

OVERVIEW

Walnut Street Joint Venture (WSJV), comprising of Affordable Housing and Services Collaborative, Inc., Peabody Properties, Inc., and the Onyx Group, is pleased to be working with the Foxborough Housing Authority and the Town of Foxborough through its single purpose entity Walnut Master Ground Lessee LLC on a senior adult apartment community. The proposed project is a 200-unit 3 building project with central open space for the residents that will be permitted through the 40B Comprehensive Permit Process. The project is proposed to be developed in two phases with Phase I constructing 141 units in Buildings 1 & 2 and Phase II constructing 59 units in Building 3. The proposed community will maintain 100% of the units specifically for low to moderate income residents. A Project Eligibility/Site Approval letter has been obtained from the Massachusetts Department of Housing & Community Development (DHCD).

SITE DESCRIPTION

The lot, a corner lot, located on the south side of Walnut Street and the west side of Commercial Street (Route 140) in Foxborough, Massachusetts, contains approximately 15.572 acres of wooded undeveloped land with no existing structures. The property is located in the Residential & Agricultural (R-40) zoning district and does not lie within any water resource or wetland protection overlay districts. The topography of the site generally slopes from west to east, or from North High Street to Commercial Street (Route 140), with an elevation drop of approximately 40 feet. The site is abutted to the West by eight (8) single family residences located on North High Street and one (1) single family residence located on Walnut Street, to the South by the I-95 southbound on-ramp from Route 140 southbound, Town of Foxborough land, and one (1) single family residence located on North High Street, to the East by Commercial Street (Route 140) and the I-95 southbound on-ramp from Route 140 southbound, and to the North by Walnut Street. The site contains an Isolated Wetland located in the northwest portion of the property which has been determined to be an Isolated Land Subject to Flooding (ILSF) with a surface area of 70,140 square feet (1.6 acres) which will not be disturbed and there are no buffer zones associated with ILSF.

PUBLIC WAY

The site will be accessed from Walnut Street, a two-lane local roadway with 12 foot wide travel lanes, via a single boulevard driveway. Walnut Street is a public way that connects Commercial Street (Route 140) with North High Street and South Street. Commercial Street (Route 140) will be the major roadway providing access to the project via Walnut Street. Commercial Street (Route 140) is a four lane minor arterial roadway under the MassDOT jurisdiction. There are no pedestrian or bicycle facilities provided along Walnut Street or Commercial Street (Route 140). North High Street via Walnut Street as well as Walnut Street from/to South Street would provide alternate roadways to/from the property. A very small percentage, anticipated to be 15 percent, of all traffic will use North High Street or Walnut Street (7 trips in the AM Peak Hour (3 In, 4 Out) and 9 trips in the PM Peak Hour (5 In, 4 Out)). North High Street has a sidewalk with a grass buffer from the Taylor Elementary School fields to the intersection with Walnut Street. North High Street has no bicycle facilities and no sidewalk from the intersection with Walnut Street to its dead end and from South Street to the Taylor Elementary Schools fields.