



ANDOVER YARD

PLANNING BOARD PRESENTATION

ANDOVER, MA
JANUARY 23, 2024

PREPARED FOR



AGENDA

1 LDA OVERVIEW

- » Timeline
- » Project Green Space
- » Community Building

2 DESIGN REVIEW BOARD UPDATE

- » Summary of DRB Comments
- » Next steps and areas of study

3 SITE LIGHTING & LANDSCAPING

- » Landscape design strategy
- » Plant Selection
- » Lighting location and fixtures

4 SUSTAINABILITY

- » Site features and resiliency
- » LEED
- » Building Envelope and Systems

5 HOUSING AFFORDABILITY



1. LDA OVERVIEW

LDA OVERVIEW



Andover Town Yard, LLC

January 18, 2024

Town Yard Land Disposition Agreement Points:

PRICE

\$4,566,000 + Advisory/Transaction Fee to Newmark of \$175,000

DEPOSITS

\$280,000

LEED

LEED BD+C Silver pre-certification, LEED ND Built Project Certification Silver Deposit (\$45,500)

CLOSING DATE

The Developer shall have obtained all Entitlement Approvals necessary for the construction of the Project. The Closing Date is not more than sixty (60) days after the date that the Developer has obtained all of the Entitlement Approvals for the Project with all appeal periods having expired and without any appeal having been filed.

PROJECT COMMENCEMENT DATE

Within 60 days after the Closing Date.

RESTRICTIONS

Project Green Space

A perpetual easement, effective upon the recordation of the Certificate of Completion, for the use and enjoyment by members of the public of the green space to be identified as such on the site plan approved by the Planning Board and to be constructed as part of the Project.

Affordable Housing Restriction

All affordable housing units constructed or to be constructed as part of the Project shall be subject to a permanent restriction preserving such units as affordable housing, which restriction shall be set forth in an instrument to be executed by the parties thereto and approved by the Director of the Executive Office of Housing and Livable Communities (formerly known as the Department of Housing and Community Development) ("EOHLC").

Community Facility

The Community Building is governed by a separate License Agreement, the form of which has been agreed to by both the Town and the Developer (Exhibit J in the signed LDA). Sections reproduced below are from the License Agreement.

LDA OVERVIEW

Andover Town Yard, LLC

January 18, 2024

WHEREAS, the Town desires to use the Community Facility solely for Town-sponsored social, educational and community meetings and events and for no other purpose (the "Permitted Use") on such days (the "Permitted Days") and during such hours (the "Permitted Hours") as the Owner and Town shall mutually agree in writing subject to availability based upon a Community Facility schedule to be created and managed by Owner.

The term of this License (the "Term") shall commence on the date of the recording of the Certificate of Completion and expire upon the earlier to occur of (a) the end of the Restriction Period, (b) termination of the LDA, (c) a Town Default under the LDA, (d) default under this Agreement beyond any applicable notice and cure period, and (e) recording of this Agreement or notice thereof with the Registry without the prior written approval of the Owner, which may be withheld in its sole discretion.

The Town shall use and occupy the Community Facility solely for the Permitted Use. Such use shall comply with the following requirements:

The Town will provide reasonable supervision, including police details if reasonably necessary, for all activities undertaken by the Town at the Community Facility.

In no event shall the Town permit alcoholic beverages to be consumed at or brought onto Property or the Community Facility unless the Town has obtained all required licenses and approvals for the serving of alcoholic beverages and has provided to the Owner evidence of liquor liability insurance in amounts, and with coverages, reasonably acceptable to the Owner and such other term and conditions as Owner may reasonably require.

In no event shall the Town permit any loud noises or noxious fumes to be generated on the Property or from the Community Facility. The foregoing shall not prohibit events at the Community Facility involving the playing or performance of music in compliance with the foregoing.

Andover Town Yard, LLC

January 18, 2024

The Town shall promptly inform the Owner, in writing, of the particulars of any and all occurrences (whether on or off the Property) involving personal injury, sickness, disease or death, or property damage known to the Town arising out of, relating to, or resulting from the Town's use of the Community Facility. At the conclusion of each use of the Community Facility by the Town, the Town shall restore the Community Facility to the condition it was in prior to such use, including the proper removal and disposal of all trash and debris and the removal of all personal property that the Town or its employees and/or invitees have brought onto the Property and shall generally leave the Community Facility in broom clean condition free of debris. The Town shall not commit, permit, or suffer any waste or damage to or at or about, the Property or overload the Community Facility's HVAC, life-safety, plumbing, electrical, or mechanical systems.

The Town shall be responsible for the costs of all repairs or damage occurring to the Property and Community Facility during the Town's use of the Community Facility. All such repairs shall be made by the Owner and the Town shall reimburse the Owner for the reasonable costs therefor within thirty (30) days after the receipt of invoice thereof.

Except during such times that the Community Facility is being used by the Town (and excluding from such exception any emergencies) the Owner shall full have access to the Community Facility at any time for inspection, repairs or for any other reasonable purpose.

Prior to accessing the Community Facility pursuant to this Agreement for each event at the Community Facility hosted by the Town under this Agreement, the Town agrees to maintain in full force and effect the following insurance coverages (see License Agreement)

The Town shall have no right to assign this Agreement or to give any other person or entity any right to use or occupy the Community Facility.

