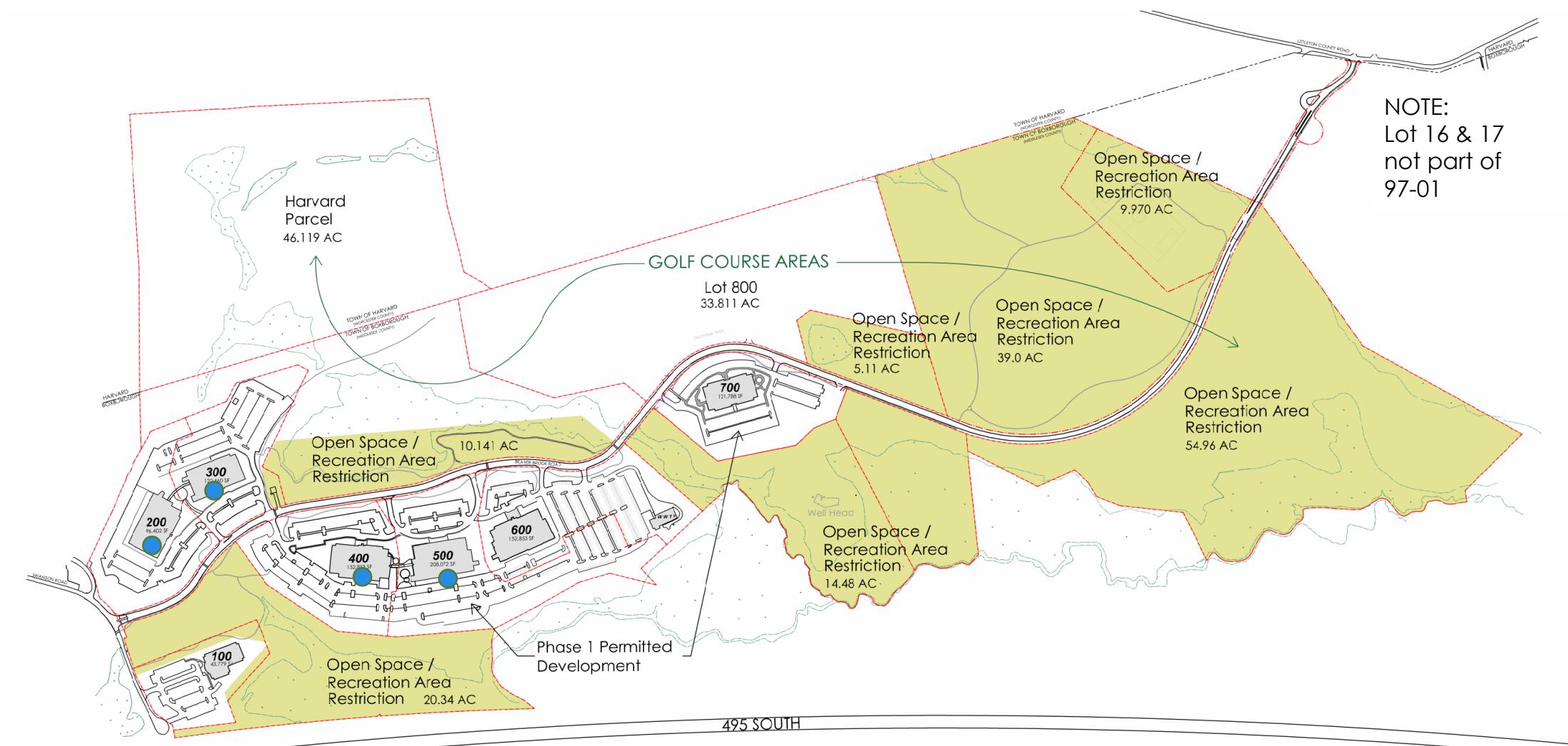


# Summary of OSCD Permit No. 97-01



## DEVELOPED PARCEL

O.S.C.D. 97-01 (As Permitted)

TOTAL LAND AREA



320 Total AC = 274 AC (Boxborough) + 46 AC (Harvard)

COMMERCIAL DEVELOPMENT AREA



900,000 SF (Previously Permitted FAR)

OPEN SPACE / REC. AREA RESTRICTION  
(MAY BE USED AS A GOLF COURSE)



154 AC (56% Open Space in Boxborough)

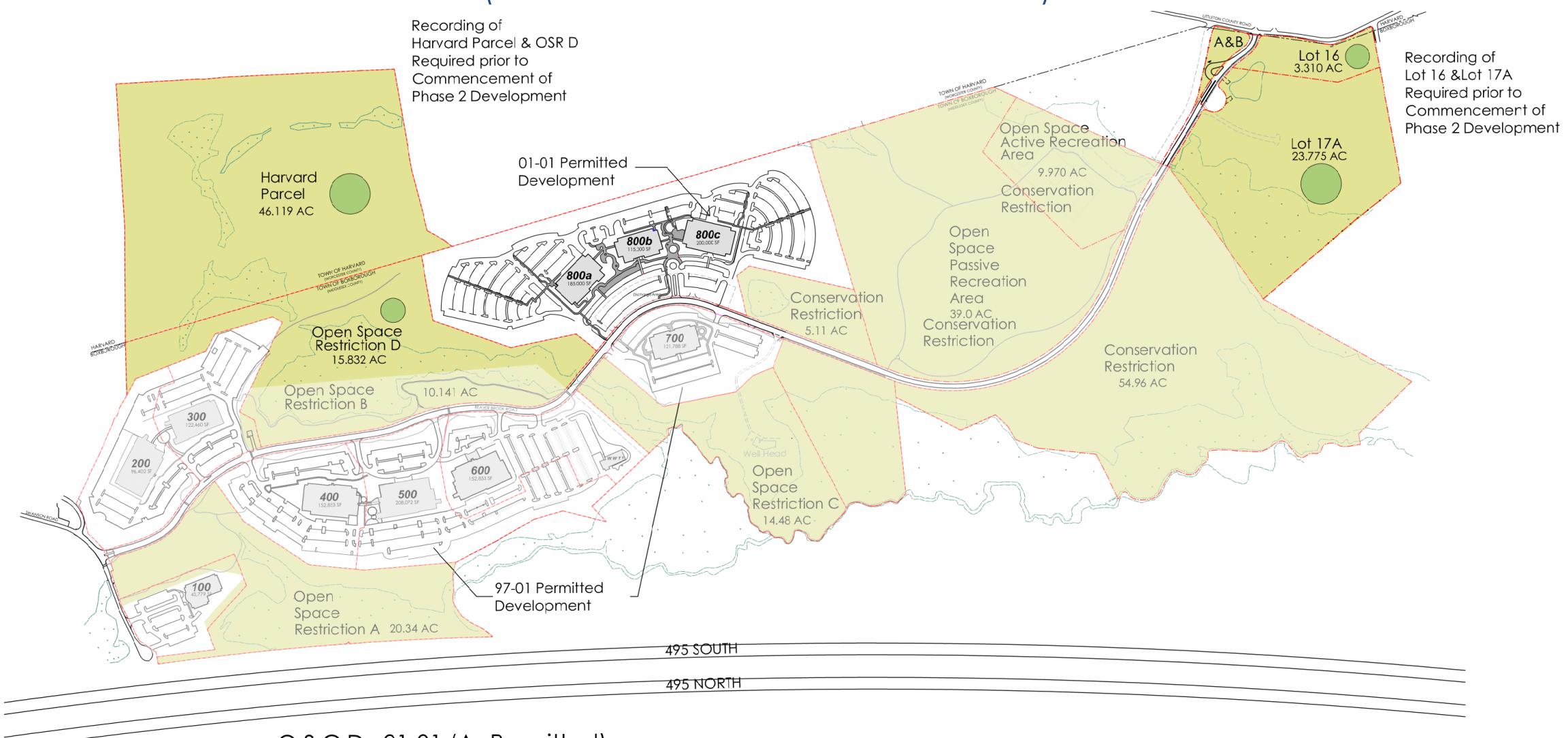
USE: Office, R & D, & other Commercial Uses



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# Summary of OSCD Permit No. 01-01

(Amendment to Permit No. 97-01)



