



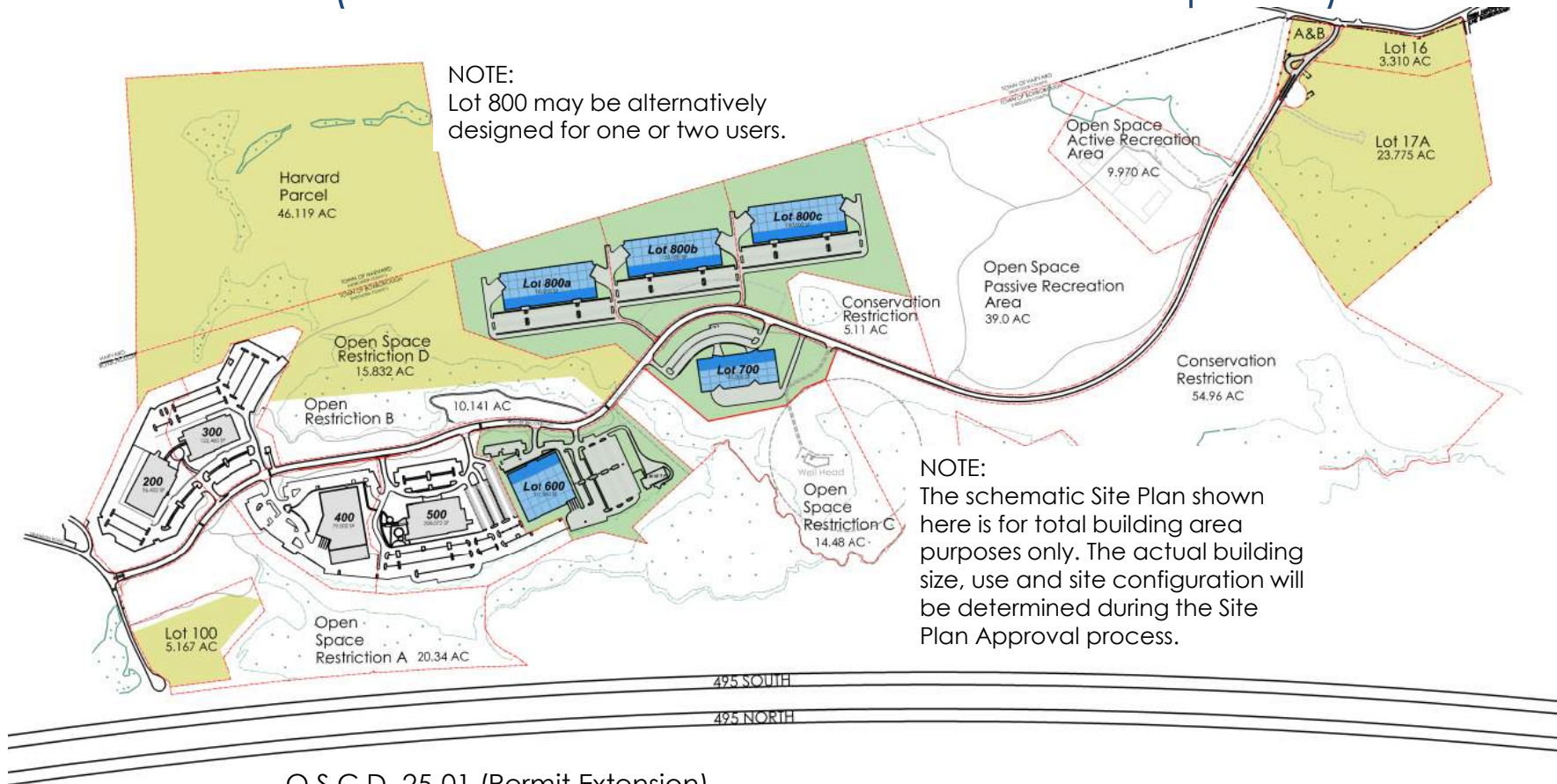
THE | PARK

AT BEAVER BROOK

Open Space Commercial District
Planning Board Submission

2025 Master Plan

(OSCD 25-01 Permit Extension Proposal)



