



September 3, 2021

Town of Boxborough Planning Board  
Attn: Mr. Simon Corson, Town Planner  
29 Middle Road  
Boxborough, MA 01719

Re: Arranta Bio Site Plan Review  
1414 & 1320 Massachusetts Avenue; 244A & 244B Adams Place; 984, 984A, 984B,  
984C, 1451, 1497 & 1634 Hazard Lane; 328 & 1451 Rear Hazard Lane  
Boxborough, MA 01719  
Assessor Parcel Numbers: 12-027, 12-028, 12-030, 13-004, 13-002, 17-005, 17-009, 17-  
010, 17-022, 17-023, 17-024, 17-025, 18-001  
LDG File No. 1869.00

Mr. Corson and Members of the Board:

Level Design Group, L.L.C. (LDG), on behalf of Arranta Bio (Applicant), submits the following analysis of required on-site parking for the above referenced parcel and existing structure. This information is provided in response to questions and comments made by the Planning Board during its August 30, 2021 public hearing, in reference to required on-site parking for the submitted Site Plan Review Application.

The existing structure contains a total gross floor area (GFA) of 266,868 sf. A detailed breakdown of the building GFA for the two tenants occupying the building (Vibalogics and Arranta Bio) and remaining building space maintained by the property owner is provided in the attached Building Use Summary Sketch. Note that the current Town of Boxborough assessor records detail the building GFA as 293,731± sf. As part of the facility upgrades and improvements occurring within the existing building, approximately 26,863 sf. of mezzanine space, previously utilized as office space, has been removed reducing the building GFA to 266,868 sf. This was also discussed during Site Plan Review for Vibalogics's tenancy.

Current Boxborough Zoning Bylaw requirements for Parking and Off-Street Loading, Article VI, Section 6006, require one space per 250 feet of GFA for uses defined as "Business and Professional Offices, Office Buildings, Governmental Uses, Philanthropic Uses, Repair Shops, Research and Development Facilities, Light Manufacturing and Office of a Wholesale Operation including sales space"

#### Required Parking Calculation

266,868 sf GFA / 250 sf GFA = 1,068 parking spaces. However, the property has the benefit of (i) Special Permit 82-3 issued by the Boxborough Board of Appeals permitting the number of parking



spaces to be reduced by 55 (from 500 to 445) for what was then a 160,000 square-foot building, (ii) Site Plan Decision 87-20 concluding that additional parking required for a 106,420 square-foot addition was 337 new spaces, making the total required parking spaces for the facility 787, and (iii) the January 31, 2000, Amendment to Planning Board Site Plan Decisions 82-3, 83-6 and 87-20, which approved a reduction in onsite parking spaces from 4 spaces per 1,000 square foot of GFA to 3.5 spaces based upon the applicant's demonstration that the full 4 spaces per 1,000 GFA can be constructed in the future (*i.e.* reserve parking).<sup>1</sup>

### Existing Onsite Parking

Today, the site contains 978 striped parking spaces (955 standard-sized and 23 handicapped-accessible) as detailed on a plan entitled "Topographic Plan of Land; Cisco NEDC Site 1 in Boxborough, MA (Middlesex County)," prepared by Beals and Thomas, Inc., dated January 5, 2021, and included with the Site Plan Approval application, some months ago. This 978-space total is 90 spaces lower than the 1,068 parking spaces required under Zoning Bylaw Section 6006, but actually more than the 787 spaces required by prior approvals. To be clear, the number of parking spaces required by the Zoning Bylaw in 2000 was also 1,068 spaces, the same as under the bylaw today. Again, the provision of fewer spaces was lawfully authorized more than 20 years ago: the most recent (2000) approval on point specifically provides that a ratio of 3.5 spaces per 1,000 square feet of GFA shall be applicable to "any future site plans." Consequently, the site currently complies with the applicable requirements for the site imposed by the Planning Board years ago. The Planning Board has reserved the right to require construction of the reserve parking area.

Should you have any questions, please do not hesitate to contact me.

Truly yours,

Level Design Group, L.L.C.

*Nicola Facendola*

Nicola Facendola PE.