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

TOTAL LAND AREA

350 AC

COMMERCIAL DEVELOPMENT AREA

1,400,000 SF (Previously Permitted FAR)  
(900,000 SF IN OSCD 97-01 + 500,000 SF IN OSCD 01-01)

OPEN SPACE / CONS. RESTRICTION

154 AC (OSCD Permit 97-01)

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

60 AC (Harvard Parcel & Restriction D)  
27 AC (Lot 16 & Lot 17A)

TOTAL PROPOSED OPEN SPACE RESTRICTIONS

241 AC (71% Total)



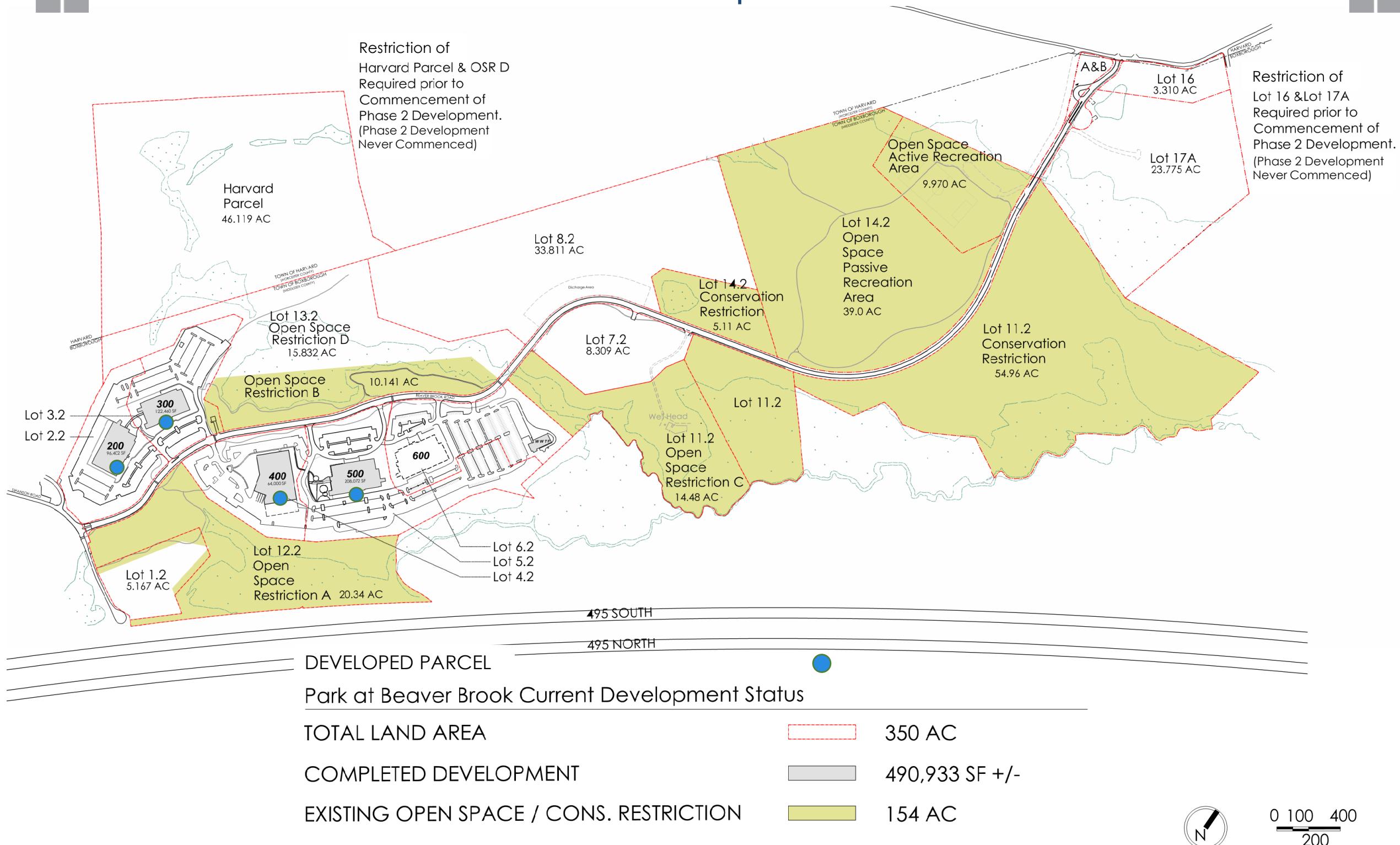
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# Significant Park Events

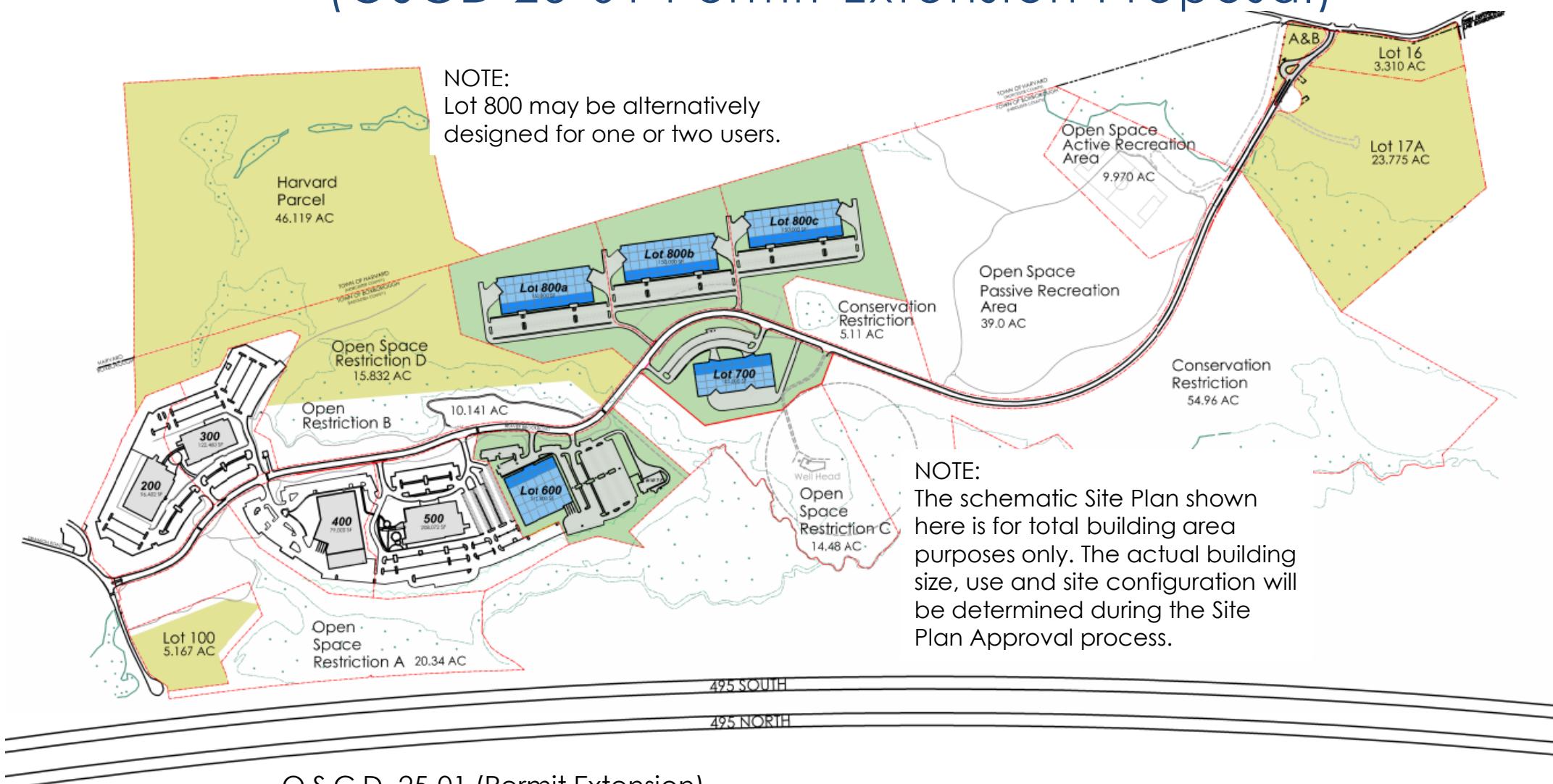
- Purchase Property June 2021
- Bldg. 300, Cisco Occupancy, June 2021
- New Events since last Planning Board Appearance
- Removal of Invasive Plant Species, Spring 23, 24, 25
- Bldg. 200, Medtronics Occupancy, Sept 2023
- Bldg. 400 TUV Occupancy, Dec 2023
- Craft Food Hall, opened April 2024
- MEPA Certificate 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	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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# Zoning Comparison Chart