O.S.C.D. 25-01 (Permit Extension)

TOTAL LAND AREA	350 AC
COMPLETED DEVELOPMENT	490,933 SF
PROPOSED DEVELOPMENT	667,500 SF
COMMERCIAL DEVELOPMENT AREA	1,158,433 SF (241,567 SF REDUCTION)
PROPOSED PARKING TO SUPPORT NEW DEVELOPMENT (2 P.S. / 1000 SF)	1,335 P.S. (942 P.S. REDUCTION FROM OSCD 01-01)
PROPOSED OPEN SPACE / CONS. RESTRICTION	94 AC (248 AC TOTAL)



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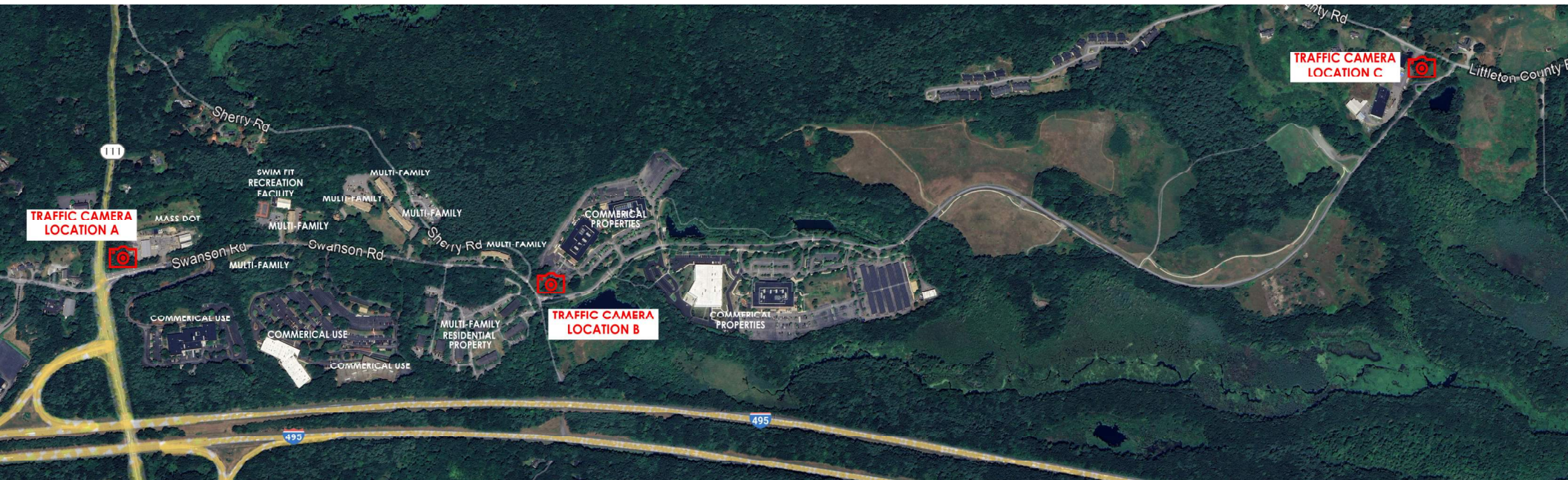


