



THE RESIDENCES AT STONE RIDGE

Presentation to Milford ZBA

April 18, 2018

Project Team:

Site / Civil:	SMMA
Architecture:	Sheskey Architects
Traffic Engineer	TEC
Counsel:	Goulston & Storrs





PROJECT LOCATION



DEVELOPING NEW THEMES

Revelations of Life in Jewish-Hellenistic Targums to Isaiah Identified as Culturally Significant

Agapic Love, Memorization, and Agreement: Signifying all scriptural passages and associated religiosity

STUDENT ORGANIZATIONS (1249)

Parable Modifications

The Film Approach

Mathematical Order of Coefficients

THEOLOGY - General Periodic

Midrash Pivotal Interpretation - Showing Parallels

U.S. 1249 - 1970-1980 General Periodic

5715 *Yanase Hagen Division, Inc.*

2012	Avoidance & Protection Plan
2013	ACOE Section 404 Permit
2013	MOA
2016	Zoning Bylaw amended to allow wholesaling use
2017	Special Permit issued for RD
2017	Construction of subdivision road begins



2008 APPROVED SITE PLAN – 625,000 SF OF OFFICE

	SF
Building 1	150,000
Building 2	295,000
Building 3	100,000
Building 4	80,000
	625,000

Parking Spaces
at Full Build Out: 2,098





2017 APPROVED SITE PLAN WITH RESTAURANT DEPOT

	SF
Building 1	150,000
Building 2	295,000
Building 3	100,000
Bldg. 4 (Rest. Depot)	63,085
	608,085
Parking Spaces	
at Full Build Out:	2,039





