

# FOXBORO MIXED USE DEVELOPMENT

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40 SCHOOL STREET, 21 MARKET STREET      FOXBOROUGH, MA

OCTOBER 15, 2019

ANNINO INC. ARCHITECTS/PLANNERS

## FOXBOROUGH CENTER OVERLAY DISTRICT

Broken down below are design guidelines we consider appropriate to apply in the design phase of this very important project. The improvements to the existing abandoned fire station and the demolition of the existing funeral home for construction of a new 15-unit residential building, are appropriate in size and scale to the surrounding properties and physical environment that this property is located in.

We feel this project is consistent with the "Vision" of the Design Review Overlay District that was developed and incorporated in the Town's Zoning Bylaws. The project captures the "Spirit and Vitality of Place" that Foxborough is and it will encourage future development in the Town Center helping to create a vibrant, active and walkable heart in this close-knit community as well as protecting the cultural and historical resources of the Town of Foxborough. The sense of pride in this community is equally shared by the developer and his design team.

## PRINCIPALS OF THE DESIGN GUIDELINES

- **All investments should enhance the ability to safely and comfortably walk in the Foxborough Town Center.**  
With the development of residential units above the first-floor Restaurant/Brewpub the existing abandoned buildings will be infused with occupancies that complement the Town Center. With the new residential uses built in the area there are minimal opportunities for unobserved activities to take place in and around the building. The central public parking area will be enhanced and well lit. The proximity to the residential uses will make it convenient and available for visitors as well as the general public.
- **Each new investment should reinforce the creation of "Place" in the Town Center with high quality design and construction.**  
The complete renovation of the existing Fire Station and the conversion of the first-floor spaces into a Restaurant/Brewpub will create the opportunity to draw people downtown. The restaurant will enhance the Common and provide a dining/entertainment venue adjacent to the Town Common and contribute to the vitality of the area. With the opportunity to develop 15 residential units adjacent to the fire station and on the site of the abandoned funeral home considerable investment will be made in the neighborhood creating a vibrant, well-articulated façade at both Rockhill and Market Streets.
- **Promote development of redevelopment of a mix of nonresidential and residential uses in downtown Foxborough**  
The reuse of the existing fire station preserves a portion of Foxborough's history and preserves the scale and detailing at the street corner. By developing the site adjacent to the fire station, the underutilized and abandoned funeral home creates a viable residential use in the downtown area. The mix of uses adds a much needed, more affordable, housing type to the downtown area as well as the town. The first-floor restaurant use of the Fire Station will provide a place on the Common to dine and be connected to the community.

- [Encourage a mix of uses on a lot or in a building that are appropriate to the needs of the community and the scale of the surrounding neighborhoods.](#)

By renovating the fire station and providing restaurant space on the first floor and building a multi-story residential building at the corner of Market and Rockhill Streets a mix of uses consistent with the downtown Mater Plan is provided. The residential uses in the adjoining building and the scale and character of the exterior façade are appropriate to the residential feel of the adjacent streets. The parking for the units will be within the residential building reducing the number of vehicles viewed on the site. The building scale and setback recognizes the corner of Market and Rockhill Streets.

- [Promote an active pedestrian environment and innovative approaches to parking.](#)

By enclosing the parking for the residential building, we are in effect hiding most of the vehicles. The entry from Market Street will encourage less use on Rockhill Street and will provide a private entry away from the Common. The central parking area will be used primarily for the units on the second floor of the fire station and some guest and restaurant parking. This smaller parking area will separate the two uses and provide opportunities for use by the general public. The pedestrian environment will be enhanced using sidewalks, planting, lighting and outside dining spaces adjoining the common. It encourages the site to be used as a walking path to the downtown and the town common.

- [Provide opportunities for housing, employment and/or shopping near residents, municipal facilities and other services.](#)

Foxborough has the unique opportunity to provide for a variety of uses within the Town center. The Municipal Offices, Post Office, Performing Arts Center, Churches and a variety of retail services make this a very attractive Town Center. Pedestrians can walk in 10 minutes to many activities and the addition of a restaurant/brewpub will add considerably to the opportunities provided in the town center area. With the addition of exterior dining the corner will be enhanced and a natural draw for residents. Each retail and residential use add to the concept of the "Community". Without residential density the ability to support retail uses in the center is significantly reduced. Housing and retail are viable components of the Town Center and reinforce the heart of the community.