2025 Master Plan Requests

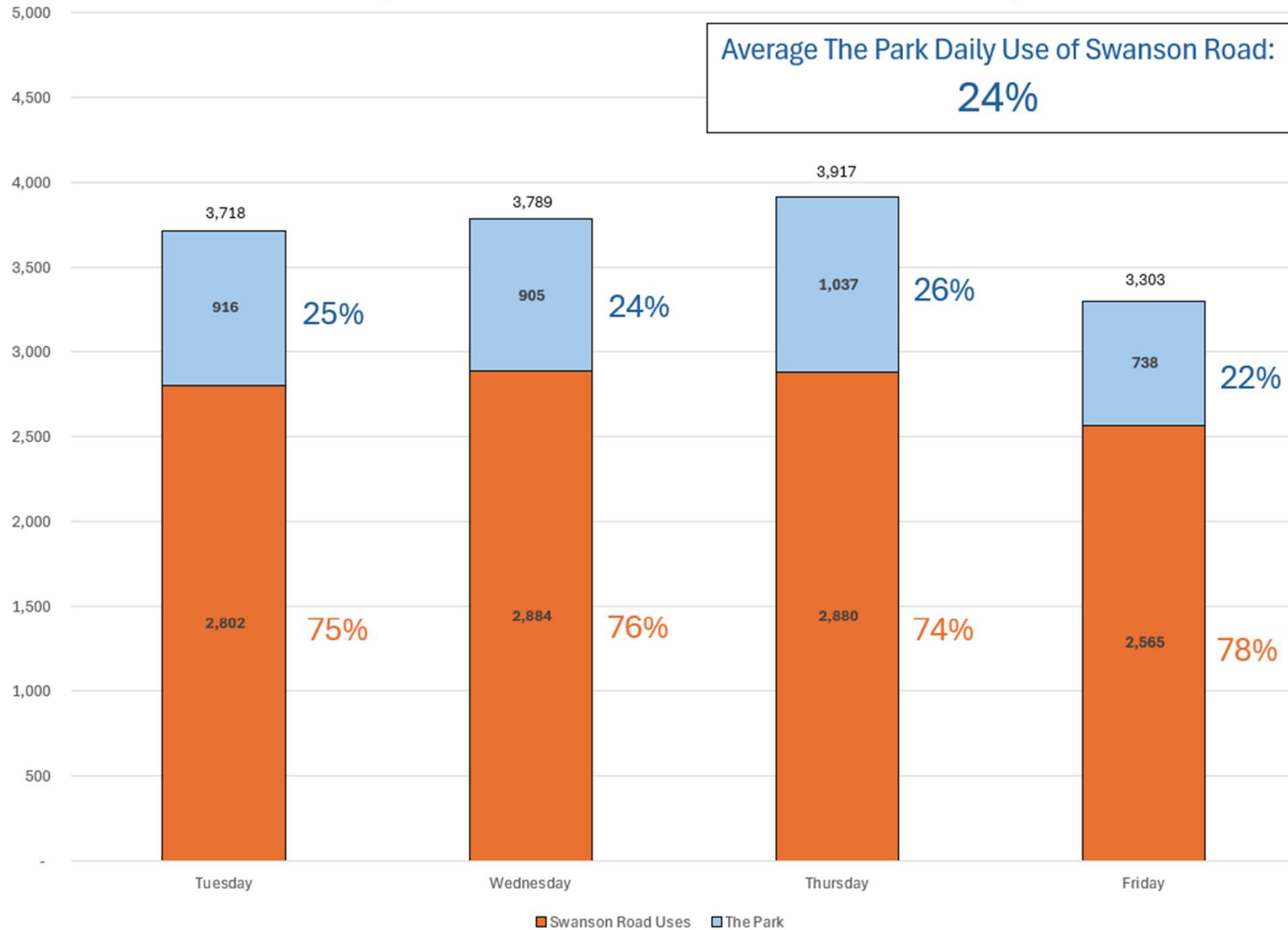


- Amend and restate the OSCD Special Permit to allow the following:
 - Reconfiguration of the previously proposed Buildings 100, 600, 700 and 800a, 800b and 800c as shown on the “2025 Master Plan” and associated modifications to the parking and other infrastructure in the vicinity of the buildings.
 - Modify the required parking ratio from 4.0 spaces/1,000 sf to 2.0 spaces/1,000 sf to reflect the lower parking demand of lab/R&D/clean tech/light manufacturing uses in comparison to the office uses contemplated in the original OSCD Special Permit.
 - Modify the OSCD Special Permit Condition 2.9(c) – Commercial Development Period

