

## LODGE AT FOXBOROUGH FOXBOROUGH, MA



The Lodge at Foxborough is a 250-unit apartment complex permitted under the Commonwealth of Massachusetts 40B Comprehensive Permit process that is designed to increase the availability of affordable housing within the state. The site is a 22.8 acre parcel of land located within the Foxborough Business Center. Construction of the park was started in 1986 and it consists of office space in seven buildings, a Picadilly Pub restaurant, and two hotels: Residence Inn and Marriott. This land is the last remaining parcel within the park and was originally envisaged as the site for up to 275,000 sf of office space.

The site has been identified as containing a Priority Habitat for State-Protected Rare Species, allegedly containing Oak Hairstreak butterflies that are listed as species of "Special Concern" pursuant to the MA Endangered Species Act (MESA – MGL Ch. 131A). As a result of this determination, a mitigation project was developed to mitigate the impact on the alleged rare species. This mitigation program involves the maintenance of about 6.3 acres of the 22.8 acre site as habitat and requires the applicant to integrate plantings on the site that support the habitat as well as a long-term maintenance plan that was filed with the Division of Fisheries and Wildlife and in the Norfolk County Registry of Deeds. BCG prepared the plans that were integrated into the documents.

Hanover Company, a national firm that specializes in the development of residential, apartment housing permitted the project in 2003 started construction in 2007, and is projected to finish in 2009. The project consists of 250 apartments housed in 8 residential buildings and a 6,500 sf clubhouse. The total gross square footage of the buildings is about 240,000 sf and build-out is estimated at \$47 million. BCG is the Engineer of Record for the project and was responsible for preparing the civil engineering drawings and taking the project through the entire State and Local permitting process. An innovative drainage design was developed that recharged the roof and landscaping runoff to on-site infiltration basins that were integrated into the mitigation plan developed for the priority habitat. BCG also prepared the layout and grading plans, sewer plans, water plans and drainage plans. Construction activities included construction verification surveys, as-built plans, and layout of buildings and baselines for use by the contractor.