



March 26, 2011

Mr. Anthony E. Fracasso, Sr. VP
MassDevelopment
160 Federal Street
Boston, MA 02110

**RE: 15 Great Road, Littleton
Sustainable Development Compliance Self-assessment**

Dear Tony:

Under separate cover, Fifteen Great Road II LLC has applied to MassDevelopment for a site eligibility letter on M.G.L. Chapter 40B. As required by the Project Eligibility Application for projects applying for a Comprehensive Permit, the following provides the Sustainable Development Compliance Self-assessment:

1. Concentrate Development and Mix Uses

- The proposed apartment community concentrates development and makes efficient use of the land by providing:
 1. a project that has a higher density than a single family home;
 2. a new use to the surrounding neighborhood;
 3. the creation of multi-family housing;
 4. abuts and is walking distance to child care facilities, restaurants, retail, and office uses; and
 5. benefits from tapping into the existing town water system.
- The project is organized to create a sense of community.

2. Advance Equity

- During the approval process, the developer shall conduct a neighborhood meeting to gather input from the abutting residents.
- The applicant is applying to obtain a Site Eligibility letter to proceed using the Chapter 40(B) permitting process.

- The project meets a regional and local affordable housing need as Littleton has less than 10% of its housing deemed affordable per the most recent housing inventory posting by DHCD.
- The proposed apartment community will provide affordable housing and will comply with all of the requirements of the Age Discrimination Act, Title II of the Americans with Disabilities Act and Title VIII of the Fair Housing Act, Executive Order 11063, Massachusetts General Laws c.151B, the Civil Rights Act of 1964 and Title VI.

3. Make Efficient Decisions

- The project will follow the State's guidelines established for a Comprehensive Permit.
- The project will seek all of the necessary approvals under state guidelines including an Order of Conditions from the Little Conservation Commission under DEP rules and regulations, a permit for developing and maintaining a waste water treatment facility, a Massachusetts DOT permit for a curb cut on Great Road and a MEPA Determination.

4. Protect Land and Ecosystems

- The storm water management system and waste water treatment facility will be designed to protect the local water sources.

5. Use Natural Resources Wisely

- The project will comply with EPS's Energy Star guidelines.
- In development of the project, the storm water management system will protect the surrounding wetlands to meet or exceed accepted design standards. The systems will provide storm water retention and storage and to capture and treat storm water runoff.
- The storm water retention and storage system will employ best practices and meet or exceed accepted design standards.
- The proposed advanced wastewater treatment plant will protect the environment and will perform better than the standard Title V septic systems which are in extensive use in the surrounding area.

6. Expand Housing Opportunities

- The proposed mixed income project will include low and moderate income households and as such will increase the number of rental units for Commonwealth residents for all abilities and income levels.
- Universal design including elevators in the four story building will increase housing options for special needs and disabled populations.
- The affordability of these units in perpetuity will guarantee local and regional housing options.
- The creation of new housing stock serves the interest of town, area and Commonwealth residents.
- The site has access to main and secondary roads and as a result of the significant amount of open space, creates a natural buffer from surrounding residential areas, minimizing any potential impact from development.

7. Provide Transportation Choice

- The site is located in close proximity to the local rail system reducing dependence on automobiles.
- The site has frontage on the main local transportation corridor, Route 2A (Great Road) at the Littleton/Acton town line providing direct linkage to the I-495 corridor and to Route 2. This benefit provides convenient employment access in the region and is adjacent to an office, retail, and office park which includes several restaurants.
- Supermarkets and other shopping are conveniently located in close proximity to the site.

8. Increase Job and Business Opportunities

- The project will create property management and on-site maintenance jobs.
- The project is in close proximity to many commercial properties providing affordable housing for their current and future employees.

9. Promote Clean Energy

- The project will include elements of “green” design as well as using energy efficient appliances.

10. Plan Regionally

- The proposed Littleton project has been designed to meet both local and regional needs for affordable rental housing.

In development of the proposed project, the visual impact will be reduced by utilizing underground parking in the four story structure. The project will be developed to include energy efficient lighting, and will be well landscaped using native vegetation.

Anthony E Fracasso

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Please do not hesitate to call should you have any additional questions or concerns. We remain committed to work in a cooperative fashion with State and Local planners to ensure that this is a highly successful project for all concerned.

Thank you for your consideration.

Sincerely,

On behalf of the Applicant
EQUITY ALLIANCE LLC

A handwritten signature in black ink, appearing to read "Joel Kahn".

Joel Kahn CCIM

cc: David Hale