

SUSTAINABLE DEVELOPMENT CRITERIA SCORECARD

Project Name:	Apple Hill Estates
Project Number:	
Program Name:	
Date:	11/12/2019

MassHousing encourages housing development that is consistent with sustainable development designs and green building practices. Prior to completing this form, please refer to the Commonwealth's Sustainable Development Principles (adopted May 2007) available at: [Sustainable Development Principles](#)

DEVELOPER SELF-ASSESSMENT
(for consistency with the Sustainable Development Principles)

Method 1:

Check "X" Below

Yes	No	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Redevelop First

If Rehabilitation:

Check "X" below if applicable

- Rehabilitation/Redevelopment/Improvements to Structure
- Rehabilitation/Redevelopment/Improvements to Infrastructure

If New Construction:

- Contributes to revitalization of town center or neighborhood
- Walkable to:
 - (a) transit
 - (b) downtown or village center
 - (c) school
 - (d) library
 - (e) retail, services or employment center
- Located in municipally-approved growth center

Explanation (Required)

The property is located in the center of Sherborn. It is in walking distance to a school, retail and restaurants. The goal of the development is to provide new infrastructure that can serve the on site needs of the Applicant, offsite needs of apartments proposed on North Main Street, and have capacity to provide for the future development of supportive retail and community amenities.

Optional - Demonstration of Municipal Support:

Check "X" below if applicable

- Letter of Support from the Chief Elected Official of the municipality*
- Housing development involves municipal funding
- Housing development involves land owned or donated by the municipality

**Other acceptable evidence: Zoning variance issued by ZBA for project; Minutes from Board of Selectman meeting showing that project was discussed and approved, etc.*

Explanation (Required)

The Project Team met with representatives of various branches of the Town of Sherborn over the course of 3 years. They also reached out interested citizens and had some public information sessions. The meetings were mostly positive about the redevelopment of the site. However, agreement over size and density, locations and cost of paying for the infrastructure was never reached. Please see attached meeting schedule. According to the US Census Bureau's 2013-2017 American Community Survey, 9% of all homeowners pay more than 50% of their income on housing costs in Sherborn and 30% pay more than 30% of their income towards housing costs and are therefore cost burdened.

Method 2: Development meets a minimum of **five (5)** of the Commonwealth's *Sustainable Development Principles*, as shown in the next section below.

If the development involves strong **municipal support** (evidence of such support must be submitted as an attachment), the development must meet only **four (4)** of the *Sustainable Development Principles*. However, one (1) of the Principles met must be **Protect Land and Ecosystems**.

Please explain at the end of each category how the development follows the relevant *Sustainable Development Principle(s)* and explain how the development demonstrates each of the checked "X" statements listed under the *Sustainable Development Principle(s)*.

(1) Concentrate Development and Mix Uses

Yes	No	NA
X	<input type="checkbox"/>	<input type="checkbox"/>

Support the revitalization of city and town centers and neighborhoods by promoting development that is compact, conserves land, protects historic resources, and integrates uses. Encourage remediation and reuse of existing sites, structures, and infrastructure rather than new construction in undeveloped areas. Create pedestrian friendly districts and neighborhoods that mix commercial, civic, cultural, educational, and recreational activities with open spaces and homes.

- Higher density than surrounding area
- Mixes uses or adds new uses to an existing neighborhood
- Includes multi-family housing
- Utilizes existing water/sewer infrastructure
- Compact and/or clustered so as to preserve undeveloped land
- Reuse existing sites, structures, or infrastructure
- Pedestrian friendly
- Other (discuss below)

Check "X" below if applicable

X
X
X
<input type="checkbox"/>
X
X
X
<input type="checkbox"/>

Explanation (Required)

The proposed project will provide town house ownership units on a site located next to the downtown commercial zone. The applicant is proposing a higher density development than the surrounding uses but is clustering them on only a portion of the site, therefore preserving the existing tree line, stone walls and a single family home. Sidewalks will provide pedestrian access from the

(2) Advance Equity & Make Efficient Decisions

Check "X" Below

Yes	No	NA
X	<input type="checkbox"/>	<input type="checkbox"/>

Promote equitable sharing of the benefits and burdens of development. Provide technical and strategic support for inclusive community planning and decision making to ensure social, economic, and environmental justice. Ensure that the interests of future generations are not compromised by today's decisions.

