entered in to exhibit @ PBH on 4/25 @ 8:05 pm

Hospital for Large Animals (HLA) – Equine Sports Medicine Complex (ESMC)

Cummings School of Veterinary Medicine at Tufts University

Grafton Planning Board Meeting

April 25, 2016

Outline

- Project Overview: Project Goal, Needs Addressed and Key Design Elements
- Key Design Elements, Project & Site Metrics
- Project's Regulatory Compliance
- Next Steps

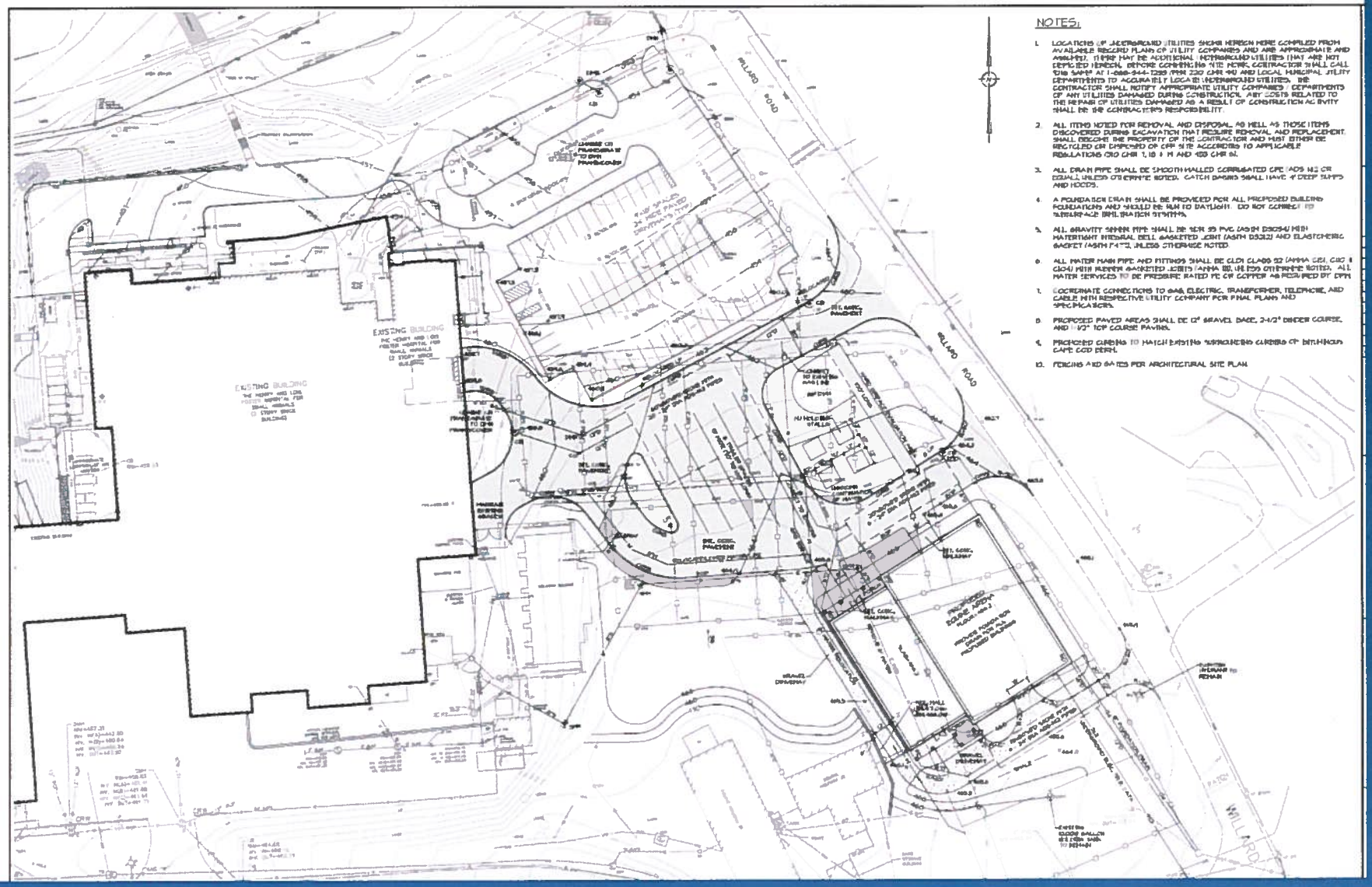
Project Goal

To provide an improved experience for clients and equine sports medicine patients in an enclosed, comfortable setting, while optimizing clinical functionality and enabling best-practices for large animal veterinary clinical evaluations, teaching and learning.

