

December 19, 2017

William Craft
Chair, Ipswich Board of Selectmen
Town Hall
25 Green Street
Ipswich, MA 01938

RE: ESSEX PASUTRES CHAPTER 40b APPLICATION UPDATE

Dear Mr. Craft:

In the ongoing process of applying for a project eligibility letter (PEL) with Massachusetts Housing Partnership (MHP) I have incorporated many of the comments of both the Town and MHP into a revised plan. The following outline along with attached documents will serve as notice to the Town of these proposed changes to the original submission in March 2017.

1. Existing Conditions

- Lot "R" as described on the attached site plan has been increased in size to 11.05 acres from 10 acres.

2. Proposed Project Overview

- The proposed project will remain at 194 units; 174 units are comprised of one and two-bedroom rental units in 5 multi-family buildings. The remaining 20 units will be three bedroom (10% requirement) housed in townhouse style buildings. The count on one and two-bedroom units will remain at 36 and 138 respectively. Adding the 1.05 acre of land reduces overall density to 17.5 units per acre.
- Effective open space has been dramatically increased by adding the acre of land as well as reducing surface parking by approximately 39 spaces.
- The multi-family buildings have been redesigned with minimum pitched roofs. The use of parapets will screen HVAC, solar and other equipment from view. The maximum height of the 4 story buildings will meet local zoning regulations of 45'. The 3 story buildings will be 35' and the townhouses will remain the same as originally proposed 40'.
- The apartment buildings have been reduced in width to 67' – 72' from 76'.
- Removing the pitched roof system as well as reducing the overall width of the buildings greatly reduces the overall scale, height and massing of the buildings on the

site. The reduced width offers increase open areas for landscape plantings directly around the base of the structures.

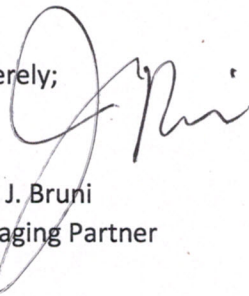
3. Site Development

- Site Circulation – Vehicular
 - i. The proposed “center green” has been eliminated. The southern entrance (on RTE 133) is the primary entrance to the complex. It is two-way traffic (24’ width) with no parking on main drives but it is linked at multiple points for parking areas in the rear of the apartment buildings.
 - ii. The parking ratio has been reduced to 1.6 per unit. The parking lot layout makes use of landscaped “bump outs” with no more than 22 spaces between them.
 - iii. The management/mail-parcel pickup area has been re-located to the center of the development. It includes its own parking area with one accessible space. This location should encourage pedestrian access for mail/package pickup.
 - iv. The property maintenance building has been re-located to the front of the site (south-east corner) and is screened from the street with vegetative plantings.
- Site Circulation - Pedestrian
 - i. The revised layout allows for a contiguous connection to the sidewalk along RTE 133. The street layout allows for clear and safe pedestrian crossings along the developments vehicular driveways. Curbs are shown along the main drives and parking areas, raising the sidewalks above the street level. A walkway is shown on the north corner of the proposed site as a potential link to the abutting YMCA complex.
- Parking
 - i. Parking has been reduced to 1.6 spaces per unit. There is now a total of 312 spaces vs. 351. 2 detached garage units will be used for bicycle storage.
- Storm Water Management
 - i. Storm water management is to be handled by both underground recharge (infiltration) areas for clean roof runoff as well as surface detention basins for parking-drive areas. The surface detention areas will be designed to be no more than 2% grade depression to the average grade in the area. The will consist of “mowable lawn” areas that will be quite functional open space. The basins will contain water for a maximum of 24 hours after a major rain event.
 - ii. At least 10-15 k of water storage collected from roof runoff will be developed underground for use as irrigation in the dry season.
- Landscape Design
 - i. The revisions include extensive property border landscape buffers that meet the Ipswich zoning requirements along the north and east boundaries. The large open “greens” in the center of the development lend themselves to tree lined drives. The apartment buildings have ample area between the

buildings and the sidewalks for privacy landscaping for first floor tenants. The landscape perimeter buffer as well as the 2 large "greens" allow for adequate snow storage.

- Building design
 - i. The buildings have been redesigned to show flat/minimum pitched roof systems with decorative parapets to screen mechanical systems and/or solar arrays. The redesign greatly reduces bulk and building massing by eliminating the large pitched roof systems.
 - ii. Buildings will meet accessibility guidelines using elevators and barrier free fixtures/doorways.
- 4. Trash/Recycling
 - Trash/Recycling will be handled by constructing screened areas available to residents. 2 dumpsters in each location will allow for separation of recyclables.
- 5. Conclusion
 - The developer has considered each recommendation b the MHP design review team as will as comments from the Town of Ipswich. The major issues regarding site layout, parking, usable open space/recreation areas, landscaping, storm water management, property border buffer zones along with building massing, scale and height have been addressed.
 - At the same time, density has been preserved. It is critical to maintain this level of housing units to insure the project is economically feasible given the lack of subsidy programs currently available. Building costs continue to increase and land with adiquite infrastructure is in short supply.
 - Given the redesign of the site, the developer has proven that the site can the project as presented.

Sincerely;



John J. Bruni
Managing Partner

Via Certified Mail, Return Receipt requested: 7015 1520 0003 5295 0951

Attachments

1. Architectural Narrative
2. Revised site plan
3. Revised landscape plan
4. Revised pro forma project
5. Revised development team
6. Tabulation of Proposed Buildings/Lot coverage
7. Revised building elevation, flat roof system (typical)

c.c. Katherine Lacy, Massachusetts Housing Partnership
Ethan Parsons, Town of Ipswich Senior Planner (via email)