PROPOSED SITE PLAN

	SF
Building 1	90,000
Building 2	295,000
Apt Units	272
Building 4	63,085
	448,085

Parking Spaces
at Full Build Out: 1,957





SITE DESIGN

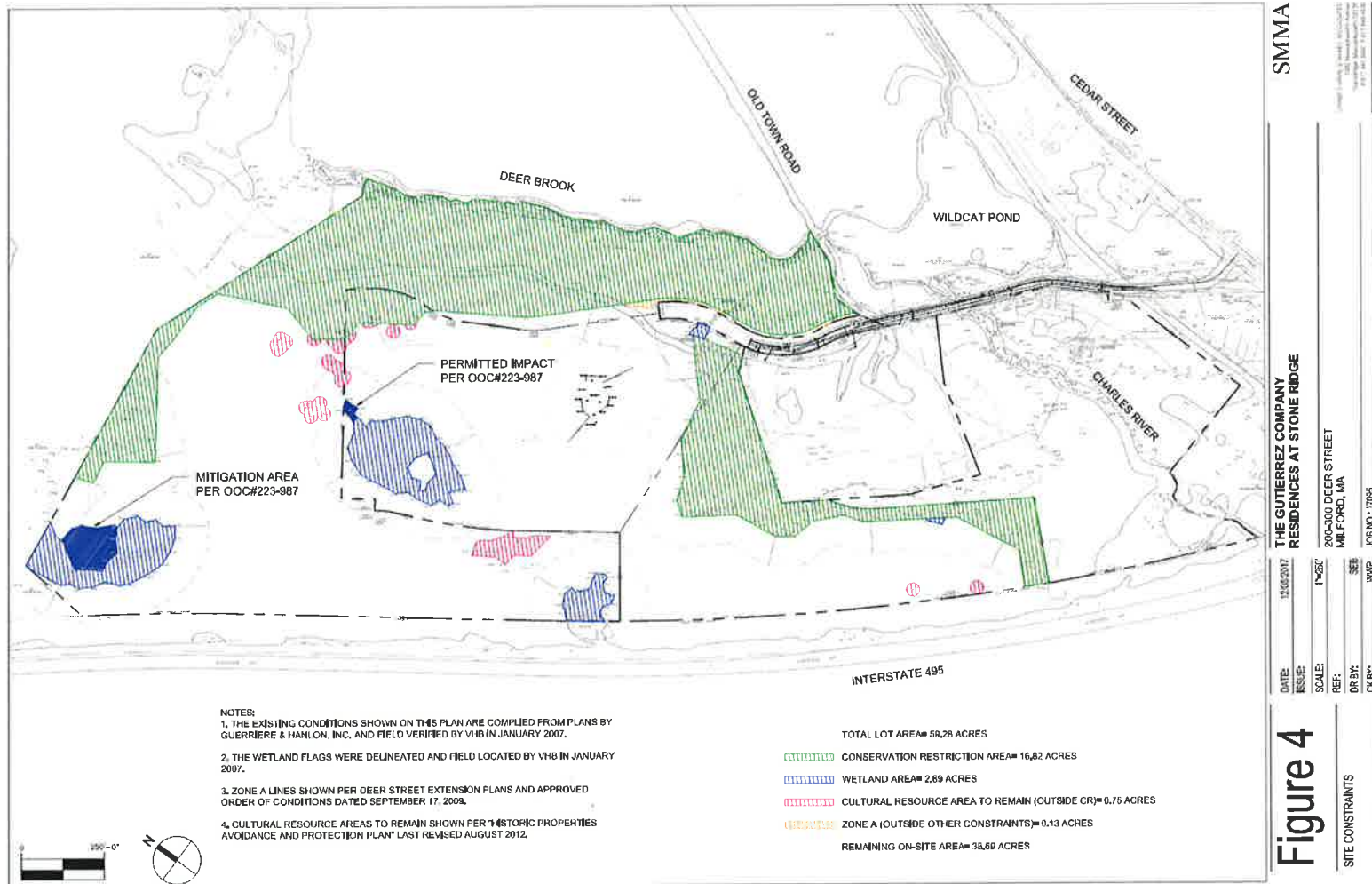
Will Park, P.E., CDT
SMMA



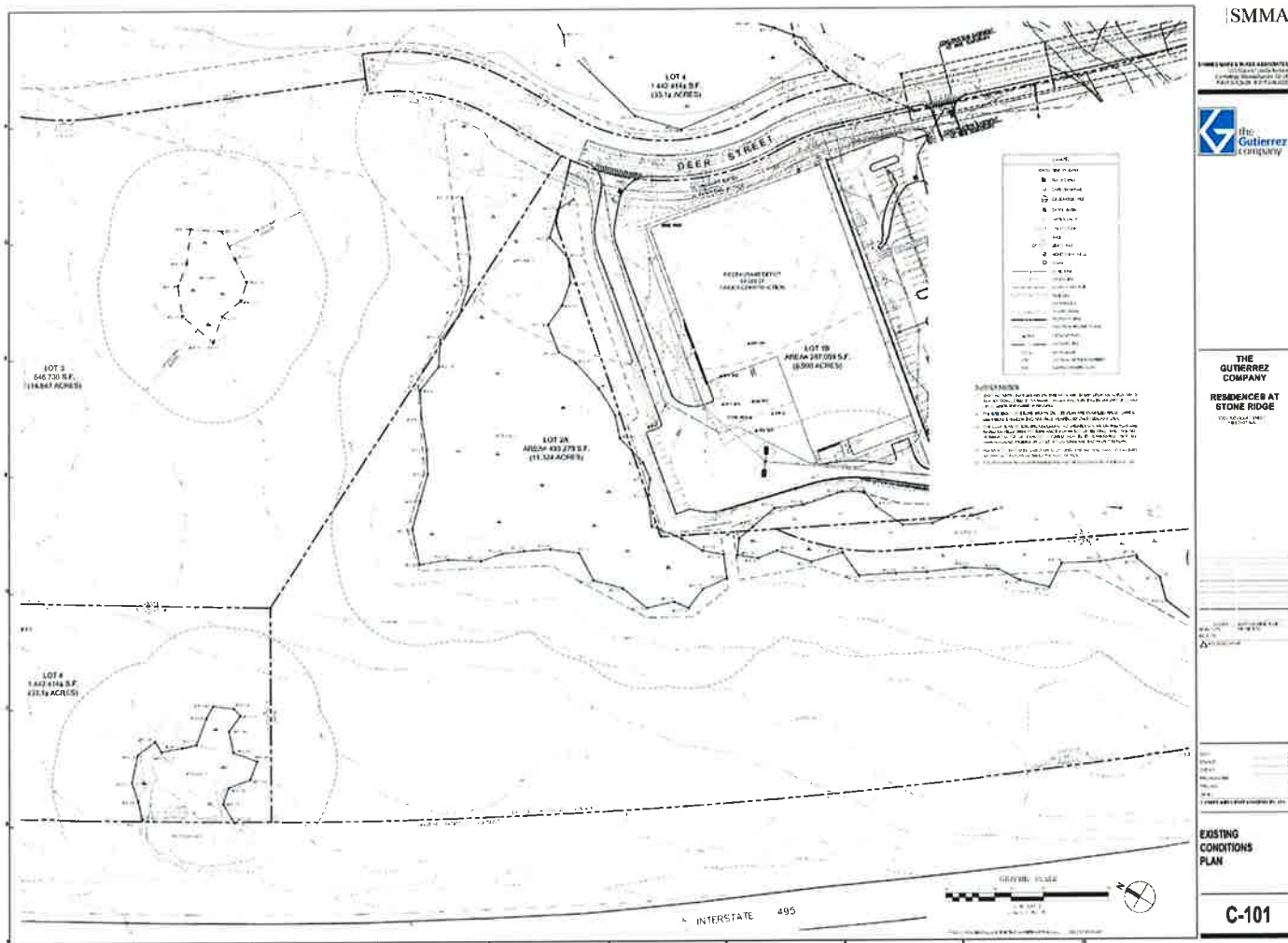
PROJECT LOCATION



EXISTING CONDITIONS



EXISTING CONDITIONS



SITE DESIGN

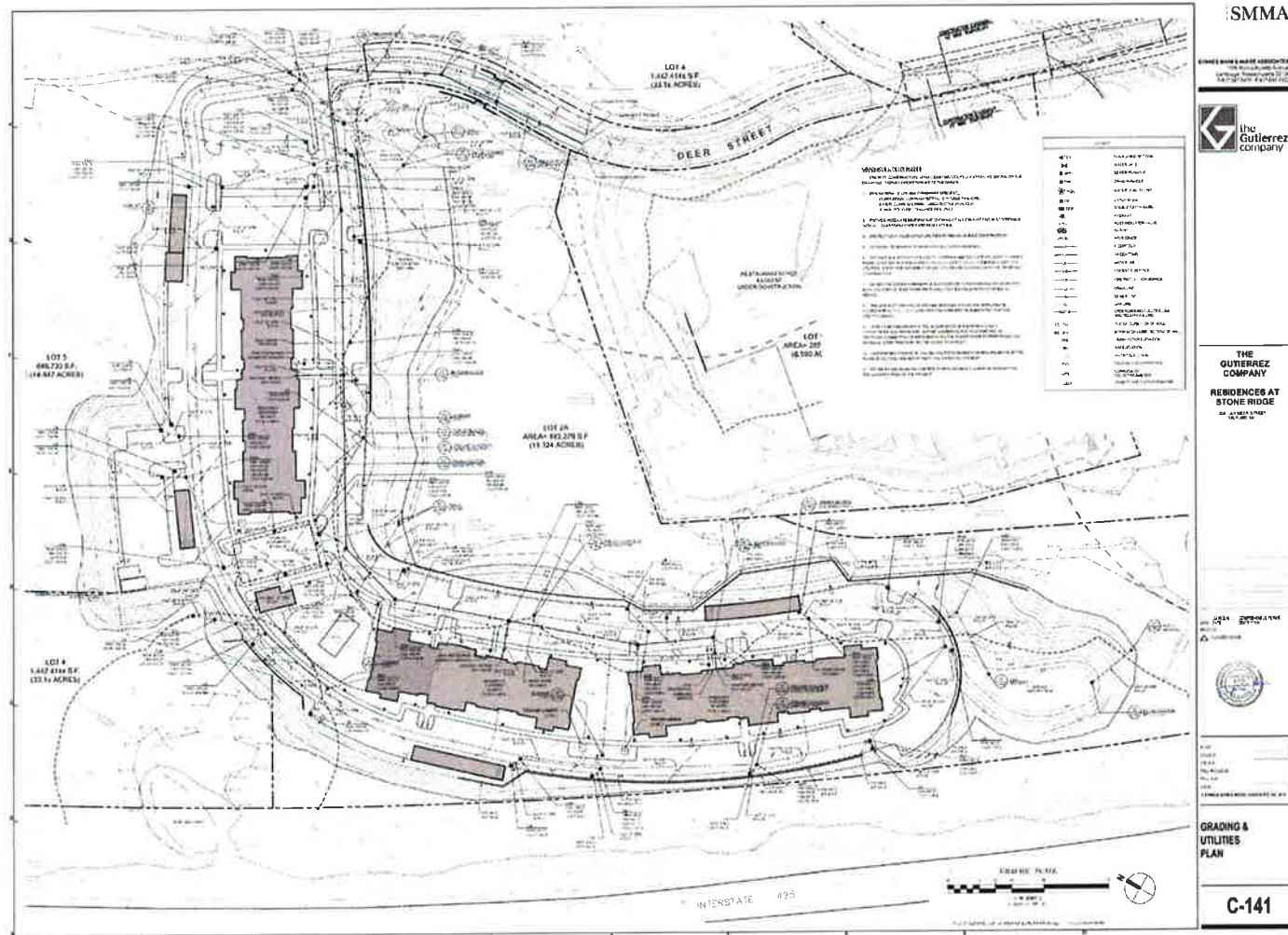


SITE DESIGN – ZONING COMPLIANCE

Table 3.2: Dimensional Zoning Requirements

	Required (BP)	Provided
Minimum Lot Requirements		
Area (sf)	---	722,435
Width (ft)	---	N/A
Frontage (ft)	---	N/A
Minimum Yard Requirements		
