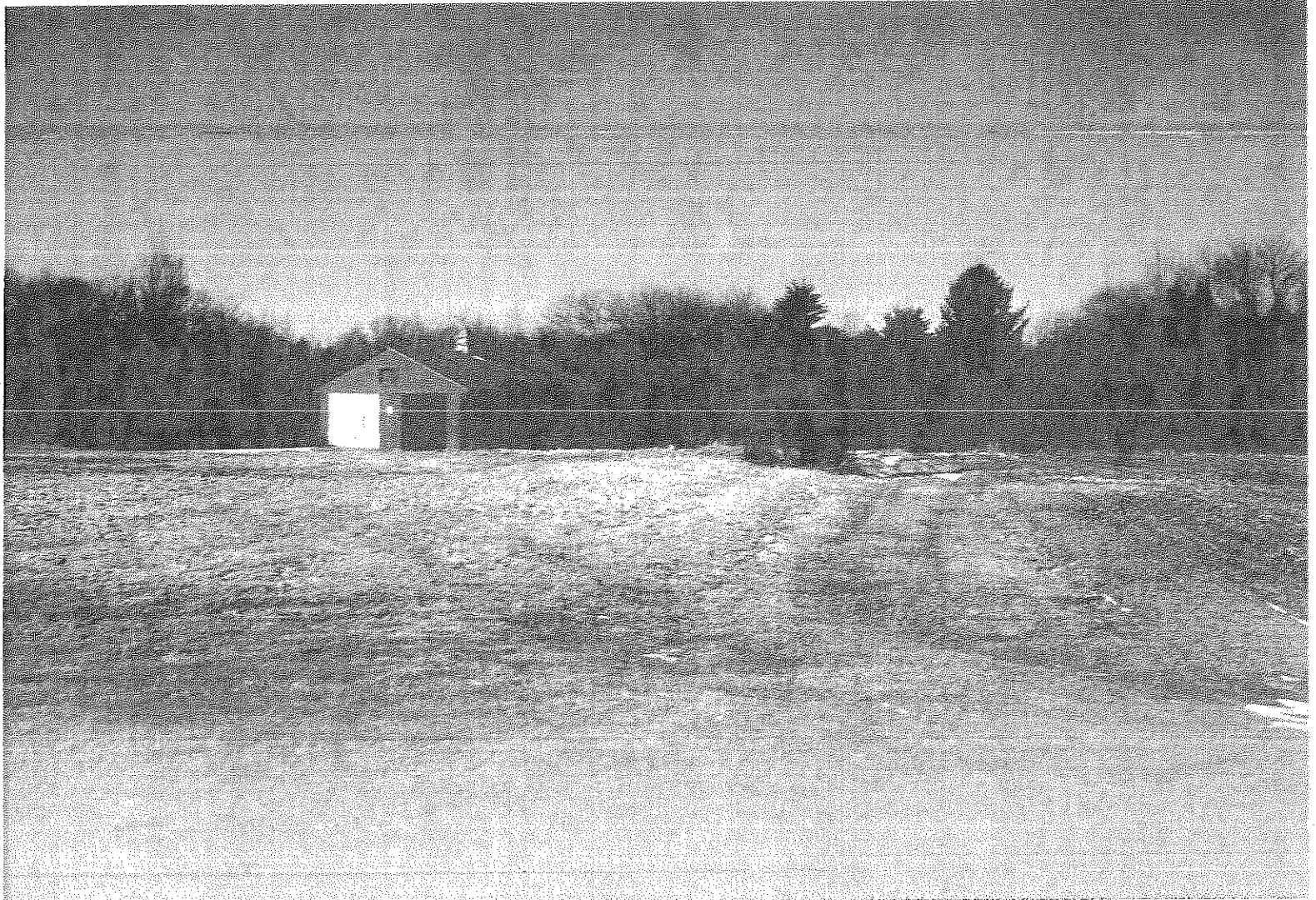


The Residences at
JOHNSON FARM
A Proposed Residential Apartment Community



Developer:
Moss Development, Inc.
15 Brickyard Lane
Westborough, MA 01581

February 16, 2010

The Residences at Johnson Farm
Residential Apartment Community

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Conformance with Guidelines for Comprehensive Permit (40B) Developments

The proposed Residences at Johnson Farm development will strive to comply with the Town's Guidelines for Comprehensive Permit Developments in terms of process and planning and design standards. In general, the project is intended to be a low impact development centered within a 35.6 acre site, preserving much of the property in its natural, undeveloped state and providing for significant vegetative buffers to minimize the visual impact, and to maintain the rural character of the neighborhood. The following summarizes some of the features of the proposed development as they relate to the Town's guidelines:

Units per Acre: The proposed development will have 120 units with a net density of 5.54 units per buildable acre (excludes wetlands and flood plain). The Town's guidelines allow for up to 6 units per acre for sites over 10 acres in size.

Size of Units: The development will consist of 50% one bedroom units at 813 SF each and 50% two bedroom units at 1,069 SF each, reflecting the local rental market needs. There will be no three bedroom units, which will minimize the number of school age children.

Architecture: Buildings will be designed to reflect the New England character of the architecture in the area. Design features will include the use of traditional clapboard, cedar shakes, and stone siding.

Site Planning, Set-backs, Screening, Landscaping and Lighting: The closest residential building will be set back from Landham Road by over 700 feet and will be completely screened by a wooded wetland and undisturbed woodland. A minimum of three times the required (in a SRA Zone) front, side and rear yard set-backs will be maintained, except for the southern property boundary, where the setback will be approximately 35 feet (20 feet is required in a SRA Zone). In respect to the streetscape visible to Landham Road, the site entry will maintain the same rural, agricultural character as exists presently, it is also intended that the existing barn structure will remain and the developer intends to keep the existing garden area along Landham Road (currently a 1 acre cut flower garden). Internal landscaping will utilize native plant species and field stone walls, where appropriate. Low level site lighting fixtures will be utilized to provide the minimum light levels for public safety and convenience, designed to have no light trespass off-site or to sensitive areas of the site.

Development Infrastructure: The development will have an on-site wastewater collection, treatment and in-ground disposal system that will be designed in accordance with DEP regulations. The site's stormwater management system will utilize, to the extent practical, non-structural measures such as open road drainage using sheet flow, vegetated swales, grass filter strips and bioretention areas. The stormwater management system design will also maximize groundwater infiltration of runoff by use of infiltration basins and other Best Management Practices (BMP's) in areas of the site that have permeable soils. This along with the subsurface disposal of highly treated wastewater will provide for recharge of the groundwater and help maintain the site's natural water budget. It is also intended that roof runoff will be collected and stored onsite and reused for landscape irrigation.

Other Public Benefits: The apartment buildings and parking areas will be linked by a sidewalk system that will extend to the existing walkway system in Landham Road and the surrounding neighborhoods. A trail system is proposed which will link the upland and open space areas of the site affording the residence a significant passive recreation opportunity. The developer will explore the possibility of connecting this trail system to the adjacent property of the Sudbury Valley Trustees.

Conservation: The site plan has been designed to minimize potential impacts to sensitive areas of the site. Only 4 acres (approximately 11 percent) of the site will be occupied by buildings, roads and parking and it is estimated that less than 20 percent of the site will be disturbed to construct this project. Contrary to the use of individual house septic systems, that provide for minimal treatment of wastewater, the development will have its own wastewater treatment facility designed in full compliance with all of DEP design and maintenance requirements. This will result in the subsurface discharge of highly treated effluent, thereby minimizing any potential groundwater impacts.