	<b>Zoning - Office Park District</b>	<b>01-01 OSCD</b>	<b>25-01 OSCD</b>	<b>Change from OSCD 01-01</b>
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
<b>Maximum Stories</b>	<b>3</b>	<b>4</b>	<b>3</b>	<b>Reduction, complies w/ current zoning</b>
<b>Maximum Building Height</b>	<b>45'</b>	<b>60'</b>	<b>45'</b>	<b>Reduction, complies w/ current zoning</b>
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 (%)	--	--	--	
<b>Parking Requirement</b>	<b>4 PS/1000 SF</b>	<b>3.3 PS/1000 SF</b>	<b>2 PS/1000 SF</b>	<b>Reduction from current zoning &amp; OSCD 01-01</b>



# 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 <sup>1</sup>	Infill Exist Buildings (#200, #300, and #500) <sup>2</sup>	Proposed 2024 Master Plan <sup>3</sup>	Difference (Δ) <sup>4</sup>
<i>Weekday AM Peak Hour:</i>				
Entering	1,345	571	630	-139
<u>Exiting</u>	<u>183</u>	<u>78</u>	<u>139</u>	<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>	<u>615</u>	<u>-244</u>
Total	1,649	615	732	-302

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

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

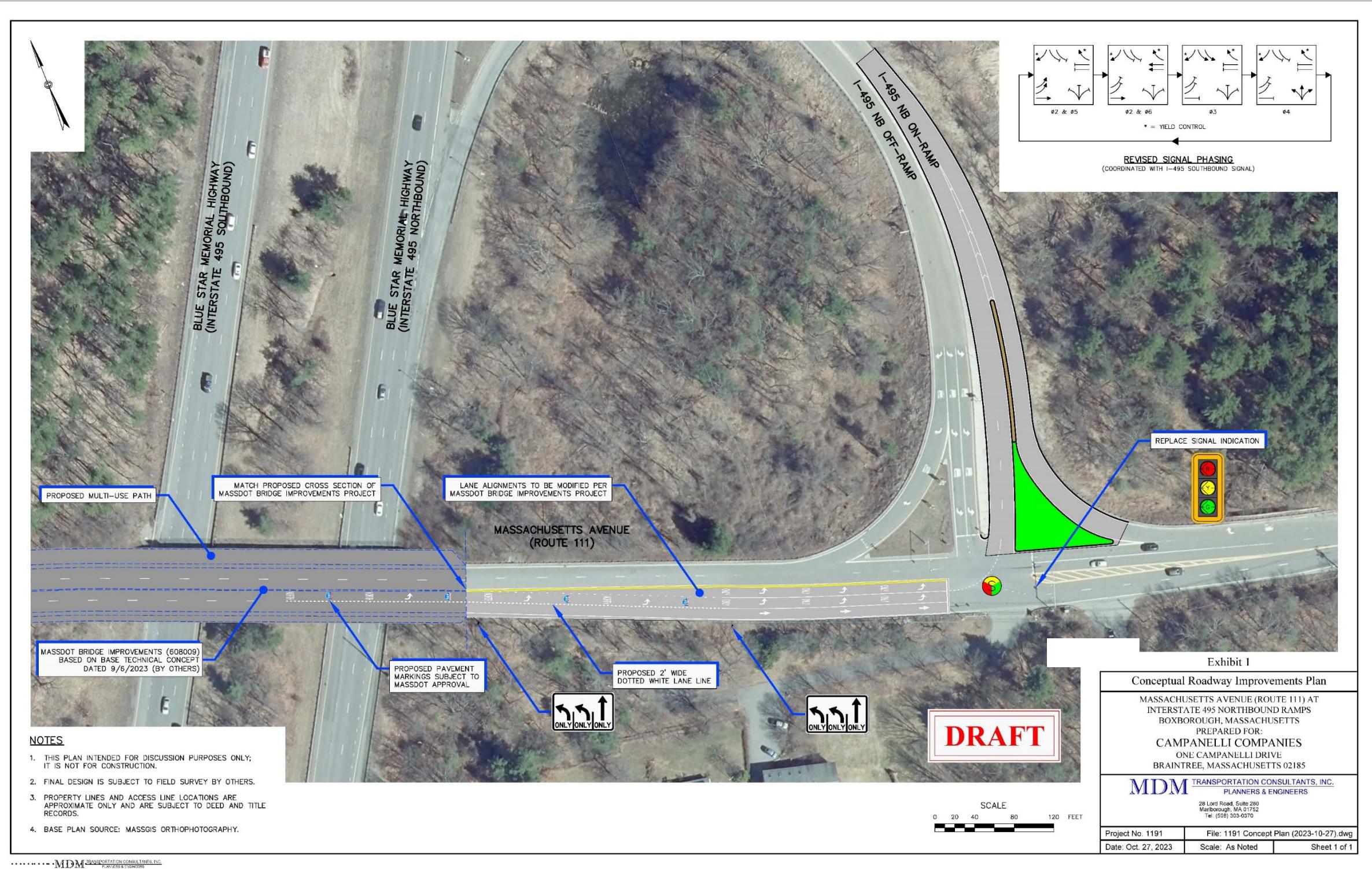
<sup>3</sup>2023 Master Plan (Buildings: #400, #600, #700, #800a, #800b, and #800c): 746,500 sf R&D applied to ITE 11<sup>th</sup> Edition LUC 760.

<sup>4</sup>Difference between permitted MEPA trips and Proposed Master Plan trips.