Why the Project is Needed

- Maintain a competitive advantage over other veterinary teaching hospitals
- Provide the first phase of updating and "right-sizing" the HLA
- Improve all-season functionality of equine sports medicine clinical service areas
- Decrease Cummings School's operating deficit by increasing large animal hospital equine caseload revenue as a % of total school budget

ESMC - Site Plan

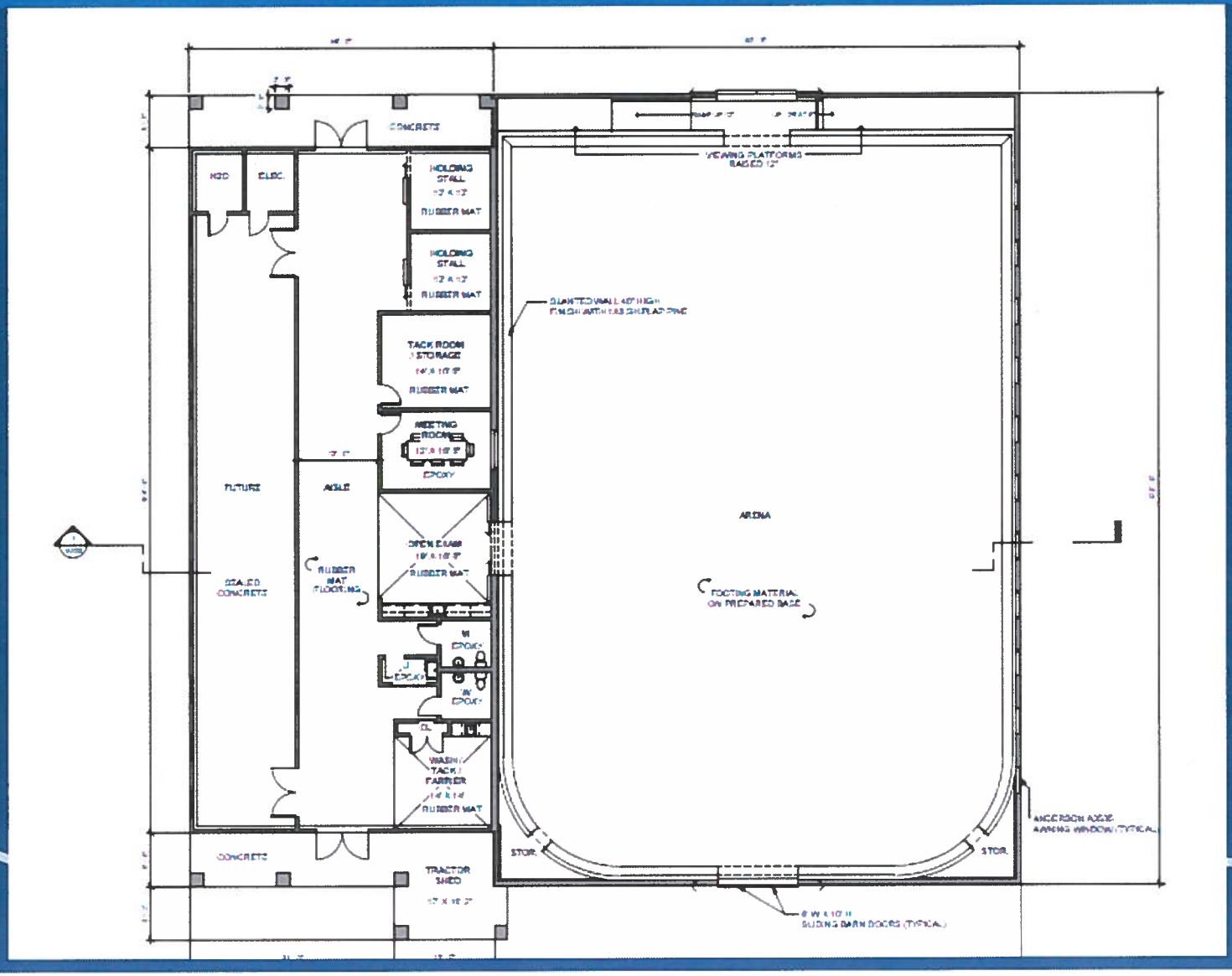


ESMC - Aerial View

ESMC - Entrance

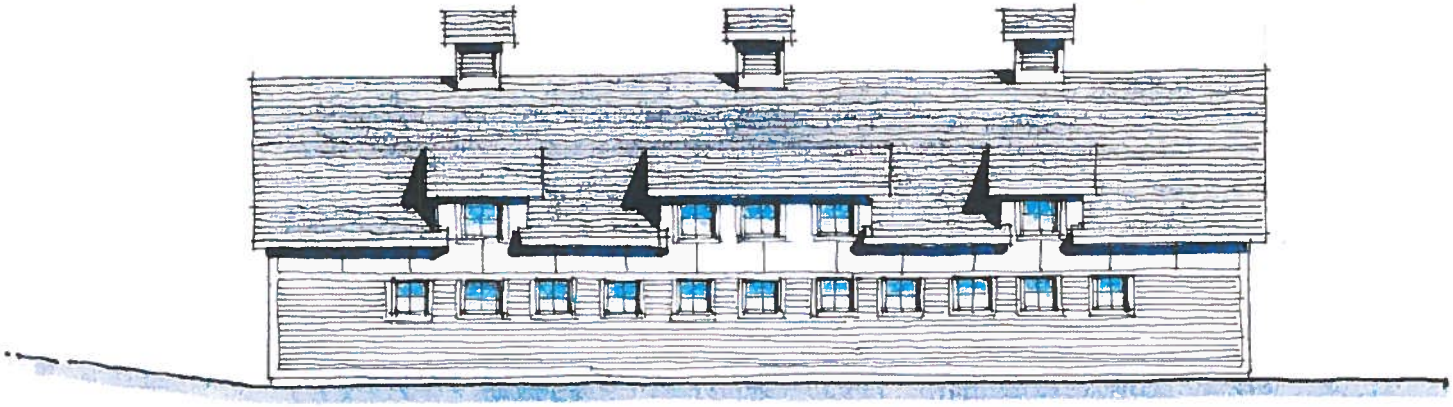
ESMC - Entrance Drive

ESMC Program Area

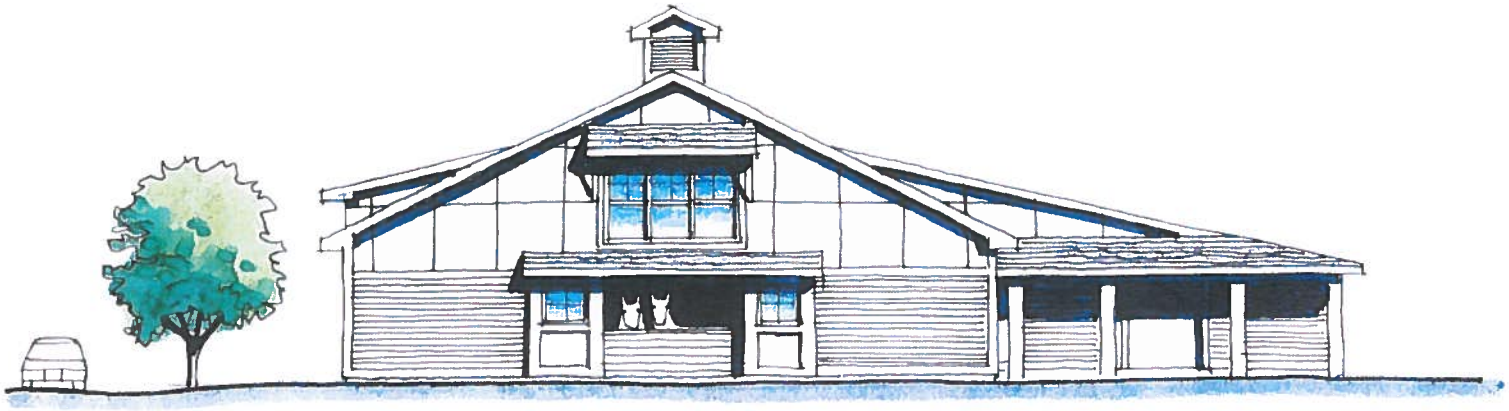


ESMC Elevations

Building Option B Exterior Elevations



EAST ELEVATION



Key Metrics

2016 HLA Size: 84,368 GSF *

New Project Size: 14,364 GSF

- 9,600 new unheated arena
- 4,764 heated ancillary support space

Remove G042: 2,227 GSF

2017 Net HLA Size: 96,505 GSF

Net New Parking Spaces: 13

Total Project/Construction Cost: $4.2M/$3.5M**

* Total here includes HLA (G035) plus Equine Housing 11 (G042); ** Design –build delivery

Key Design Components

- Covered 9,600 sf arena to allow for equine evaluations under saddle; will replace outdoor lunge ring
- Ancillary 4,800 sf conditioned support space for lameness evaluations, diagnostic procedures and teaching
- Integration of site plans at both the FHSA and HLA entrances and improved HLA vehicular circulation
- Additional parking and room for trucks with trailers (12 net new parking spaces; 1 new trailer space)