2. DESIGN REVIEW BOARD UPDATE

DESIGN REVIEW BOARD UPDATE



WHAT WE HEARD FROM DRB:

MEETING HELD ON 1/10

- The board was receptive to the overall site design, including the building shape and the location of the proposed park.
- Members were in support of the design of the brick portion of the residential building. They liked combination of modern detailing with the traditional material.
 - » The board noted that they felt the brick shown in the rendering was more successful than the sample shown by the design team. We agreed to reconsider the brick sample selection.
- The fiber cement facade, and massing steps along Buxton Court were well received. Members liked the more residential scale and massing changes on this facade.
 - » The board suggested we study the height of the base material as Buxton Court slopes toward the dog park.
- The board was skeptical about the use of the wood-look material along the courtyard, as it felt very different than the rest of the building design.
 - » The design team agreed to revisit the design and materiality of this facade.
- Members were in support of the design of the community building. They thought the more modern approach was appropriate for the smaller building, and would create an welcoming entry to the site.

DESIGN REVIEW BOARD UPDATE



NEXT STEPS:

Based on the DRB comments, the design team will be addressing the following areas of the building design:

1. Study different materials at the wood connector
2. Evaluate the base condition along Buxton Court
3. Consider varying the parapet height where elements connect at the wood facade
4. Reconsider the brick sample colors
5. Study widening the stair to the courtyard along Buxton Court

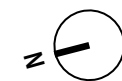
A followup meeting to present responses to these design comments has been scheduled for **Wednesday February 28th at 6:30pm.**

3. SITE LIGHTING & LANDSCAPING

MATERIALS PLAN - NORTH

MATERIALS LEGEND

TAG	DESCRIPTION	DETAIL
PAVING		
A1	ASPHALT PAVING	
A2	POURED IN PLACE CONCRETE PAVING	
A3	PRECAST CONCRETE UNIT PAVERS - PEDESTRIAN	
A4	PRECAST CONCRETE UNIT PAVERS ON PEDESTAL SYSTEM	
A5	STONE DUST PAVING	
A6	CURB RAMP, SEE CIVIL	
WALLS, CURBS, STAIRS, FENCES & GATES		
B1	ROADWAY CURB, SEE CIVIL	
B2	FLUSH CURB	
B3	CAST IN PLACE CONCRETE WALL WITH FORM LINER FINISH	
B4	BLOCK RETAINING WALL, SEE CIVIL	
B5	CAST IN PLACE CONCRETE STAIRS	
B6	STEEL PICKET FENCE	
B7	4' WIDE GATE	
B8	6' HT. METAL SCREEN	
B9	6" STEEL EDGING	
FURNISHINGS / FEATURES		
C1	BENCH	
C2	AT-GRADE SPRAY JETS	
C3	MOVABLE SITE FURNISHINGS	
C4	TRASH AND RECYCLING RECEPTACLE	
C5	SCULPTURE, FINAL LOCATION AND ARTWORK SELECTION TBD.	
LIGHTING		
D1	PEDESTRIAN LIGHT	
D2	PARKING LOT LIGHT	
PLANTING		
E1	CANOPY TREE, SEE SHEET L2.1 & L2.2	
E2	ORNAMENTAL TREE, SEE SHEET -2.1 & L2.2	
E3	PLANT BED, SEE SHEET L2.1 & L2.2	
E4	LAWN, SEE SHEET L2.1 & L2.2	
E5	PLANTING OVER STRUCTURE	

