

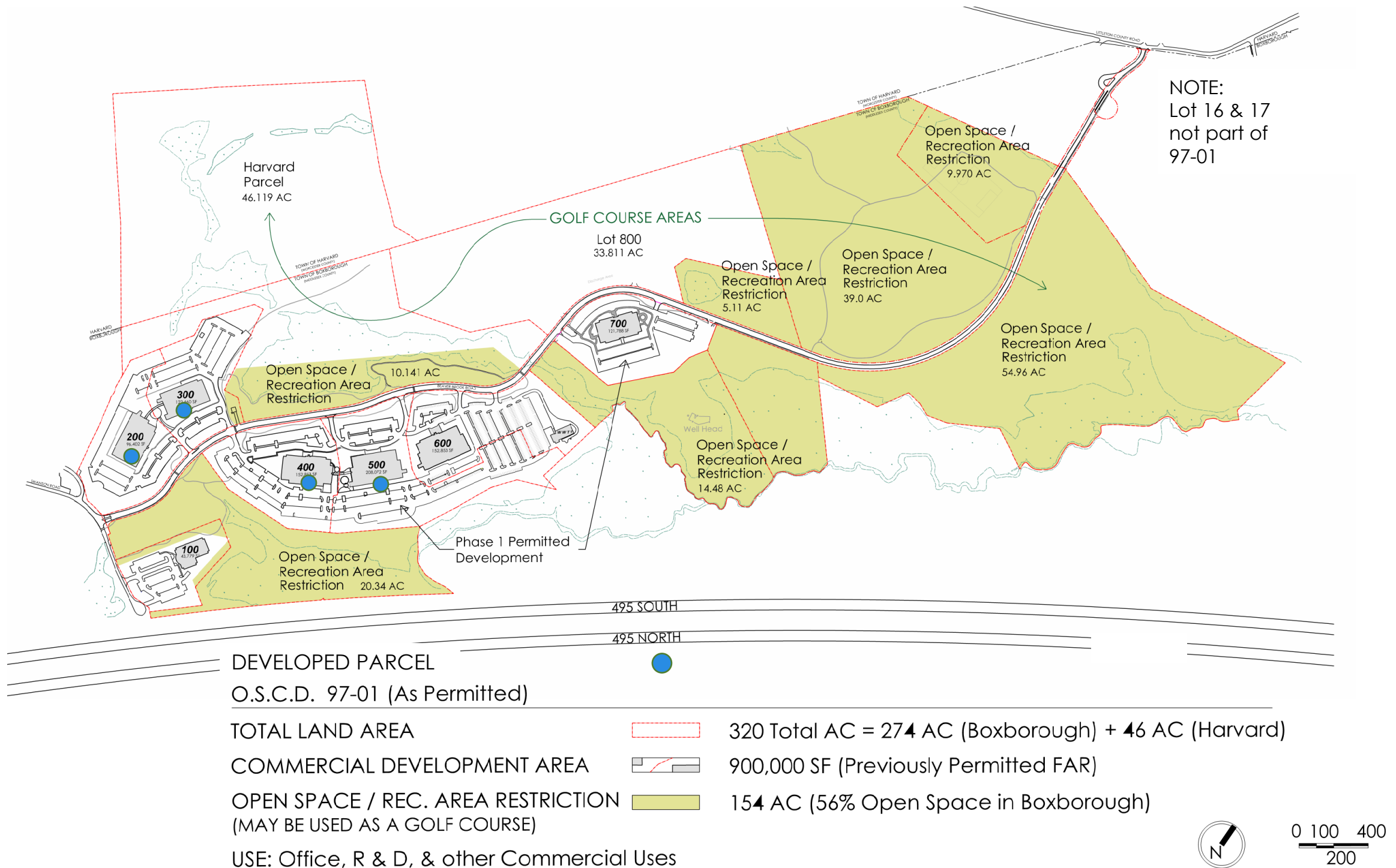


THE | PARK

AT BEAVER BROOK

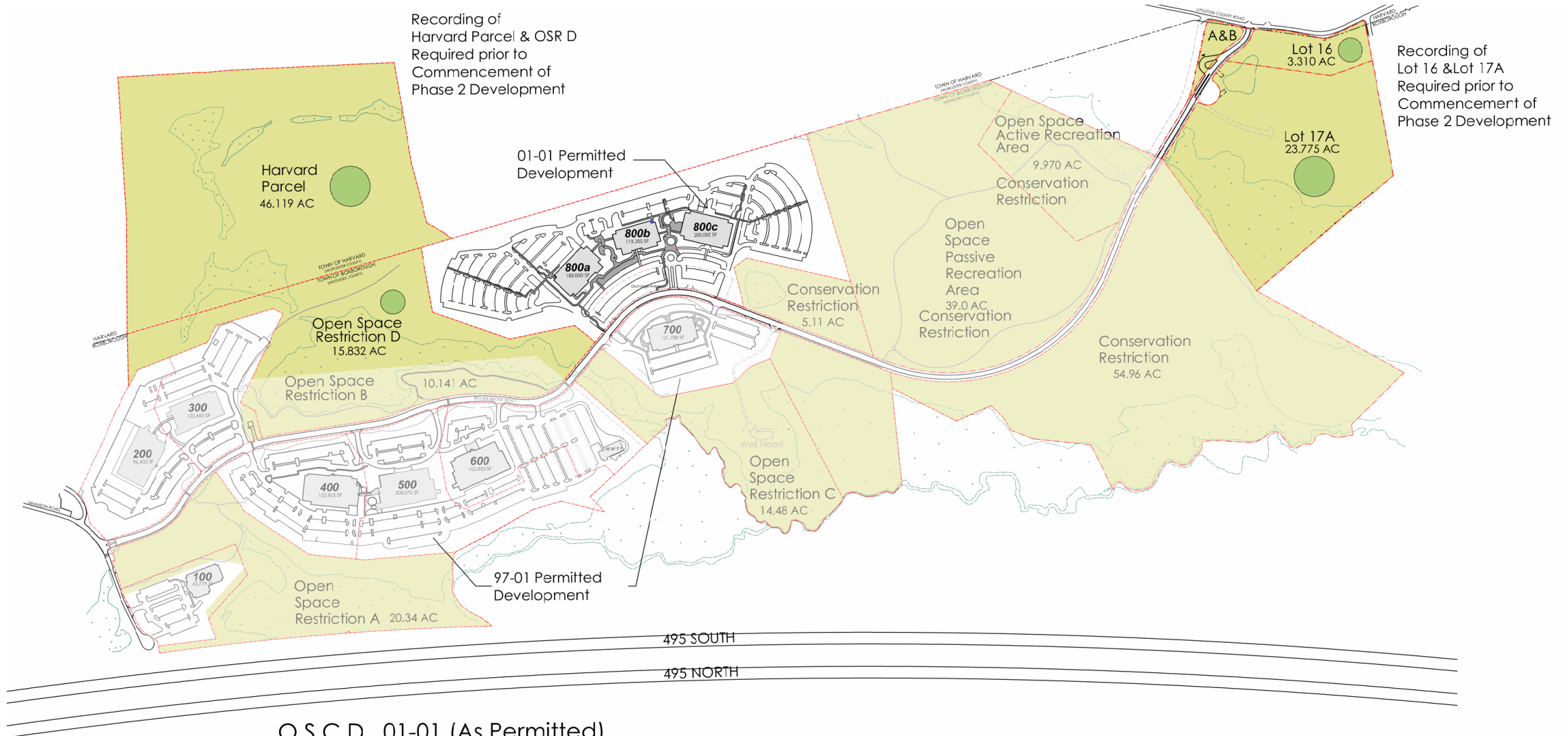
Open Space Commercial District
Planning Board Submission

Summary of OSCD Permit No. 97-01



Summary of OSCD Permit No. 01-01

(Amendment to Permit No. 97-01)



O.S.C.D. 01-01 (As Permitted)

TOTAL LAND AREA

COMMERCIAL DEVELOPMENT AREA

OPEN SPACE / CONS. RESTRICTION

Additional Required Open Space for Future Conservation Restrictions, to be recorded prior to Phase 2 Commencement

TOTAL PROPOSED OPEN SPACE RESTRICTIONS

| | |
|--|--|
| | 350 AC |
| | 1,400,000 SF (Previously Permitted FAR) (900,000 SF IN OSCD 97-01 + 500,000 SF IN OSCD 01-01) |
| | 154 AC (OSCD Permit 97-01) |
| | 60 AC (Harvard Parcel & Restriction D) 27 AC (Lot 16 & Lot 17A) |
| | 241 AC (71% Total) |