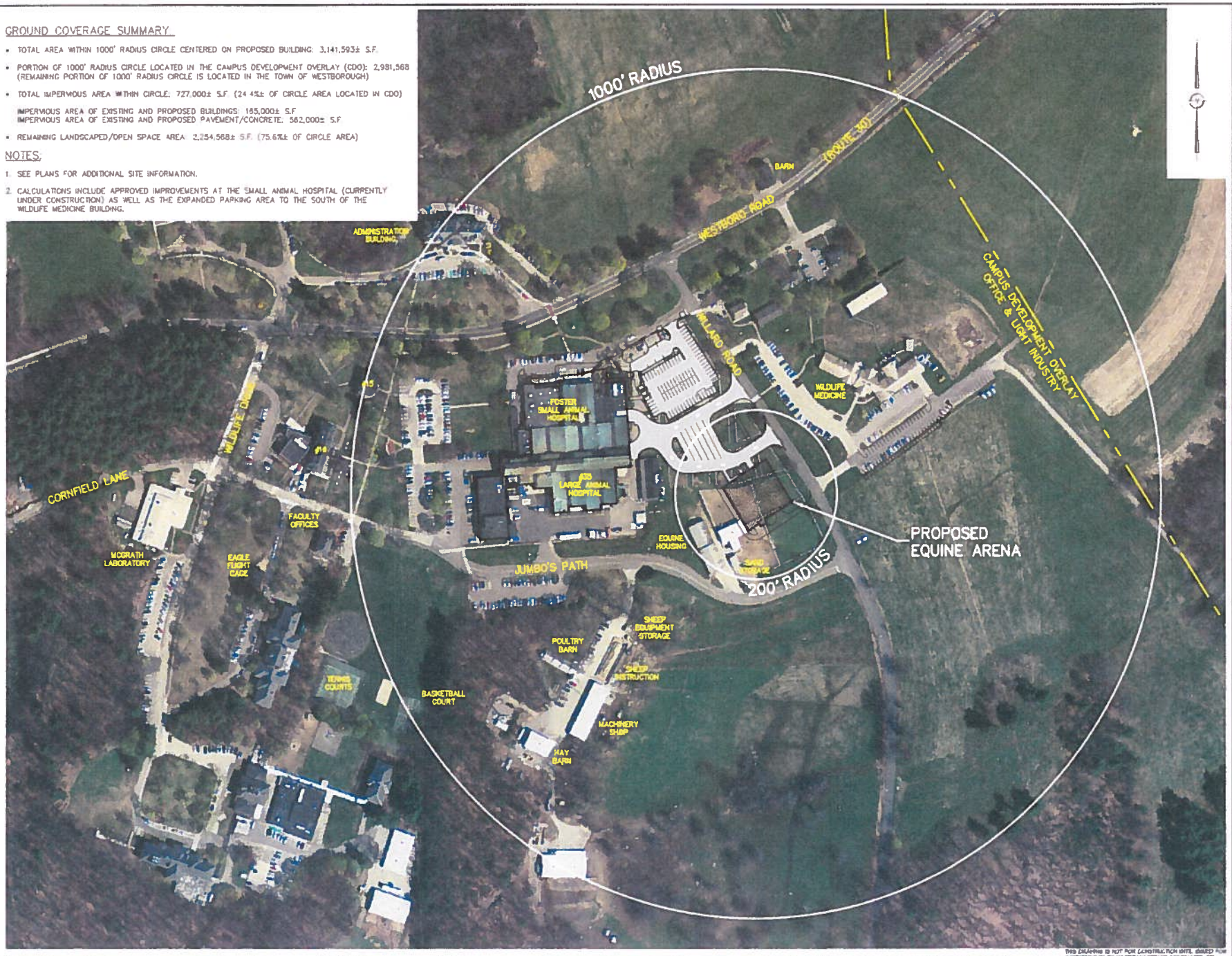
GROUND COVERAGE SUMMARY

- TOTAL AREA WITHIN 1000' RADIUS CIRCLE CENTERED ON PROPOSED BUILDING: 3,141,593± S.F.
- PORTION OF 1000' RADIUS CIRCLE LOCATED IN THE CAMPUS DEVELOPMENT OVERLAY (CDO): 2,981,568 (REMAINING PORTION OF 1000' RADIUS CIRCLE IS LOCATED IN THE TOWN OF WESTBOROUGH)
- TOTAL IMPERVIOUS AREA WITHIN CIRCLE: 727,000± S.F. (24.4%± OF CIRCLE AREA LOCATED IN CDO)

  IMPERVIOUS AREA OF EXISTING AND PROPOSED BUILDINGS: 165,000± S.F.
  IMPERVIOUS AREA OF EXISTING AND PROPOSED PAVEMENT/CONCRETE: 562,000± S.F.
- REMAINING LANDSCAPED/OPEN SPACE AREA: 2,254,568± S.F. (75.6%± OF CIRCLE AREA)

NOTES:

1. SEE PLANS FOR ADDITIONAL SITE INFORMATION.
2. CALCULATIONS INCLUDE APPROVED IMPROVEMENTS AT THE SMALL ANIMAL HOSPITAL (CURRENTLY UNDER CONSTRUCTION) AS WELL AS THE EXPANDED PARKING AREA TO THE SOUTH OF THE WILDLIFE MEDICINE BUILDING.



THIS DRAWING IS NOT FOR CONSTRUCTION UNTIL ISSUED FOR CONSTRUCTION BY WATERMAN DESIGN ASSOCIATES, INC.