# Traffic Mitigation

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

# Traffic Summary



 Campanelli

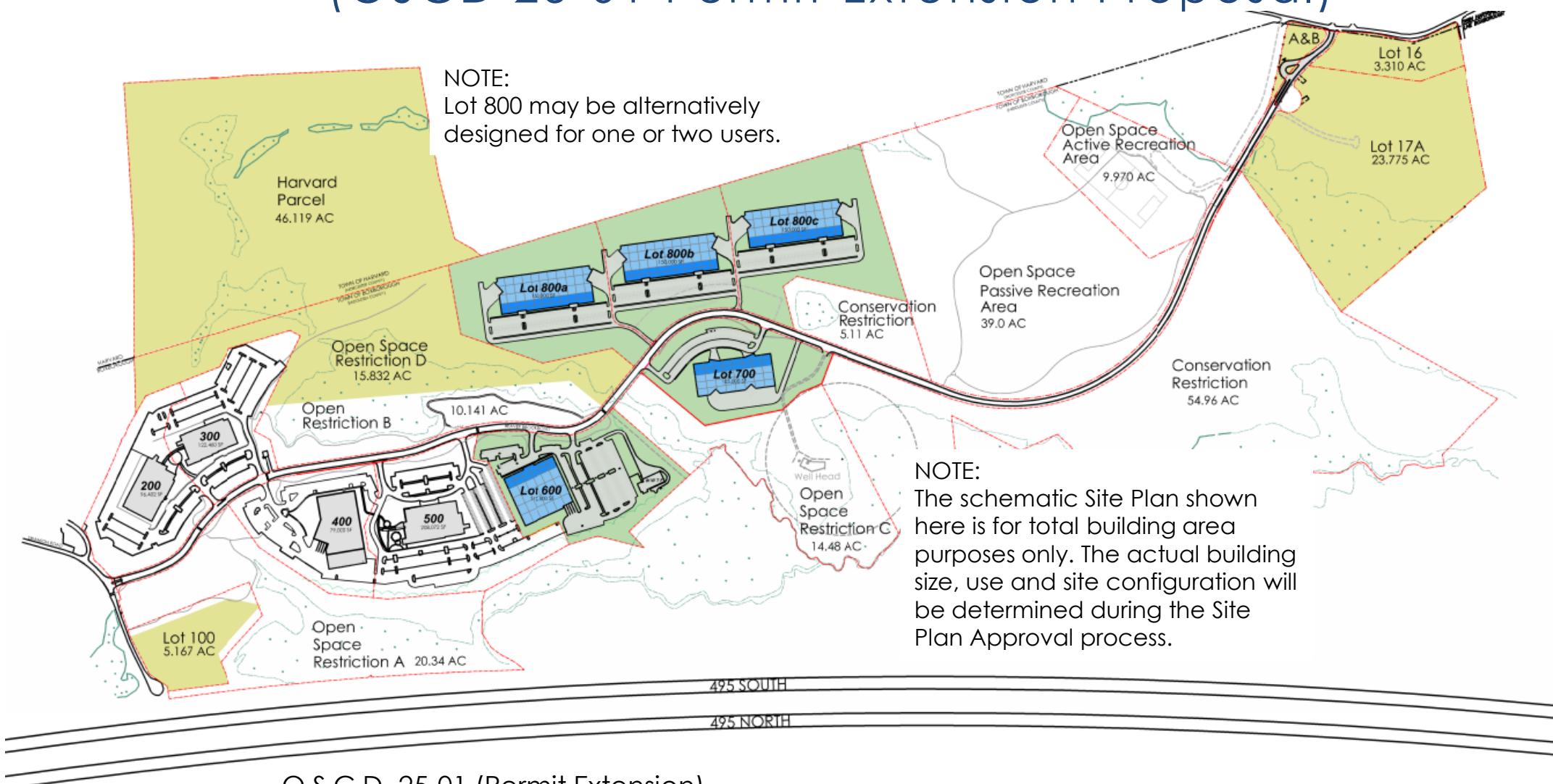
## Exhibit 12

# THE PARK

AT BEAVER BROOK

# 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)

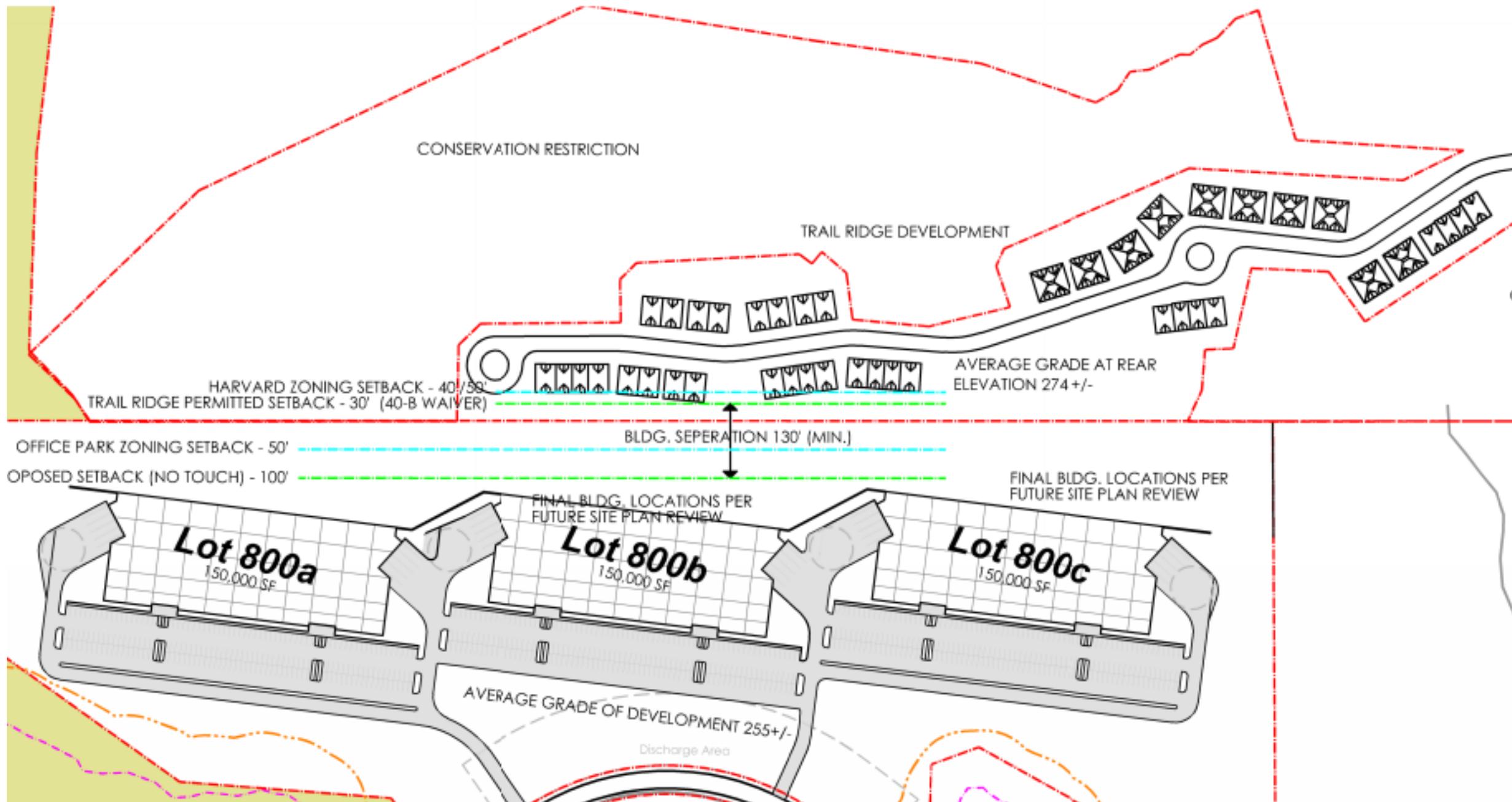
PROPOSED OPEN SPACE / CONS. RESTRICTION

94 AC (248 AC TOTAL)

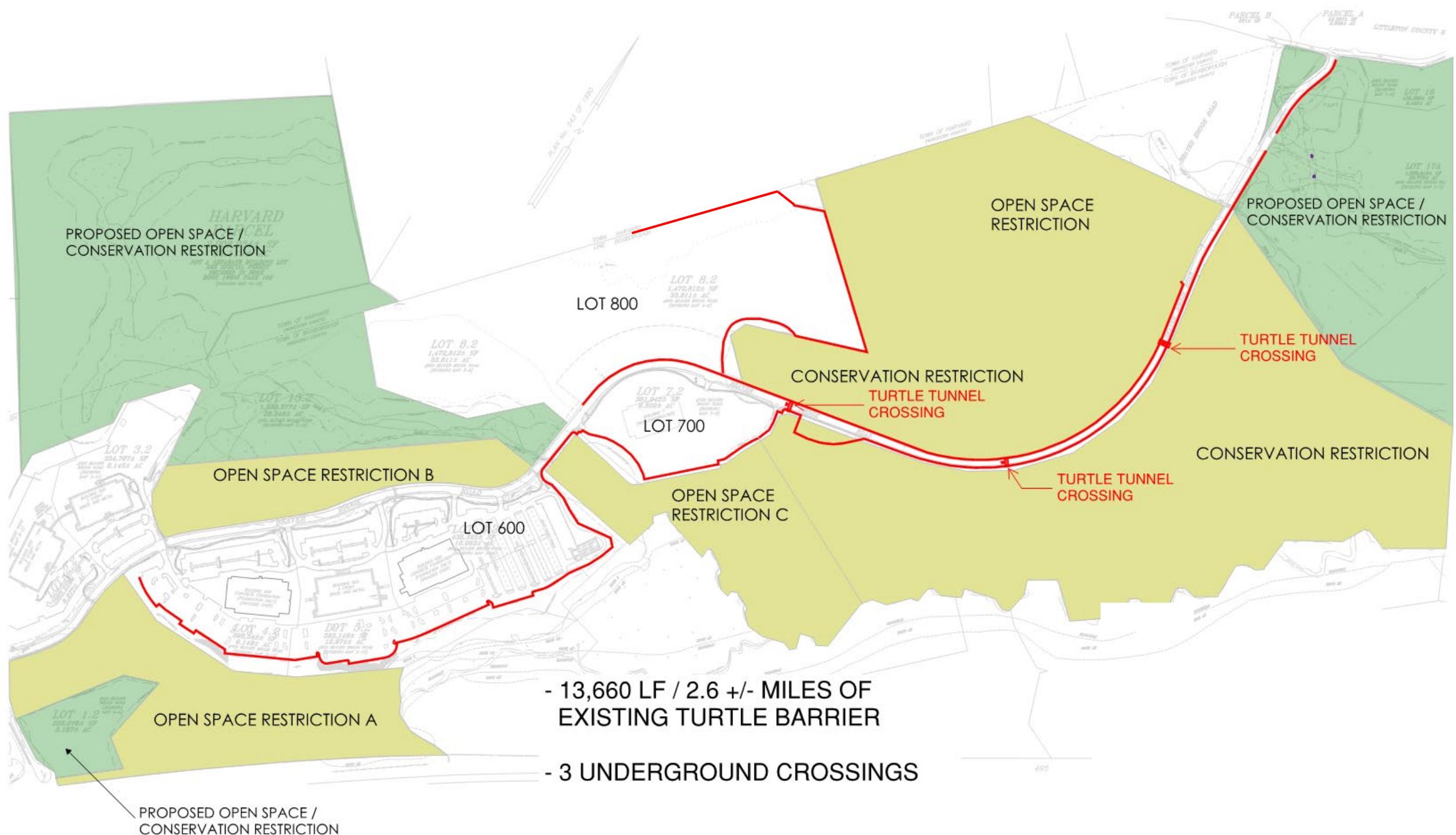