Parking: parking will be provided at a ratio of 1.5 spaces per dwelling unit or one space per bedroom, on average. Additional spaces will be provided for guest parking and for the rental office. Parking will be distributed consistent with the layout of the buildings and will be located in small, decentralized parking areas.

Handicap Accessibility: Handicap accessible parking spaces will be provided, designed and located on the site in conformance with applicable state and federal requirements. Handicap accessible units will be provided, the final number to be determined.

Green Development Practices: The development will incorporate a number of Low Impact Development (LID) and sustainable design measures as outlined above. A more complete list of LID and sustainable design opportunities that are being considered for the construction and operation of the proposed buildings and site improvements are provided in this submission.

Project Description

The project, named "The Residences at Johnson Farm" is a 120 unit residential apartment community to be approved, constructed, and operated under Chapter 40B of the Massachusetts General Laws. This project is intended to provide the Town of Sudbury and neighboring areas a much-needed supply of high quality, well designed rental housing, with 25% of the units having rents classified as "affordable" for the Sudbury area. All 120 units will count towards the Town's subsidized housing inventory maintained by the State, thereby increasing Sudbury's percentage of affordable housing from 4.7% to 6.9% towards the 10% goal, based on the most recent census figures. The Town of Sudbury and the surrounding areas are underserved in the supply of moderately priced and affordable rental units. The apartments will be luxury in design and finish with such amenities as 9 foot ceilings, granite counter tops, designer décor, gourmet kitchens, and washers/dryers in each unit.

The project is proposed on a 35.6 acre piece of land, known as The Residences at Johnson Farm, located at 189 Landham Rd. in Sudbury, Massachusetts. The property currently consists of an empty farm house, two out-buildings and vacant land featuring open fields, wooded areas and wetlands. The location and proximity to adjacent roadways and neighborhoods is clearly shown in the enclosed locus aerial photograph plan. The specific location of the wetlands on the site have been identified and accepted by the Sudbury Conservation Commission in their approval of an Abbreviated Notice of Resource Area Delineation (ANRAD) Plan.

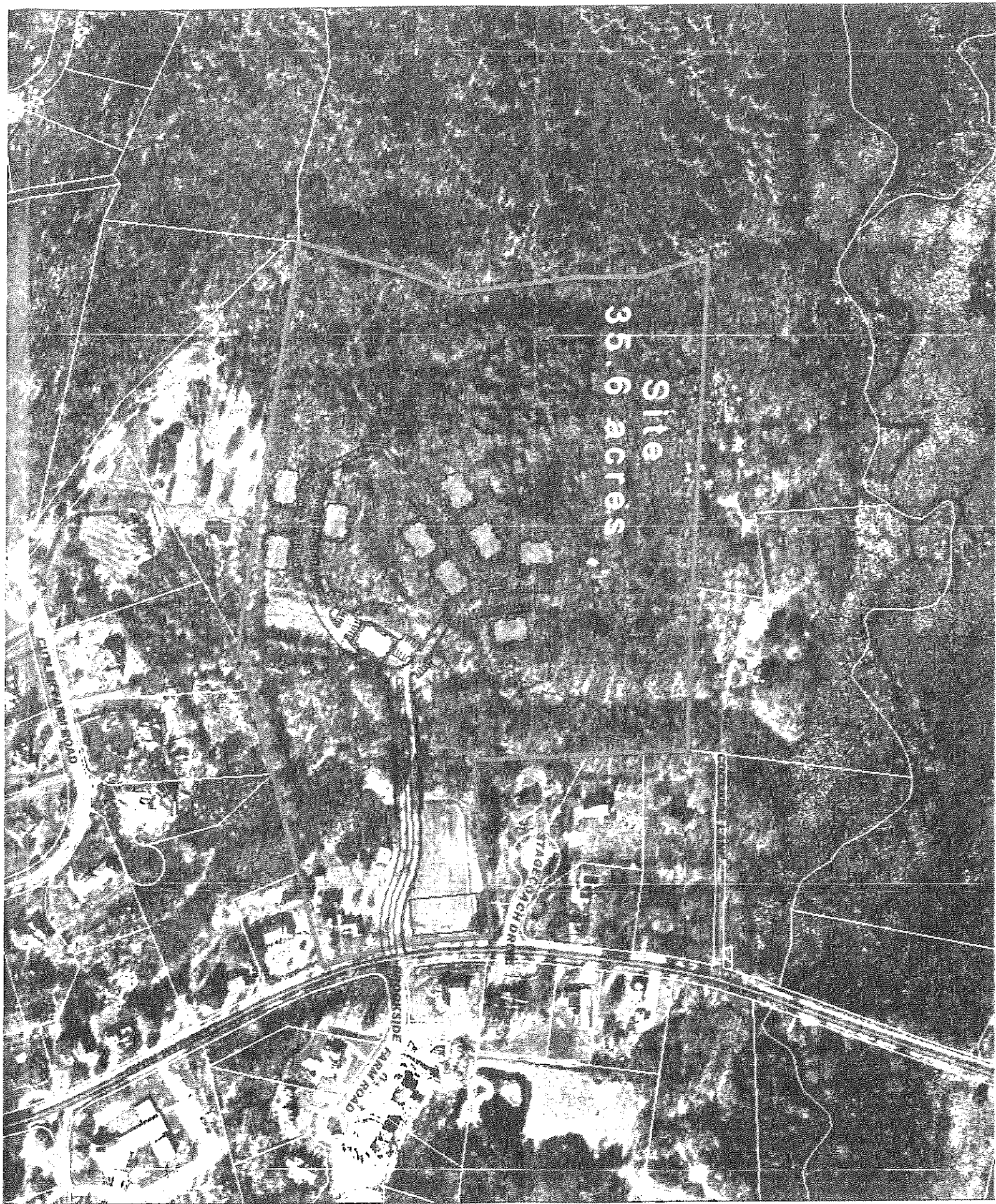
The project provides the Town of Sudbury with the opportunity to create much needed affordable and market rate rental housing while preserving a significant area of permanent open space, recreational opportunities, and with minimal impact to the town's drinking water supplies and other infrastructure, while providing an estimated \$266,000 in annual tax revenues to the Town, in addition to one-time building and other municipal fees.

The approval process includes meeting with Town officials prior to filing for site eligibility approval from MassHousing. The project is proposed to be funded under the New England Fund program with a Boston Federal Home Loan Bank. Assuming site eligibility approval is obtained from MassHousing the developer will prepare and file for a comprehensive permit for the project with the Town Zoning Board of Appeals. During the project design and engineering process the Developer will consider all input received from the Town of Sudbury, its Departments, and Boards and attempt to address as many of the suggestions and comments as possible while keeping the project economically feasible.

The development team carefully reviewed the Town's "Guidelines for Comprehensive Permit (40B) Developments". As outlined in these materials, the project appears to be generally consistent with the guidelines, in meeting or exceeding almost all of the "Physical Attributes of Developments" and the "Affordable Component" guidelines.

The Development team looks forward to working with the Town of Sudbury in the successful development of The Residences at Johnson Farm, an apartment community.

