



# FERRIS DEVELOPMENT GROUP

250 Turnpike Road 40B Alternative Site Plan  
8/18/2023

# Executive Summary

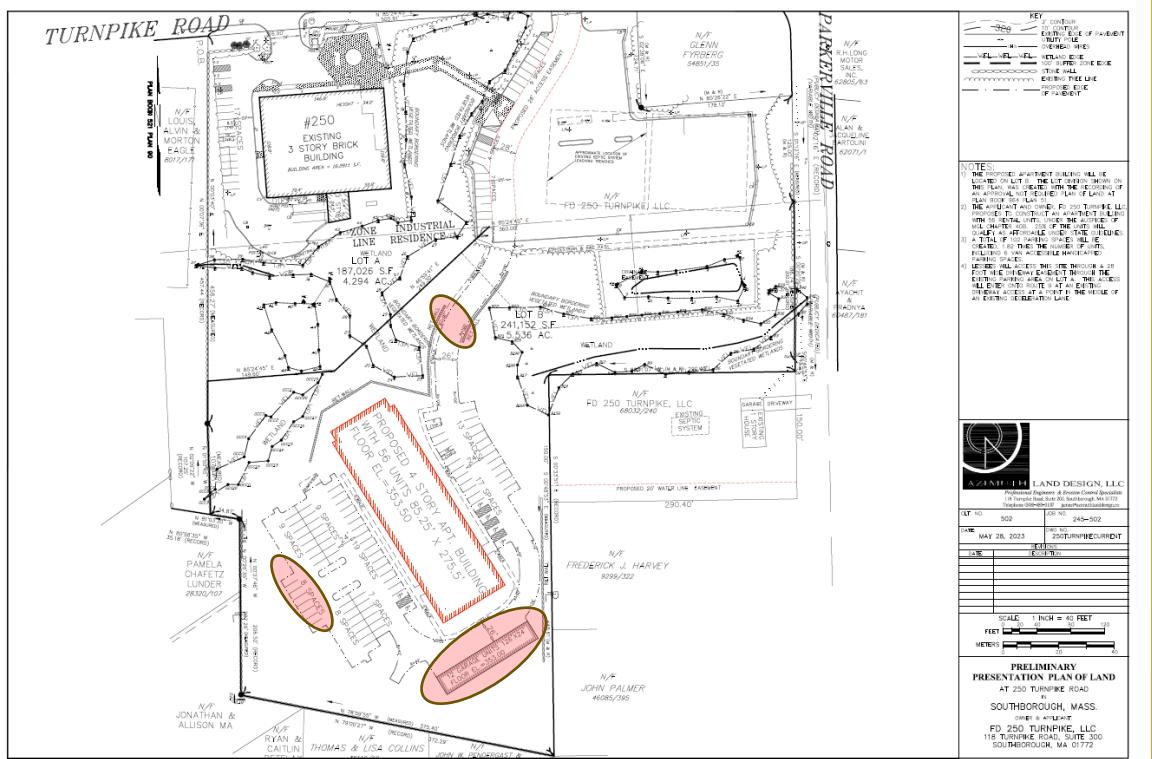
Based on discussions and feedback with the Town of Southborough, Residents, and Mass Housing, Ferris Development Group (FDG) evaluated the Site Plan to investigate what updates and improvements could be made to mitigate some of the concerns raised. The primary goal of this effort is to address the concern of the building height and screening associated property views of nearby residential abutters. As previously indicated during public meetings and site walks FDG intends to work closely with all departments and committees during a comprehensive permit for all project details such as landscape design, privacy screening, lighting, noise, and the environment. FDG has submitted a revised site plan. This alternative site plan proposal looked at the land topography, site grading plan, and parking.

Our findings:

1. By eliminating a proposed 193' long x 12' to 18' high retaining wall along the East (Parkerville Rd.) side of the site the overall plan can be greatly improved. The building can be lowered.
2. Removal of the retaining wall will also require removal of a proposed 12-unit garage that was planned to be 126' long x 24' wide on the proposed site plan. This garage structure will be eliminated from the previous proposed sight views.
3. By making these changes improves our ability to lower the site grading plan. The building can be lowered by 15 feet (or 1.3 floor stories). The first-floor elevation is now proposed to very close to the existing natural grade of the topography.
4. The First Floor Elevation (FFE) of the building will change in this alternative plan from a proposed FFE of 353.5 elevation to a FFE to 338.5 (15 ft.).
5. The driveway transition from the front to back grading will also be at a lower elevation.
6. The amount of dirt fill previously estimated is reduced significantly. The previous calculation was about 53,000 cubic yards. New calculations are not available at this time of this update but are estimated to about half, more in the range of 20 to 25K.
7. Adjustments to the rear parking lot were updated to provide more buffer the back parking lot area. We are proposing a small shift of some of the parking spaces towards the East towards the South and West end of the spaces.
8. The elimination of the 12-unit garage also changes parking calculations to approximately 98 spaces on the site. Reducing our apartment unit to parking ratio to 1.75 units per space, whilst not optimal for FDG it is still within acceptable parameters. Please note during the comprehensive permit phase, we reserve the right to find additional suitable locations in small pocket areas in the front of the site not located near abutters to improve the ratio for tenants.