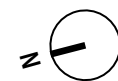


MATERIALS PLAN - SOUTH

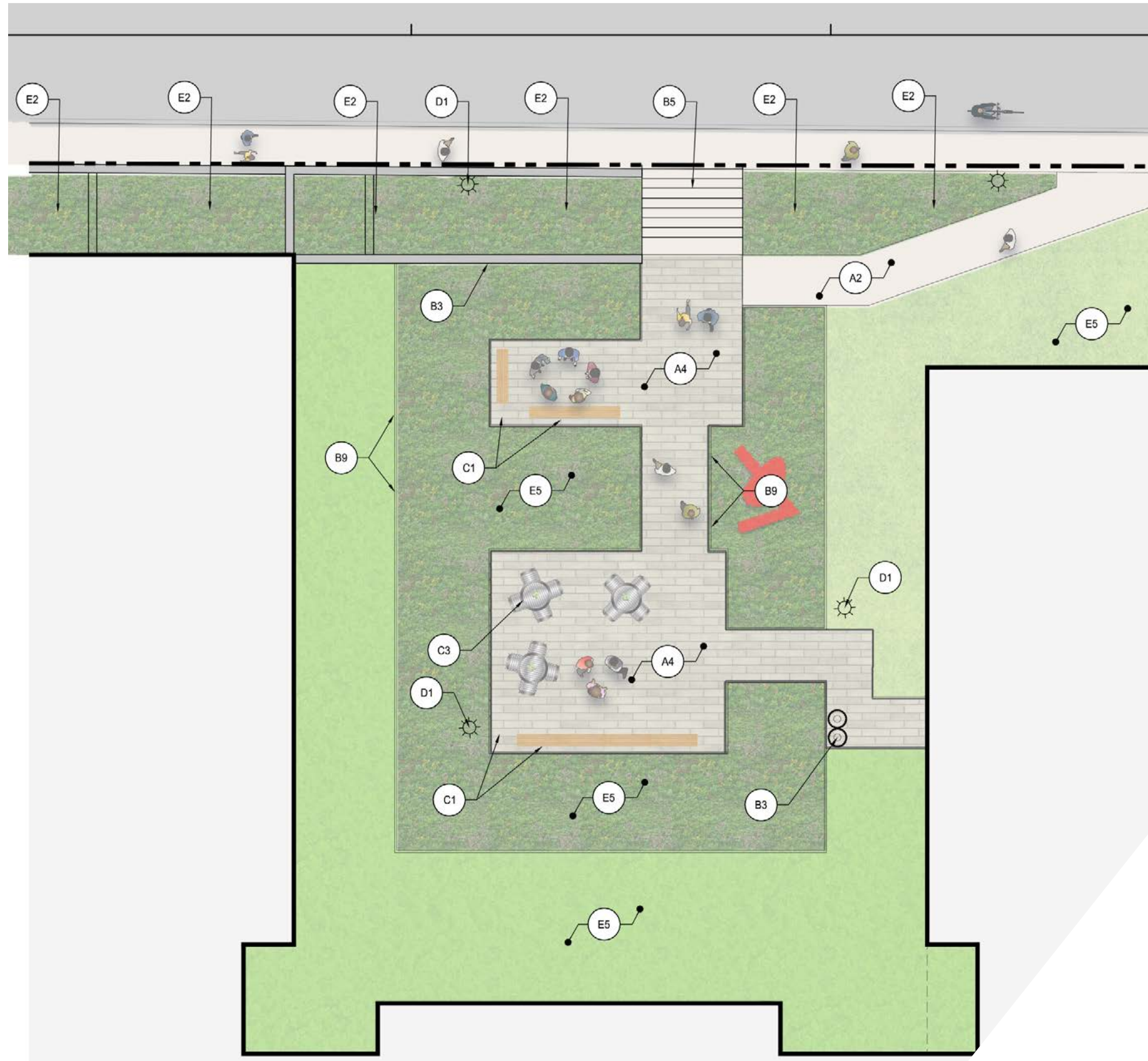


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A6	CURB RAMP, SEE CIVIL	
WALLS, CURBS, STAIRS, FENCES & GATES		
B1	GRANITE CURB	
B2	FLUSH GRANITE CURB	
B3	CAST IN PLACE CONCRETE WALL WITH FORM LINER FINISH	
B4	BLOCK RETAINING WALL, SEE CIVIL	
B5	CAST IN PLACE CONCRETE STAIRS	
B6	STEEL PICKET FENCE	
B7	4' WIDE GATE	
B8	6' HT. METAL SCREEN	
B9	6" STEEL EDGING	
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C1	BENCH	
C2	AT-GRADE SPRAY JETS	
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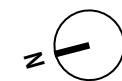


MATERIALS PLAN - BUXTON COURT



MATERIALS LEGEND

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WALLS, CURBS, STAIRS, FENCES & GATES		
B1	GRANITE CURB	
B2	FLUSH GRANITE CURB	
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B4	BLOCK RETAINING WALL, SEE CIVIL	
B5	CAST IN PLACE CONCRETE STAIRS	
B6	STEEL PICKET FENCE	
B7	4' WIDE GATE	
B8	6' HT. METAL SCREEN	
B9	6" STEEL EDGING	
FURNISHINGS / FEATURES		
C1	BENCH	
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E5	PLANTING OVER STRUCTURE	



PLANTING PLAN - NORTH

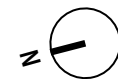
TREE SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
TREES						
ACE AMS	Acer x freemanii 'Armstrong'	Armstrong Freeman Maple	3 1/2" Cal.	B&B	15	
AME CAN	Amelanchier canadensis	Canadian Serviceberry	8'-10' Ht.	B&B	12	Multi-Stem
CAR FST	Carpinus betulus 'Fastigiata'	Upright European Hornbeam	3 1/2" Cal.	B&B	6	
CEL OCC	Celtis occidentalis	Common Hackberry	3 1/2" Cal.	B&B	15	
CER CAN	Cercis canadensis	Eastern Redbud	8'-10' Ht.	B&B	12	Multi-Stem
JUN EAS	Juniperus virginiana	Eastern Redcedar	8'-10' Ht.	B&B	14	
LIQ STY	Liquidambar styraciflua 'Rotundiloba'	Fruitless Sweet Gum	3 1/2" Cal., B&B	B&B	20	
LIR TUL	Liriodendron tulipifera	Tulip Poplar	3 1/2" Cal.	B&B	3	
QUE RU2	Quercus rubra	Red Oak	3 1/2" Cal.	B&B	5	