Site
35.6 acres



Development Team

Land Owner: The Johnson Living Trust; Peter Johnson, Trustee
189 Landham Rd.
Sudbury, MA 01776

Developer: Moss Development Inc.; Robert E. Moss, President
15 Brickyard Lane
Westborough, MA 01581
(508)366-1966

Civil and Traffic Engineer: Tetra Tech Rizzo; Ed Boiteau, Project Manager
One Grant St
Framingham, MA 01701
(508)903-2000

Wetlands Consultant: EcoTec, Inc.; Scott Morrison, Project Manager
102 Grove Street
Worcester, MA 01605
(508)752-9622

Environmental Consultant: Corporate Environmental Advisors, Inc.; Michael Cote, Project Manager
129 Hartwell St.
West Boylston, MA 01583
(508)835-8822

Legal Counsel: Goulston and Storrs; Steven Schwartz, Esq.,
Peter Tamm, Esq.
400 Atlantic Ave
Boston, MA 02110
(617) 482-1776

Architect: VMY Vitols Architects, Inc.; Richard Shnider, Project Manger
188 Needham St.
Newton MA 01464
(617)597-1900

**Sewage Treatment Plant
Design/Approval Engineer:** Mount Hope Engineering, Inc., Todd Chaplin, P.E., Project Manager
1788 G.A.R. Highway (Route 6)
Swansea, MA 02777
(617)379-1234

BUILDING PROGRAM

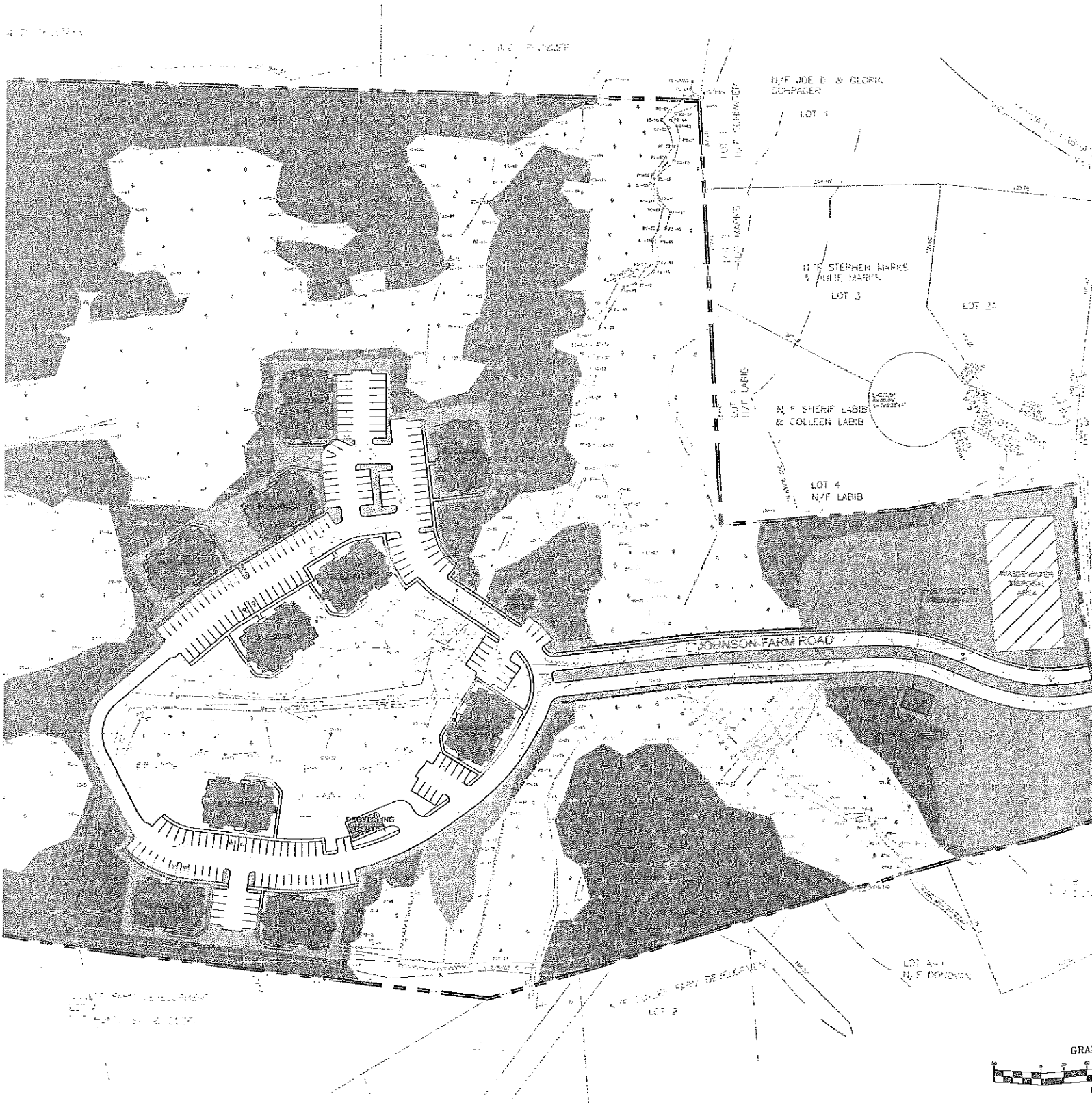
- 10 BUILDINGS @ 12 UNITS = 120 RENTAL UNITS
- BEDROOM MIX:
60 UNITS (50%) 1 BR @ 813 TO 819 SF EA.
60 UNITS (50%) 2 BR @ 1,073 TO 1,082 SF EA.
- GROSS FLOOR AREA = 4,150 SF/FLOOR
@ 3 FLOORS/BUILDING

PARKING PROGRAM

PARKING	TARGET	PROVIDED
RESIDENT: 1.5 SP/UNIT	180 SP	180 SP
GUEST: 1 SP/BLDG	10 SP	12 SP
RENTAL OFFICE	4 SP	4 SP
	194 SP	196 SP

SITE COVERAGE :