0 100 400
200

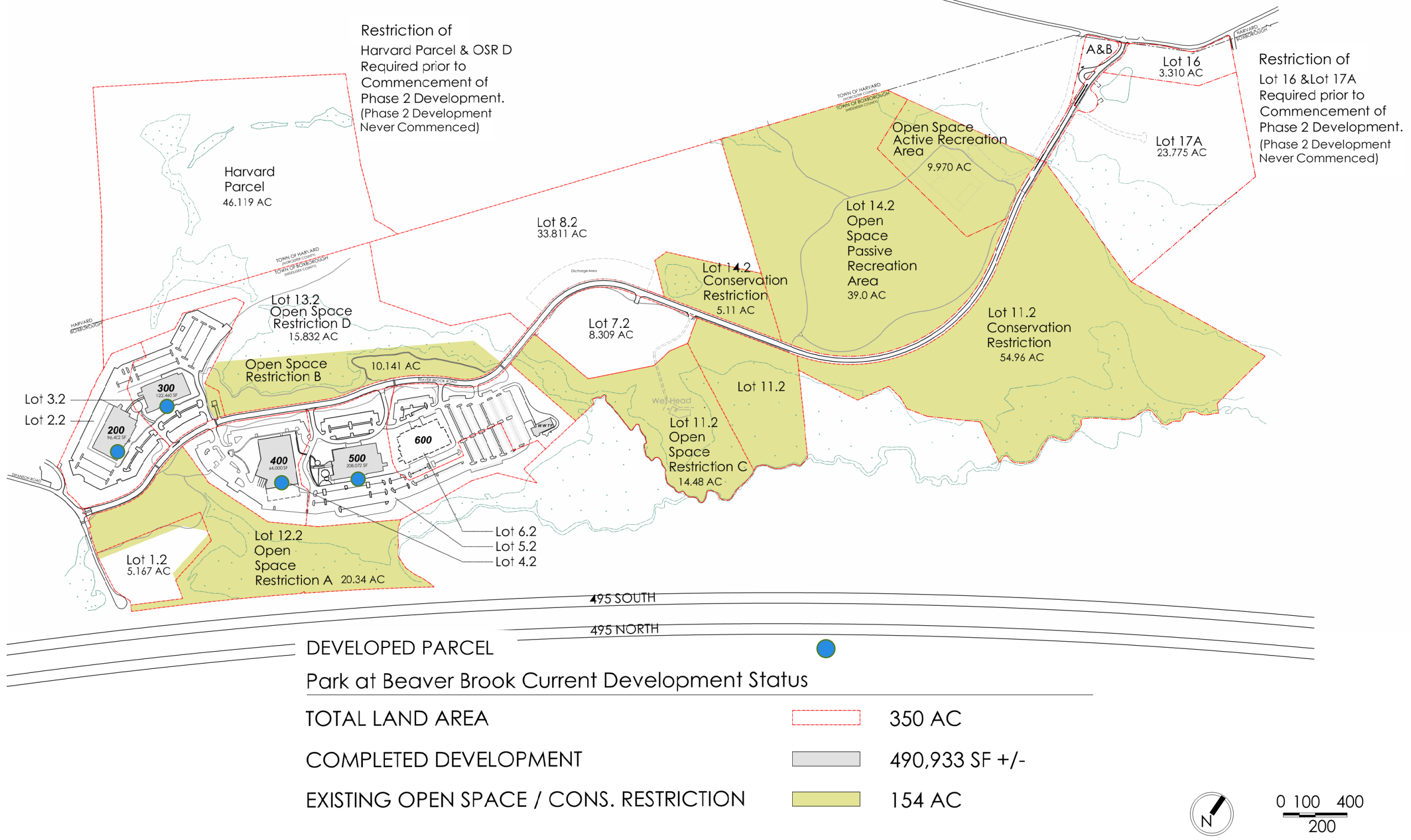


Significant Park Events

- Purchase Property June 2021
- Bldg. 300, Cisco Occupancy, June 2021
- [New Events since last Planning Board Appearance](#)
- Removal of Invasive Plant Species, Spring 23, 24, 25
- Bldg. 200, Medtronics Occupancy, Sept 2023
- Bldg. 400 TUV Occupancy, Dec 2023
- Craft Food Hall, opened April 2024
- MEPA Certificate Issued, April 2024
- WWTF improvements completed, June 2024
- Bldg. 500, Intel Occupancy, August 2024
- Water Main Extension Easement, Signed Sept. 2024
- PFAS Filter System, Bldg. 500, installed Sept. 2024
- Solar Array reactivated, Sept. 2024
- Well Water Improvements, Aug 2024
- Lot 100, designated for open space / recreation use
- Mass DOT, Section 61 Finding, issued Aug. 2024
- Mass DEP, GWDP revised, May 2025

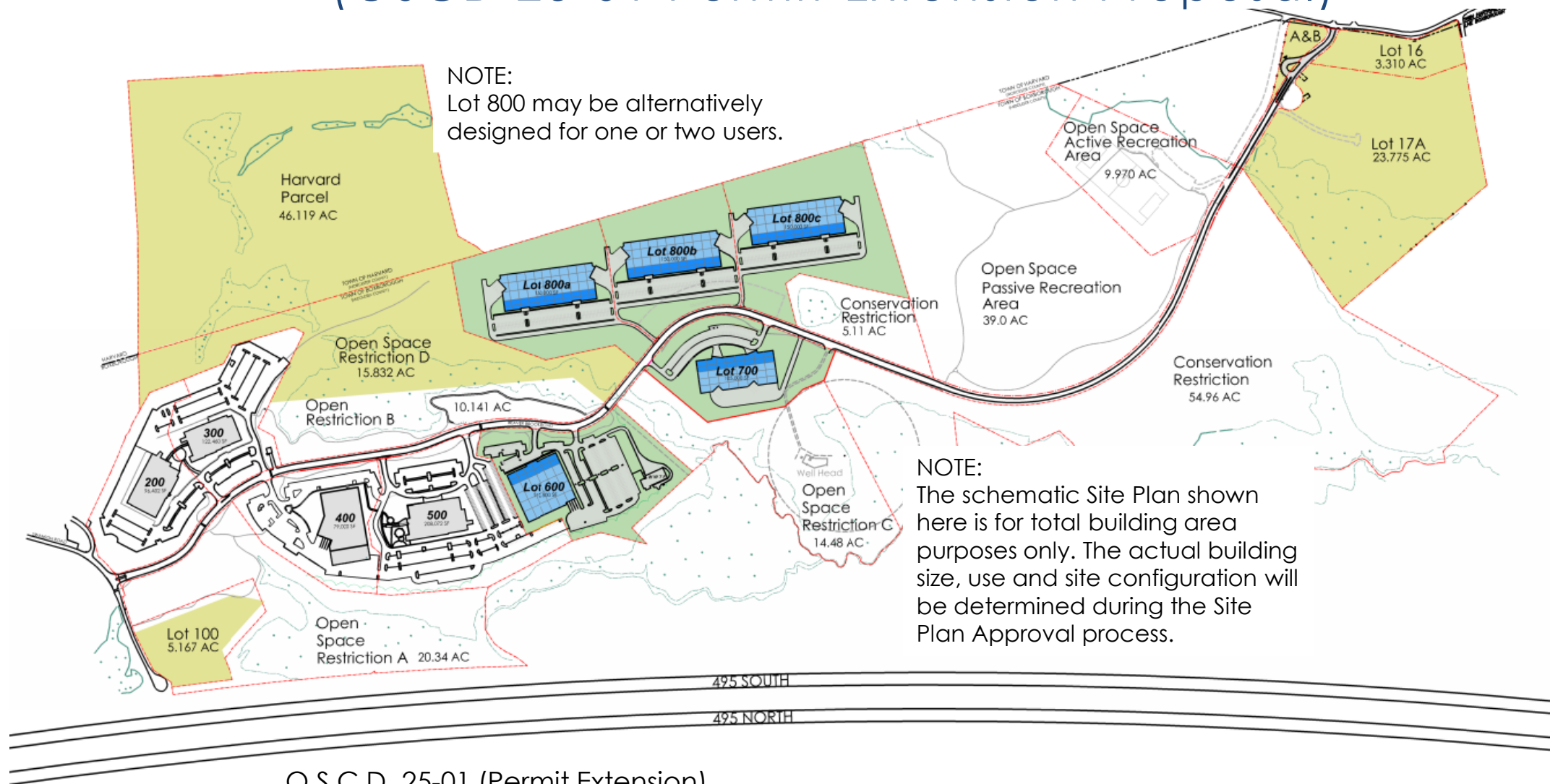


Current Development Status



2025 Master Plan

(OSCD 25-01 Permit Extension Proposal)