REPRESENTATIVE PLANT LIST FOR SHRUBS, ORNAMENTAL GRASSES AND PERENNIALS

BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
Clethra alnifolia 'Caleb'	Vanilla Spice® Summersweet	30"-36" ht	Pot	
Cornus sericea	Red Twig Dogwood	30"-36" ht	Pot	
Fothergilla gardenii	Dwarf Fothergilla	30"-36" ht	Pot	
Hydrangea quercifolia	Oakleaf Hydrangea	30"-36" ht	Pot	
Physocarpus opulifolius 'Dart's Gold'	Dart's Gold Ninebark	30"-36" ht	Pot	
Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	24"-30" ht	Pot	
Rhus typhina 'Bailltiger'	Tiger Eyes® Staghorn Sumac	30"-36" ht	Pot	
Viburnum dentatum 'Arrowwood'	Arrowwood Viburnum	30"-36" ht	Pot	

BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	REMARKS
Amsonia x 'Blue Ice'	Blue Ice Bluestar	2 gal.	Pot	18" o.c.	
Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama	2 gal.	Pot	30" o.c.	
Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	2 gal.	Pot	30" o.c.	
Carex pensylvanica	Pennsylvania Sedge	2 gal.	Pot	18" o.c.	
Chasmanthium latifolium	Northern Sea Oats	2 gal.	Pot	30" o.c.	
Dennstaedtia punctilobula	Hay-scented Fern	2 gal.	Pot	24" o.c.	
Deschampsia cespitosa	Tufted Hair Grass	2 gal.	Pot	24" o.c.	
Liriope spicata	Creeping Lilyturf	1 gal.	Pot	18" o.c.	
Nepeta x faassenii 'Walker's Low'	Walker's Low Catmint	2 gal.	Pot	18" o.c.	
Tiarella cordifolia	Foamflower	2 gal.	Pot	18" o.c.	



PLANTING PLAN - SOUTH



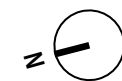
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CAR FST	Carpinus betulus 'Fastigiata'	Upright European Hornbeam	3 1/2" Cal.	B&B	6	
CEL OCC	Celtis occidentalis	Common Hackberry	3 1/2" Cal.	B&B	15	
CER CAN	Cercis canadensis	Eastern Redbud	8'-10' Ht.	B&B	12	Multi-Stem
JUN EAS	Juniperus virginiana	Eastern Redcedar	8'-10' Ht.	B&B	14	
LIQ STY	Liquidambar styraciflua 'Rotundiloba'	Fruitless Sweet Gum	3 1/2" Cal., B&B	B&B	20	
LIR TUL	Liriodendron tulipifera	Tulip Poplar	3 1/2" Cal.	B&B	3	
QUE RU2	Quercus rubra	Red Oak	3 1/2" Cal.	B&B	5	

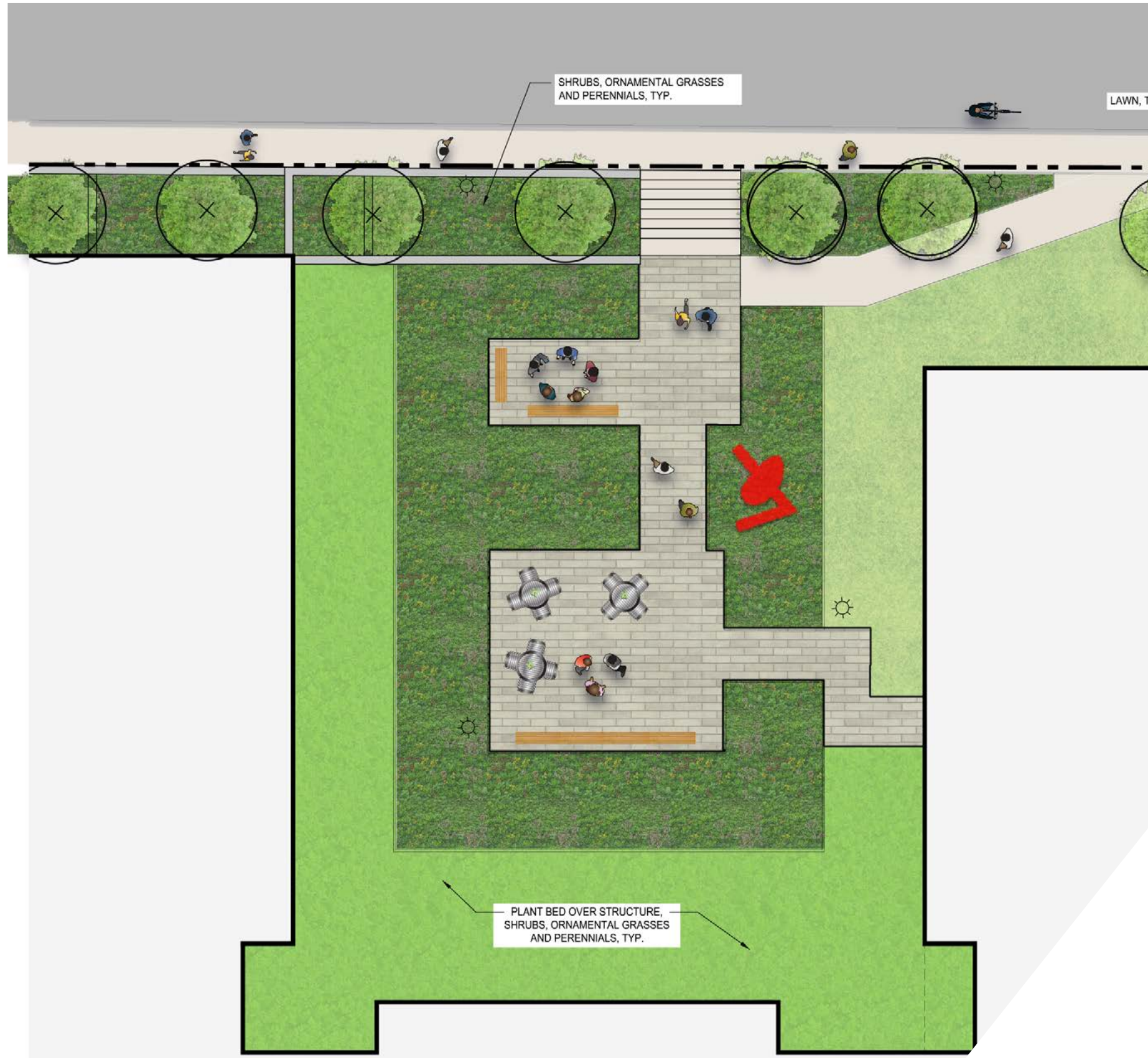
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Deschampsia cespitosa	Tufted Hair Grass	2 gal.	Pot	24" o.c.	
Liriope spicata	Creeping Lilyturf	1 gal.	Pot	18" o.c.	
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Tiarella cordifolia	Foamflower	2 gal.	Pot	18" o.c.	