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# Lot 800 Setback



# Natural Resource Preservation

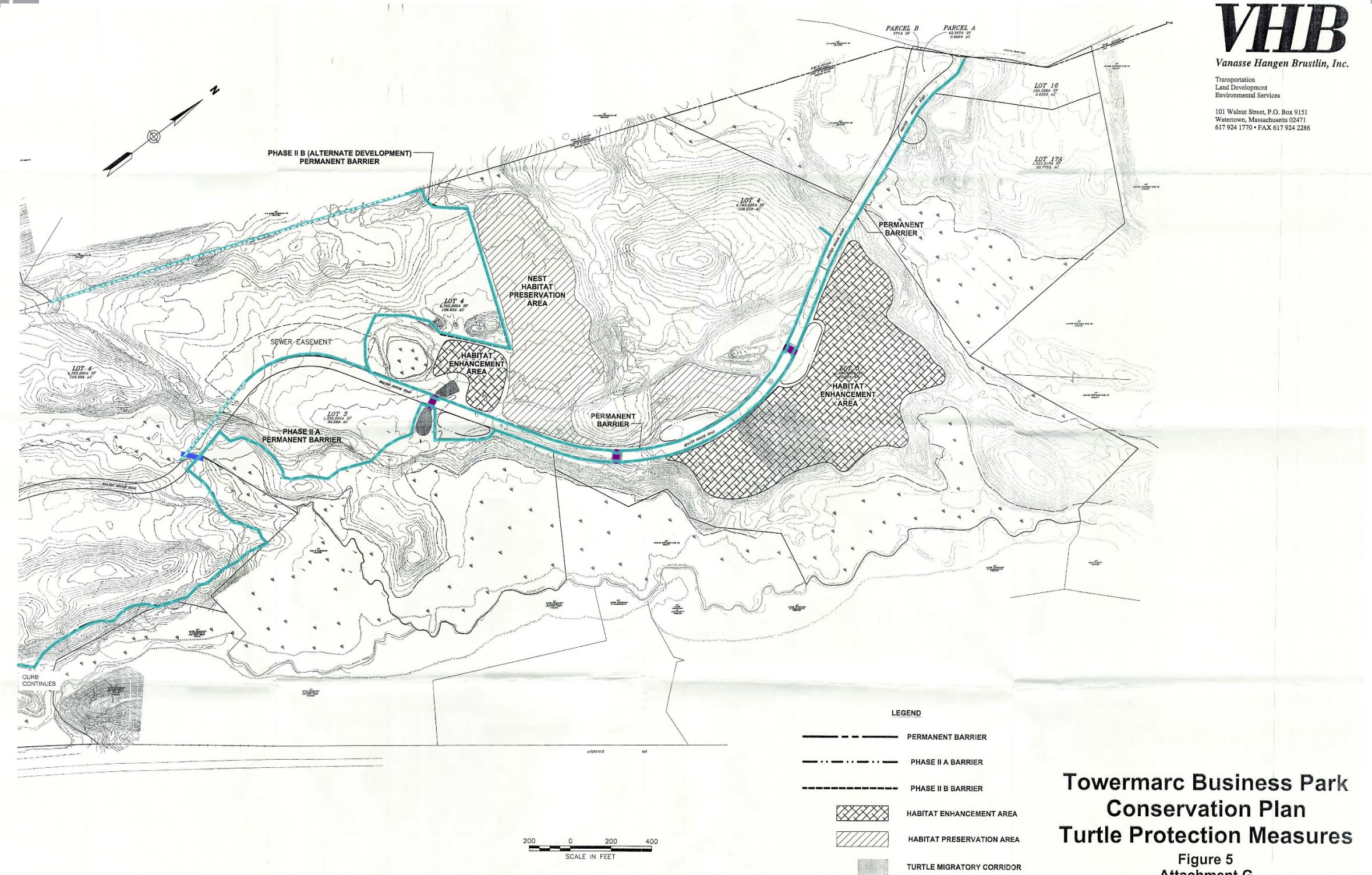


# R2 Turtle Protection CMP

**VHB**  
Vanasse Hangen Brustlin, Inc.

Transportation  
Land Development  
Environmental Services

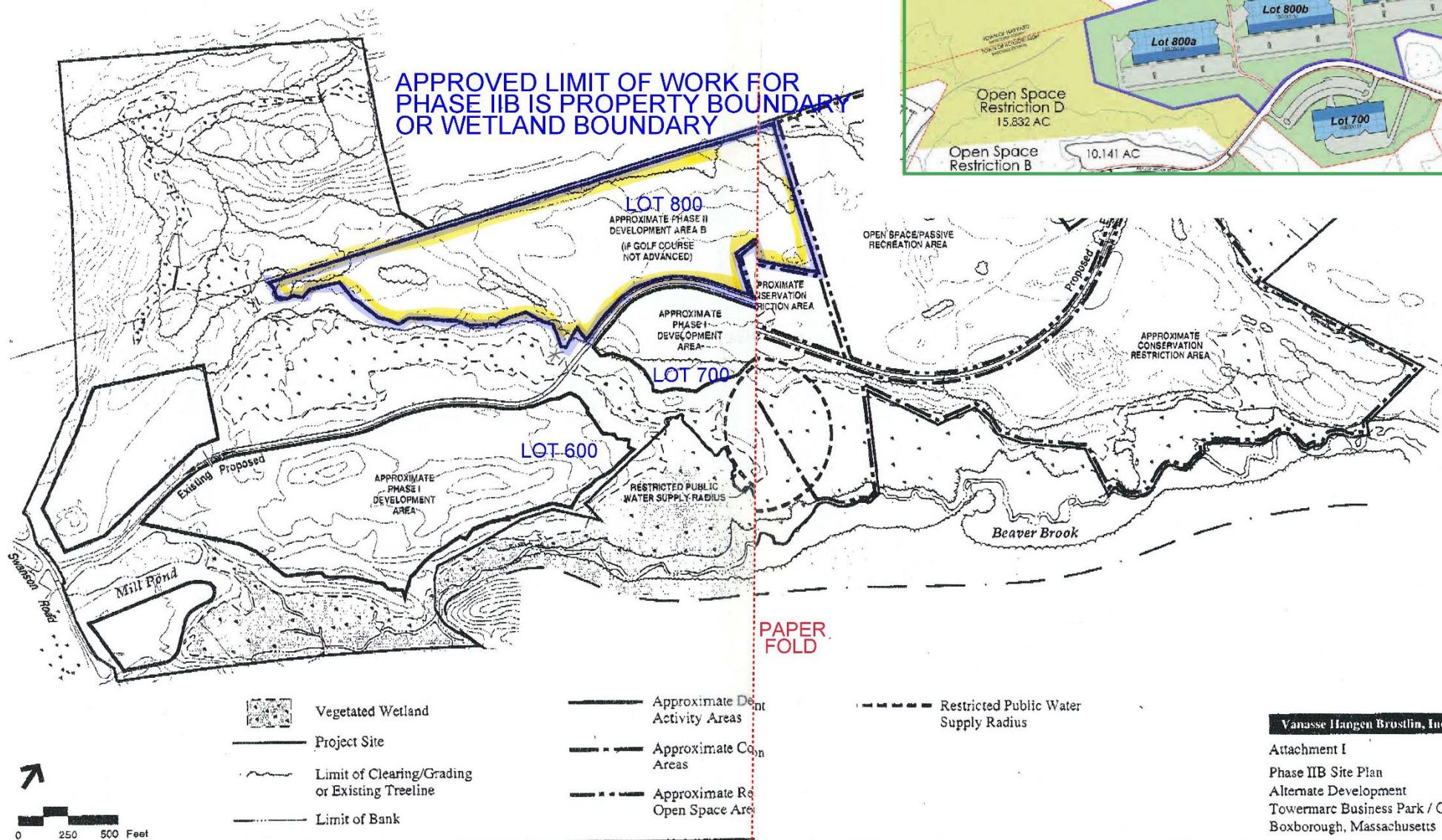
101 Walnut Street, P.O. Box 9151  
Watertown, Massachusetts 02471  
617 924 1770 • FAX 617 924 2286