Front (ft)	25	174.9
Side (ft)	0	81.9*
Rear (ft)	0	70.0*
Maximum Building		
Building Coverage (% Lot Area)	35	8.7
Ratio, gross floor area to lot area (F.A.R.)	0.50	0.44
Width	---	N/A
Minimum Open Space		
Per Dwelling Unit (sf)	---	N/A
Percent of Lot Area	20	62.5
Height Requirements		
Maximum Building Height (ft)	60	60
Maximum Building Height (stories)	5	5
Landscape Requirements		
Interior Parking Lot Landscape (%)	10	>10
Landscape Buffer Strip (ft)	15	>15
Parking Lot Setback (ft)	20	>20

* Principal use structures only





SITE DESIGN — SANITARY SEWER

Previously Approved

625,000 SF Office Use

- Design Flow: 46,875 gallons per day

Received MA DEP Sewer Connection Permit April 2009

- Peak Flow: 195 gallons per minute

Approved Pump Station Design

Currently Proposed

Restaurant Depot + Residential Development

- Design Flow: 50,014 gallons per day

Minor increase of 3,139 gpd

- Peak Flow: 187 gallons per minute

Pump station and pumps adequately sized



ARCHITECTURAL DESIGN

Alan R. States, AIA
Sheskey Architects



UNIT MIX: 25% AFFORDABLE, 75% MARKET RATE

Affordable Units	% of Total Units	No. of Units
1 Bed, 1 Bath - Affordable	15%	40
2 Bed, 2 Bath - Affordable	7%	20
3 Bed, 2 Bath - Affordable	3%	8
	25%	68