PLANTING PLAN - BUXTON COURT



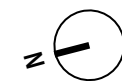
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Physocarpus opulifolius 'Dart's Gold'	Dart's Gold Ninebark	30"-36" ht	Pot	
Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	24"-30" ht	Pot	
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Tiarella cordifolia	Foamflower	2 gal.	Pot	18" o.c.	



PLANT SELECTION

COLUMNAR TREES



Armstrong Freeman Maple
Acer x freemanii 'Armstrong'



Carpinus betulus 'Fastigiata'
Upright European Hornbeam



FLOWERING TREES



Canadian Serviceberry
Amelanchier canadensis



Eastern Redbud
Cercis canadensis



PLANT SELECTION

SHADE TREES



Fruitless Sweet Gum
Liquidambar styraciflua 'Rotundiloba'



Tulip Poplar
Liriodendron tulipifera



Red Oak
Quercus rubra



Common Hackberry
Celtis occidentalis

EVERGREEN



Eastern Redcedar
Juniperus virginiana

PLANT SELECTION

SHRUBS (SUMMER)



Summersweet
Clethra alnifolia 'Caleb' Vanilla Spice



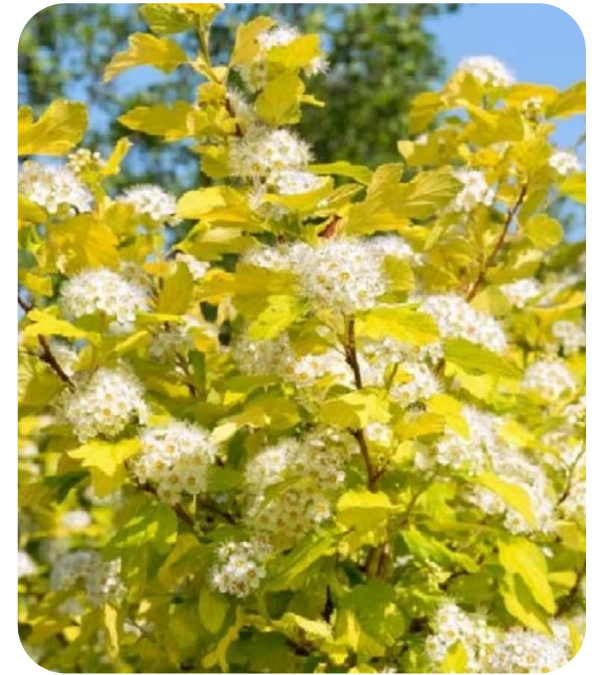
Dwarf Fothergilla
Fothergilla gardenii



Oakleaf Hydrangea
Hydrangea quercifolia



Arrowwood Viburnum
Viburnum dentatum 'Arrowwood'



Ninebark
Physocarpus opulifolius 'Dart's Gold'

SHRUBS (AUTUMN & WINTER)



Gro-Low Fragrant Sumac
Rhus aromatica 'Gro-Low'



Staghorn Sumac
Rhus typhina 'Bailtiger'



Dwarf Fothergilla



Oakleaf Hydrangea



Arrowwood Viburnum



Red Twig Dogwood
Cornus sericea

PLANT SELECTION

PERENNIALS

ORIENTAL GRASSES



Blonde Ambition Blue Grama
Bouteloua gracilis 'Blonde Ambition'

Karl Foerster Feather Reed Grass
Calamagrostis x acutiflora 'Karl Foerster'

Pennsylvania Sedge
Carex pensylvanica

Northern Sea Oats
Chasmanthium latifolium

Tufted Hair Grass
Deschampsia cespitosa

SUN



Blue Ice Bluestar
Amsonia x 'Blue Ice'