- [Maintain a consistently high level of design quality throughout the district.](#)

Renovating the fire station and maintaining the character of the existing design will add considerably to the urban fabric. The scale and type of construction make it very attractive. The addition of the exterior dining area, fences, bollards, lighting and paving together create a space that is quite appealing. The residential character of the new apartment building will incorporate some of the same detailing as the fire station and colors and textures will tie the two together. The pitched roofs, cornices, rakes and fascia will provide the detailing necessary to enhance the physical environment.

- [Preserve the historic character of the Center and promote compatible development.](#)

Renovating the existing fire station will preserve the original character of the building. The addition of lighting, signage, awnings, fences, landscaping will enhance the visitor experience. The addition of the second-floor stair will be consistent in quality to the station and will feature large expanses of glass to provide for a clear delineation between old and new. The apartment building design will be compatible to the fire station and incorporate the following:

- \*Sloped shingled roofs to add detail to the top of the structure and compatibility with the adjoining residential structures.
- \*Brick base at the parking garage to tie in color and texture to the existing fire station.
- \* Clapboard siding to provide for detailing and texture that is familiar and comfortable.
- \* Double hung windows provides for expanses of glass broken up with mullions and detailed appropriately to the adjoining houses.
- \* Round Doric columns enhances the sense of entry and provides protection at the front door.
- \*Trim appropriate to the detailing of the building. Trim breaks down the elevation and incorporates the detail needed to visually enhance the levels in the structure.

## STREET DESIGN GUIDELINES

- Provide for pedestrian landscape buffers between the sidewalk and the parking area between the buildings
- Provide outside dining space on the street
- Protect outside dining and entry areas through the use of concrete vehicle barriers.
- Provide fence around both the dining patio and the dumpster area.
- Incorporate the use of street trees wherever possible to provide a canopy at the vehicular way and shade on the sidewalk.
- Reduce curb cuts to strengthen the walkability of the district, eliminate the original curb cut at the fire station apparatus doors.

## SITE DESIGN GUIDELINES

- Define site entry and exit with clearly delineated sidewalks, paving and landscape beds.

## BUILDING DESIGN GUIDELINES

- **Sensitive Building Size and Shape.**

The existing two-story fire station building has been expanded to include new entry stairs from the exterior. The existing vehicle bays along Rockhill Street will be removed. The new 15-unit building façade has been detailed to include gable roof details, bays, entry roof and columns, variety of window sizes and types, and garage entry roof and columns to provide visual vitality, detail and shadow on the façade.

Natural materials have been used to make the building fit into the scale and character of the historic area. The building façade has been enhanced using different roof levels, slopes, heights, cupolas, fenestration and dormers.

- **Sensitive Building Size and Shape**

The existing building will be saved, and the apparatus bay additions will be removed at the side of the structure. This will help to reinforce the modest scale of the district. The new building will be built into the slope of the site to reduce its scale and provide for concealed vehicular parking.

- **Sensitive Building Height**

The new three-story building will be receiving three stories of residential above one story of parking which is built into the slope of the site. The total height from finish lower level parking concrete floor to top of flat roof deck is 42'-0". The height from the left side of the building, entry level to the top of the roof deck is 32'-0".

- **Interesting Rooflines**

The new building will reflect a relatively consistent application of sloped roofs that will add to the character of the entire building. Dormers, gables, sloped roofs and bays will break up the façade and make the roofline appealing and interesting.

- **Building Orientation**

The primary façade of the new building will face Rockhill Street with pedestrian entry at the left side and vehicular entry at the right side off Market Street. The Façade will be enlivened with varying roof configurations, bump outs in the wall plane, variety of window types, masonry and clapboard with a flat panel relief.