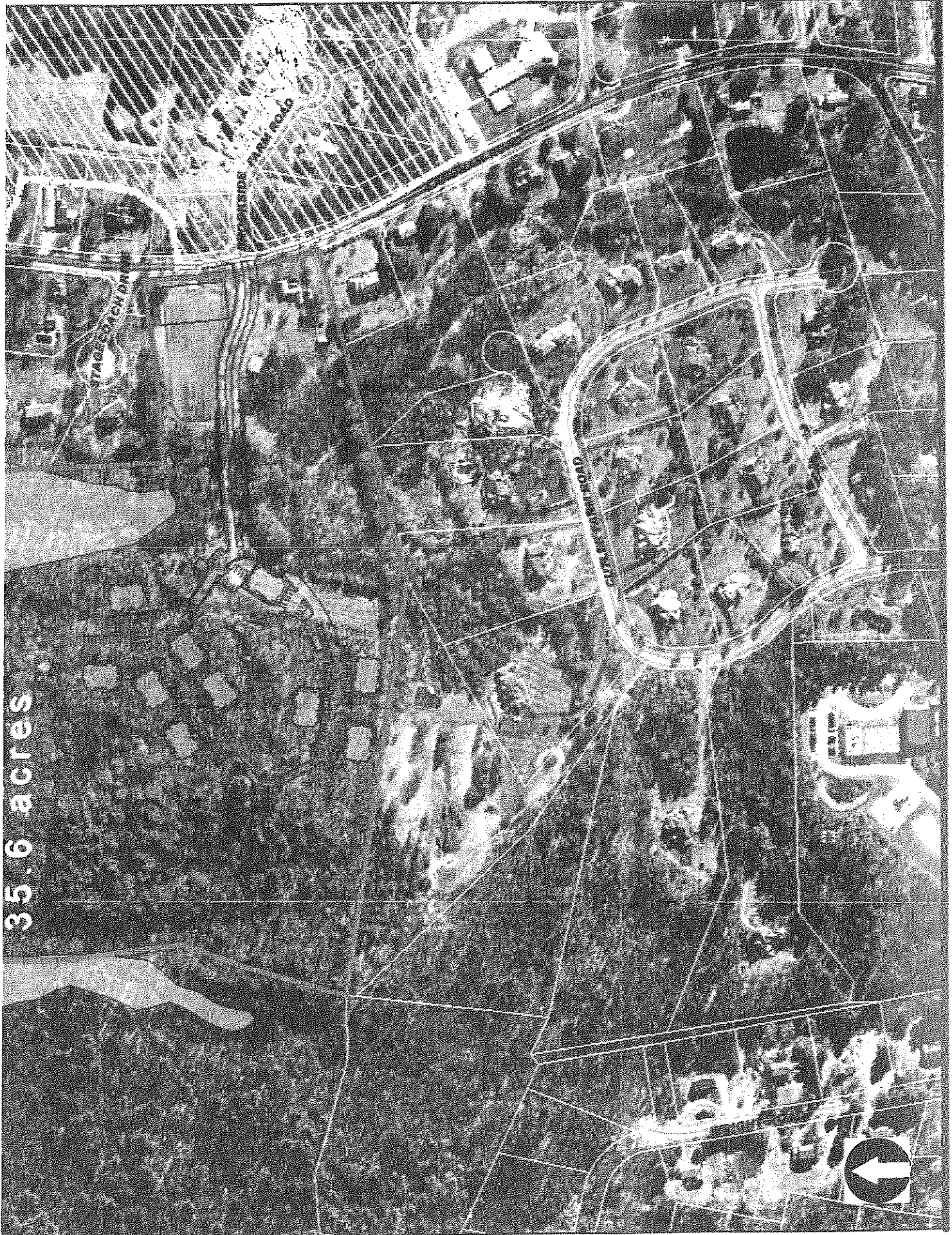
- TOTAL SITE AREA
- UPLAND AREA
- WETLAND AREA
- PROPOSED IMPERVIOUS AREA
- BUILDINGS
- ROADS/PARKING
- TOTAL IMPERVIOUS
- OPEN SPACE