Walker's Low Catmint
Nepeta x faassenii 'Walker's Low'

SHADE



Hay-scented Fern
Dennstaedtia punctilobula

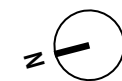
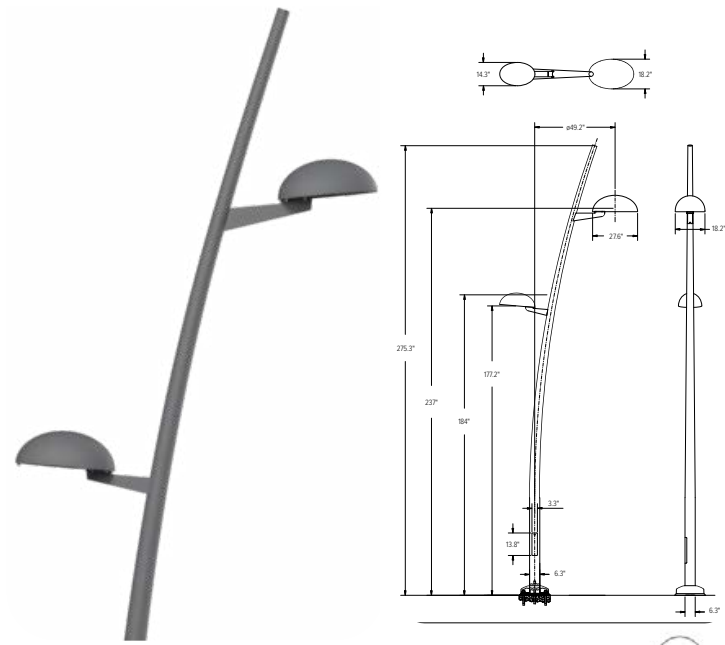
Creeping Lilyturf
Liriope spicata

Foamflower
Tiarella cordifolia

LIGHTING PLAN - NORTH

ROADWAY LIGHT

PEDESTRIAN LIGHT

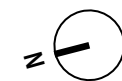
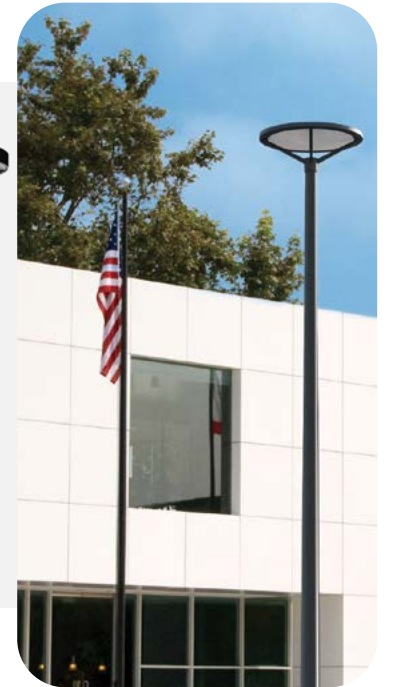
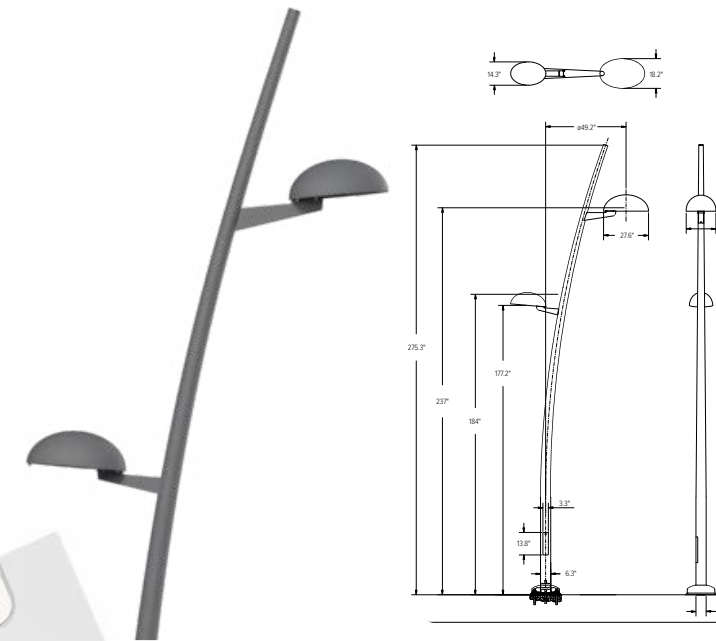