Market Rate Units	% of Total Units	No. of Units
1 Bed, 1 Bath	38%	104
2 Bed, 2 Bath	29%	80
3 Bed, 2 Bath	7%	20
	75%	204

Total	% of Total Units	No. of Units
1 Bed, 1 Bath	53%	144
2 Bed, 2 Bath	37%	100
3 Bed, 2 Bath	10%	28
	100%	272



APPROACH



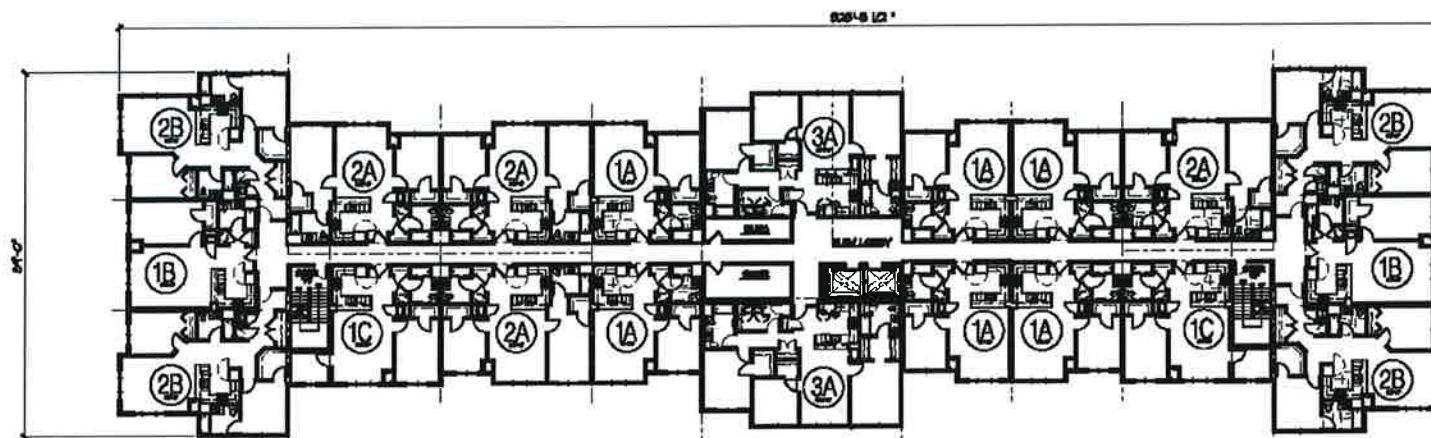
CONCEPTUAL PERSPECTIVE

STONE RIDGE
MILFORD, MA

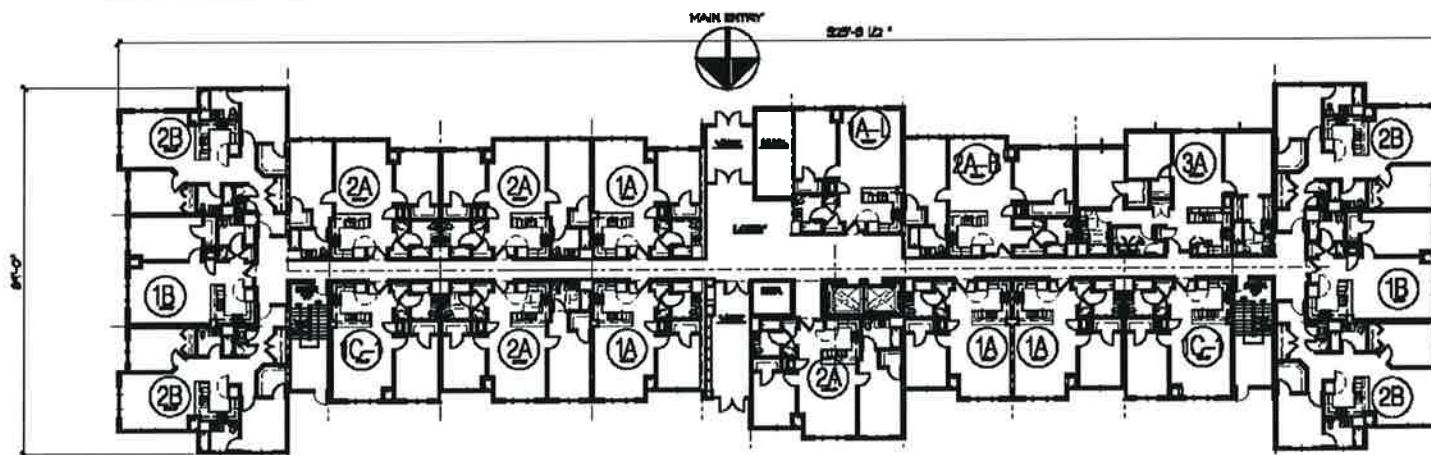
A0-0



TYPICAL FLOOR PLAN



LEVEL 2 - 5 PLAN



LEVEL ONE PLAN

BLDG A

5 STORIES - 20 UNITS/FLR
100 UNITS

LEVEL	1A	1B	1C	2A	2B	2C	3A	3B	3C	4A	4B	4C	5A	5B	5C	TOTAL
L-1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
L-2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
L-3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
L-4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
L-5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

UNIT TYPE			
1 BED	2 BED	3 BED	TOTAL (A BLDG)
0	0	0	0

FLOOR AREA BY LEVEL				
L-1	L-2	L-3	L-4	L-5
0.0000	0.0000	0.0000	0.0000	0.0000
0.0000	0.0000	0.0000	0.0000	0.0000

NOTE: SQUARE FOOTAGE OF COMMON AREAS IS LISTED SEPARATELY FROM THE FLOOR AREA OF EACH FLOOR. IT IS NOT INCLUDED IN THE TOTALS.