GRAI



35.6 acres



Johnson Farm
Sudbury, MA

Source:
MassGIS

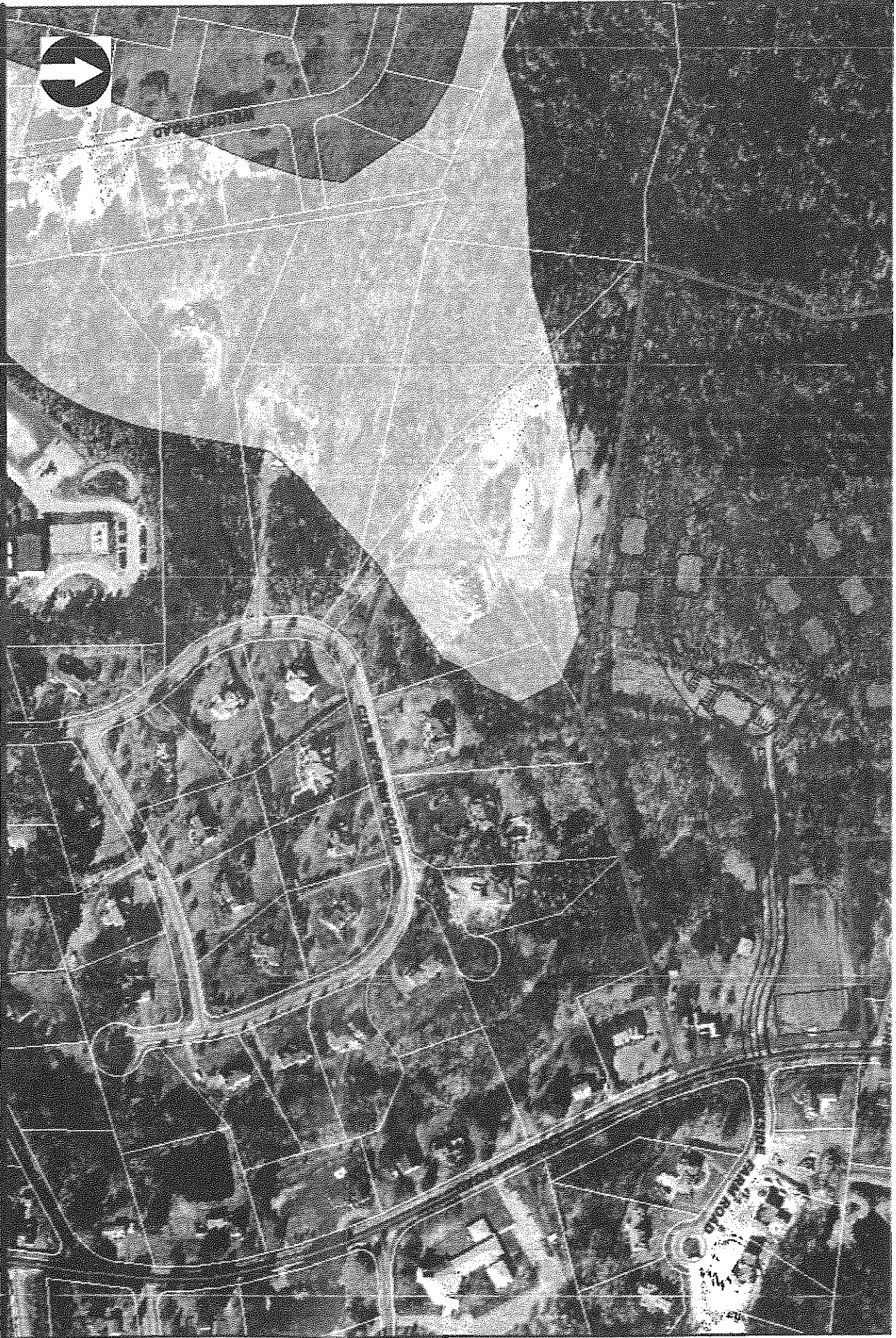
 TETRA TECH RIZZO

35.6 acres



Source:
MassGIS

Johnson Farm
Sudbury, MA



Source:
MassGIS

Johnson Farm
Sudbury, MA

TETRA TECH RIZZO



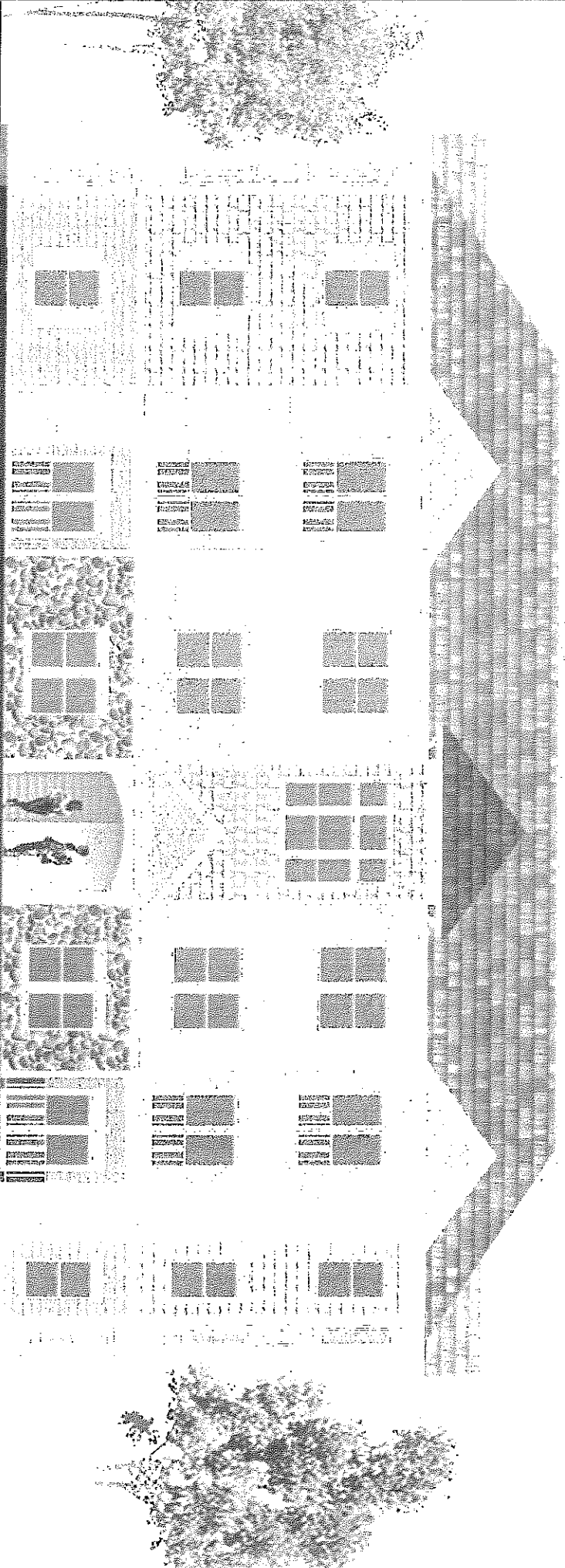
One Grant Street
Framingham, MA 01701-9095
508.903.2000
www.tetra-tech-rizzo.com

1 inch equals 300 feet
0 150 300 Feet

Base Map:
MassGIS April 2008 Airphoto

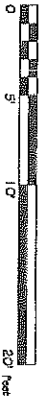
Aquifers

Figure 4



Front Elevation

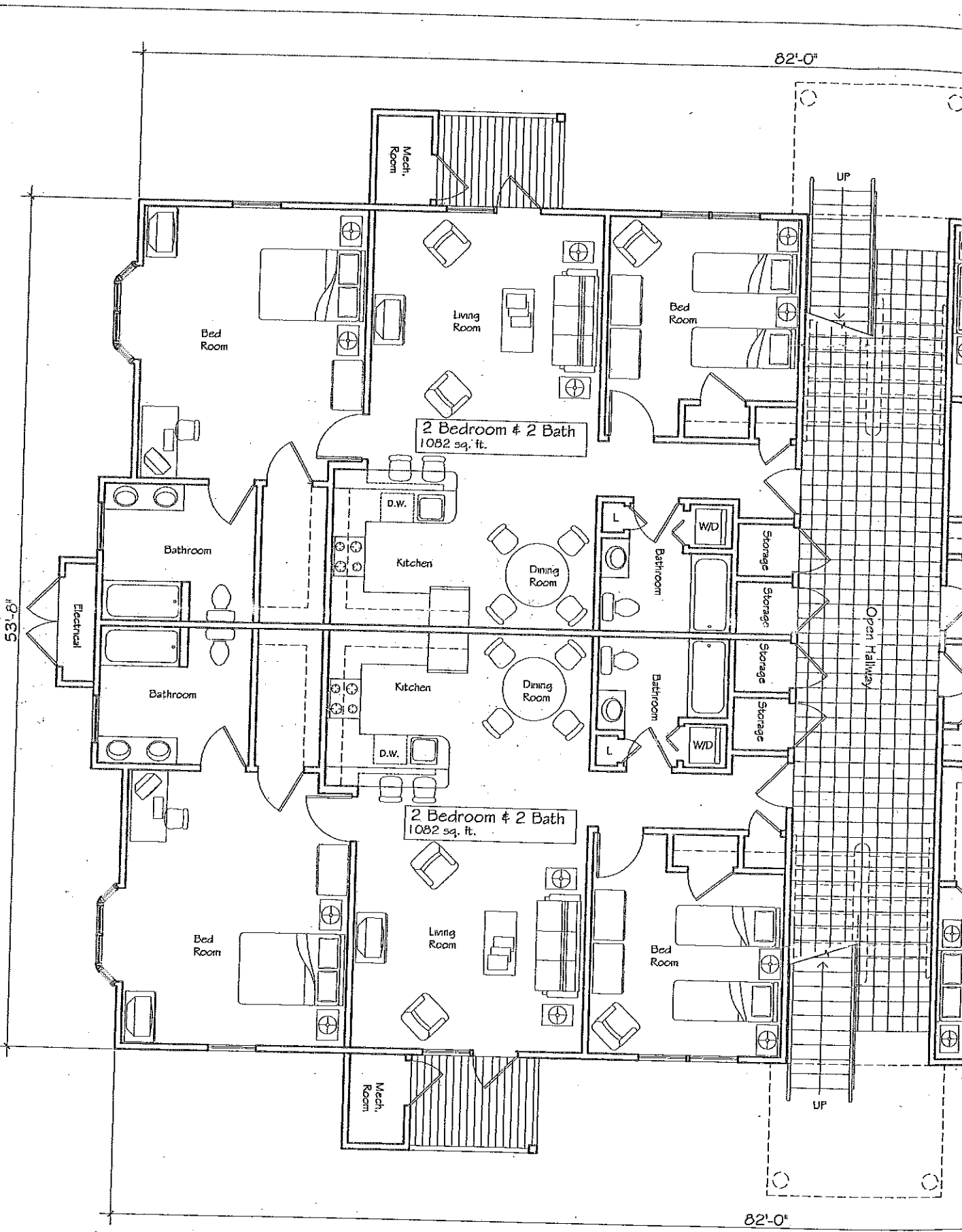
VITOLS ASSOCIATES, INC.
108 Architects /Planners