LIGHTING PLAN - SOUTH

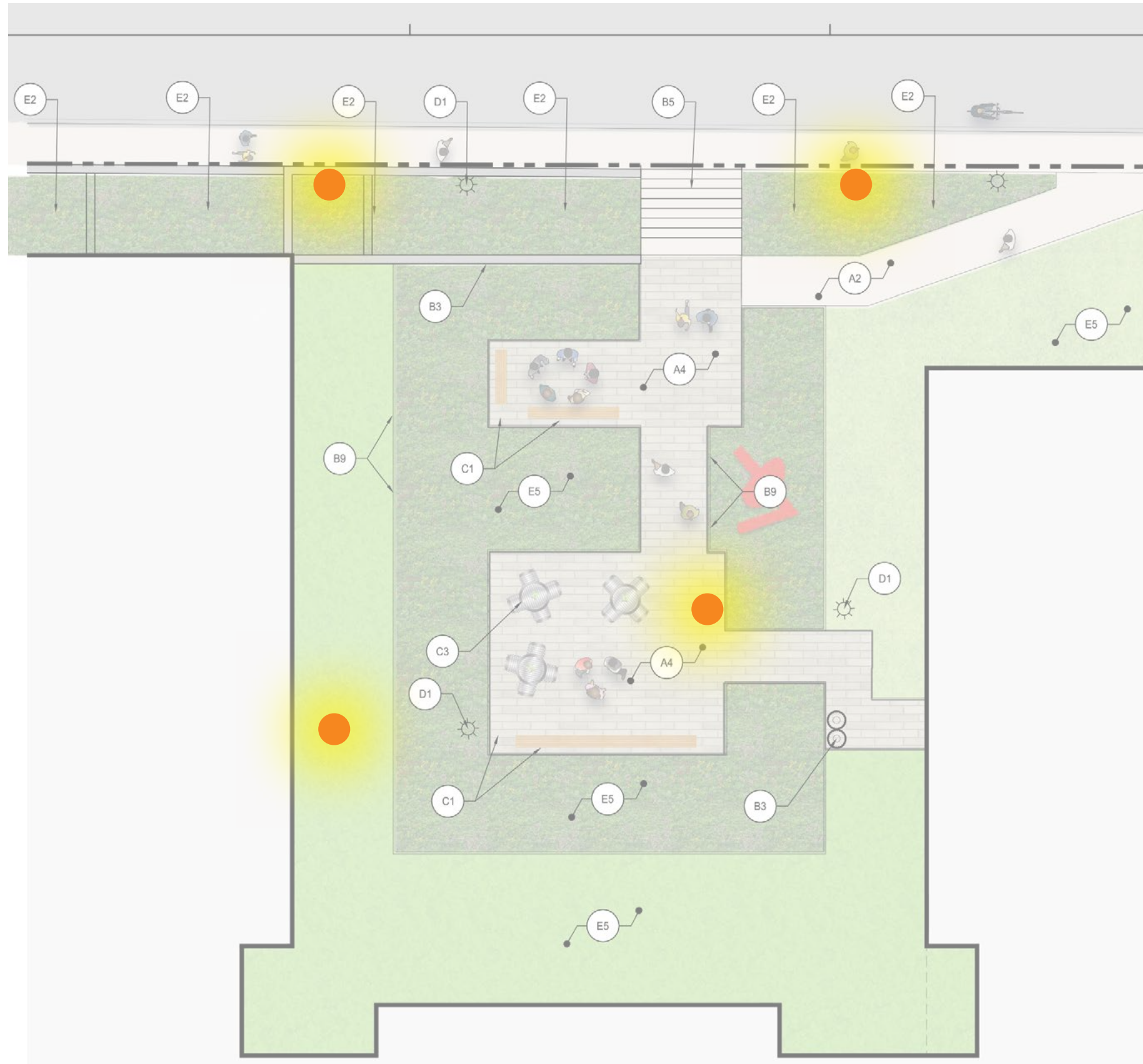
 ROADWAY LIGHT



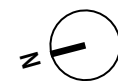
 PEDESTRIAN LIGHT



LIGHTING - BUXTON COURT



● PEDESTRIAN LIGHT



4. SUSTAINABILITY

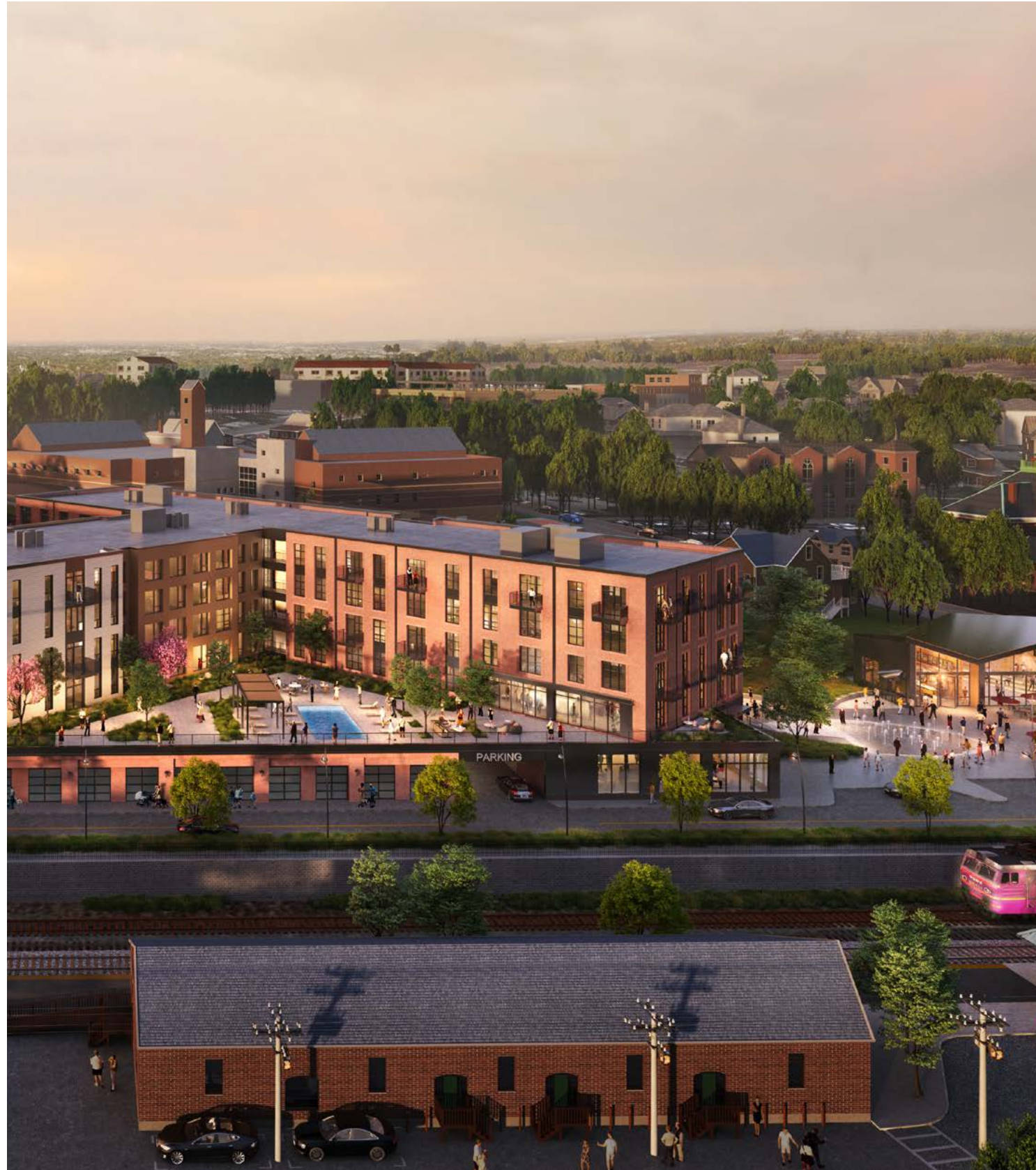
SUSTAINABILITY



SITE SUSTAINABILITY FEATURES:

- LEED ND certification for the entire site
- Electric vehicle parking on-site
- 100+ new trees to reduce urban heat island effect
- Diverse Planting Species Palette consisting of New England indigenous plants to create interest, increase resistance to disease and pests and lower maintenance
- Substantially decreased Imperious Site Area and increase stormwater capture and infiltration on site
- New high efficiency and dark sky compliant LED Roadway and Pedestrian Lighting
- Improved Public Realm with increased publicly accessible open space which will improve health, safety and overall well being and quality of life of the neighborhood
- Increased visual and physical connectivity to and through the site to increase pedestrian/ bike activity and reduce vehicular trips
- Recirculating splash pad/ play fountain feature to reduce water use maintain public health and safety
- Site is convenient to public transportation and is in easy proximity to essential services
- Reuse of a former industrial site creates minimal disruption of natural habitats and avoids urban sprawl
- Waste management includes recycling
- Project incorporates passive design strategies
- Community engagement involves the local community in the planning process, addressing local needs, fostering a sense of community and shared responsibility

SUSTAINABILITY



RESIDENTIAL BUILDING SUSTAINABILITY FEATURES:

- LEED BD+C Multi-Family Silver precertification, at minimum, with the potential to reach gold or platinum