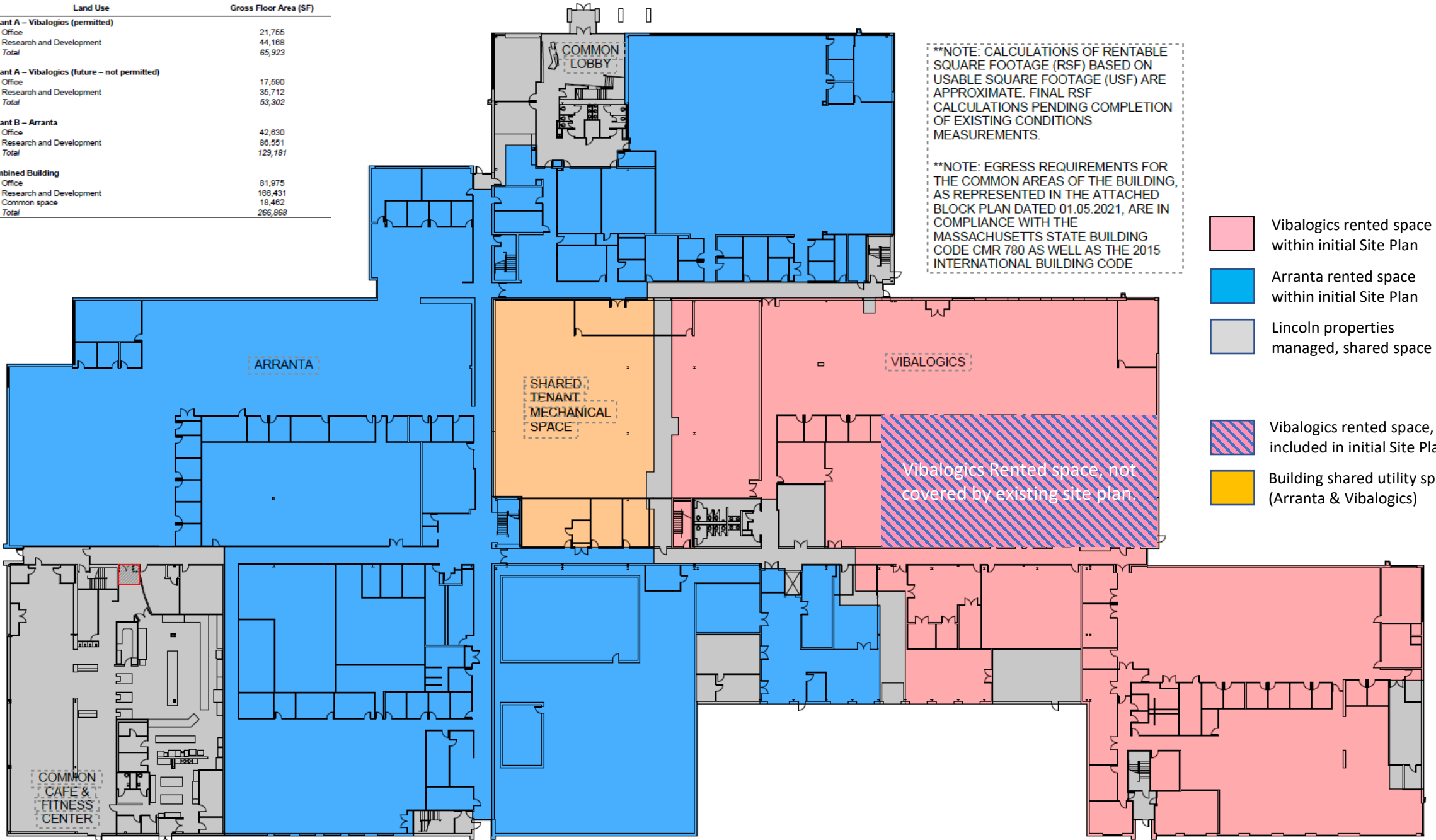
Principal

Cc: Richard Quinby, Arranta Bio  
Paul F. Alphen, Esquire, Alphen & Santos, P.C.  
Adam Costa, Esq.  
File:

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<sup>1</sup> This January 31, 2000, Amendment provides: "Any future site plans may use a 3.5 spaces per 1,000 square feet parking ratio provided that the 4 spaces per 1,000 square feet are used to calculate coverage, setbacks, and drainage calculations; and that the 4 spaces per 1,000 square feet will be available for future construction, if needed."