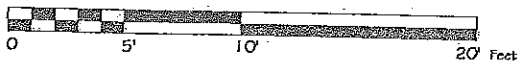
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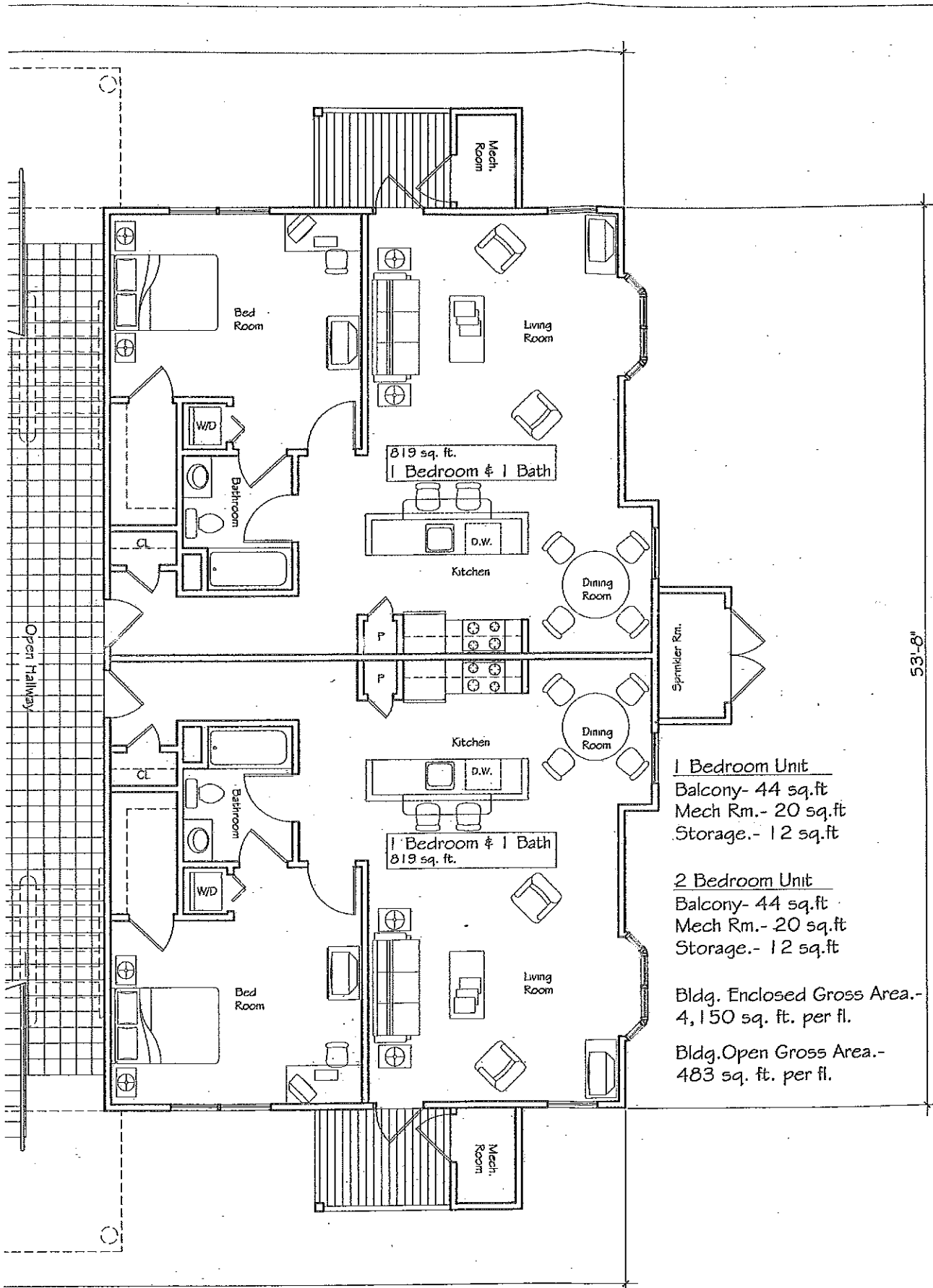
OPTION A

10 11 12 13 14 15 16



VITOLS ASSOCIATES, INC.
108 Architects /Planners





Open Hallway

53'-8"

819 sq. ft.
1 Bedroom & 1 Bath

819 sq. ft.
1 Bedroom & 1 Bath

1 Bedroom Unit
Balcony- 44 sq.ft
Mech Rm.- 20 sq.ft
Storage.- 12 sq.ft

2 Bedroom Unit
Balcony- 44 sq.ft
Mech Rm.- 20 sq.ft
Storage.- 12 sq.ft

Bldg. Enclosed Gross Area.-
4,150 sq. ft. per fl.

Bldg. Open Gross Area.-
483 sq. ft. per fl.

Ground Floor Plan

Utility Summary

The Residences at Johnson Farm are proposed to include 120 rental apartments, including 60 one bedroom and 60 two bedroom units. The general utility summary is as follows:

Drinking Water – the project would be served by the Town of Sudbury municipal water supply. The average daily demand is estimated at 22,000 gallons/day.

The project would connect to the existing 12 inch AC water line in front of the site on Landham Rd. The estimated static pressure is 100 p.s.i. which is sufficient for the project's usage and the required pressure for the proposed automatic sprinkler system in each building. The water system design will be coordinated with the Town Engineering, Water and Fire departments. The Town's water department has indicated there is adequate size and pressure serve the project.

Sewage Disposal – the project shall include a private waste water treatment plant (WWTP). The design of the plant and system will be permitted by the Massachusetts Department of Environmental Protection (D.E.P.) via regulations found at 310 CMR 15. A DEP groundwater discharge permit is required. The design flow is 20,000 gal/day based on 180 bedrooms at 110 g/d and 200 g/d for the rental office. Preliminary testing has been performed in the field area closest to Landham Rd. The soils appear suitable for the purpose and the area sufficient is in size. Early plans call for the treatment facility to be contained within the existing barn at the center of the site (preserved and renovated for this purpose) and the recharge below the existing surface.

Natural Gas- the site currently has a 3 inch natural gas line in Landham Rd. along its frontage. The owner, National Grid, has advised us that the line, supply and pressure are sufficient to service the project.

Phone, Cable, Electric – all utilities will be connected to the existing utilities on Landham Rd and run underground throughout the site.

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Unit Mix, Affordable Units, Rent Summary

Unit Mix and Parking – the project consists of ten buildings identical in interior design but with various exterior design features and colors. Each building consists of 3 floors with 4 apartments per floor, two 1-bedroom and two 2-bedroom units. There are no elevators proposed in any building. The project total is sixty 1-bedroom and sixty 2-bedroom units, or 120 units total. There are currently no 3 or 4-bedroom units proposed. Handicap accessible units will be included and located on the first floor level in accordance with applicable legal requirements. There will be 188 parking spaces, representing 1.6 per unit.

Affordable Units – the project will include 30 affordable units (25% of the project). The units will be placed randomly throughout the project with an equal amount of one and two bedroom units, subject to applicable requirements. The affordable units will be substantially similar to the market rate units. The affordable units will be awarded through a lottery system as part of an approved marketing plan for the project. The plan will include a 70% local preference provision as suggested in the Town’s 40B guidelines. All of the apartments, both market rate and affordable (120), should count toward the Town’s DHCD certified subsidized housing inventory.

Rents- the following rents are estimated only since the project will take considerable time for approvals and construction. The market rate rents will be determined by competitive factors and the financial needs of the project at the time the units become available. Rents for the affordable units will be priced at a total housing expense of 30% of 80% of the Sudbury area H.U.D. median annual income less a utility allowance.