Promote development in accordance with smart growth and environmental stewardship.

Check "X" below if applicable

- Concerted public participation effort (beyond the minimally required public hearings)
- Streamlined permitting process, such as 40B or 40R
- Universal Design and/or visitability
- Creates affordable housing in middle to upper income area and/or meets regional need
- Creates affordable housing in high poverty area
- Promotes diversity and social equity and improves the neighborhood
- Includes environmental cleanup and/or neighborhood improvement in an Environmental Justice Community
- Other (discuss below)

Explanation (Required)

The project will provide much-needed affordable housing pursuant to Chapter 40B in a community having a strong need for affordable housing and housing choice. Promotes diversity as this is a mixed income property with some units will be market and some at 80% of AMI. As a result of escalating home prices, more than 30% of Sherborn's homeowners are paying more than 30% of their gross income on housing costs. The project is the result of multiple years with town staff and the public to provide infrastructure and housing in the center of Sherborn.

Check "X" Below

(3) Protect Land and Ecosystems

Yes	No	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Protect and restore environmentally sensitive lands, natural resources, agricultural lands, critical habitats, wetlands and water resources, and cultural and historic landscapes. Increase the quantity, quality and accessibility of open spaces and recreational opportunities.

Check "X" below if applicable

- Creation or preservation of open space or passive recreational facilities
- Protection of sensitive land, including prime agricultural land, critical habitats, and wetlands
- Environmental remediation or clean up
- Responds to state or federal mandate (e.g., clean drinking water, drainage, etc.)
- Eliminates or reduces neighborhood blight
- Addresses public health and safety risk
- Cultural or Historic landscape/existing neighborhood enhancement
- Other (discuss below)

Explanation (Required)

This development will provide units for low and high income households, as well as lower income households earning at or below 80% of AMI providing diverse housing choice. The property will comply with the 10 stormwater development principals and create a state of the art wastewater treatment facility. It will preserve an existing home and historic stone walls, woods and meadows.

(4) Use Natural Resources Wisely

Check "X" Below

Yes	No	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Construct and promote developments, buildings, and infrastructure that conserve natural resources by reducing waste and pollution through efficient use of land, energy, water, and materials.

Check "X" below if applicable

- Uses alternative technologies for water and/or wastewater treatment
- Uses low impact development (LID) or other innovative techniques
- Other (discuss below)

<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>
<input type="checkbox"/>

Explanation (Required)

The development includes the construction of a state of the art wastewater treatment facility. Low impact development techniques include reducing impervious areas for the proposed access drives into the property and reducing the parking spaces to maintain existing vegetation. Also the stormwater management design uses dry wells for roof runoff recharge and downstream flood protection. Small centralized recharge areas reduce the size of "end of pipe" treatment structures. Existing flow patterns are maintained allowing downgradient detention basin to buffer stormwater flows before entering wetland resources. Exceed energy star for building envelope. Low flow toilets, sinks, showers and tubs.

- All exterior lighting to be LED; all interior light fixtures will be Energy Star
- Appliances to be Energy Star as applicable
- High efficiency tankless gas hot water heater for domestic water and hydronic heat in each unit
- Energy Star rated A/C condensers for each unit
- Individually metered utilities (elec/gas/water)
- No VOC interior paint / low VOC interior finish materials

(5) Expand Housing Opportunities

Check "X" Below

Yes	No	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Support the construction and rehabilitation of homes to meet the needs of people of all abilities, income levels and household types. Build homes near jobs, transit, and where services are available. Foster the development of housing, particularly multifamily and single-family homes, in a way that is compatible with a community's character and vision and with providing new housing choices for people of all means.

Check "X" below if applicable

- Includes rental units, including for low/mod households
- Includes homeownership units, including for low/mod households
- Includes housing options for special needs and disabled population
- Expands the term of affordability
- Homes are near jobs, transit, and other services
- Other (discuss below)

<input type="checkbox"/>
<input checked="" type="checkbox"/>
<input type="checkbox"/>
<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>

Explanation (Required)

The project provides units for low income households earning 80% or AMI in perpetuity. It is located in downtown Sherborn, a short drive to employment, retail and recreation opportunities.