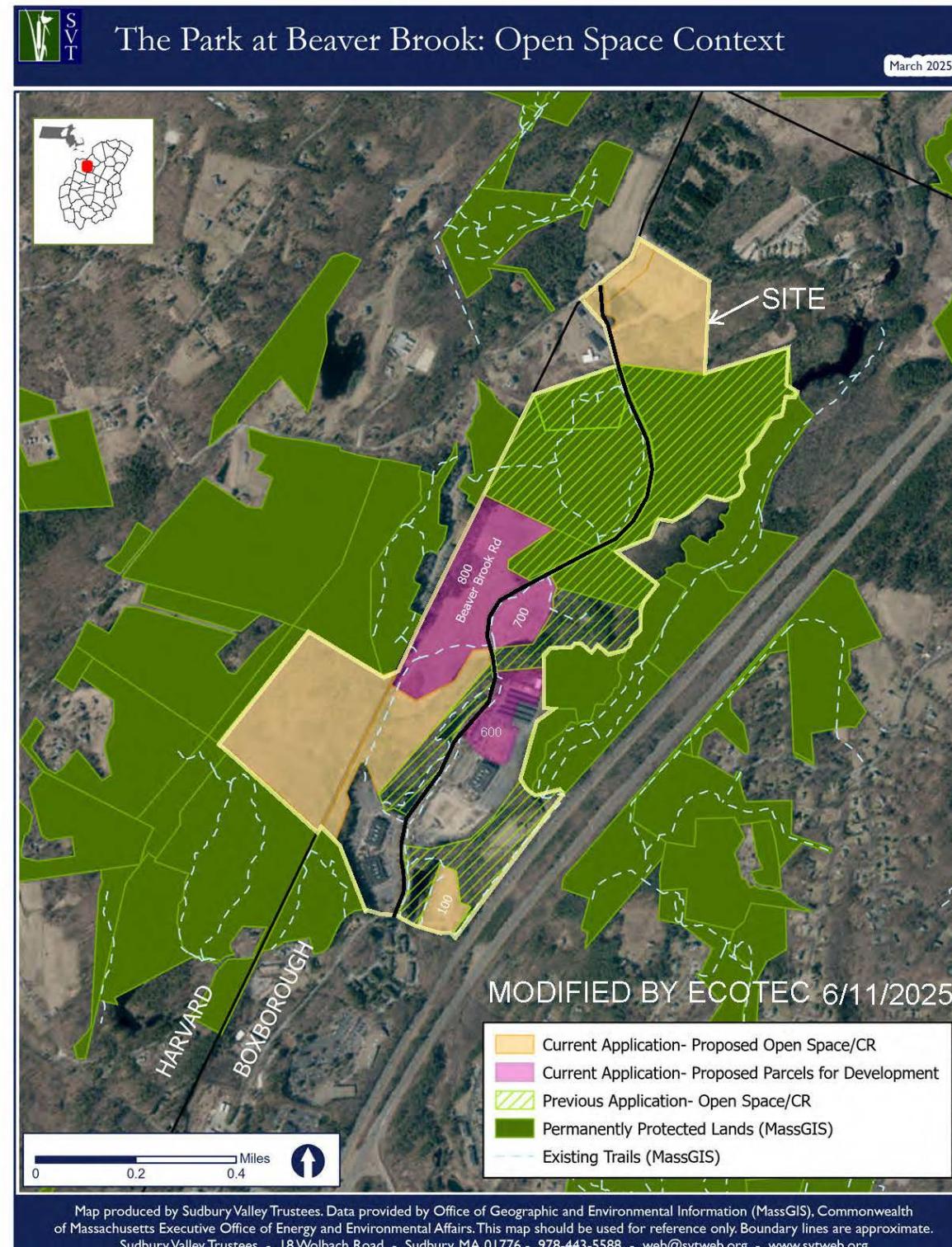
# R3 Development Areas Comparison



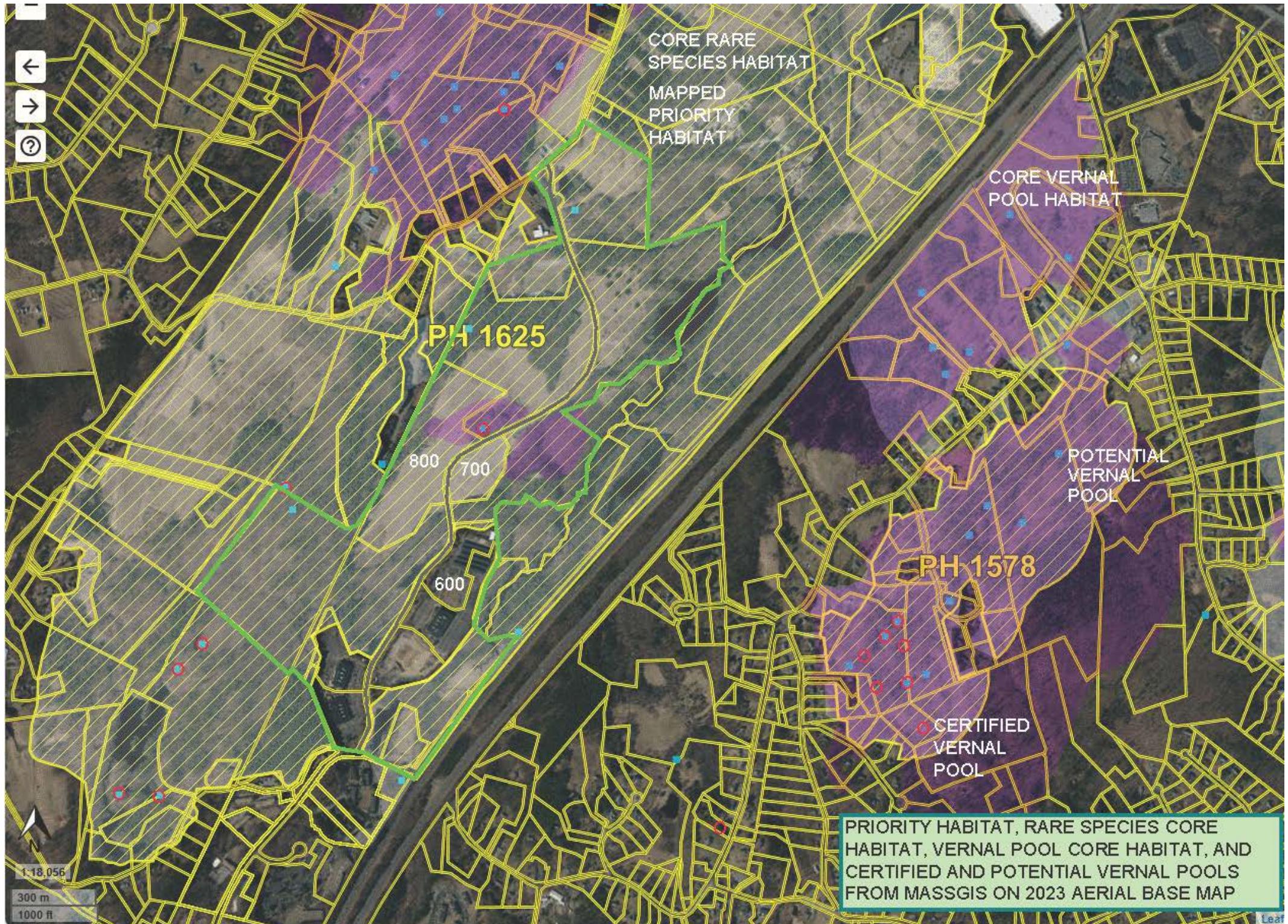
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# R4 Overview Open Space Migration