- Electrification of the building to include energy efficient heat pumps for heating and cooling, LED lighting, and induction stoves
- Indoor bike storage and access
- Designed using passive house principles
- High-performance building envelope including:
 - » 30% window-to-wall ratio
 - » Thermal bridge free design
 - » Airtight construction with continuous insulation
- High efficiency HVAC systems including:
 - » Heat Pump System for heating and cooling
 - » Right-sized Energy Recovery Units ensuring proper ventilation
- Solar ready roof design
- Green roofs at amenity terraces and courtyard
- High albedo roofing materials to reduce heat island effect
- Chose eco-friendly materials with low environmental impact where possible
- Prioritized locally sourced materials to reduce transportation related omissions
- Specified low emission materials to improve indoor air quality
- Incorporated Fitwel strategies such as installing defibrillators, providing recreational opportunities (fitness center, parks), encouraging the use of stairwells, provide water refill stations, and provide light darkening shades in bedrooms

5. HOUSING AFFORDABILITY

HOUSING AFFORDABILITY

The project has a **15% affordable housing component**. The team has been actively working with the Affordable Housing Trust Fund Board, meeting with them on two occasions:

- 11/28/2023
- 1/23/2024

The project team has reviewed the draft guidelines, and will offer comments and suggestions back to the trustees. Our next meeting with the Affordable Housing Trust Fund Board has been scheduled for **Thursday February 15th**.

Prior to this meeting the project team will submit an updated affordable housing proposal to the trustees, for their review. Their final recommendation will be sent to the Planning Board for consideration.



THANK YOU