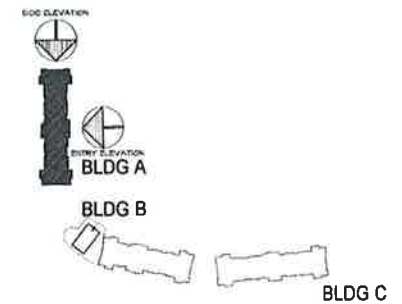
BUILDING A



(EAST) SIDE ELEVATION



(SOUTH) ENTRY ELEVATION



KEY PLAN

BLDG A

5 STORIES - 20 UNITS/FLR - LEVEL 2 - 5
19 UNITS - LEVEL 1

99 UNITS

CONCEPTUAL PLANS - BLDG A ELEVATIONS

STONE RIDGE
MILFORD, MA

Scale: 1" = 10'-0" OS - OS - 1B

A2-1



TRAFFIC

Liz Oltman, P.E.
TEC



TRAFFIC

Previous MEPA approval outlined mitigation associated with each development phase:

Phase I = 150,000 SF of office

- Improvements to site driveway – NB left turn lane on Cedar Street
- Evaluate timing changes at Route 495 NB Ramps/Cedar Street



TRAFFIC

Stone Ridge Development Site Generated Trip Summary

<u>Time Period</u>	<u>Phase I 150,000 SF Office (previously approved)^a</u>	<u>Restaurant Depot</u>	<u>272 Apartments (ITE LUC 220)</u>	<u>Total Modified Development (RD+Apts)</u>
<i>Weekday Daily</i>	1,825	290	1,772	2,062
<i>Weekday Morning</i>				
IN	228	36	28	64
OUT	<u>31</u>	<u>36</u>	<u>110</u>	<u>146</u>
TOTAL	259	73	138	210
<i>Weekday Evening</i>				
IN	42	31	109	140
OUT	<u>205</u>	<u>31</u>	<u>59</u>	<u>90</u>
TOTAL	247	62	168	230