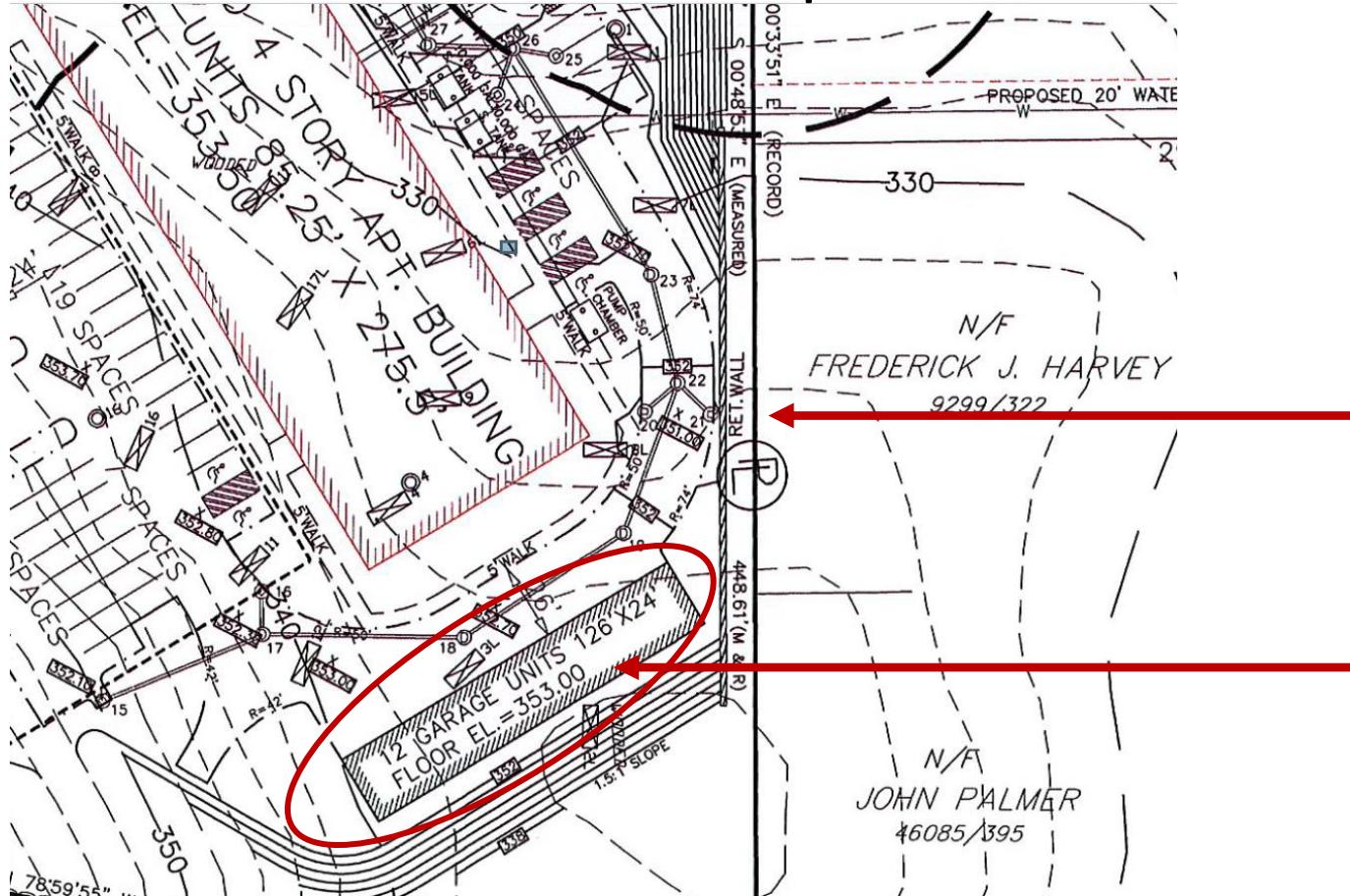
A set of the revised alternative site plans has been submitted to both Mass Housing and the Town of Southborough. A few summary slides are provided here to highlight the updates to the alternative plan. Thank you.

