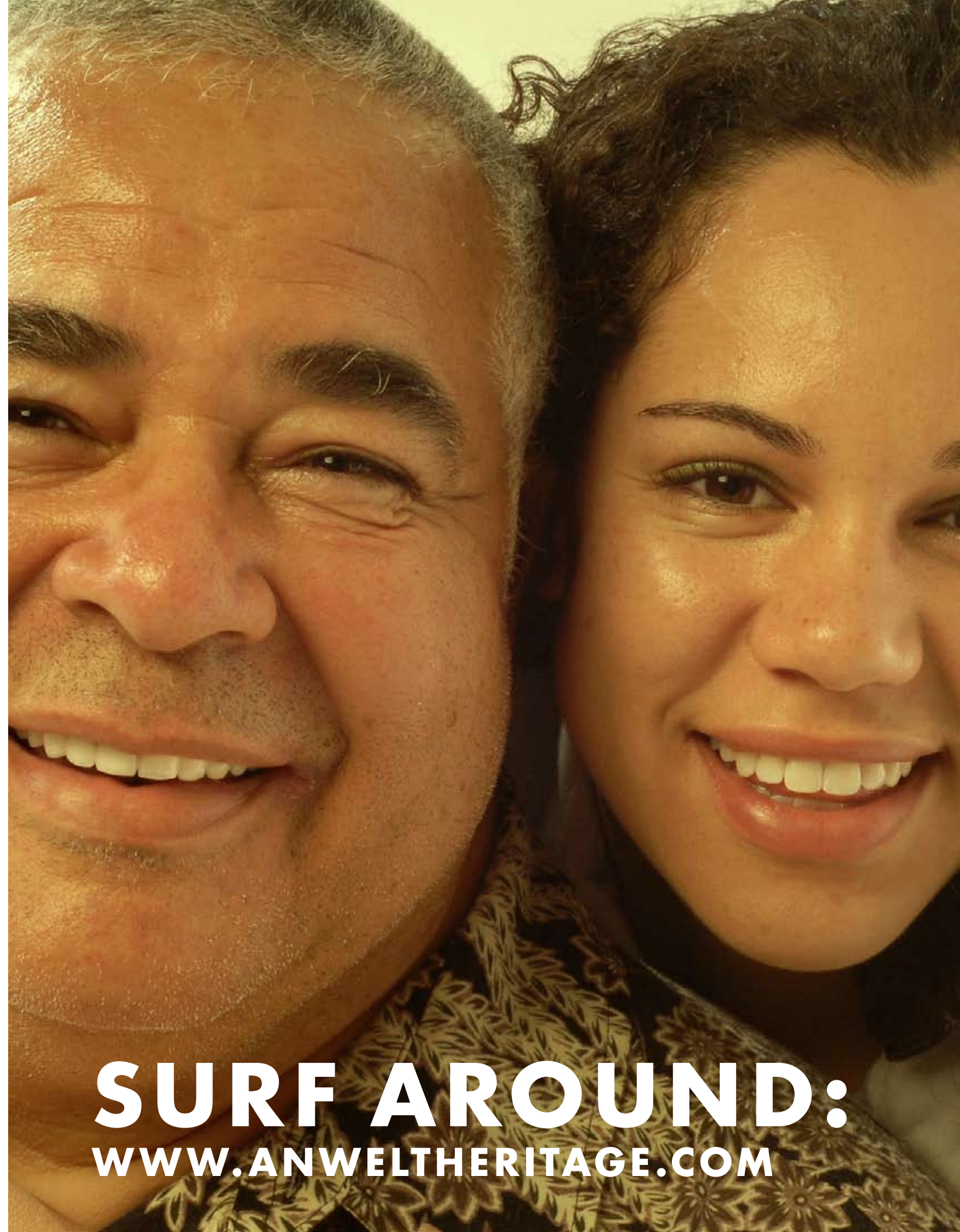
By commuter rail: Take the Fitchburg/South Acton line outbound. The train station is less than 2 miles from the MassInnovation Center.



DROP A LINE.

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**THINK
GREEN.
LIVE GREEN.**



MASS INNOVATION