^a Based on 150,000 SF Office – LUC 710 – *Trip Generation, 7th Edition* (Edition used during original permitting)



TRAFFIC

Conclusions:

- Projected peak hour trips are less than the MEPA Phase I trips
- Analysis of Cedar Street intersections indicate no modifications necessary
- No further mitigation required with Phase I



PERMITTING

Additional Permits:

- Amend existing order of conditions
- MEPA notice of project change
- File ANR

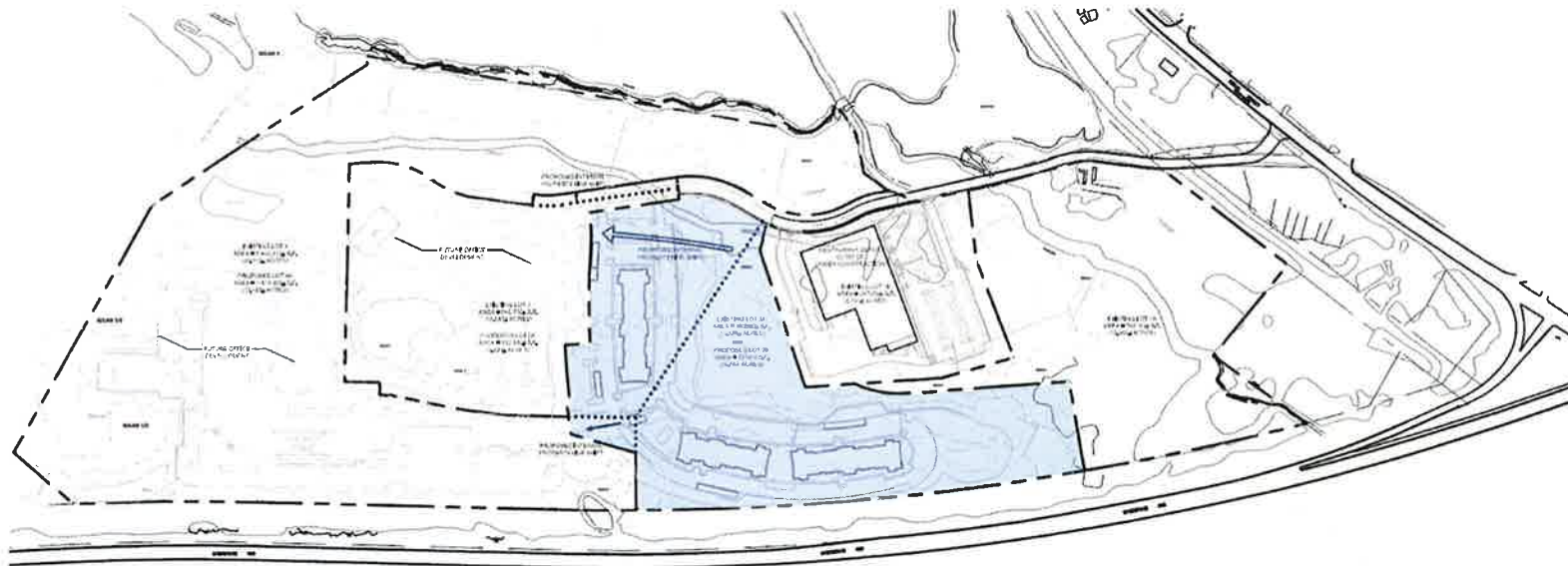


THE RESIDENCES AT STONE RIDGE

Questions...



PROPOSED LOT SUBDIVISION



LEGEND	
	PROPERTY LINE
	EXISTING PROPERTY LINE TO BE SHIFTED
	PROPOSED INTERNAL PROPERTY LINE SHIFT
	FUTURE DEVELOPMENT

