

Massachusetts Sustainable Development Criteria

1. Concentrate Development and Mix Uses

- a. Higher Density than surrounding areas
- b. Utilizes existing water/sewer infrastructure (on site)
- c. Includes multi-family housing
- d. Pedestrian friendly (sidewalk all the way to Town center 1.0 miles)

Note: the proposed site has all utilities (water, public sewer, natural gas) on site adequate for the proposed development. It is located on a State Highway with adequate space for turning lanes and traffic controls. The development program has been designed to maximize internal open space areas.

2. Advance Equity & Make Efficient Decisions.

- a. Streamlined permitting process, Chapter 40B
- b. Concerted public participation effort as needed beyond required public hearings

Note: the developer will schedule informational meetings as necessary throughout the local permitting process to take feedback and address concerns of residents of the community.

3. Protect Land and Ecosystems

- a. Creation of open space/passive recreational areas (Town Green concept on site plan.
- b. Protection of sensitive land, Wetlands. Development will respect local Wetlands by-law in regards to building setbacks.

4. Use Natural Resources Wisely

- a. Apartment/Townhome units will be rated Energy Star Buildings with the latest energy building codes being met including spray foam exterior shell.
- b. Apartment/Townhomes units will be using low flow plumbing fixtures, reducing water consumption and conserving resources.

5. Expand Housing Opportunities

- a. Includes rental units, with 25% of units renting at 80% of AMI
- b. Includes 10% of total units with 3 bedrooms for Families
- c. Includes housing options for special needs and disabled population (all apartment units will be served by elevators and will be built to Group 1 standards as well as the required number of units under 521 CMR 9.4 (5% of units), Group 2 Dwelling units.)
- d. Homes near job centers. Retail/Medical complex as well as employment opportunities in Ipswich Town Center.

Essex Pastures Apartment Community
• (tentative project name)

6. Provide Transportation Choice

- a. Increased pedestrian and bicycle access.
 - i. Bicycle storage garages will be available on site.
 - ii. There is a continuous side walk to center of Town (Ipswich) with MBTA commuter line station.
 - iii. Proposed walking path to Community YMCA adjacent to site.
- b. On site access to Medical/Retail/Services in small commercial complex.
- c. Propose layouts for electric vehicle charging stations designed for multifamily complexes.

7. Increase Job and Business Opportunities

- a. Within 1 mile of Employment opportunities at New England Bio Labs, EBSCO Publishing, Lahey Health Primary Care.

8. Promote Clean Energy

- a. Energy Star or equivalent buildings, appliances, HVAC and fixtures throughout development.
- b. Configured to optimize future solar access
- c. Drought resistant landscape plantings/grass

9. Plan Regionally

- a. Town of Ipswich has identified this site as suitable for affordable housing.
 - i. (see attached letter)