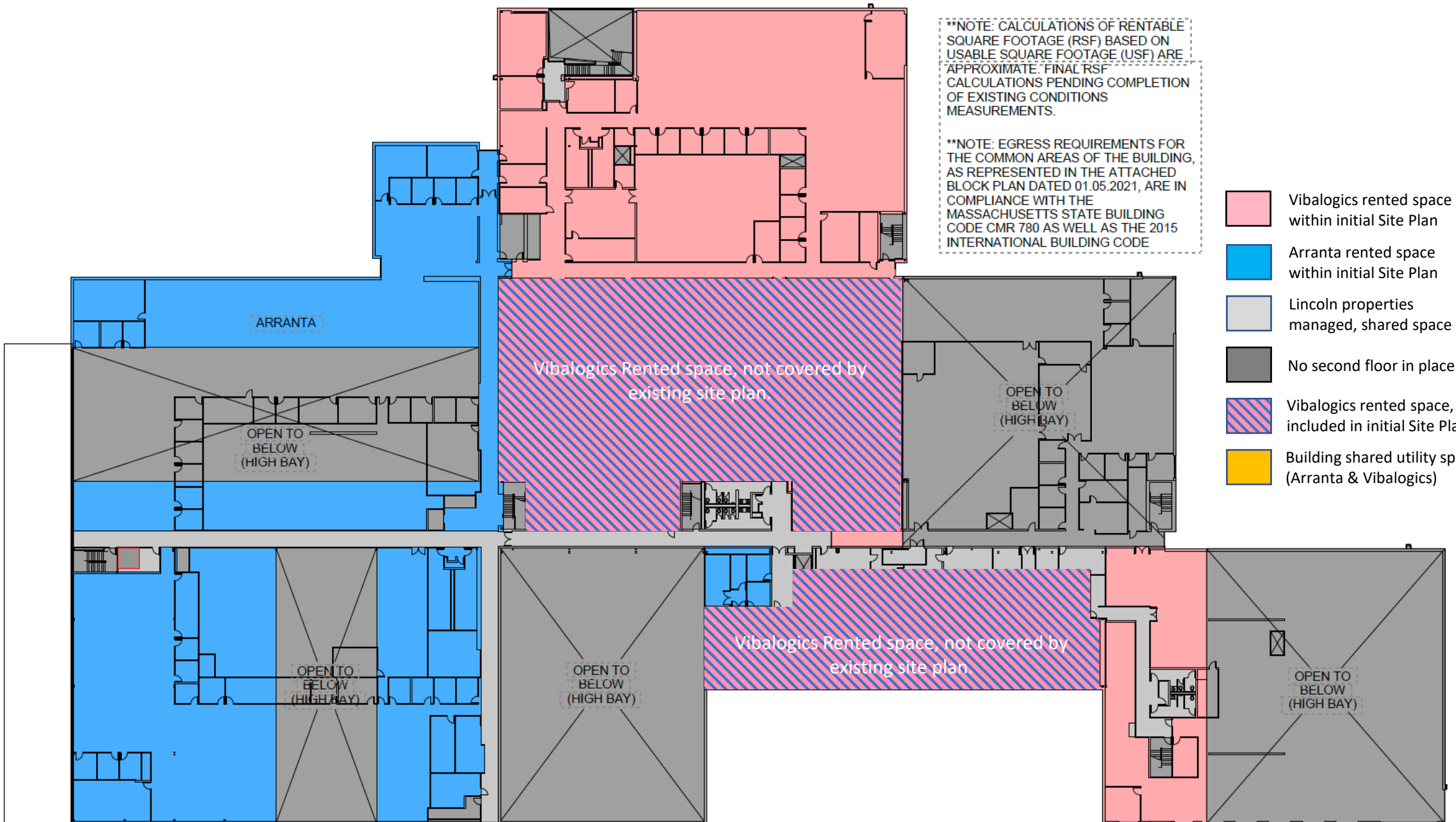
Land Use	Gross Floor Area (SF)
<b>Tenant A – Vibalogics (permitted)</b>	
Office	21,755
Research and Development	44,108
<b>Total</b>	<b>65,923</b>
<b>Tenant A – Vibalogics (future – not permitted)</b>	
Office	17,590
Research and Development	35,712
<b>Total</b>	<b>53,302</b>
<b>Tenant B – Arranta</b>	
Office	42,630
Research and Development	80,551
<b>Total</b>	<b>129,181</b>
<b>Combined Building</b>	
Office	81,975
Research and Development	166,431
Common space	19,462
<b>Total</b>	<b>268,868</b>



\*\*NOTE: CALCULATIONS OF RENTABLE SQUARE FOOTAGE (RSF) BASED ON USABLE SQUARE FOOTAGE (USF) ARE APPROXIMATE. FINAL RSF CALCULATIONS PENDING COMPLETION OF EXISTING CONDITIONS MEASUREMENTS.

\*\*NOTE: EGRESS REQUIREMENTS FOR THE COMMON AREAS OF THE BUILDING, AS REPRESENTED IN THE ATTACHED BLOCK PLAN DATED 01.05.2021, ARE IN COMPLIANCE WITH THE MASSACHUSETTS STATE BUILDING CODE CMR 780 AS WELL AS THE 2015 INTERNATIONAL BUILDING CODE

- Vibalogics rented space within initial Site Plan
- Arranta rented space within initial Site Plan
- Lincoln properties managed, shared space
- Vibalogics rented space, not included in initial Site Plan
- Building shared utility space (Arranta & Vibalogics)



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- Vibalogics rented space within initial Site Plan
- Arranta rented space within initial Site Plan
- Lincoln properties managed, shared space
- No second floor in place
- Vibalogics rented space, not included in initial Site Plan
- Building shared utility space (Arranta & Vibalogics)