- **Leverage Historic Structures**

The existing building as presented on the site contains no known historical significance other than the fact that it was a fire station for the Town of Foxborough for many years. It is not on the historic register. The existing funeral home while built in a colonial character does not contain any detailing that is significant or appreciable. The building is wood framed with clapboard exterior. Additions and renovations throughout the years has removed many of the details common in a home of that period. The interior does not contain any historically significant details. Except for stone surrounds at the fireplaces there is nothing to preserve or save. The new building will be constructed of wood and will feature many details that complement and enhance the exterior. No attempt will be made to replicate the historical context the original building was built in however, the detailing, materials and configurations will enhance and add interest to the building. The existing building is constructed of brick, steel, concrete and wood, its simplicity makes it easily renovated.

## FAÇADE DESIGN GUIDELINES

- **Define Façade with Details**

Use high quality materials to enhance the building façade. The detailing and use of these materials will contribute considerably to the longevity and overall appearance of the building. The different textures and shadowing will break down the scale of the façade and divide it into different bays. The use of clapboard, brick, stone and flat panels will add significant texture and color to the development.

- **High Quality Materials**

Authentic natural look materials will be specified. Brick will be used at the first-floor base as well as the entry elevation and the side and rear elevation to anchor the building to the ground. The materials are durable and able to withstand a large degree of abuse. All trim, cornices, railings, windows and frames and doors will be made of highly durable synthetic materials.

- **Historic Materials**

Historically in the Town of Foxborough, several different materials were used in construction. Brick, and clapboard as well as double hung windows, arch top windows and bays will tie the building into the past. The idea is not to duplicate but to emulate the look of the village and center. With careful detailing the size, spacing, location on the façade will contribute to a unified, orderly appearance and reflect the strong architectural history of the area.

- **Façade Organization**

The façade in the apartment building is broken down into three distinct bands. The bottom band is masonry and ties the building to the ground. It emphasizes permanence and solidity. The middle band articulates the use of the structure, the residential, less intense uses on the floor. The top of the building contains its hat. The roof that protects the inhabitants and offers shelter and weather protection.

- **Local Character**

The local character of this district will be emphasized with the detailing, colors and orientation of the building.

- **Active Ground Floor Uses**

The vibrancy of the Fire Station will be strengthened with the ground floor glass overhead doors. The doors will fill the entire existing openings with glass to help display the excitement within the building, encourage potential customers to stop and interact and promote the restaurant use. The clear glass in aluminum frames will permit easier views into the store and contribute greatly to the excitement and interest at night.

- **Feature Active Interior Activities**

The most active uses will be oriented to the street with storefront windows. The least active aspects will be delegated to the rear of the spaces. Delivery, storage, stairways, elevators will be located at the rear of the building as well as the existing delivery area off Rockhill Street.

## LANDSCAPE DESIGN GUIDELINES

- [Landscape Design Features](#)

New landscaping will be integrated into the parking lot as well as along the perimeter of the site. The location of trees, decorative plantings, groundcovers and shrubs will be planted in areas that enhance the overall appearance of the total building and site. The pedestrian experience will be further strengthened with the installation of scale appropriate signage and lighting.

- [Site Lighting](#)

Simple lighting, cut off from glare energy efficient and dark sky compliant will concentrate illumination downward or directly over highlighted features.

- [Landscape Integration](#)

Planting features will be located around the building and the liberal use of planters and decorative flowering vegetation shall compliment and augment the building and the site.

- [Parking Landscaping](#)

Landscaping shall be integrated into the parking lot to reduce the visual impact of more than 10 automobiles. Landscape beds all feature raised curbs and will include trees and shrubs for a diversity of height and screening.

- [Consistent Plant Species](#)

Plant selection is based upon the character of the district and they are species natural to Eastern Massachusetts. Plants will be low maintenance, hardy and sturdy with salt tolerance when adjacent to roadways or parking lots.

## SIGN DESIGN GUIDELINES

- [Sign Design](#)

Sign design will be integrated into the building façade. The first floor of the Fire Station has room for a sign band that will be sympathetic to the design of the building, externally illuminated with sign lighting at the front façade. Signs shall be externally illuminated with black gooseneck lights illuminating each sign. The use of decorative, illuminated fabric awnings will add character and color to the facade. The signage permit will be applied for once the restaurant tenant has finished his drawings and is ready for construction.