

Exhibit L. Proposed Site Development Narrative

1. Proposed Landscaping and Buffers and Drainage Calculations

To the extent practical, the Applicant will utilize existing trees and other vegetation throughout the Site. Fencing may be installed where necessary. New landscaping will be installed along the entry drive and in other areas of the Site as shown on the Landscape Plans attached hereto.

Most of the Site drains from east to west from a high elevation of 192 (NGVD 29) along the easterly property boundary to a low elevation of 144 located at the northwest corner of the Site abutting Commerce Way. The drainage system for the Project is designed in accordance with MassDEP Stormwater Management Standards. Enterprise Park includes an existing stormwater management system that is designed to serve the various commercial, light industrial, housing, and other uses contemplated for the park, and has capacity to accommodate the Project.

Stormwater generated by the development of the Project will be collected in catch basins equipped with deep sumps and oil trap hoods. Runoff from building roofs will be collected in gutters, downspouts, and interior roof drains, and then will be recharged into the ground on Site.

2. Housing Type, Bedroom Mix Data and Proposed Affordable/Market Rate Ratio

Three building types are proposed for the Project: flat-level three-story mid-rise apartment buildings, stepped-level three-story mid-rise apartment buildings with basements, and two-story townhouse buildings. The three-story mid-rise buildings will have an average roof eave height of approximately 36 feet above finish grade. The townhouse buildings will have an average roof eave height of approximately 25 feet.

The seven three-story buildings are arranged around the internal streets to maximize parking proximity to all buildings. Each of these buildings also contain seven to ten integral garages. Two of the buildings frame a central green in which the clubhouse and pool are situated.

The seven townhouse buildings are located on the north and west sides of the Site. The townhouse buildings follow the natural Site grading down from east to west.

The Project will have a total of 300 dwelling units, of which 75, or 25%, will be affordable to households earning 80% or Area Median Income (AMI) as defined by the United States Department of Housing and Urban Development. All units will be rental units. The breakdown of affordable and market rate units will be as follows:

Unit Type:	1 Bedroom	2 Bedroom	3 Bedroom	Total Number of Units
Number of Affordable Units	29	29	17	75
Number of Market Rate Units	88	87	50	225
Total Number of Units	117	116	67	300

A clubhouse building of approximately 9,000 square feet and outbuildings for maintenance and utilities are also proposed for the Project. These buildings will be similar in design and materials to the residential buildings.

3. Project Density

The Project density is approximately 23.6 units per acre. The Project comprises a total of approximately 410,000 square feet of Gross Floor Area of new construction, resulting in a Floor Area Ratio of approximately 0.74. The Project will result in a total impervious coverage of the site of approximately 62%.

4. Project Funding / Financial Information for the Project

See Exhibit J, Application Form for Chapter 40B Project Eligibility/Site Approval, for financial information for the project.