# R5 Priority Habitat Vernal Pools

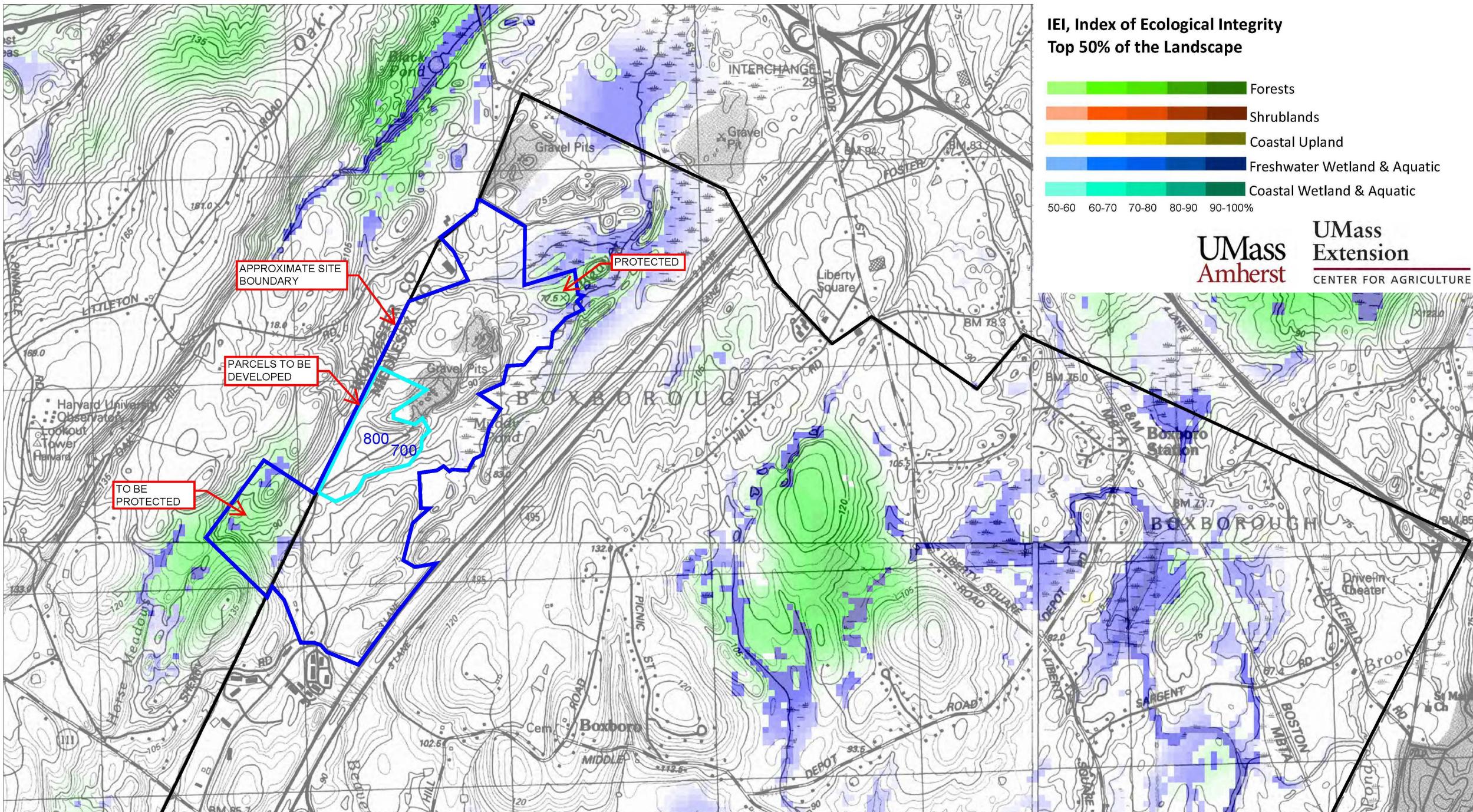


# R6 Wetlands Buffer



# R7 Index Ecological Integrity

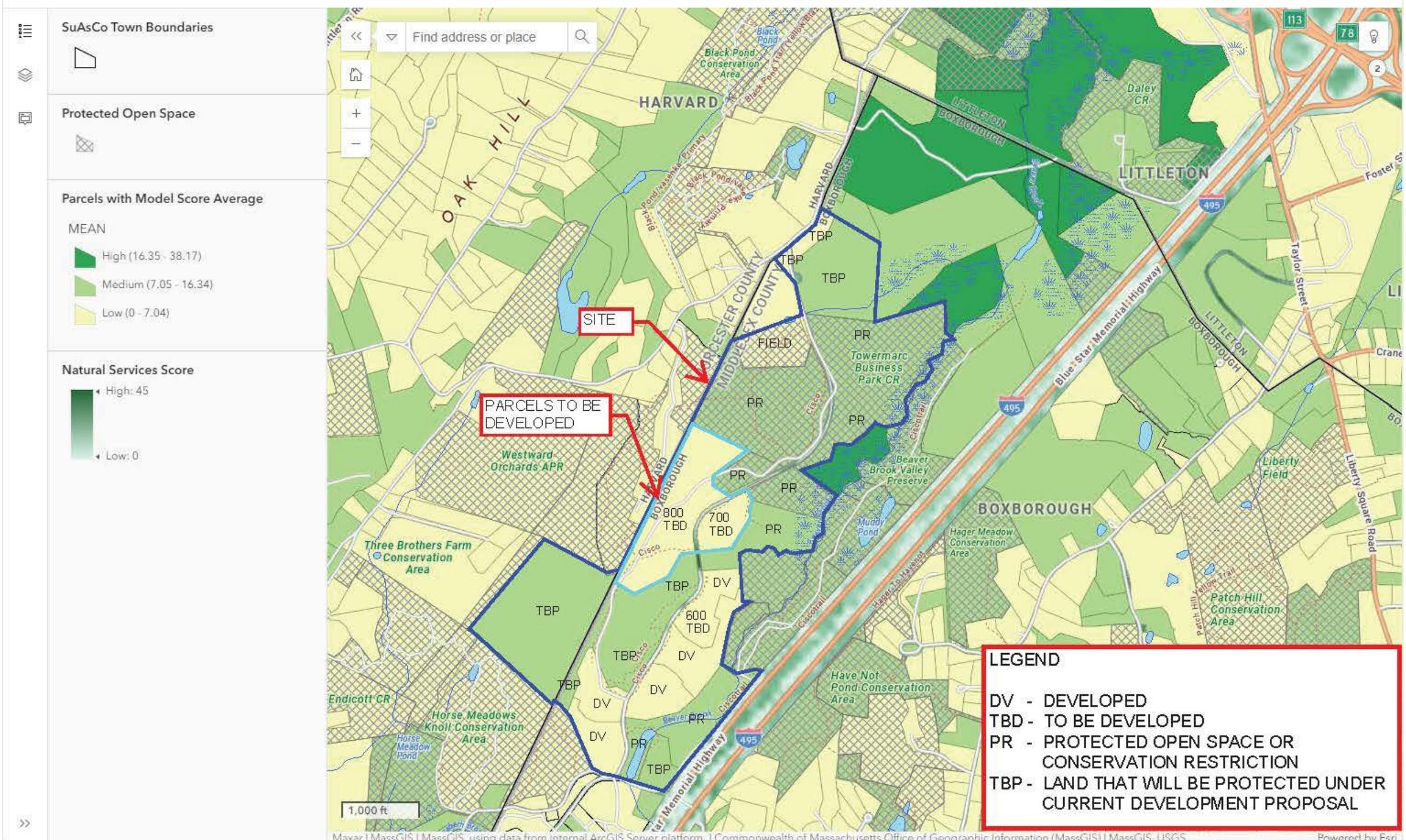
## CAPS Index of Ecological Integrity (IEI) Town of BOXBOROUGH, MA