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

TOTAL LAND AREA

COMPLETED DEVELOPMENT

PROPOSED DEVELOPMENT

COMMERCIAL DEVELOPMENT AREA

PROPOSED PARKING TO SUPPORT
NEW DEVELOPMENT (2 P.S. / 1000 SF)

PROPOSED OPEN SPACE / CONS. RESTRICTION

350 AC

490,933 SF

667,500 SF

1,158,433 SF (241,567 SF REDUCTION)

1,335 P.S. (942 P.S. REDUCTION FROM OSCD 01-01)

94 AC (248 AC TOTAL)



0 100 400
200

Zoning Comparison Chart



| | Zoning - Office Park District | 01-01 OSCD | 25-01 OSCD | Change from OSCD 01-01 |
|---|--|-----------------------|---------------------|---|
| Minimum Lot Area (sq. ft. x 1000) | 160,000 SF | 80,000 SF | 80,000 SF | No Change |
| Minimum Upland Lot Area (sq. ft. x 1000) | -- | -- | -- | |
| Minimum Upland Lot Area % of Total | 20% | -- | 20% | No Change |
| Minimum Lot Frontage | 200' | 100' | 100' | No Change |
| Minimum Lot Width | 125' | -- | 125' | No Change |
| Minimum Front Setback | 50' | 25' | 25' | No Change |
| Minimum Side Setback | 50' | 25' | 25' | No Change |
| Minimum Rear Setback | 50' | 25' | 25' | No Change |
| Maximum Stories | 3 | 4 | 3 | Reduction, complies w/ current zoning |
| Maximum Building Height | 45' | 60' | 45' | Reduction, complies w/ current zoning |
| Maximum Lot Coverage (%) by Buildings, Structures, Impervious Surfaces | 30% | 70% | 70% | No Change |
| Floor Area Ratio | 0.1 | 0.75 | 0.75 | No Change |
| Minimum Open Space (%) | -- | -- | -- | |
| Parking Requirement | 4 PS/1000 SF | 3.3 PS/1000 SF | 2 PS/1000 SF | Reduction from current zoning & OSCD 01-01 |



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



Master Plan Compliance with OSCD and General Special Permit Criteria



OSCD CRITERIA (7.5.6)

- Meets purpose and intent of Open Space Commercial Development Bylaw
 - Preservation of significant open space acreage for conservation and recreation
 - Clustering of buildings promotes sensitive siting and site planning
 - Utilizes existing infrastructure
- Preserves topography, wildlife habitat and wetlands
 - Land disturbance minimized
 - Significant landscape buffering
 - Conservation Management Permit
- Provides adequate access to public common space
 - All open spaces accessible off Beaver Brook Road; addition public parking
- Open space suitable for conservation and recreation purposes

SPECIAL PERMIT CRITERIA (2.3)

- Meets social and community needs with amenities, creation of new jobs, increased commercial tax base
- Positive impact on traffic flow and safety with net reduction in traffic and installation of traffic mitigation elements
- Served by recently upgraded onsite wastewater treatment facility
- Preserves natural character of immediate area, featuring setbacks/buffering and reductions in development sf and parking spaces
- Positive impacts on the natural environment through open space preservation and state-listed species protection
- Positive impact on public health with additional land for public recreational use and reduction in trip generation
- Positive fiscal impact through job creation and increased commercial tax revenue



Traffic Summary



- MEPA Process completed; MassDOT Section 61 Finding Issued
- 241,567 sf reduction in Park buildout relative to original 1.4 msf OSCD
- 100-300 trip reduction in peak trips under proposed OSCD
- Infrastructure improvements completed to support original 1.4 msf OSCD buildout
- Commitment to Mass Ave/I-495 Northbound Ramp Improvements
- Operational considerations: LOS C or better operations existing and future

Traffic Summary

TRIP-GENERATION COMPARISON

| Peak Hour/Direction | Permitted MEPA ¹ | Infill Exist Buildings (#200, #300, and #500) ² | Proposed 2024 Master Plan ³ | Difference (Δ) ⁴ |
|------------------------------|--------------------------------|---|---|--------------------------------------|
| <i>Weekday AM Peak Hour:</i> | | | | |
| Entering | 1,345 | 571 | 630 | -139 |
| <u>Exiting</u> | <u>183</u> | <u>78</u> | 139 | <u>+34</u> |
| Total | 1,528 | 649 | 769 | -110 |
| <i>Weekday PM Peak Hour:</i> | | | | |
| Entering | 280 | 105 | 117 | -58 |
| <u>Exiting</u> | <u>1,369</u> | <u>510</u> | 615 | <u>-244</u> |
| Total | 1,649 | 615 | 732 | -302 |

¹Permitted 1.4msf as reported in the March 27, 2002, Section 61 Finding (EOEA#6761).

²Existing Buildings (#200, #300, and #500): 426,974 sf Office applied to ITE 11th Edition LUC 710

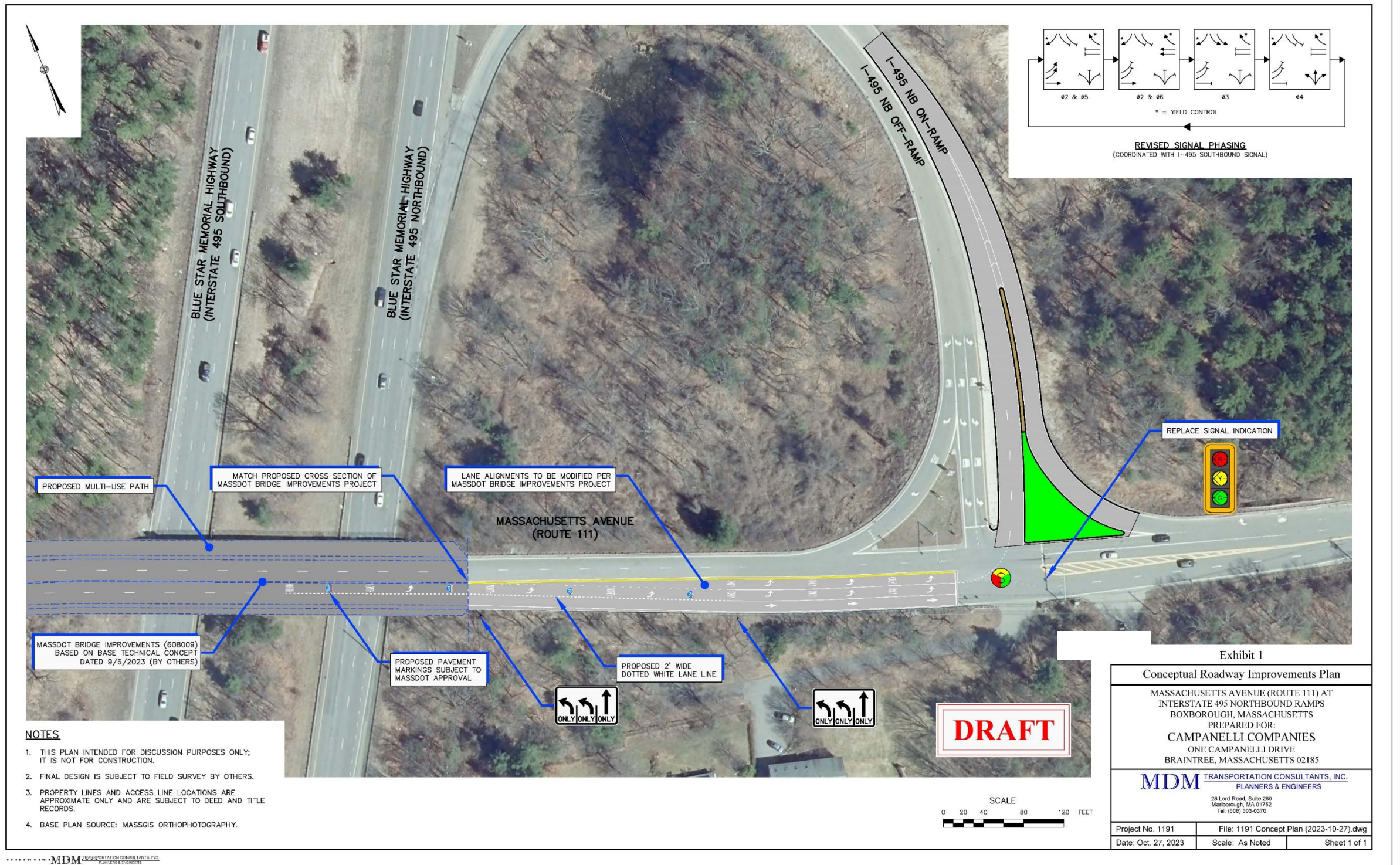
³2023 Master Plan (Buildings: #400, #600, #700, #800a, #800b, and #800c): 746,500 sf R&D applied to ITE 11th Edition LUC 760.

