



CUMMINGS SCHOOL OF
VETERINARY MEDICINE

Office of the Dean

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**PLANNING BOARD
GRAFTON, MA**

January 20, 2015

Mr. David Robbins, Chairman
Grafton Planning Board
Grafton Memorial Municipal Center
30 Providence Road
Grafton, MA 01519

Re: Project Plan Submission

The Henry and Lois Foster Hospital for Small Animals (FHSA) Addition and Renovation
55 Willard Street

Dear Mr. Robbins:

The Cummings School of Veterinary Medicine at Tufts University ("Tufts") submits herewith the enclosed Project Plan along with the following narrative pursuant to Sections 9.6.1.2.A and 9.6.1.2.B of the Grafton Zoning By-Law ("By-law") as an application to the Grafton Planning Board (Board) to obtain Project Plan Approval for the construction of both a 4,552 gross square foot addition with an interior renovation of 18,172 gross square foot at the existing FHSA entrance ("Proposed Addition and Renovation" or "Proposed Addition").

Tufts has been gradually building the core teaching, research, and clinical facilities necessary to deliver a competitive and excellent veterinary educational program on its Grafton campus. However, a number of improvements are still necessary, including additional small animal hospital space needed to improve the client experience. As designed, the Proposed Addition would increase the size of the entrance and lobby area fronting Westboro Road and infill the existing bereavement garden. The Proposed Addition and Renovation will result in increased waiting room seating capacity from approximately 35 to 80 seats, four additional exam rooms, a new after-hours emergency entrance, a grieving room, and new or re-configured treatment rooms in selected veterinary specialties. A new multi-purpose conference and break room will be added on the second floor as well.

This project narrative is submitted pursuant to the Tufts Amended Grafton Campus Master Plan Decision, dated April 29, 2014 ("Master Plan Approval"). Since this project is an educational use, Project Plan Review is limited to Condition 2 of the Master Plan Approval, verification of compliance with bulk and height of structures, yard size, lot area, setbacks, open space, parking and building coverage requirements. However, for the Board's information, we have also included details for the project pertaining to accessibility, buffers/landscaping, drainage, loading and signs. Section references below are to the Campus Development Overlay ("CDO") Special Regulations contained in Section 9.6 of the By-law.

Section 9.6.1.2 B

The building permit sought complies with the Master Plan Approval as follows:

- (a) The Board approved the programmatic inclusion of this type of facility as part of the Master Plan Approval
- (b) The proposed use is permitted within the CDO district. The uses permitted within the CDO district include:
 - “9.4.A All educational uses by non-profit educational institutions, including classrooms, *hospital facilities*, clinics, laboratories, research centers, auditoria, study halls, libraries, dormitories, housing for students, faculty and staff, fraternities and sororities, campus centers, book stores, athletic facilities, farming facilities, animal husbandry facilities, executive and administrative offices, staff offices, maintenance and service facilities, and all other elements and features associated with educational institutions;
 - 9.4.B *Research*, development and manufacturing *in the fields of*: biotechnology, medical, pharmaceutical, physical, biological, and behavioral sciences and technology; environmental science, toxicology, wildlife medicine, genetic engineering, comparative medicine, bioengineering, cell biology, human and animal nutrition, and *veterinary medicine...and including offices, administrative and support facilities related to any of the foregoing activities* (italics added).
- (c) The proposed project conforms to the requirements of Sections 9.6.2, 9.6.3, 9.6.4, and 9.6.5 of the By-law as follows:

Section 9.6.2 - Dimensional and Design Regulations

Section 9.6.2.1 - Lot Dimensions:

- *Sections 9.6.2.1.A.-C.* - These Sections do not apply to Tufts (refer to Section 9.2 B of the By-law, which is specific to the Tufts campus).
- *Section 9.6.2.1.D.* - With this Proposed Addition and Renovation, open space will comprise approximately 73.8% of the area within a circle, the center of which is located at the center of the footprint of the proposed structure and the radius of which is one thousand (1,000) feet. Thus, the open space provided exceeds the 25% minimum requirement set forth in Section 9.6.2.1.D (see also Section 9.6.2.4). Refer to the Site Plans prepared by Waterman Design Associates, Inc. and Payette Associates, Inc., dated December 18, 2014 included as Attachment A.
- *Section 9.6.2.1.E.* – The ratio of the floor area of all existing and proposed buildings to the area of the tract (FAR) is .0701¹, which is below the limit of .35 as required in this Section.