# Summary of 250 Turnpike Site Plan Updates



- Elimination of a large retaining wall located near the East (Parkerville Rd.) property line provides significant changes to the site grading plan.
- The first-floor building site elevation can be lowered from the proposed 353.5' FFE to a 338.5' FFE. The building will be able to be much closer to the existing topography. It will now sit lower by 1.3 stories (15 ft.) from the previous proposed plan.
- FDG will propose to remove a planned 12 space parking garage to provide better fitment and achieve the site grade improvements desired by all.
- Driveway fill, other small retaining wall structures will also be lessened and/or removed from the plan due to a lower building on the site.

# Detailed view of existing proposal with proposed improvements

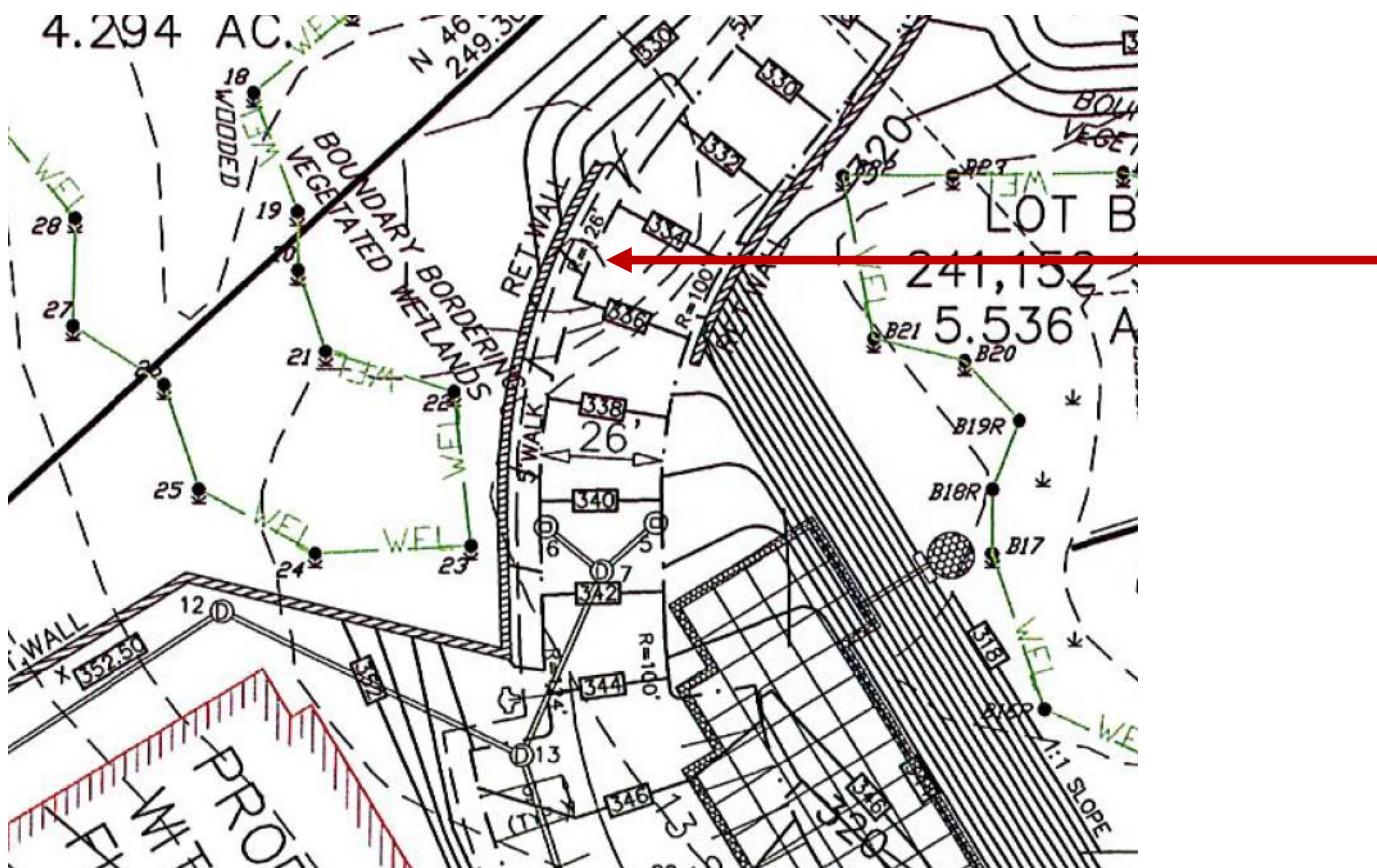


193' long x 12' to 18' high retaining wall is proposed to be removed from plan

126' long x 24' wide parking garage is proposed to be removed plan



# Detailed view of existing proposal with proposed improvements



A lower building first floor provides the ability to lower the driveway closer to the existing topography. This will reduce if not eliminate the need for the proposed small retaining walls along parts of the driveway and will lessen the dirt fill requirements