⁴Difference between permitted MEPA trips and Proposed Master Plan trips.

Traffic Mitigation

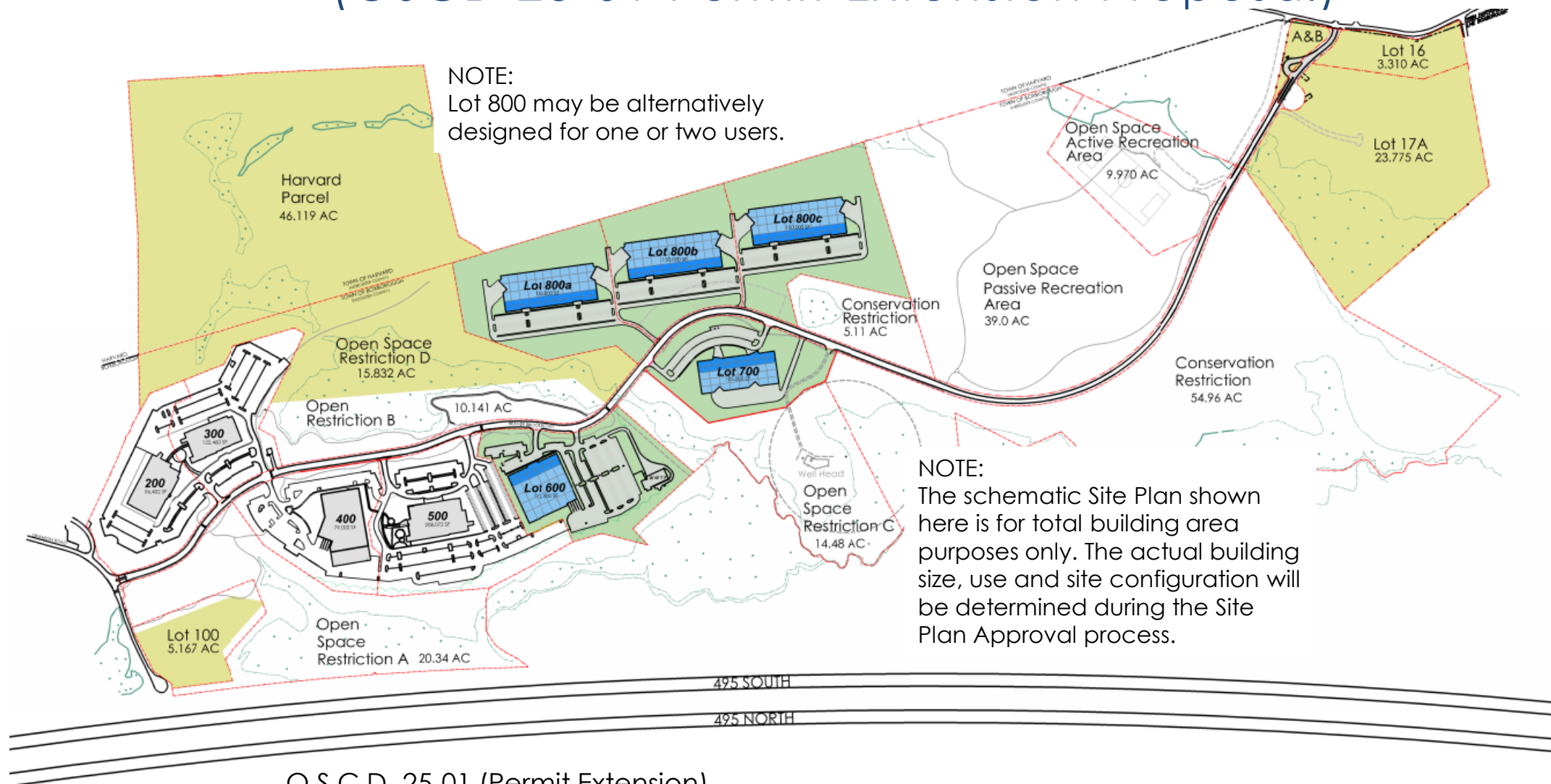
| Commitment | Cost | Status |
|--|--|--|
| A: Route 111 at I-495 Northbound Ramps | | |
| <ul style="list-style-type: none"> Design and permit, a second left-turn lane on the Route 111 eastbound approach to I-495 northbound ramps | \$200,000± | Prior to occupancy of Bldg 600 |
| <ul style="list-style-type: none"> Construction of a second left-turn lane on the Route 111 eastbound approach to I-495 northbound ramps | \$400,000± | Prior to occupancy of additional buildings beyond Bldg 600 |
| B: Route 111 at Swanson Road and Codman Hill Road | | |
| <ul style="list-style-type: none"> Implement Traffic signal timing optimization subject to monitoring/evaluation | \$25,000± (Per permitted signal adjustment) | As required following occupancy of Building 600 & subsequent new buildings to full buildout |
| C: Traffic Signal Coordination | | |
| <ul style="list-style-type: none"> Implement coordinated traffic signal control along Route 111 if desired by MassDOT. | \$25,000± (Per permitted signal adjustment) | As required following occupancy of Building 600 & subsequent new buildings to full buildout |
| D: TDM Actions | | |
| | \$50,000± (One-time) | Prior to occupancy of Building 600 |
| | \$25,000± (Annual) | Ongoing following occupancy of Building 600 |
| E: Traffic & TDM Monitoring/Reporting | | |
| | \$35,000± (Annual) | Annual (5-year term) following issuance of the final Certificate of Occupancy for the project/ Campanelli Trigate Boxborough |

Traffic Summary



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

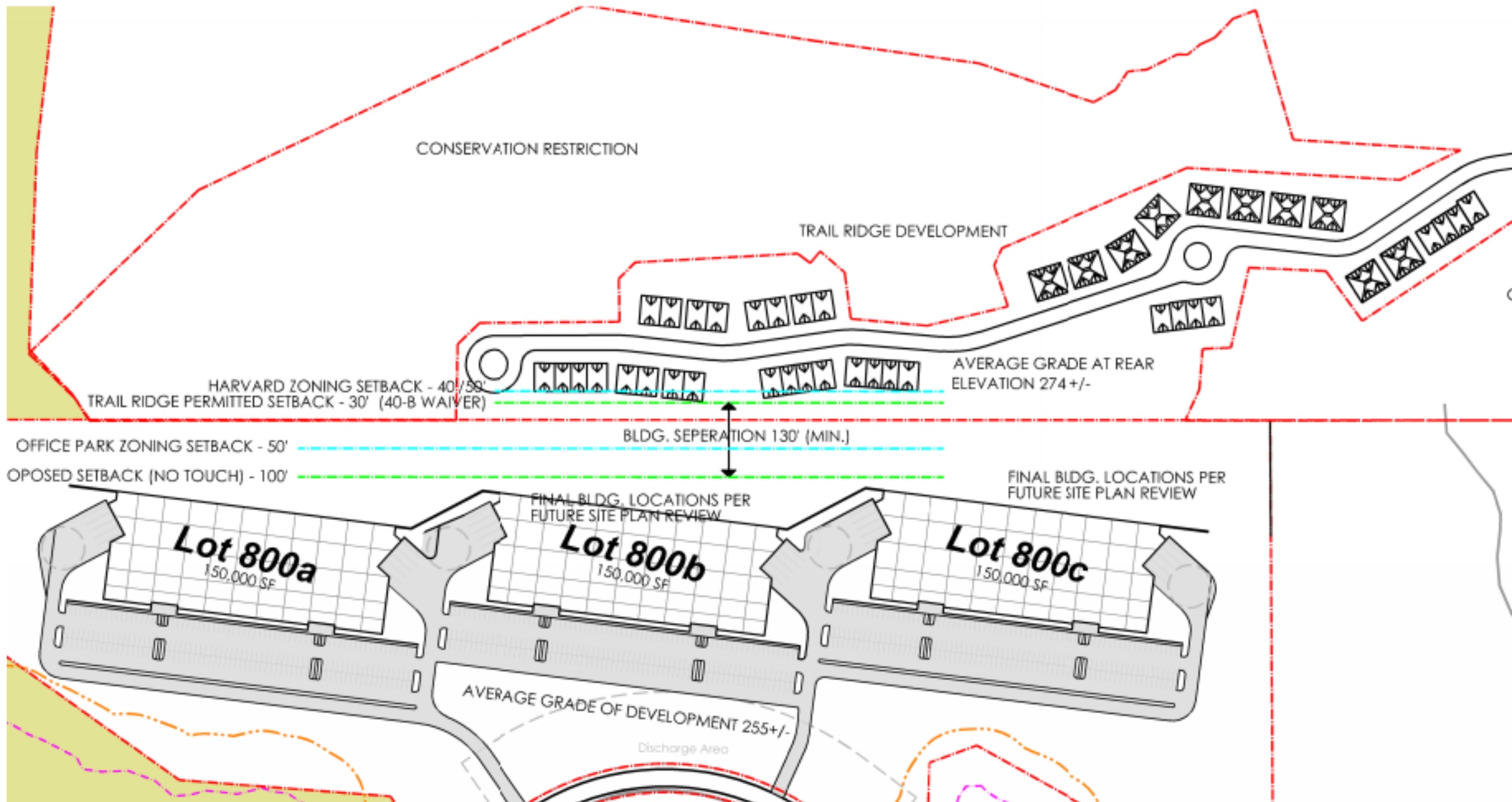
94 AC (248 AC TOTAL)