The estimated market rate rents are:

- 1 Bedroom (up to two people) at \$1,375/month plus utilities
- 2 Bedroom (up to four people) at \$1,750/month plus utilities

The estimated affordable rents are:

	Family Size			
	1 person	2 person	3 person	4 person
Maximum allowable income 80% of Sudbury HUD median	50,500	57,750	64,950	72,150
Monthly Housing Expense 80% of MI x 30%/12 months	1,262	1,443	1,623	1,803
	One bedroom		Two Bedroom	
Gross Rent before utility adjustment	\$1352		\$1713	
2010 Monthly utility adjustment	181		239	
Net Affordable unit monthly rent	1171		1474	

All figures are to be verified with the Town and the subsidizing agency.

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The Residences at Johnson Farm Project
Landham Road, Sudbury
Preliminary Waiver List

below identifies the anticipated required relief necessary from applicable local bylaws and regulations, based on preliminary project. This preliminary list is subject to modification based on the advancement of project design.

BYLAWS			
ARTICLE IX - Zoning			
1	Subject	Requirement	Waiver / Project Applicability / Notes
	Structures on a Lot	One(1) principal structure per Lot.	Project, including 9 principal structures, to be constructed on one Lot under MGL Ch. 40B.
	Use	Multi-family housing is not an allowed use in SRA Zone.	Multi-family Project proposed within SRA Zone per MGL Ch. 40B.
	Accessory Use	Any use permitted as a principal use is also permitted as an accessory use. Rental office and WWTP not identified as allowed principal uses.	Project will include accessory rental office and WWTP.
	Height	Maximum building height of 2.5 stories.	Project buildings will have 3 stories.
	Parking Standards	2 spaces per dwelling unit.	Project to provide 1.5 spaces per dwelling unit. Ratio is consistent with Sudbury 40B Guidelines - providing "sufficient parking" while avoiding large lots.
	Signs	One Residential Identification Sign permitted which shall not exceed 2 sf.	Relief will be sought as necessary, in accordance with sign plan to be submitted.
	Common Driveways	In all Residential Districts, no driveway or other access to a way shall serve more than two (2) dwellings	120 dwellings within the Project will be served by one (1) driveway.
	Performance Standard for Erosion Control	No areas totaling two (2) acres or more shall have existing vegetation clear-stripped or be filled 6 inches or more.	Site activities associated with the Project will be limited to 6.6 upland acres of the total 35.6 acre site.
	Wastewater Treatment Facilities	Exemption required from applicability of this Section.	Project's WWTP will require DEP Groundwater Discharge Permit. DEP design standards under 310 CMR 15 will govern.
	Site Plan Review Requirements	Exemption from design standards/applicability of Site Plan Review.	MGL Ch. 40B design standards will apply to the Project.
ARTICLE XXI - Wetlands Administration			
is	Wetlands Resource Area Protection	Additional jurisdiction/buffer zones may be imposed under local bylaw.	General exemption from requirements of bylaw. Project shall file NOI with Conservation Commission per Wetlands Protection Act, MGL Ch. 131, §40 and applicable regulations at 310 CMR 10.00 et seq.
ARTICLE XXV - Public Access Way Permit			
is	Access Permit	Permit required for new access that generates substantial increase in or impacts traffic on a public way.	Exemption sought from requirements of this Article.
ARTICLE XXVI - In-Ground Irrigation Systems			
is	Irrigation Wells	Board of Health Approval for installation of private irrigation well.	Exemption from BOH requirements, to the extent applicable, to construct private irrigation well.
ARTICLE XXVII - Demolition of Historically Significant Buildings, Structures or Sites			
is	Demolition of Existing Structure(s)	Demolition of "structures or portions thereof constructed prior to January 1, 1940 town-wide or any building or portion thereof or structure of indeterminate age."	Exemption from permit/requirements sought for construction of Project involving demolition of a single existing structure constructed prior to 1940.
BYLAWS AND REGULATIONS GOVERNING THE SUBSTANCE DISPOSAL OF SOLID WASTE			
is	Sewage Treatment Facility	BOH Permit and local design standards.	General exemption sought from local design standards that vary from DEP requirements. Project WWTP will require GDP from DEP and be reviewed and permitted under 310 CMR 15.
DEVELOPMENTAL MANAGEMENT BYLAW REGULATIONS			
is	Stormwater Management	Permit, local performance and design standards.	General exemption sought from local design standards that vary from DEP requirements. Project shall file a Notice of Intent with the Conservation Commission per Wetlands Protection Act, MGL Ch. 131, Sec. 40; stormwater management system will be designed in accordance with the Massachusetts Stormwater Management Standards and the Massachusetts Stormwater Handbook.

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General Impacts

Sudbury Schools:

The developer recognizes that the number of school children living in the proposed apartment community will have an impact on the Sudbury School System. There is a significant amount of actual data available from existing comparable apartment communities in towns with similar demographics to Sudbury that enables one to make a reasonable projection of the number of school children expected to attend Sudbury Public Schools as a result of the proposed project.

In general, there are several factors which affect the number of school children:

1. Floor Plan Configuration/Bedroom Count - the number of school children will be greater in apartments with more bedrooms. Typically, newer apartment communities have a mix of 1, 2 and 3 bedroom units. Obviously, a 3 bedroom unit is much more likely to include school age children than a 1 or 2 bedroom unit.
2. Affordability- generally the more affordable the rents are in an apartment community the more likely it will have a larger number of school aged children. Our proposed project will include 30 affordable apartment units which are more likely to attract school age children than the market rate units. The market rate rents will be relatively higher than the ones in neighboring towns such as Framingham or Marlboro and therefore, based on industry experience, less likely to attract school children.
3. Reputation of Municipalities' School System- all things being held constant relative to bedroom count mix, it would be expected that renters with children would gravitate to stronger school districts than weaker ones. AvalonBay Communities has over 3400 apartments in the Greater Boston area and their data confirms this is true in their communities, although this factor appears to be much less significant than the apartment bedroom count and the general affordability of the project.

It should be noted that apartment school aged children counts are not the same as the number of children attending a town's public schools from that apartment community. According to the Massachusetts Department of Education historical data, approximately 10-15% of school age children can be expected to attend private schools. Given the mixed-income composition of the proposed community, we use a more conservative private school attendance of 8%.

Based on recent information provided to us by the Westborough Public School system, the number of school age children attending the town's schools and residing in the 280-unit apartment community at Flanders Road built by AvalonBay in 2002 was 43 (15 in grades K-3, 18 in grades 4-8, and 10 in the High School). This community is 25% affordable, with a bedroom mix of 108 1-BR, 142 2-BR, and 30-3BR units. This translates into .15 public school students/apartment.

Other newer AvalonBay communities include the following actual number of school aged students.

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Location	No. of Apartments	1 BR/2BR	No. of SAC	SAC/Apt	APS/Apt
Bedford	139	52/87	29	.21	.19
Acton	380	192/188	93	.24	.23
Hingham	235	103/132	47	.20	.18
Sharon	156	64/92	48	.30	.28
Northborough Phase I	163	63/100	34	.20	.19

SAC=School age children

APS= Attending Public Schools Estimated at SAC minus 8%

Based on the information provided by AvalonBay and the Town of Westborough, a conservative figure for our projected public school children living in the proposed apartment community will be 27 (.225/unit). All of the communities above including 8-10% of their units having 3-bedrooms, the single most important factor in attracting school aged children. We have proposed no 3-bedroom units. Factoring in the lack of 3-bedroom units, the projected number of school age children is more likely to be in the 18-22 range (not factoring in those already in the district).

