

Trammell Crow Company



# Sasseville Way Residences

Proposed 286-Unit Apartment Community  
Marlborough, MA

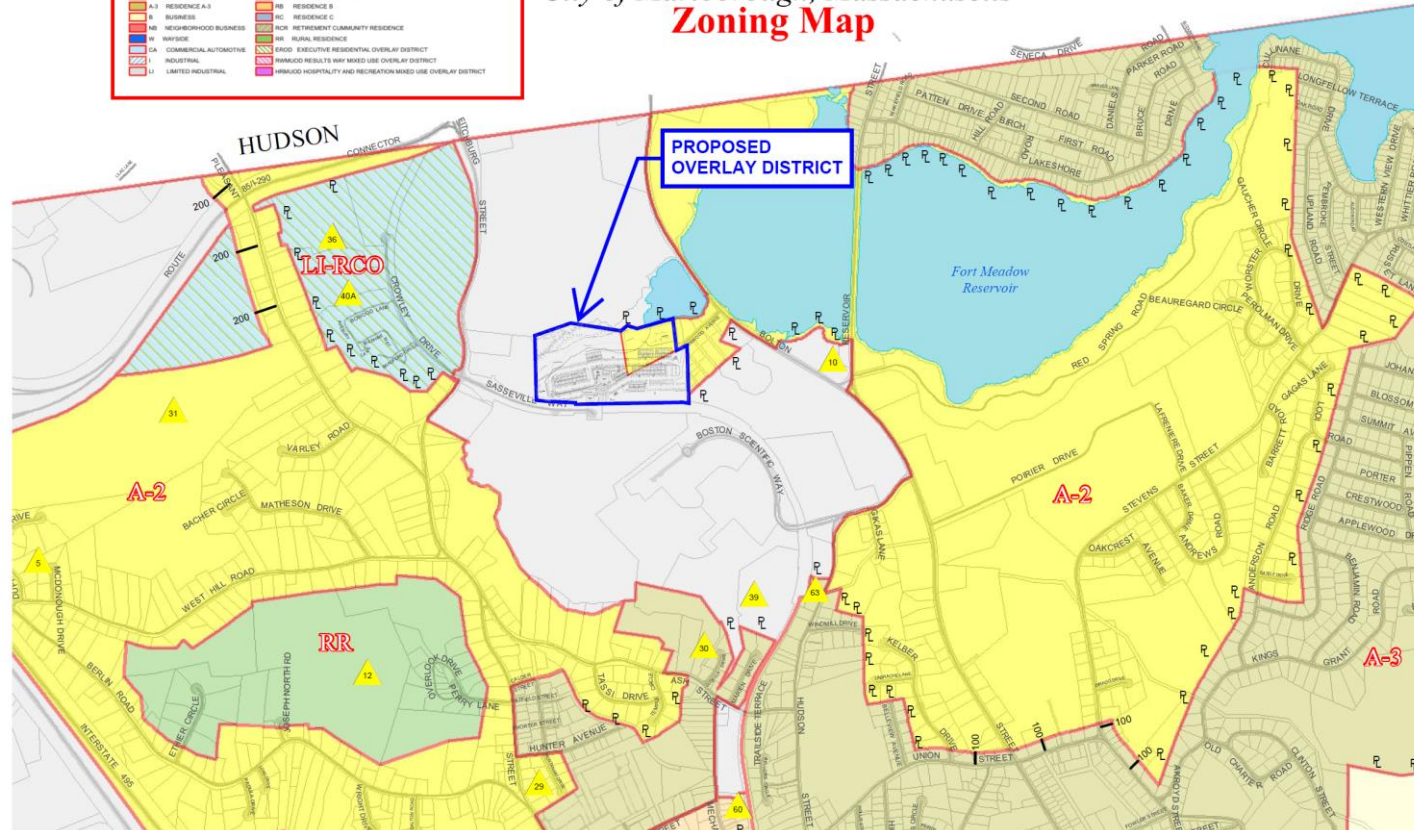
NOVEMBER 15, 2023

*nappe blanche*

# PROPOSED OVERLAY DISTRICT

A-1 RESIDENCE A-1	LI-RCO LIMITED INDUSTRIAL - RETIREMENT COMMUNITY OVERLAY
A-2 RESIDENCE A-2	MV MARLBOROUGH VILLAGE DISTRICT
A-3 RESIDENCE A-3	RR RESIDENCE B
B BUSINESS	RR RESIDENCE C
NR NEIGHBORHOOD BUSINESS	RR-1 RETIREMENT COMMUNITY RESIDENCE
W WAPSCO	RR-2 RURAL RESIDENCE
CA COMMERCIAL/ALTERNATIVE	RR-3 EXECUTIVE RESIDENTIAL OVERLAY DISTRICT
I INDUSTRIAL	RR-400 PARKWOOD RESULTS WAY MIXED USE OVERLAY DISTRICT
LI LIMITED INDUSTRIAL	RR-400 HOSPITALITY AND RECREATION MIXED USE OVERLAY DISTRICT

