

## MEMORANDUM – Development Goals

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Date:	13MAR2019
To:	Newburyport Planning Board
Subject:	79 Parker Street Development
CC to:	David Cowie & Kristen Reily, Plum Island, LLC

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The primary development goal for the 79 Parker Street project includes the preservation of the farmhouse as the driving feature of the property utilizing the existing infrastructure and inherent embodied energy to reduce the environmental impacts. The preservation of the farmhouse is an environmentally responsible effort that makes good economic sense while preserving the legacy of the site for future generations. The farm preservation efforts along with utilizing these six fundamental principles create a sustainable development path for 79 Parker St:

### Optimize Site Potential (proper site selection, reuse existing buildings, smart growth principals)

- Campus style site layout promotes shared amenities and social interactions while reducing the overall development footprint.
- Preservation of farmhouse utilizes embodied energy of infrastructure
- Flexible building design allows for ongoing use adaptations

### Optimize Energy Use (reduce carbon emissions and fossil fuel use)

- High performance envelope to meet or exceed energy code
- High efficiency heating and cooling systems
- Roofing materials have low solar reflectivity reducing the urban heat island effect and cooling demands

### Protect and Conserve Water (minimize impervious cover and use water efficiently)

- Shared parking and amenities allow for reduced impervious cover
- Site design utilizes water retention areas to reduce runoff
- Low flow bathroom fixtures will minimize water use on site.
- Native plantings will reduce the demand for long term maintenance/irrigation

### Optimize Building Space and Material Use (integrated & intelligent use of materials across its life cycle)

- building materials used have long life and recyclable

### Enhance Indoor Environmental Quality (IEQ) (occupant health, comfort and productivity/Maximize daylight, views, comfort and control)

- interior materials and sealants have zero/low VOCs to reduce off gassing

### Optimize Operational and Maintenance Practices (operators and maintenance personnel contribute to design of building)

- Building owner will manage the maintenance and is involved throughout design phase

Additionally, the proposed buildings at 79 Parker seek to build adaptability which creates capacity for a building to be used for multiple uses and in multiple ways over the life of the building. This approach using open and flexible spaces with quality materials allows the buildings to support multiple uses and multiple futures. LEED Certification will be explored for the Farmhouse structure as a design benchmark.