0 100 400
200

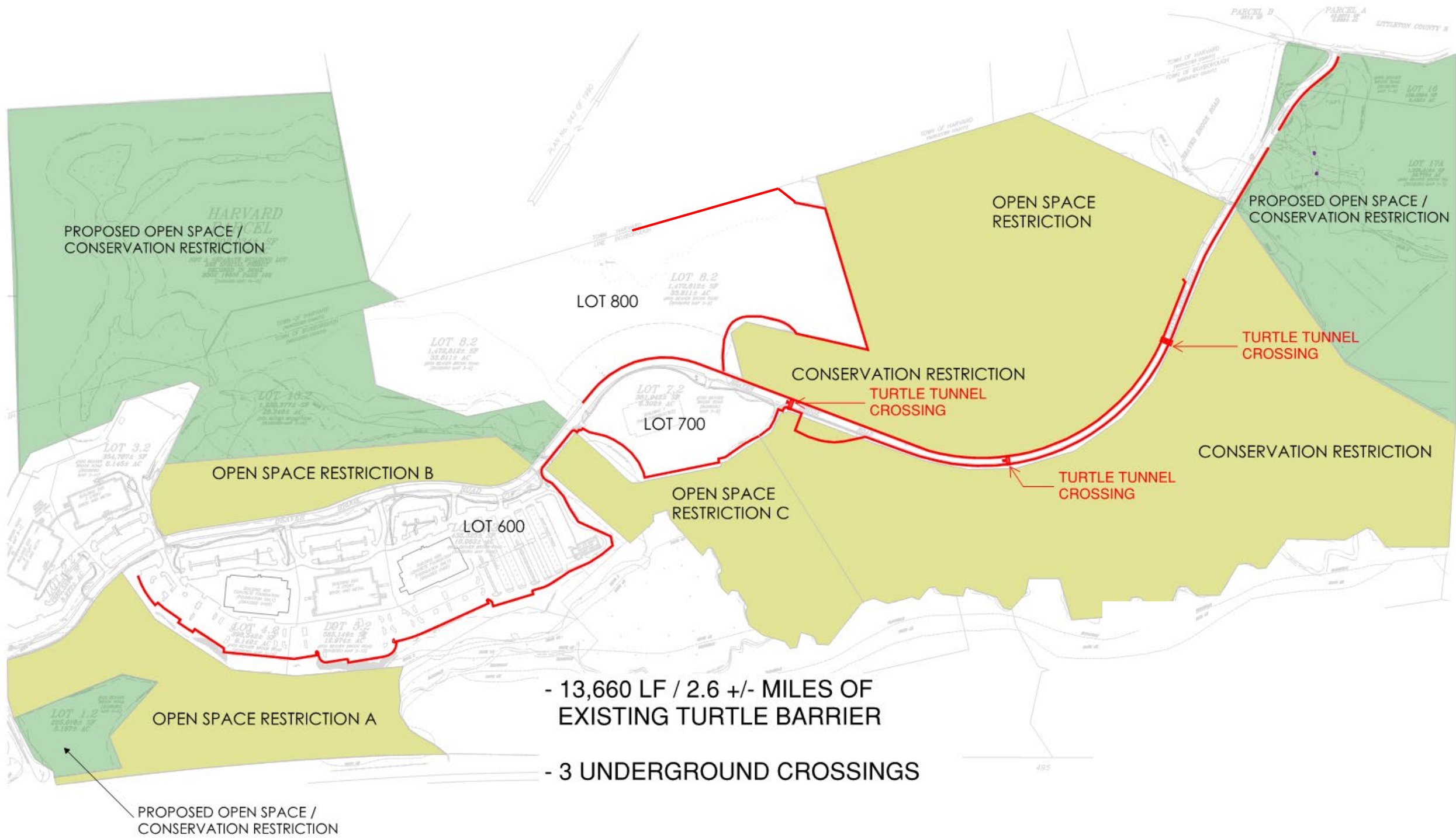


Lot 800 Setback





Natural Resource Preservation

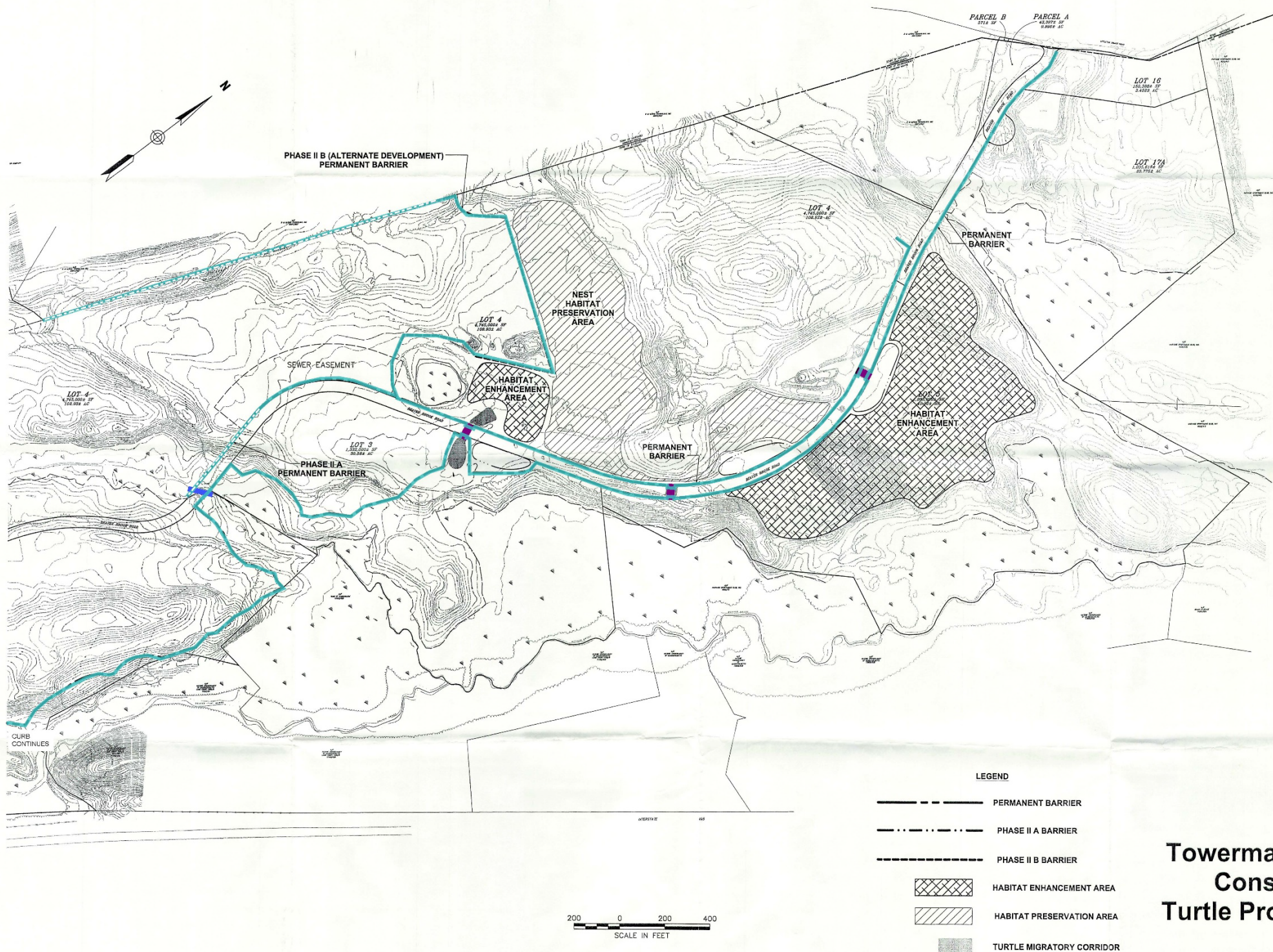


R2 Turtle Protection CMP

VHIB
Vanasse Hangen Brustlin, Inc.