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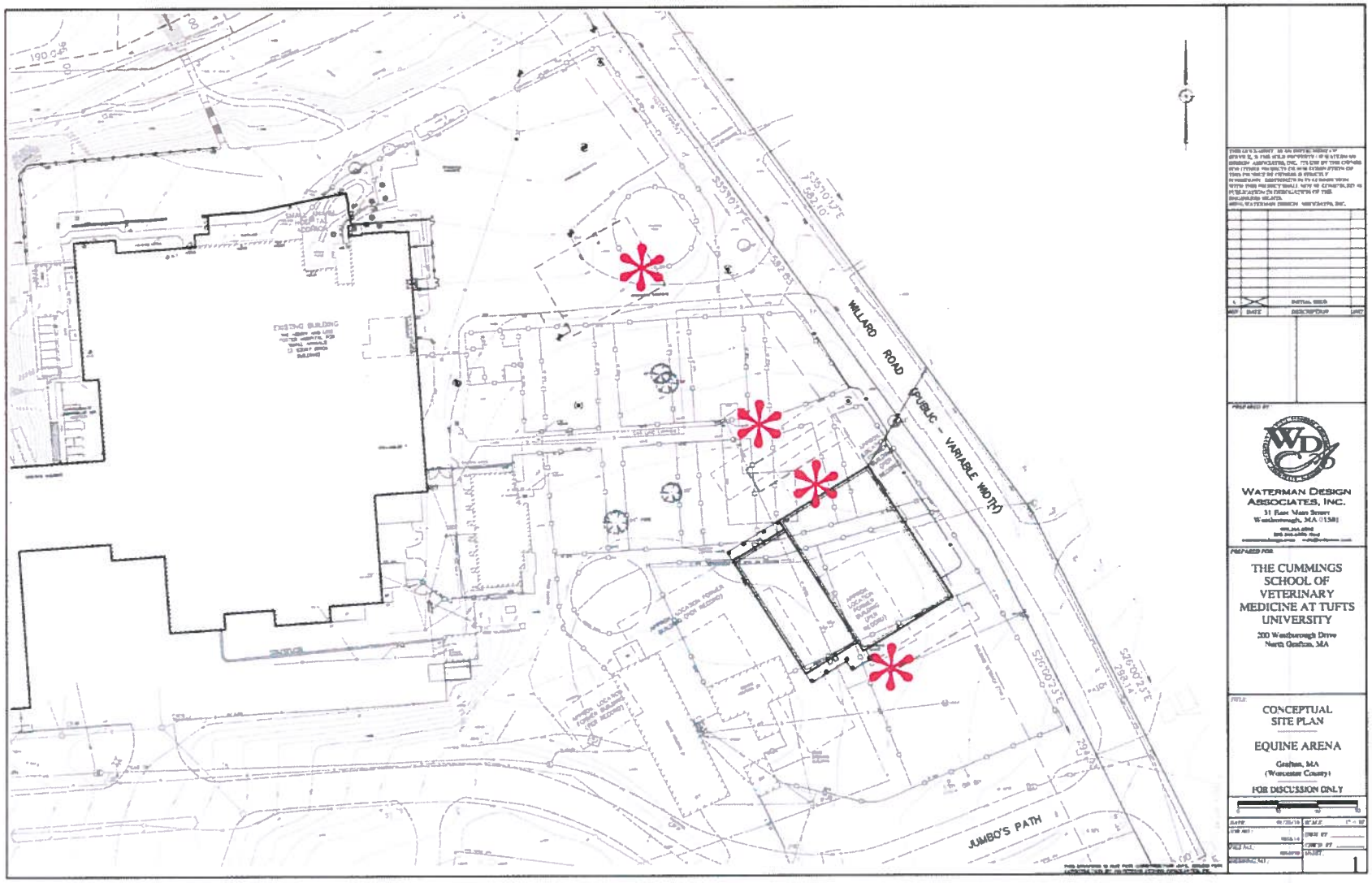
CDOD Compliance

	Within 1000' Circle	Equine Sports Medicine Center
Open Space (Minimum)	25%	75.6%
Ground Coverage (Maximum)	60%	24.4%
Landscaping (Minimum)	30%	75.6%
Added Impervious Surface	64,395 sf	116% Increase over Existing Conditions

CDOD Compliance

	Section 9	Equine Sports Medicine Center
Building Height (Maximum)	60’	36.4’
Street Setback (Minimum)	40’	40.6’
Building Separation (Minimum)	20’	67.8’
Vehicular Access Drive	14’ one-way 24’ two-way	30’ one-way loop

Site Plan


WILLARD ROAD
PUBLIC - VARIABLE WIDTH
JUMBO'S PATH
EXISTING BUILDING
WATERMAN DESIGN ASSOCIATES, INC.
31 Rear Main Street
Westborough, MA 01581
PREPARED FOR
THE CUMMINGS SCHOOL OF VETERINARY MEDICINE AT TUFTS UNIVERSITY
200 Westborough Drive
North Grafton, MA
CONCEPTUAL SITE PLAN
EQUINE ARENA
Grafton, MA
(Worcester County)
FOR DISCUSSION ONLY

Next Steps: Drainage and Stormwater Management

- Failed soiled tests in locations of proposed infiltration systems
- Revision, redesign of detention /retention system necessary
- Other Graves comments will be addressed (by May 4th) as we work through redesign

Equine Sports Medicine Center

Next Steps

May 2016: Anticipated project plan approval

June 2016: Start of construction

December 2016: Construction complete