(6) Provide Transportation Choice

Check "X" Below

Yes	No	NA
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Maintain and expand transportation options that maximize mobility, reduce congestion, conserve fuel and improve air quality. Prioritize rail, bus, boat, rapid and surface transit, shared-vehicle and shared-ride services, bicycling, and walking. Invest strategically in existing and new passenger and freight transportation infrastructure that supports sound economic development consistent with smart growth objectives.

Check "X" below if applicable

- Walkable to public transportation
- Reduces dependence on private automobiles (e.g., provides previously unavailable shared transportation, such as Zip Car or shuttle buses)
- Increased bike & ped access
- For rural areas, located in close proximity (i.e., approximately one mile) to a transportation corridor that provides access to employment centers, retail/commercial centers, civic or cultural destinations
- Other (discuss below)

Explanation (Required)

The site is well situated to downtown Sherborn and in walking distance to schools, houses of worship, retail and restaurants. The development will connect to existing public sidewalks and encourage pedestrian and bicycle use for the residents. In addition, the parking ratio will be 2+ spaces for each unit proposed to be constructed.

(7) Increase Job and Business Opportunities

Check "X" Below

Yes	No	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Attract businesses and jobs to locations near housing, infrastructure, and transportation options. Promote economic development in industry clusters. Expand access to education, training, and entrepreneurial opportunities. Support growth of local businesses, including sustainable natural resource-based businesses, such as agriculture, forestry, clean energy technology, and fisheries.

Check "X" below if applicable

- Permanent jobs
- Permanent jobs for low- or moderate-income persons
- Jobs near housing, service or transit
- Housing near an employment center
- Expand access to education, training, or entrepreneurial opportunities
- Support local businesses
- Support natural resource-based businesses (i.e., farming, forestry, or aquaculture)

- Re-uses or recycles materials from a local or regional industry's waste stream
- Support manufacture of resource-efficient materials, such as recycled or low-toxicity materials
- Support businesses that utilize locally produced resources such as locally harvested wood or agricultural products
- Other (discuss below)

Explanation (Required)

The project will provide temporary construction jobs as well as new management jobs. In addition, the new residents will become customers to the local downtown business.

(8) Promote Clean Energy

Check "X" Below

Maximize energy efficiency and renewable energy opportunities. Support energy conservation strategies, local clean power generation, distributed generation technologies, and innovative industries. Reduce greenhouse gas emissions and consumption of fossil fuels.

- Energy Star or equivalent*
- Uses renewable energy source, recycled and/or non-/low-toxic materials, exceeds the state energy code, is configured to optimize solar access, and/or otherwise results in waste reduction and conservation of resources
- Other (discuss below)

Check "X" below if applicable

* All units are required by MassHousing to be Energy Star Efficient. Please include in your explanation a description of how the development will meet Energy Star criteria.

Explanation (Required)

Private trash collection will include recycling bins. Will exceed current energy code for building envelope. Will have low flow toilets, sinks, showers and tubs.
 --All exterior lighting to be LED; all interior light fixtures will be Energy Star
 --Appliances to be Energy Star as applicable
 --High efficiency tankless gas hot water heater for domestic water and hydronic heat in each unit
 --Energy Star rated A/C condensers for each unit
 --Individually metered utilities (elec/water)
 --No VOC interior paint / low VOC interior finish materials

(9) Plan Regionally

Check "X" Below

Yes **No** **NA**

Support the development and implementation of local and regional, state and interstate plans that have broad public support and are consistent with these principles. Foster development projects, land and water conservation, transportation and housing that have a regional or multi-community benefit. Consider the long-term costs and benefits to the Commonwealth.

Check "X" below if applicable

- Consistent with a municipally supported regional plan
- Addresses barriers identified in a Regional Analysis of Impediments to Fair Housing
- Measurable public benefit beyond the applicant community
- Other (discuss below)

x

Explanation (Required)

The site is well situated for affordable housing due because of its central location in Sherborn and its proximity to area schools, restaurant, retail and recreation areas. The development has the opportunity to support other downtown development with a state of the art wastewater treatment facility and wells. That may be able to support/replace outdated septic/cesspool systems in the downtown and there provide greater protection to the environment.