# R8 Suasco Natural Services

## Natural Services

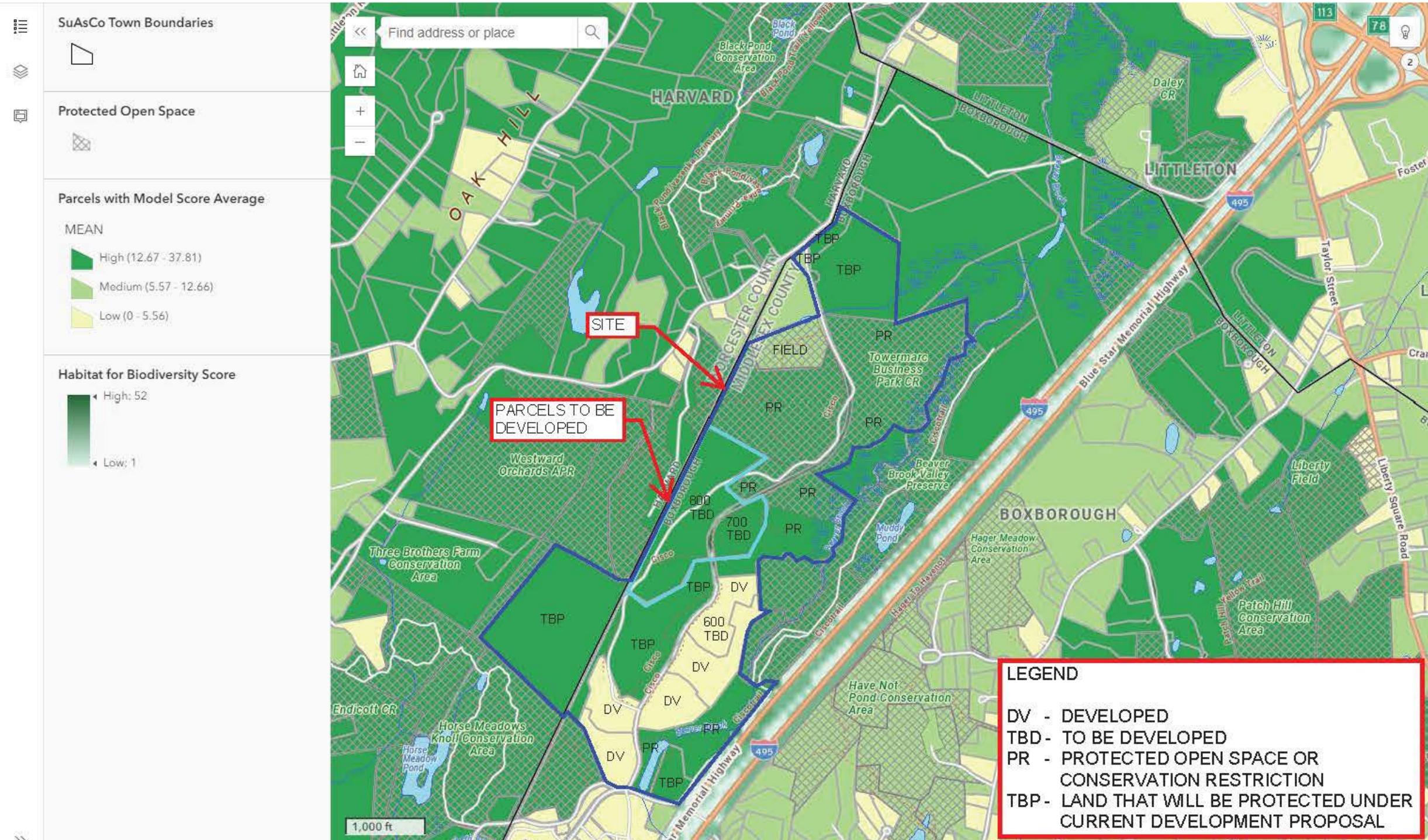
### CONSERVATION IN THE SuAsCo STORY MAP: NATURAL SERVICES



# R9 Suasco Habitat for Biodiversity

## Habitat for Biodiversity

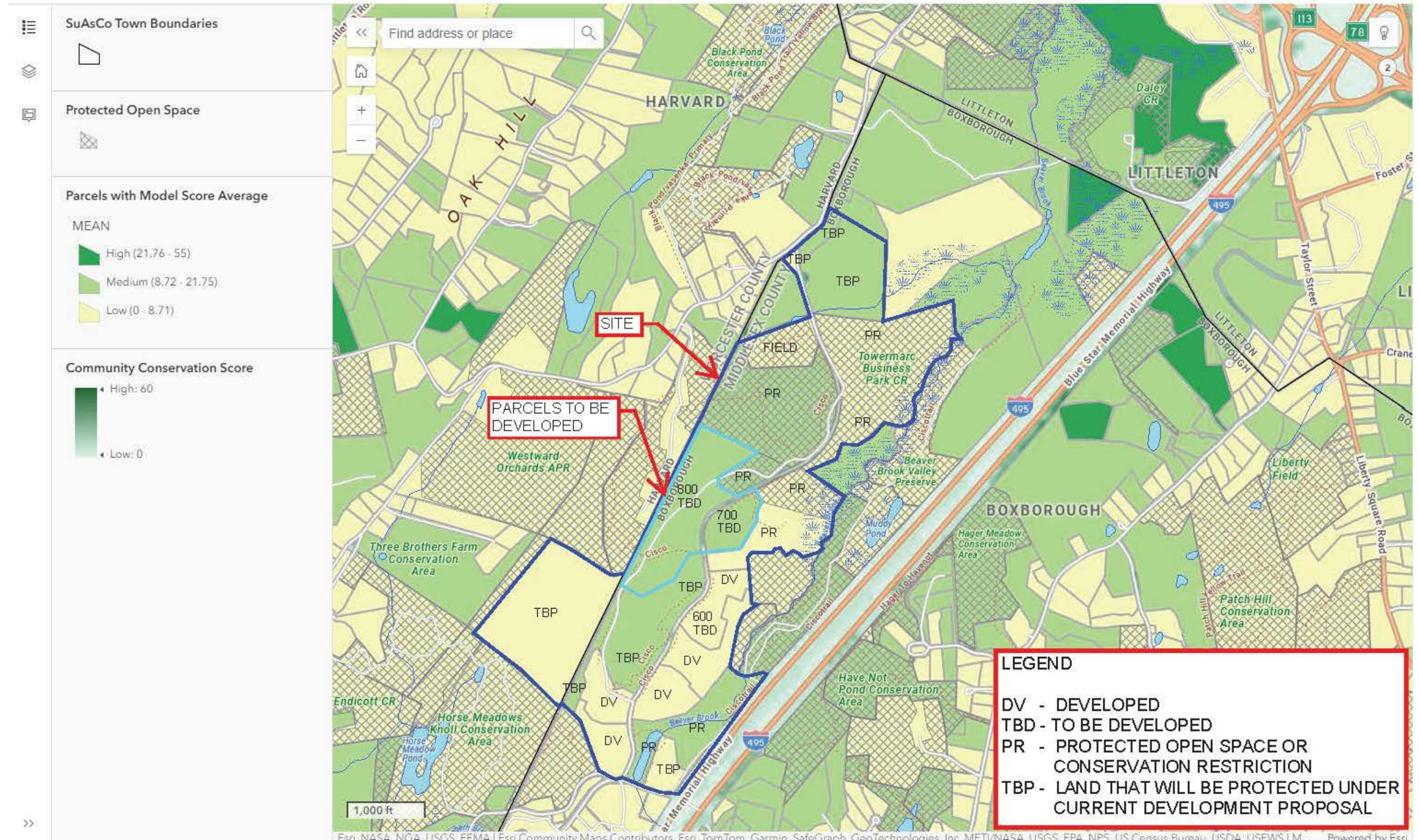
### CONSERVATION IN THE SUASCO STORY MAP: HABITAT FOR BIODIVERSITY



# R10 Suasco Community Conservation

## Community Conservation

## 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!