New School aged Children in the District

An additional important factor in assessing the impact of the number of school children attending the town schools is the number of new children versus the number already attending the schools. Avalon Bays experience is that approximately 20% of the market rate unit residents already reside in the town and 35% or more of the affordable units become occupied by existing town residents. As applied to the proposed project, this translates into a projected number of new students to the school district at 20, not factoring in the bedroom counts. By factoring in the project not having any 3-bedroom units, this number is reduced to an estimated 13-15 new students overall.

The projected school impacts are summarized below based on each assumption and additional refinement:

- Total projected to attend public school based on comparable AvalonBay Communities - 27
- Total projected to attend public school factoring in no 3-bedroom apartments - 18-22
- Total projected new students to attend the school district (not factoring in bedroom counts) - 20
- Total projected new students factoring in no 3-bedroom apartments - 13-15

One additional consideration on the school children impact is that the project will be built over an 18 month period based on the market absorption rate. The new students will come into the schools on a fairly steady rate over that period.

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Other Municipal Impacts

1. **Roadways/Highways-** All of the roadways, parking areas and sidewalks within the project will be privately owned and maintained.
2. **Fire safety-** All of the units will be constructed with full automatic fire suppression systems (sprinklers), smoke detectors, C.M. detectors and automatic call in features as mandated by state law and regulations. Hydrants will be located throughout the site as per the approved plans. All of the units will be fire stopped and isolated with firewalls in accordance with the latest building and fire codes. The developer will review fire safety features and access with the Fire Department during the planning process.
3. **Police-** The developer will review security features of the building and site design with the Police Department prior to construction. Items to be discussed will include such issues as lighting, locks, and surveillance cameras. All prospective tenants will be required to submit to a criminal background check prior to occupancy.
4. **Trash and Recycling-** To be privately collected and paid for.
5. **Traffic Impact-** In accordance with National Vehicle Trip Statistics the average apartment unit with our bedroom mix generates 7.35 trips per day. That figure is a total of all occupants' vehicles and guests both in and out in a 24 hour period. That translates to 882 car trips/day (441 in and 441 out) for the overall project. The developer will provide the town a detailed traffic study as part of the comprehensive permit approval process. This study will analyze the expected timing of car trips during peak hours, the direction of travel and the vehicles' impact on adjacent roadways, and intersections. Other parts of the study will include issues relative to the safety of driveway entrance design onto Landham Rd. and the roadways within the project. Additionally the study may propose mitigation measures to improve existing conditions at intersections or roadways in the area of the project, consistent with applicable guidelines.

Municipal Impacts-Fiscal

Estimated One Time Revenue to the Town

\$144,000	Building permit fees	\$15/1000 at a construction value of \$9.6M
\$16,000	Wiring permit fees	\$3/100 at a value of \$480K
\$14,000	Plumbing permit fees	\$55 plus \$8/fixture
TBD.	Town water connection fee	

Estimated Revenue to the Town- Ongoing

\$238,000/yr property tax \$14,800,000 x \$16.08 (2010 rate)

\$28,000/yr tenant excise taxes assuming 140 vehicles, \$8,000 average value x \$25/1000

\$266,000/yr total

Annual Cost to Town

1. Incremental cost of adding school children to the town school system.
2. Incremental cost of Fire and Police protection for the residents.
3. Incremental cost of general town services to the residents.

Low Impact Development and Sustainable Design

There are a number of LID and sustainable design opportunities that are being considered for the construction and operation of the proposed buildings and site improvements. In addition to the incorporation of water and energy conservation measures that are mandated by state and federal regulations, the following additional design and operational features are under review to be considered as part of the final design.

Item No.	Category	Description of LID/Sustainable Design Measure
1	Water Reuse	Rainwater collection system to collect roof runoff for landscape Irrigation, possible reuse of treated WWTP water.
2	Cluster Development Plan	Use of 3-story buildings to minimize total building footprint; cluster buildings in central upland area and leave remainder of site as open space in order to minimize length of roadway, minimize wetland crossings and work in Riverfront Areas, and minimize overall site disturbance.
3	Minimize Impervious Cover	Minimize parking and roadway widths to accommodate project needs and provide for public safety. Consideration of the use of pervious pavers for parking areas.
4	Permanent Protection of Open Space	Provide Conservation Restrictions on unused open space areas, wetlands and Riverfront Areas or make dedication to Town
5	Preservation of Historically Significant Buildings	Preserve and restore existing barn; possible reuse to house wastewater treatment equipment.
6	Walkway Linkage	Construct a sidewalk/walkway system linking the development to the existing sidewalk system in Landham Road and the surrounding neighborhoods.
7	Open Space Linkages	Construct a trail system linking the upland/open space areas of the site with possible connection to Sudbury Valley Trustees property.
8	Landscaping	Use native and water efficient plants in Landscaping; maintain plant material and lawns using a preventative Integrated Pest Management approach to control disease, weeds and pests.
9	Erosion Control	Prepare a detailed Stormwater Pollution Prevention Plan to control erosion and sedimentation during construction, including phasing and monitoring of control measures.
10	Site Lighting	Use low level site lighting fixtures to provide minimum light levels for public safety and convenience, designed to have no light trespass to sensitive areas of the site and to have shielded light sources.
11	Recycling	Provide a recycling center on-site for common recyclable waste

		material such as paper, glass and plastic.
12	Stormwater Management	Maximize groundwater infiltration of runoff by use of infiltration basins and other Best Management Practices (BMP) in permeable soil areas.
13	Stormwater Management	Maximize the use of non-structural BMP's such as open road drainage utilizing sheet flow, vegetated swales, grass filter strips, and bioretention areas, as may be appropriate.
14	Green Building	See separate page.

Green Construction/Sustainable Design Features

The project will incorporate many "Green Construction" features in its design, construction, and operation. Many of the "green" features that are under consideration are not typically found in conventional multi-family developments. The LEED Certified Construction Program and Rating System will be used as a comparative guideline to comprehensive sustainable project design principles that may be implemented within the project. While it is not contemplated that the project will be LEED Certified (since many parts of the LEED program only apply to redevelopment sites and high rise buildings), many sustainable design and energy-efficiency measures that apply to and improve suburban multi-family developments will be implemented within the project. More specifically, the following design, construction, and operational guidelines are under review and will be considered as part of the final design.

Item #	Category	Description
1.	Construction Activity	Establish a pollution prevention plan
2.	Alternative Transportation	Provide bicycle storage/racks on-site to promote bicycle usage
3.	Alternative Transportation	Provide hybrid car plug in stations
4.	Water Efficiency	Use of high efficiency water heaters
5.	Water Efficiency	Use of low flow plumbing fixtures
6.	Water Efficiency	Collection and re-use of rooftop rain water for irrigation
7.	Green Power	Use of solar technology for all common area electrical needs including exterior lighting in all buildings and parking areas
8.	Construction Waste	Separate and recycle all construction waste
9.	Renewable Materials	Use as many renewable construction materials as possible
10.	Air Quality	Use of high efficiency appliances (low exhaust), implement a no smoking policy, and design good ventilation systems
11.	Lighting	Use of low energy consumption lighting inside and out
12.	HVAC	Use of programmable thermostats in all units
13.	HVAC	Use of high efficiency heating and air conditioning systems
14.	Energy Saving	Maximize the insulation levels in all units, use of low E argon gas filled windows
15.	Energy Saving	Use of energy star rated appliances throughout the project