## City of Marlborough, Massachusetts Zoning Map



# ZONING AMENDMENTS

<u>Provision</u>	<u>Previous Language (Submitted July 2023)</u>	<u>Updated Language (submitted November 7, 2023)</u>
<i>Special Permit Requirement</i>	<i>Required for multifamily developments above 300 dwelling units</i>	<i>Required for any multifamily development</i>
<i>Maximum SF of Business use</i>	<i>Not restricted</i>	<i>8,000 SF</i>
<i>Of the Business use, maximum SF of a consumer service establishment complementary to other principal uses</i>	<i>10,000 SF</i>	<i>8,000 SF</i>
<i>Of the Business use, maximum SF of a restaurant serving food indoors and/or outdoors, or café with or without table service, or brew pub</i>	<i>10,000 SF</i>	<i>8,000 SF</i>
<i>Of the Business use, maximum SF of a health, sports and fitness clubs and related facilities</i>	<i>10,000 SF</i>	<i>8,000 SF</i>
<i>Percentage of affordable dwelling units</i>	<i>10%</i>	<i>12%</i>
<i>Measurement of Building Height</i>	<i>Roof structures that are not occupiable are not included in the overall height measurement</i>	<i>Height shall be measured to the average height between plate and ridge of a gable, hip or gambrel roof<sup>1</sup></i>
<i>Setbacks</i>	<i>Minimum front and side yard setback of 50 feet</i>	<i>Minimum front, side and rear yard setback of 50 feet, except a minimum front yard setback of 25 feet for a Business use</i>
<i>Maximum combined lot coverage</i>	<i>50%</i>	<i>45%</i>
<i>Maximum Residential Density</i>	<i>15 dwelling units per acre</i>	<i>13 dwelling units per acre</i>
<i>Maximum number of three-bedroom dwelling units</i>	<i>Not restricted</i>	<i>10</i>
<i>Maximum number of dwelling units</i>	<i>Not restricted</i>	<i>286</i>
<i>Maximum number of restaurants serving food indoors and/or outdoors, or cafés with or without table service, or brew pubs</i>	<i>Not restricted</i>	<i>1</i>

1: We note that this formula is consistent with the definition of “Building Height” in the Zoning Ordinance.

# DENSITY ANALYSIS

Property	Year Built	Units	Land Acreage	Units/Acre
The Burrow	2022	235	10.2	23.1
The Lodge	In-Process	240	11.8	20.3
Avalon Marlborough	2015	473	34.4	13.7
SWR	TBD	286	23.3	12.3
Talia	2016	225	18.7	12.0

# FISCAL IMPACT ANALYSIS

1. An estimated 15 school age children are anticipated to reside at the proposed project, spread throughout the grade levels.
2. Per conversations with Superintendent Murphy, The Mass Department of Education has approved of a plan to expand the Richer Elementary school to 800 students and local approval is being sought; the plan is to have an expansion completed within three years (2026), which precedes the estimated lease up of the planned development.