Transportation
Land Development
Environmental Services

101 Walnut Street, P.O. Box 9151
Watertown, Massachusetts 02471
617 924 1770 • FAX 617 924 2286

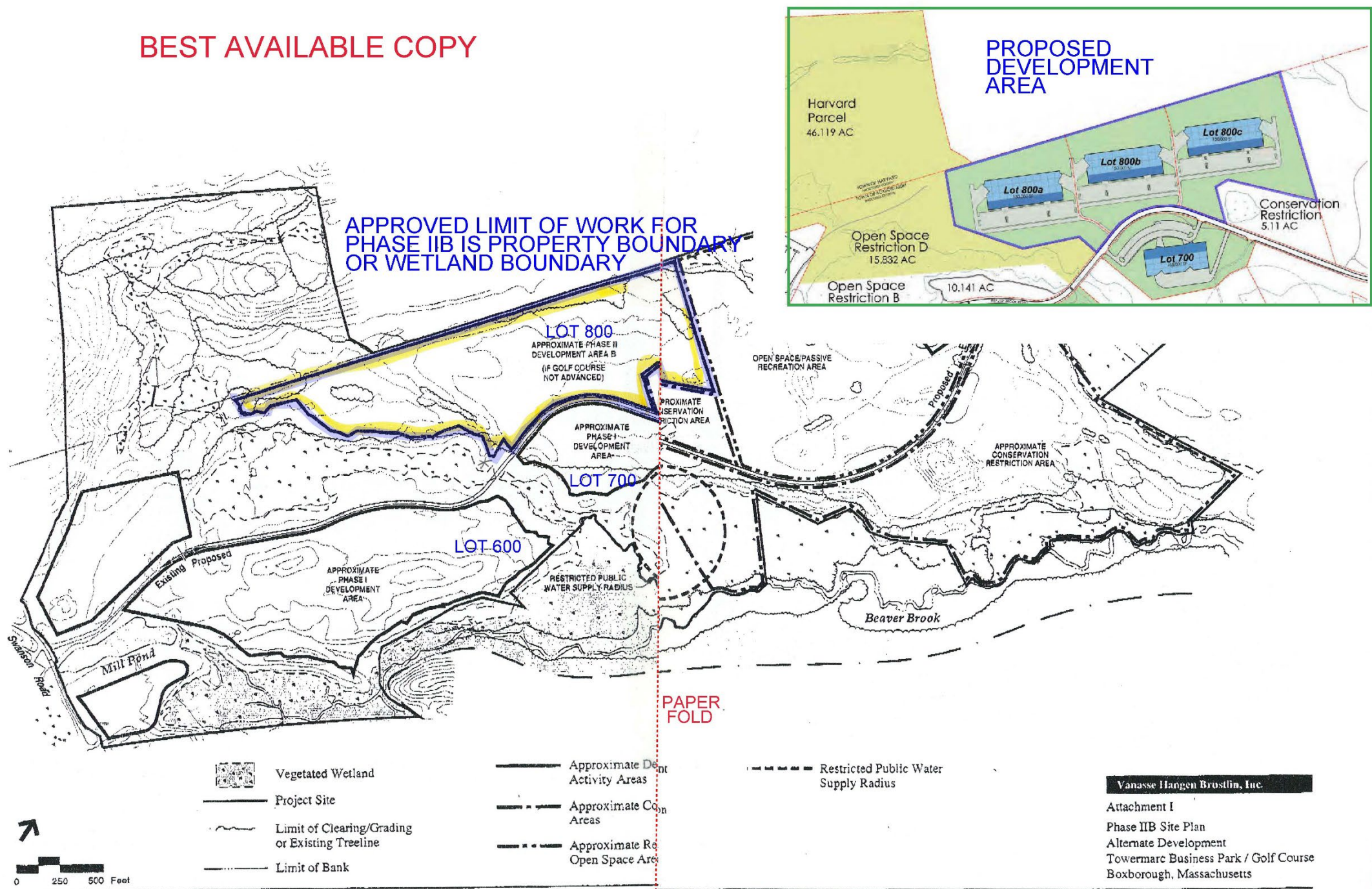


Towermarc Business Park Conservation Plan Turtle Protection Measures

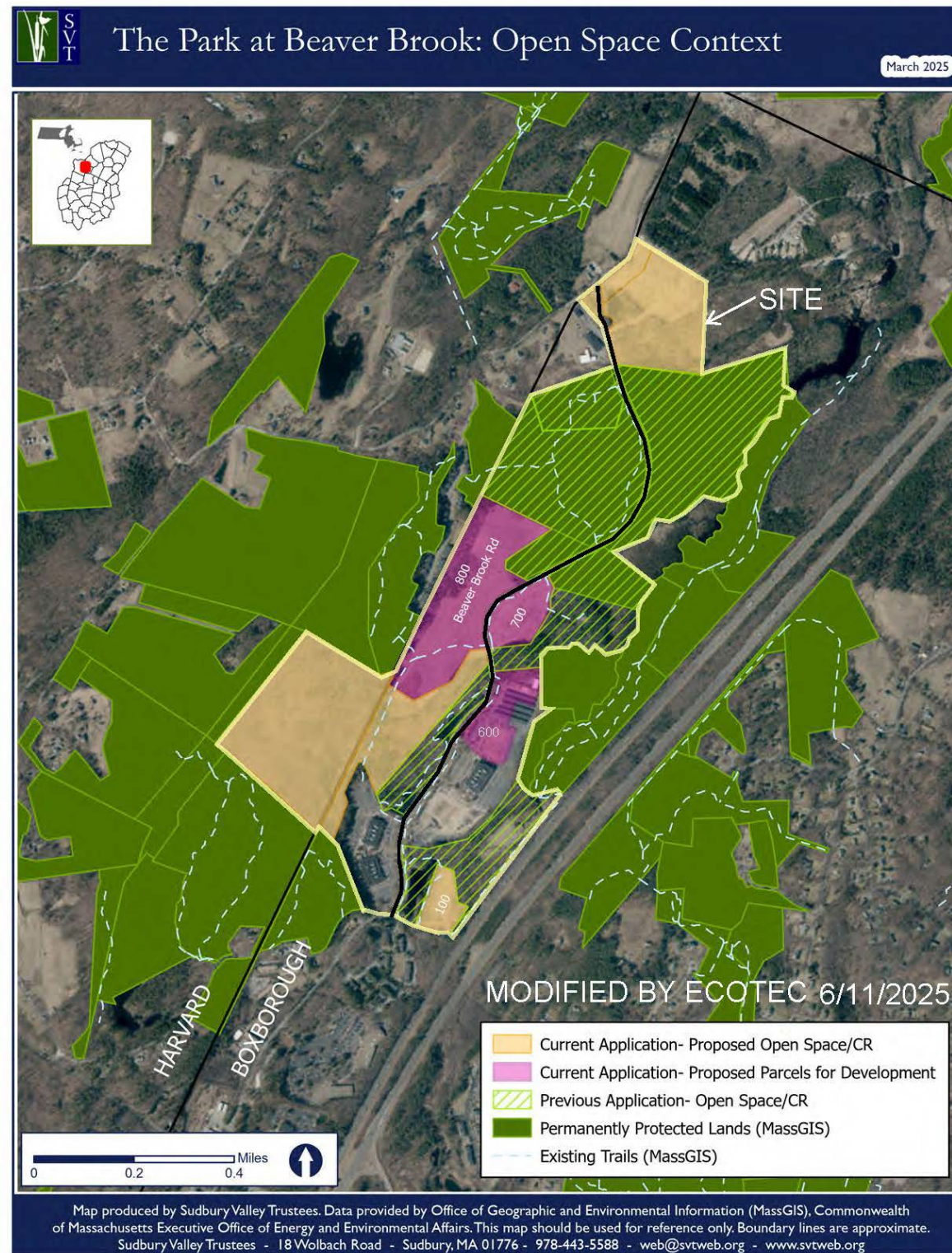
Figure 5
Attachment G

R3 Development Areas Comparison

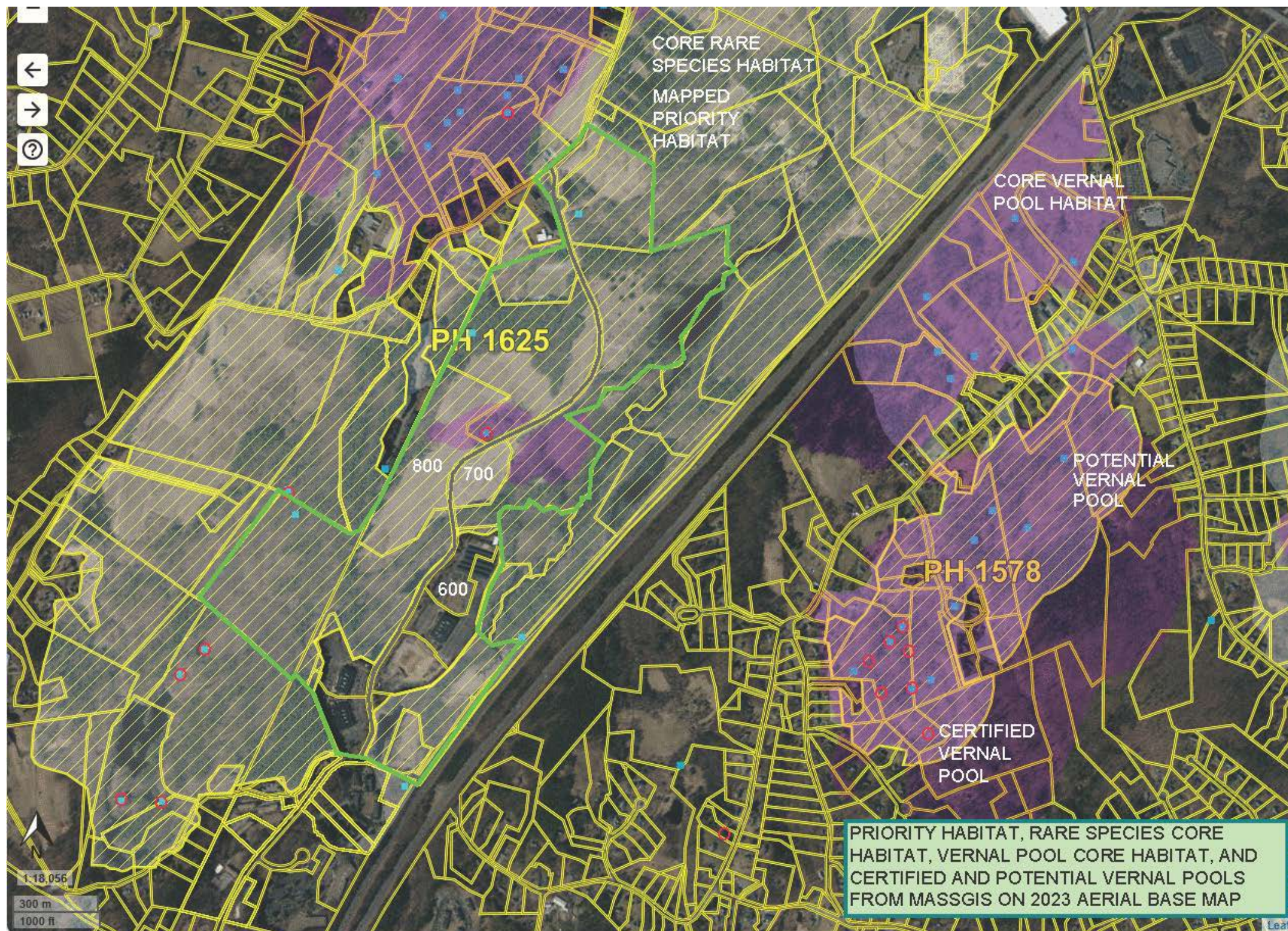
BEST AVAILABLE COPY



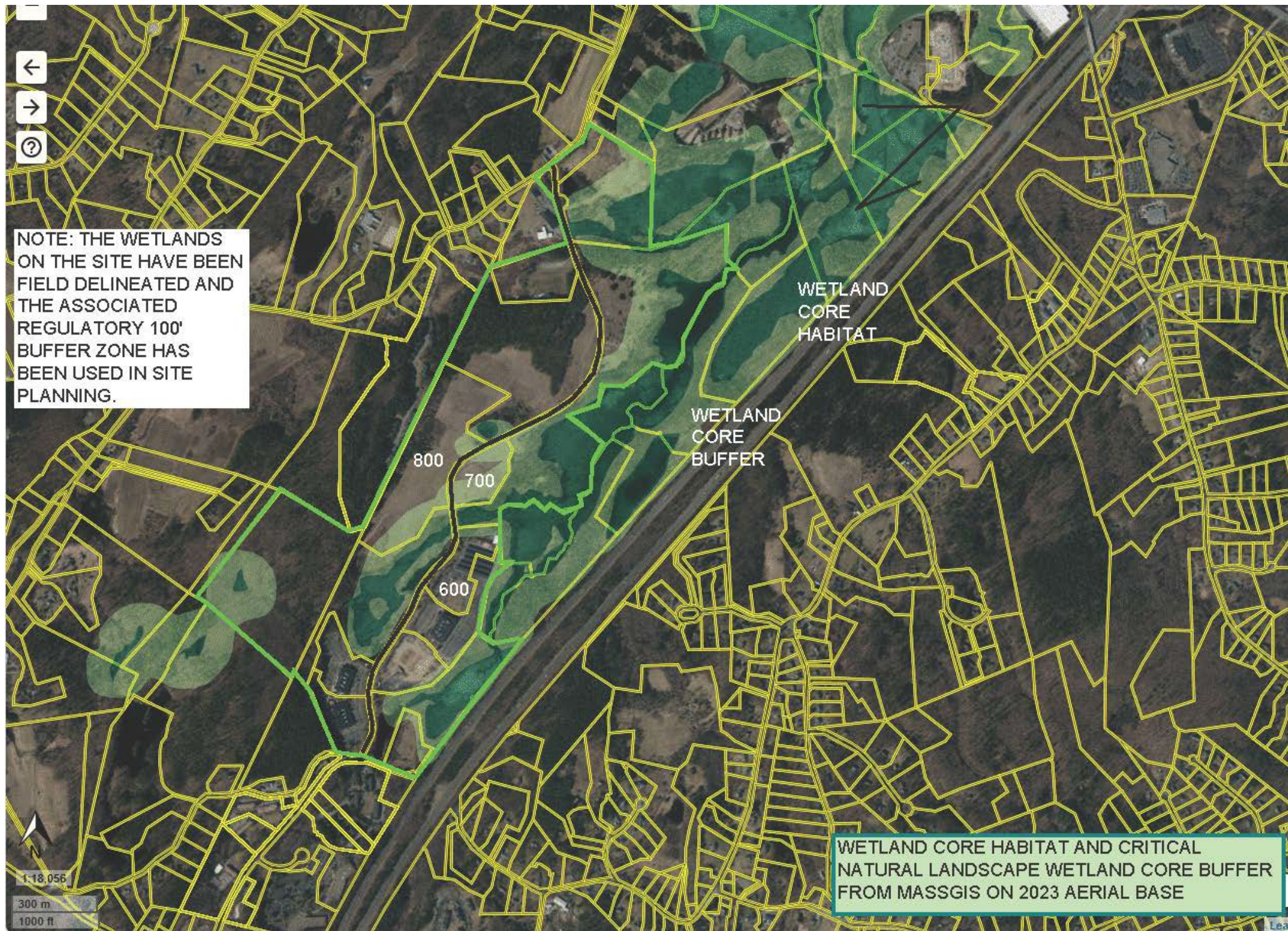
R4 Overview Open Space Migration



R5 Priority Habitat Vernal Pools

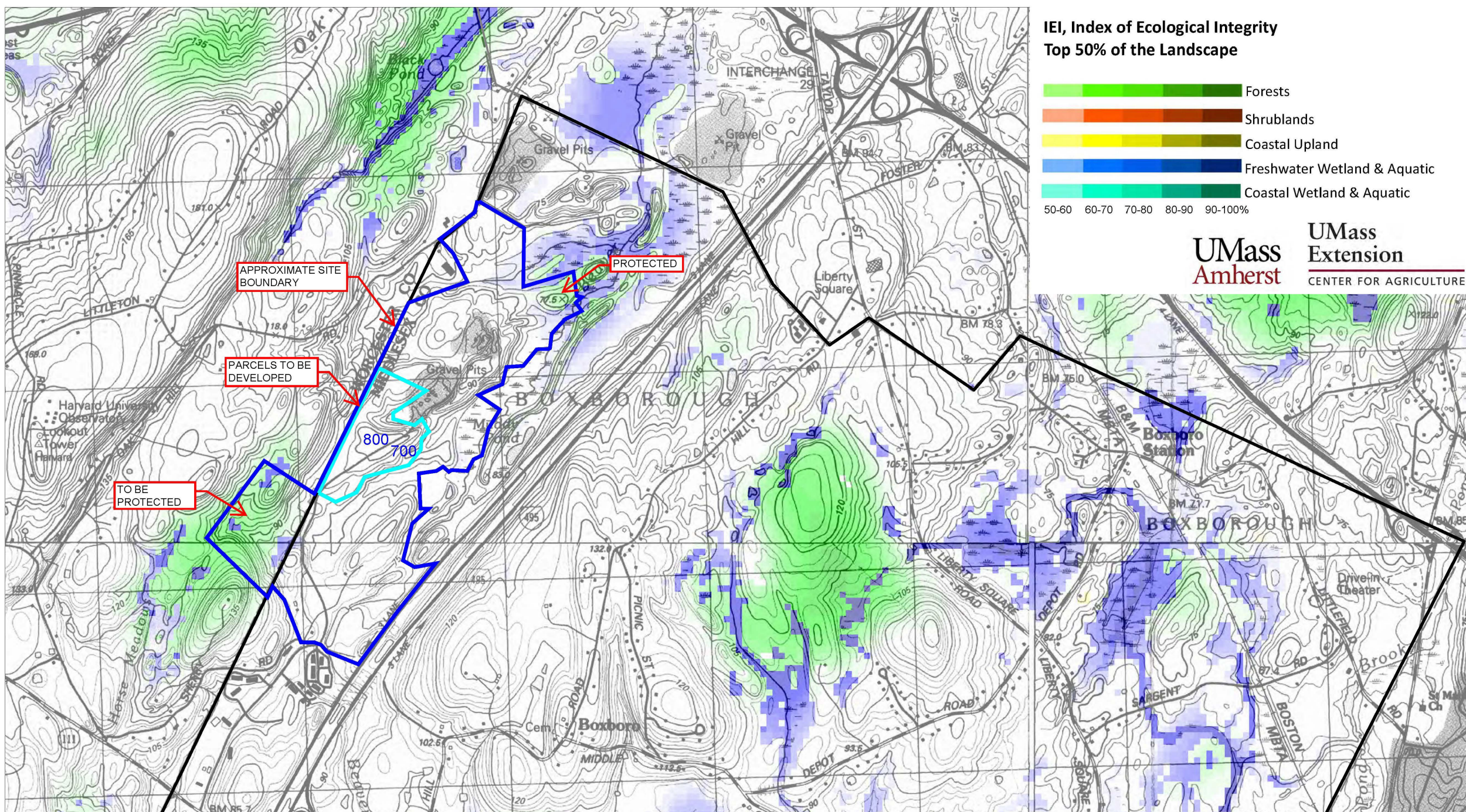


R6 Wetlands Buffer



R7 Index Ecological Integrity

CAPS Index of Ecological Integrity (IEI) Town of BOXBOROUGH, MA



Map of the Harvard and Boxborough area in Middlesex County, Massachusetts, showing land parcels categorized by development status and conservation restrictions. The map