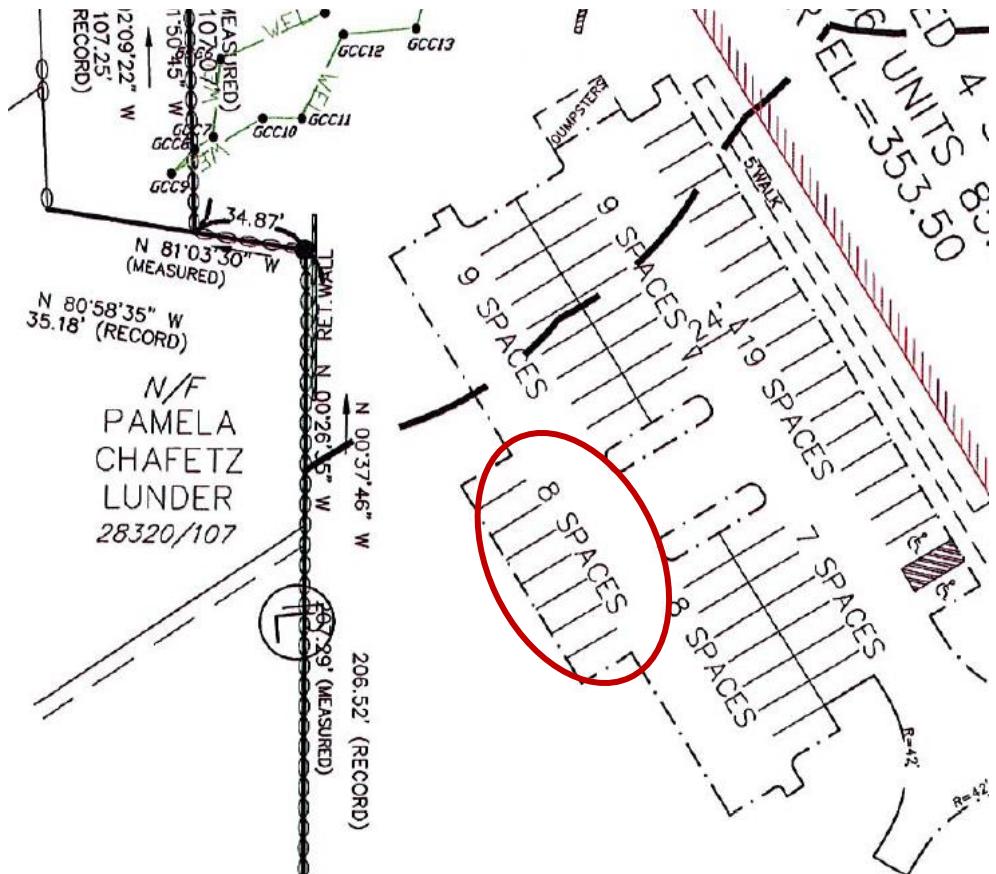
# Additional mitigation steps will be taken to support neighborhood concerns

- ✓ For the abutters we will provide a comprehensive landscape screening plan with the use of mature fast growing evergreen trees. Thuja Green Giant Trees and other trees such as Junipers are an example of what can be proposed..
- ✓ These giant trees quickly gives a lush, rich privacy screen. And it comes with a ton of perks:
- ✓ They can grow to impressive heights to create perfect privacy. Some type of species can reach about 40 ft tall and 12 ft wide in the NE climate zone
- ✓ They deliver dense, dark green foliage, year-round
- ✓ They block noise, neighbors, and unsightly views
- ✓ FDG recognizes that Southborough deeply cares about the types of species of trees and the differences between true Native and Improved Native trees. It will also be important to Southborough to consider some trade offs. FDG can have a landscape plan start early in the construction phase. This will require a pre-order. We can install screening in key locations before major site work and construction begins. Larger trees require preordering, cost more, and may not always be available in size and caliper in the native/native format vs. improved native formats. It's a discussion that would need to happen to weight resident mitigation and town policies and project costs. We welcome to participate in that.



Example: *thuja occidentalis* is one type of species

Proposing a small shift in back lot parking located near the South lot line



- ✓ We updated the alternative plan to include a shift of some of the parking spaces in the rear slightly south to the east to add a small amount more of buffer from the residents.



**FERRIS DEVELOPMENT GROUP**