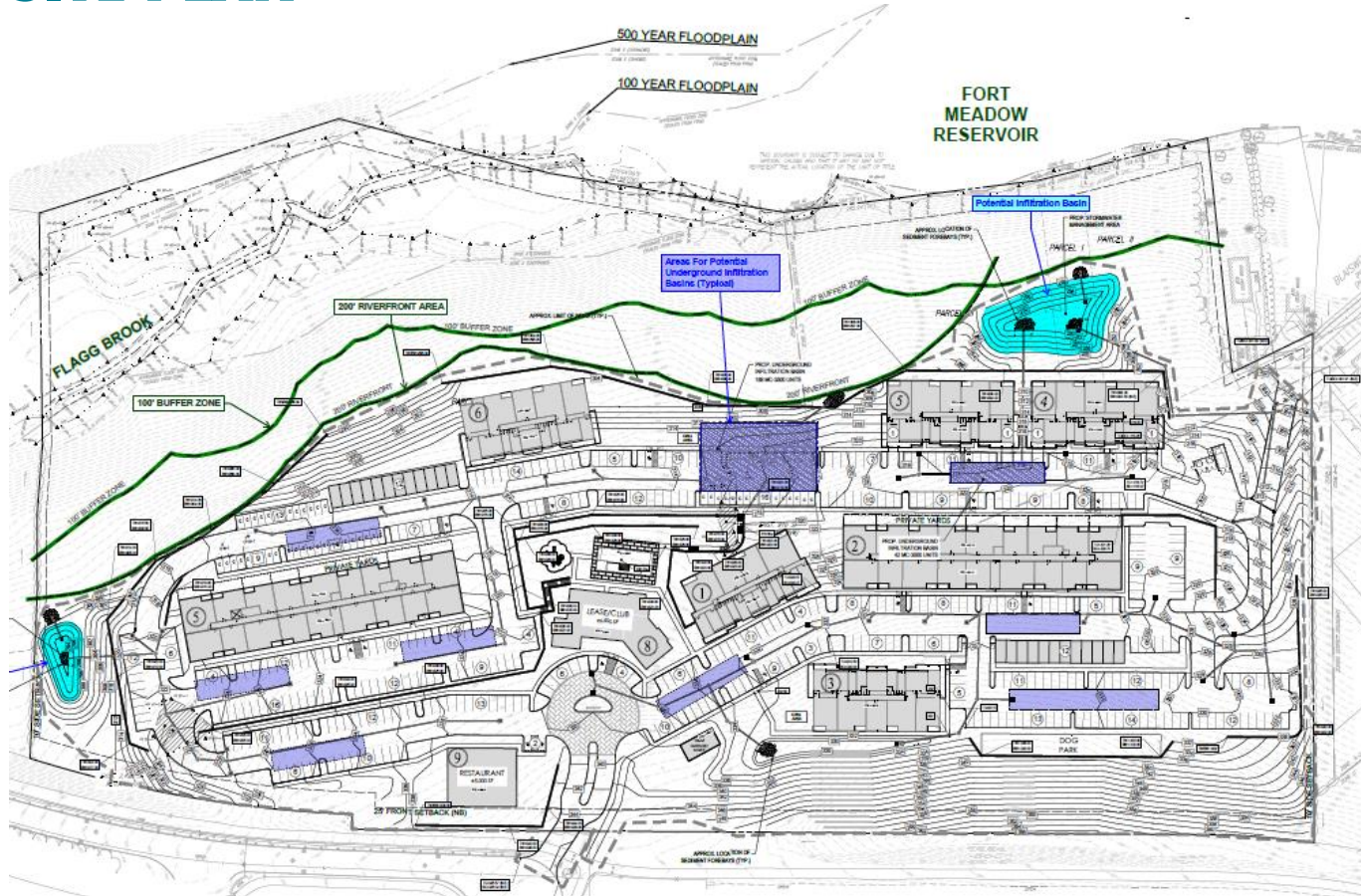
## Estimated Annual Fiscal Impact

Gross Rev. Property Taxes & Excise Taxes	<b>\$1,215,825</b>
Estimated Municipal Costs	
Police	-\$41,420
Fire	-\$48,282
Other Departments	-\$37,320
School Costs	-\$190,000
<b>Total Costs</b>	<b>-\$317,022</b>
Net Annual Positive Fiscal Impact	<b>+898,803</b>

# DRAFT SITE PLAN



# CIVIL SITE PLAN



# DRAFT LANDSCAPE PLAN





# BLAISWOOD AVE. LOOKING INTO EMERGENCY ACCESS



# RENDERINGS



# RENDERINGS



RENDERING BY JUDISCHAFFER  
*Rear of Clubhouse and Outdoor Amenities*

# COMMUNITY VIEWS



# COMMUNITY VIEWS





**THANK YOU**

# SASSEVILLE WAY LOOKING INTO DEVELOPMENT



View Corridor from Sasseville Way looking into Development.

# SASSEVILLE WAY LOOKING INTO DEVELOPMENT



View Corridor from The Rail Trail Head at Development Entry



# BOLTON STREET LOOKING ACROSS RESERVOIR



View Corridor from Bolton looking Across the lake.

# AERIAL VIEW (390 FT ABOVE SEA LEVEL)



# REPRESENTATIVE PROJECT – THE ROCKWELL, BERLIN MA



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