includes a legend, a scale bar (1,000 ft), and a search bar at the top. Key features include the Blue Star Memorial Highway (I-495), various conservation areas like Black Pond and Horse Meadows, and several ponds. A red box labeled 'SITE' points to a specific parcel, and another red box labeled 'PARCELS TO BE DEVELOPED' points to a cluster of parcels. The map also shows the boundaries of Harvard, Boxborough, and Littleton, as well as the Middlesex County line.

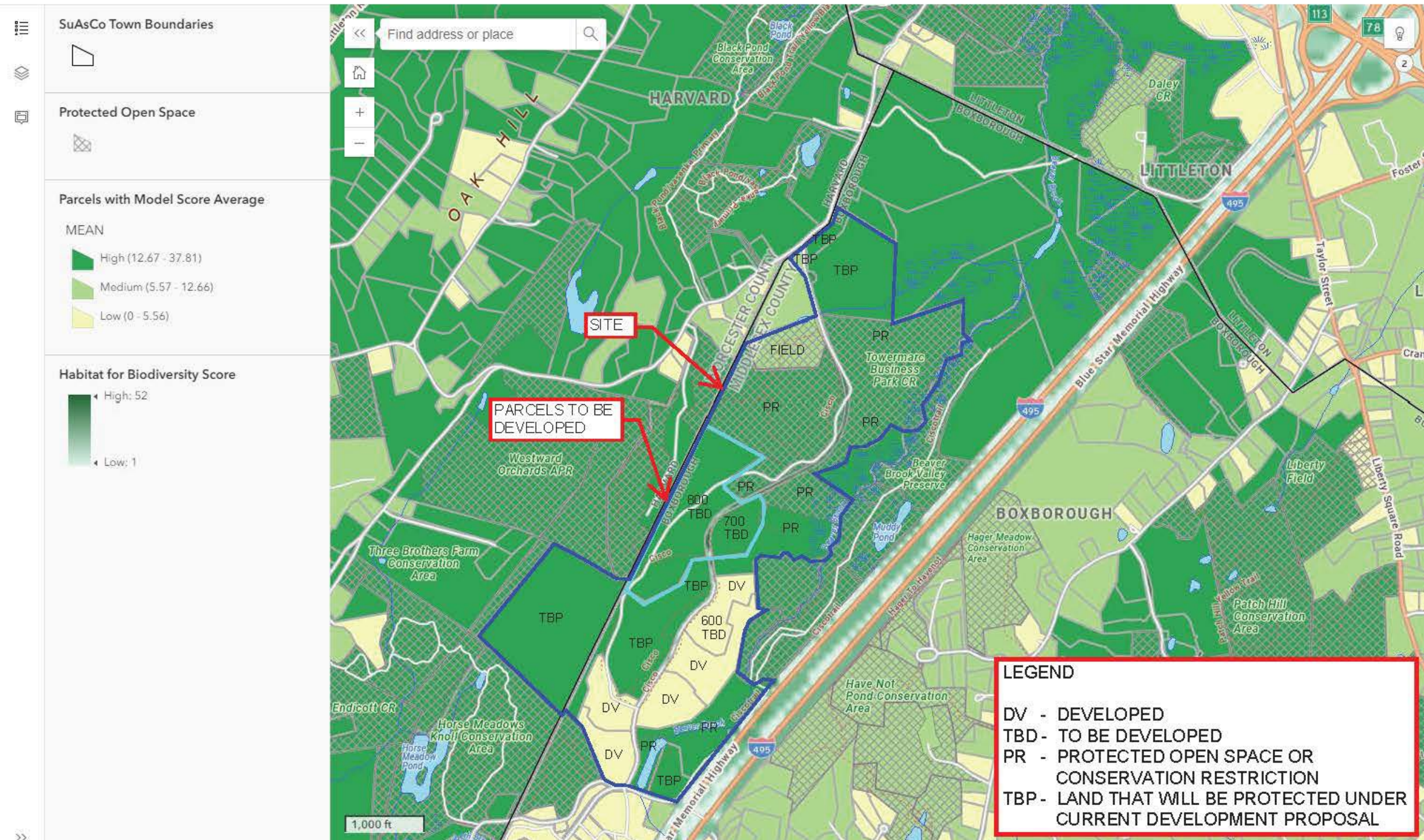
LEGEND

- DV - DEVELOPED
- TBD - TO BE DEVELOPED
- PR - PROTECTED OPEN SPACE OR CONSERVATION RESTRICTION
- TBP - LAND THAT WILL BE PROTECTED UNDER CURRENT DEVELOPMENT PROPOSAL

R9 Suasco Habitat for Biodiversity

Habitat for Biodiversity

CONSERVATION IN THE SuAsCo STORY MAP: HABITAT FOR BIODIVERSITY





CONSERVATION IN THE SuAsCo STORY MAP: COMMUNITY CONSERVATION





Project Benefits



1. **Increase in open space** placed in land use restriction
 - Increase = 94 AC, for a total of 248 AC +/-
 - Providing 60 AC of surplus open space above zoning open space requirements
2. **Increase in public recreation** use at Lot 100, 5.17 AC +/-
3. **Increase Lot 800 rear buffer** from 50' to 100'
4. **Reduce development** / building area when compared to OSCD Permit 01-01
 - Reduction = 241,567 SF
5. **Reduce parking** requirements to be aligned with today's uses and occupancy
 - Reduction = 942 P.S. +/- (from 3.3 PS/1000 SF req.)
 - Increase in green space within developed lots due to current parking trends
6. **Provide traffic calming** measures at Swanson Road (if allowed)
7. **Increase in commercial tax base** of approximately \$1,2M to \$1.3M per year at full build-out (based off Fiscal Year 25 tax rates)



Thank You!