Section 9.6.2.2 – Height

- The Proposed Addition will be 29' – 0” high measured from finished floor to the top of the ridge, which is below the 60-foot height limit set forth in this Section.

¹ from Table 4.3 Floor Area Ratios, Tufts University-Amended Grafton Campus Master Plan 2014, pg. 90.

Section 9.6.2.3 - Setback; Separation; Access

- *Section 9.6.2.3A. – Setbacks* - The proposed building addition meets all setback requirements set forth in Section 9.6.2.3A of the By-law. The setback of the Proposed Addition from the nearest public way, Westboro Road (Route 30), is approximately 130 feet, well in excess of the 50 foot minimum requirement of Section 9.6.2.3A.1. From the easternmost corner of the Proposed Addition and Renovation, the setback from the closest CDO boundary is approximately 965 feet east to the Grafton/Westborough town line, well in excess of the zero foot setback requirement of Section 9.6.2.3A.2.
- *Section 9.6.2.3B. – Building Separation* - The distance to the nearest freestanding building (the existing Isolation Facility serving the Hospital for Large Animals (HLA), Building #56) is approximately 28 feet. This building separation complies with the minimum requirement of 20 feet set forth in this Section.
- *Section 9.6.2.3C. – Accessibility* - Much of the Proposed Addition will be sited within the existing paved parking lot and pedestrian walkways located at the current FHSA entrance. A 24-foot wide, two-way vehicular access drive extending from Willard Street to the north and west of the proposed addition will provide access for fire/safety vehicles. The access drive will also provide access for after-hours clients utilizing the new emergency room entrance and parking spaces located to the west of the proposed addition. In addition, a new 22-foot wide, one-way patient drop-off loop, located approximately 32 feet from the new hospital entrance, and accessed via the main entrance driveway from Willard Street, is provided along with a egress out to the eastern parking lot.

Section 9.6.2.4 – Ground Coverage

- As illustrated in the “Overview Plan” (See Attachment A), the maximum coverage of all existing and proposed buildings, structures, streets, paved parking areas, walks and other impervious areas within 1000' of the Proposed Addition and Renovation is approximately 26.2%, which is below the maximum of 60% allowed in this Section.

Section 9.6.2.5 - Buffers/Landscaping

- Landscaping within 1,000 of the proposed addition will be largely retained. A new bereavement garden, located to the west of the proposed addition, is included as part of the proposed program. Other landscaping elements, such as trees, shrubs, and lawn areas, will be located in front of the new lobby and within the new vehicular drop-off loop. As stated above, approximately 73.8% of the area within 1,000' of the proposed addition will be open space, which is greater than the minimum of 30% required in this Section. Disturbed areas around the construction area of the Proposed Addition and Renovation will be loamed and seeded or landscaped per the Site Plans.

Section 9.6.3 Ways/Parking/Loading/Drainage

Section 9.6.3.1 – Ways

- *Vehicular Access Ways* - The FHSA will continue to be accessed from the East, West, and South via Westboro Road (Route 30) and Willard Street, both of which are existing public ways. From Willard Street, a two-way, main entrance drive

provides access to the east parking lot, the new parking lot west of proposed addition, and the service areas to the west of the existing building. At the main FHSA entrance, a new one-way drop-off loop is provided, accessed via the main entrance drive with egress out to the east parking lot. In addition, access drives and parking areas for the HLA are maintained.

- *Pedestrian Access Ways* – At the new FHSA entrance, a new sidewalk and plaza will provide dedicated, accessible areas for pedestrians that are physically separated from adjacent vehicular ways. Within the east parking lot, new pedestrian corridors marked by painted pavement striping will serve to direct employees and visitors to the main entrance of the FHSA and to provide visual separation between pedestrian and vehicular travel ways. New accessible parking spaces are provided adjacent to the drop-off loop and in close proximity to an accessible curb ramp to the main entrance plaza. Accessible parking spaces and sidewalks are also provided from the parking lot west of the Proposed Addition to the new Emergency Entrance.