Site Locus – Traffic Counts (June 2025)



Total Trip Histogram (Swanson Rd. & The Park)



Existing Traffic Volume Summary (June 2025)

	Period	Daily Volume ¹	Morning Peak Hour Volume ²	Evening Peak Hour Volume ³
<i>Swanson Road North of Route 111</i>				
A	Tuesday	3,718	324	394
	Wednesday	3,789	308	392
	Thursday	3,917	308	387
	<u>Friday</u>	<u>3,303</u>	<u>252</u>	<u>268</u>
	Average	3,682	298	360
<i>Beaver Brook Road North of Swanson Road</i>				
B	Tuesday	916	109	119
	Wednesday	905	111	105
	Thursday	1,037	91	133
	<u>Friday</u>	<u>738</u>	<u>57</u>	<u>91</u>
	Average	899	92	112
<i>Beaver Brook Road South of Littleton Country Road</i>				
C	Wednesday	150	16	17
	<u>Thursday</u>	<u>153</u>	<u>15</u>	<u>16</u>
	Average	152	16	17

¹Two-way daily traffic expressed in vehicles per day without seasonal adjustment.

²Two-way peak-hour volume expressed in vehicles per hour. Between 7:00-9:00 A.M.

³Evening Peak Hour is between 4:00 – 6:00 P.M.



Natural Heritage Coordination



Jesse Leddick (Assistant Director, Natural Heritage & Endangered Species Program) has confirmed the following:

- The Existing Conservation and Management Permit (CMP 00-0009-DFW):
 - is valid,
 - is under the control of the Proponent,
 - allows for construction on all land then and now planned for development (Lots 700 & 800),
 - no update or amendment of the CMP is anticipated for the proposed OSCD amendment, and
 - the Proponent is in compliance with all CMP conditions.
- Campanelli has committed to the following actions with NHESP:
 - Development of a grassland restoration/management plan for Lots 16 and 17, with review for consistency with the CMP and approval of NHESP prior to implementation.
 - Development of a long-term inspection and maintenance program for permanent turtle barriers and turtle tunnels, with review and approval of NHESP prior to implementation.
 - The draft plan is anticipated to be prepared and submitted to NHESP for review prior to this meeting.
 - Development of a construction phase protection plan associated with proposed work on Lots 700 and 800, with review and approval of NHESP prior to implementation.
 - Continue to have on-going consultation with NHESP as the project progresses.

Natural Heritage Coordination





Campanelli Investment in The Park



- In addition to acquisition and development costs, Campanelli has invested in The Park as follows:
 - \$7.8 million dollars of capital costs has been invested in The Park since 2021.
 - \$2.3 million dollars is spent annually on Park operating expenses & maintenance.
- What has Campanelli done to date?
 - Today, The Park is 92% occupied with quality tenants – Medtronics, Cisco, TUV, Intel, and Craft Food Halls
 - WWTF upgrades, June 2024
 - West Boxborough Water Main Extension project, on-going Summer 2025
 - PFAS Filter System, Bldg. 500, Sept. 2024
 - Solar Array reactivated, Sept. 2024
 - Public Water Supply upgrades, Aug. 2024
 - GWDP upgrade, May 2025
 - Public amenity maintenance – walkways, benches, lighting, tree trimming, snow clearing, basketball/volleyball courts



Proposed Community Benefits



1. Increase in open space placed in land use restriction
 - Increase = 94 AC, for a total of 248 AC +/-
2. Donation of Lot 100 for public recreation use, 5.17 AC +/-
3. Donation of \$25,000 to Town toward design of Lot 100
4. Provide Grassland Management Plan on Lot 16 & 17
5. Install (2) radar speed indicators for traffic calming on Swanson Road
6. Increase in commercial tax base when new development is achieved
7. Donation of Harvard Parcel to Harvard Conservation Trust



Thank You!