AGENDA

Project Introduction | Jonathan Buchman
Manager
518 South Ave, LLC

Site Context & Key Issues | David Hall
Development Partner
Hanover Company

Architectural Design | Talia Cannistra
Project Manager
CUBE 3
<table>
<thead>
<tr>
<th>Date</th>
<th>Event</th>
</tr>
</thead>
<tbody>
<tr>
<td>11/14/2018</td>
<td>First meeting with various Town Departments</td>
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<tr>
<td>12/7/2018</td>
<td>Town Planner and Town Manager</td>
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<tr>
<td>12/13/2018</td>
<td>518 South Ave Purchase Date</td>
</tr>
<tr>
<td>1/24/2019</td>
<td>Abutter Meeting</td>
</tr>
<tr>
<td>1/30/2019</td>
<td>Affordable Housing Trust</td>
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<tr>
<td>2/6/2019</td>
<td>Fire Department</td>
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<tr>
<td>2/13/2019</td>
<td>Town Manager, Town Planner, and Building Inspector/ZBA Agent</td>
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<tr>
<td>2/14/2019</td>
<td>Abutter Meeting</td>
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<tr>
<td>2/19/2019</td>
<td>DPW</td>
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<tr>
<td>2/28/2019</td>
<td>School Committee</td>
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<tr>
<td>2/28/2019</td>
<td>Land Use Departments, Police, and Fire</td>
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<tr>
<td>3/7/2019</td>
<td>Town’s Consultant for Route 30 Improvements</td>
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<tr>
<td>3/12/2019</td>
<td>Conservation Commission</td>
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<tr>
<td>3/13/2019</td>
<td>Traffic and Sidewalk Committee</td>
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<tr>
<td>3/19/2019</td>
<td>MassHousing PEL Filing Date</td>
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<tr>
<td>3/26/2019</td>
<td>Board of Health Meeting</td>
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<tr>
<td>3/26/2019</td>
<td>Board of Selectmen</td>
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<tr>
<td>3/28/2019</td>
<td>Finance Committee</td>
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<td>4/8/2019</td>
<td>MassHousing Site Walk</td>
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<tr>
<td>4/10/2019</td>
<td>Affordable Housing Trust</td>
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<tr>
<td>4/10/2019</td>
<td>Planning Board</td>
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<tr>
<td>4/24/2019</td>
<td>Traffic and Sidewalk Committee</td>
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</tbody>
</table>
Weston | Subject Property

- 540 South Ave
- 518 South Ave
- 510 South Ave
Hanover Company

• Headquartered in Houston, TX, Hanover stands as one of the most active, privately held, multifamily development companies in the country

• Strategic focus on luxury rental properties

• Developed over 55,000 apartment homes across the country since inception in 1982 with another 10,000+ currently being developed

• Developed 4,832 apartment homes in the Boston MSA since 2003 with another 2,000+ currently being developed.

• Total of 25 projects in 19 Eastern MA Towns/Cities. 11 40B projects.
Weston | Site Context
- Existing tree line at abutters
- Existing screening at abutters
- Special Paving at auto court
- Amenity
- Parking Garage
- Units
- Dog Run
- Wetlands
- Existing Vegetation to remain
- Water/Wastewater Treatment
- Pool
- Amenities
- Existing screening at abutters

Weston | Landscape Plan
275 Units vs. 200 Units

School Aged Children

Traffic

Green Initiatives & Sustainability
Design
Weston | Site Section to Seminary

250'

SEMINARY
PROPERTY LINE
RESIDENTIAL
PARKING GARAGE
Weston | Site Section to Wellesley Street
Weston | Proposed 540 Driveway View
275 UNITS

- 19 Studios (7%)
- 187 One Beds (68%)
- 40 Two Beds (15%)
- 29 Three Beds (10%)
200 UNITS

- 122 One Beds (61%)
- 58 Two Beds (29%)
- 20 Three Beds (10%)
Green Initiatives
Certification: LEED Certifiable or NGBS Bronze

Site:
- Low-Impact Design Strategies
- Dark Sky Site Lighting
- Reduce Heat Island Effect
- Areas of Refuge
- Tree save/ tree cover
- Outdoor Child Play Space
- Pet Friendly Spaces
- Electric Vehicle Charging Stations
- Structured Parking - Reduce Paved Lots

Energy:
- SOLAR PANELS
- Stretch Code
- Air Sealed Ductwork
- Air Sealing in Units
- Energy Star Appliances & Exhaust Fans
- All LED Lighting White Roof
- Passive Design
  - Operable Windows
  - Smart Controls
  - Learning Thermostats
  - Motion Activated Public Facilities
  - Units are Individually Metered
  - High Efficiency Water Heaters
**Water:**
- Private Irrigation Well (If Possible)
- Drought Tolerant Plants
- Minimal Lawn Areas
- Drip Irrigation in Landscape Beds with Timer and Rain Sensors
- Low Flow Plumbing Fixtures/ Access to Outdoor Drinking Water

**Materials:**
- Locally-sourced materials for framing
- 75% of construction waste recycled
- Pre-finished Wood Flooring & Cabinetry
- All Wood is Non-tropical Species / Grade I
- Insulation

**Indoor Environment:**
- Low VOC Paints and Coatings
- Operable Windows
- Non-Smoking Building
- Passive Under-slab Ventilation System

**Operations:**
- Bike Storage and Repair Stations
- Emergency Action Plan for Extreme Weather
  - Resiliency Hub
  - Storm water Management Plan
- Tenant Education on Green Energy Water Conservation and Recycling

**Innovation:**
- Smaller Units with Larger Amenity and Common Spaces
- Work from Home - Co-Working Spaces