Section 9.6.3.2 – Parking

- With the construction of the new Addition and Renovation, the current Tufts parking space inventory will be reduced by 20 spaces. Upon project completion, we also expect to experience a modest increase in client caseload and to add two additional full-time staff.
- Attachment B summarizes current Core Campus Parking Supply and Demand. By applying the Parking Factors in Section 9.6.3.2.A, thirty-two (32) new parking spaces will be required for the Addition and Renovation. Twelve of these spaces will be created by relocating the existing HLA lunge ring toward Jumbo's Path and expanding the existing east parking lot, while the other twenty (20) replacement parking spaces will be located in an expansion to Parking Lot GG.

Section 9.6.3.3 – Loading

- No loading areas are needed, because delivery of materials in trucks of gross vehicle weight of 60,000 pounds or more will not occur at the Proposed Addition and Renovation. Existing loading areas for the FHSA and the HLA shall be maintained.

Section 9.6.3.4 – Drainage

- The project will add approximately 3,700 square feet of new impervious surface to the area closest to the Proposed Addition on the west side of Willard Road, within approximately 300 feet of the Proposed Addition. This represents an increase of approximately 0.5% over existing conditions. As a result, the existing surface drainage system in that location will accommodate this slight increase in impervious surface such that there is no increase in offsite runoff from existing conditions. A portion of the roof area runoff from the Proposed Addition will be directed to a new rain garden located in front of (to the north) the building. The rain garden is being designed with an overflow to the existing surface drainage system.
- The remote parking area of 20 spaces near the Bernice Barbour Wildlife Medicine Building will add another 4,200 square feet of new impervious surface. A new detention basin is proposed to accommodate its runoff. Details are provided in the attached Stormwater Management Report, dated 1/15/15.

Section 9.6.4 – Signs

- Any new sign planned for the Addition and Renovation will not exceed 300 square feet in size as set forth in Section 9.6.4.3.

Section 9.6.5 – Regulations

- We understand that no regulations have been promulgated by the Planning Board.

As noted above, this request for Project Plan Approval is made pursuant to the Master Plan Approval.

The Proposed Addition and Renovation to FHSA will allow Tufts to better serve its caseload of small animal patients, while meeting its goals of providing the highest quality teaching and veterinary care. We thank you for your attention to this request. We are available to answer any questions that you or other members of the Board might have.

Very truly yours,



Deborah T. Kochevar, DVM, PhD, DACVCP
Dean and Henry and Lois Foster Professor

cc: Joseph Laydon, Town Planner
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Attachments

Attachment A: Site Plans (enclosed separately)

Site Plans (set of 6 sheets) – Waterman Design Associates, Inc., dated 12/18/14 and Payette Associates, dated 12/18/14

Attachment B: Core Campus Parking Demand and Supply, dated 6/30/14

Attachment C: Stormwater Management Report (enclosed separately)

Stormwater Management Report – Waterman Design Associates, Inc., dated 1/15/15

Attachment B: Core Campus Parking Supply and Demand			30-Jun-14
	Number	Parking Factors	Total
Full-Time Faculty and Staff:	417	1.0	417
Part-Time Faculty and Staff:	67	0.5	33.5
Students:	420	0.8	336
Permitted Visitors (a. + b.):	116.1	0.5	58
a. Average Daily Clients	86.1		
b. Other Visitors	30		
TOTAL REQUIRED PARKING:			845
TOTAL AVAILABLE PARKING*:			884
*Includes spaces on core campus, RBL and Swine II only			
Lots	Paved Spaces		
LOT A	90		
LOT B	4		
LOT C	53		
LOT D	38		
LOT E	46		
LOT F	3		
LOT G	12		
LOT H	4		
LOT EE (Wildlife)	53		
LOT J	33		
LOT K	39		
LOT L	55		
LOT M	58		
LOT N	7		
LOT O (also labeled/part of new lot BB)	6		
LOT P	44		
LOT Q	19		
LOT R	42 includes rear Bldg. #17		
LOT S	8		
LOT T	6		
LOT U	19		
LOT V	41		
LOT X (also labeled new lot HH)	8		
LOT Y & Z	45 now combined lot		
LOT OA	12		
LOT OD	0		
LOT AA	19		
LOT OE	8		
LOT GG	76		
LOT OO	19		
TOTAL EXISTING PARKING		867	
		17 Reserve Spaces **	
GRAND TOTAL EXISTING PARKING		884	
**includes 12 on Capt. O'Brien and 3 in Wildlife Clinic driveway and 2 in RBL generator area			