

ATTACHMENT A: Project Narrative

Pulte Homes of New England (PHNE) is pleased to submit this Site Plan Review application for *Lewis Ridge*, a multifamily residential development proposed at 28 Haverhill Road in Amesbury, Massachusetts. PHNE is a wholly owned entity of PulteGroup, which is a publicly traded national homebuilder with 26 divisions throughout the United States. PHNE is a fully self-funded entity that entered the New England housing market in 1994.

The project site (Assessor's Map 76 Parcel 1) consists of 13.27± acres with frontage on Haverhill Road (Route 110) and Hillside Ave (Route 150 Extension). The site lies within the Office Park (OP) zoning district as well as the Amesbury Gateway Village Smart Growth Overlay District (AGVSGOD). *Lewis Ridge* is a residential AGVSGOD project proposed to consist of 126 home-ownership residential units under the density provisions of Zoning Section XI.Q.7.1.3. The community will operate as a condominium under a master deed and declaration of trust to be created upon formation. The residences will be contained within two five-story, garden-style condominium buildings each consisting of 63 units. The buildings will include five stories of living above a subsurface garage parking level, with additional surface parking proximate to the buildings. The units will include a mix of one- and two-bedroom options with several floor plans from which future homeowners can choose. PHNE has utilized these unit styles in other developments throughout eastern Massachusetts with great success.

Twenty percent of the dwellings (25 units) will be designated as affordable units. The affordable units will be distributed throughout the buildings and comply with the Executive Office of Housing and Livable Communities' (EOHLC's) requirements for inclusion on the City's Subsidized Housing Inventory (SHI). The affordable units will include the same construction quality, energy efficiency, insulation, windows, and heating/cooling systems as the market rate units. There will be no age restrictions.

Site access is proposed via two full access driveways, with one on Haverhill Road and one on Hillside Avenue. Access permit(s) will be required through MassDOT to confirm both full access driveways (application will be submitted to MassDOT following the Planning Board review/approval process as required). MDM Transportation Consultants, Inc. (MDM) has prepared a Traffic Impact and Access Study (TIAS) for the project. The full report is included as a separately bound attachment to this submittal.

There are a total of 216 proposed parking spaces, including 104 covered spaces (52 under each building) and 112 surface spaces. Five accessible parking spaces are proposed adjacent to the



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main entrance of each building. Electric vehicle charging outlets will be provided within the surface parking area. Secure and weather-protected bicycle spaces will be provided within the parking garages. The pedestrian friendly design will include a network of internal sidewalks and walkways which will connect to the existing municipal sidewalk in Haverhill Road and to proposed passive recreational open space adjacent to the development area as further described herein.

The project design includes a post-construction stormwater management system designed to collect, convey, treat, infiltrate, and control stormwater discharges associated with the development in accordance with applicable state and local requirements. Stormwater management areas have been designed to mitigate increases in runoff and provide groundwater recharge. Stormwater treatment measures have been designed to target total suspended solids and phosphorus removal. A comprehensive Stormwater Management Report and Operation & Maintenance Plan has been included with this submission.

During the construction phase, the project is subject to the National Pollutant Discharge Elimination System (NPDES) program of the United States Environmental Protection Agency (EPA). This will require coverage under the NPDES General Permit for Stormwater Discharges from Construction Activities and the implementation of a site-specific Stormwater Pollution Prevention Plan (SWPPP) addressing erosion and sedimentation control practices to be used throughout the construction period. The SWPPP will be prepared and application will be made to the EPA prior to construction as required.

The project is proposed to be serviced by municipal sewer and water, which are accessible on Haverhill Road. All dwellings are proposed to be all-electric with no natural gas connection proposed. Pulte has received confirmation that National Grid and Comcast have the capacity and infrastructure to service this development with electric and cable/communications. Refuse collection will be internal to the buildings and recycling will be via an exterior screened enclosure and both will be serviced by a private collection company. On-site project elements including driveways, parking, stormwater management, utilities, and landscaping are proposed to be privately owned and maintained by a homeowner's association.

The 13.27± project site is bisected by wetland resource areas including a perennial stream which drains from northwest to southeast along with associated bordering vegetated wetlands, riverfront, and flood plain. Site topography generally slopes towards these wetland resource areas. The location of these wetland resources areas limits the development footprint to approximately 3.5 acres in the northern portion of the site along Haverhill Road and Hillside



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Avenue. This area presently includes a single-family home with open fields, brush, and woods. The area of the site to the south of the development area, which comprises almost 10 acres, presently consists of wetlands and wooded upland areas and is proposed to remain undeveloped. The project proposes to utilize portions of this area as passive recreational open space as discussed further herein.

PHNE has collaborated with Community and Economic Development staff to refine the proposed development program in an effort to make efficient use of the developable area while minimizing impacts to the wetland resource areas and associated buffer zones. As such, *Lewis Ridge* utilizes a compact design to minimize the developed footprint and has been designed to fit with the natural terrain of the land to the extent practicable. Site drives have been graded according to existing topography and the buildings have been sited to best harmonize with the existing terrain. Retaining walls will be required in the rear portion of the development in order to maximize protection of the wetland resource areas and associated buffer zones. A waiver is requested to Zoning Section XI.Q.10.5.c.2 as the walls are proposed to be greater than 6' in height to minimize the development footprint. Pulte is committed to working with the Planning Board and/or Community and Economic Development staff in selecting an appropriate block size and style for the walls.

The development program does not propose to disturb any bordering vegetated wetlands and fully complies with the 25' no-disturb and 50' no-build wetland buffer zones. With regard to riverfront, the *Lewis Ridge* project area will be located entirely outside the 100' inner riparian zone and will require limited (10%) disturbance within the 200' outer riparian zone as allowable under the Wetland Protection Act. The proposed development does not entail any disturbance to the flood plain. The project will be required to undergo review and approval by the Amesbury Conservation Commission under the Massachusetts Wetland Protection Act and the Amesbury Wetland Ordinance due to its proximity to the wetland resource areas. A Notice of Intent will be filed through the Amesbury Conservation Commission concurrent with the Planning Board filing.

Community and Economic Development staff have also helped guide the project team in crafting a plan to incorporate open space with passive recreation elements on the portion of the land outside the developable area, which comprises the vast majority (9.76± acres) of the property. This open space is proposed to include a neighborhood park, walking path, and trail network with a small vehicular and bicycle parking area to be accessed off Haverhill Road. The walking path is proposed to extend from the parking area through the neighborhood park and



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ultimately transition into a trail. The trail is proposed to continue past a proposed pollinator meadow and to then run all the way to the southern edge of the site where it will connect to an existing offsite trail. The proposal is for PHNE to construct these open space amenities and for the land to ultimately be either divided off from the development parcel and donated to the City of Amesbury or to remain under the ownership of the residential condominium to be created with the protection of a conservation restriction.