

Office Park Zoning District Changes and Lincoln Properties



WELCOME

Office Park Zoning District Changes and Lincoln Properties



HOW DID WE GET HERE?

Office Park Zoning District Changes and Lincoln Properties



WHY SHOULD BOXBOROUGH SEIZE THIS OPPURTUNITY?

- Enhance quality of life for residents
- Provide public safety facilities
- Fulfill 3.1 of the Boxborough 2030
- Protect Boxborough's commercial tax revenue

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PROTECT AND GROW TOWN REVENUES SO THAT WE CAN FULLFILL FUTURE CAPITAL NEEDS.

Establish sustainable and predictable sources of revenue allowing the Town to pursue identified capital needs while refraining from over-burdening residential tax payers. An example of future capital needs include:

- Town Fire Department or combined public safety building
- Protect large parcels of land currently in Chapter status from potential development through purchasing of land
- Twin Elementary School project Gates/Douglas/Conant - consolidation of two schools to one



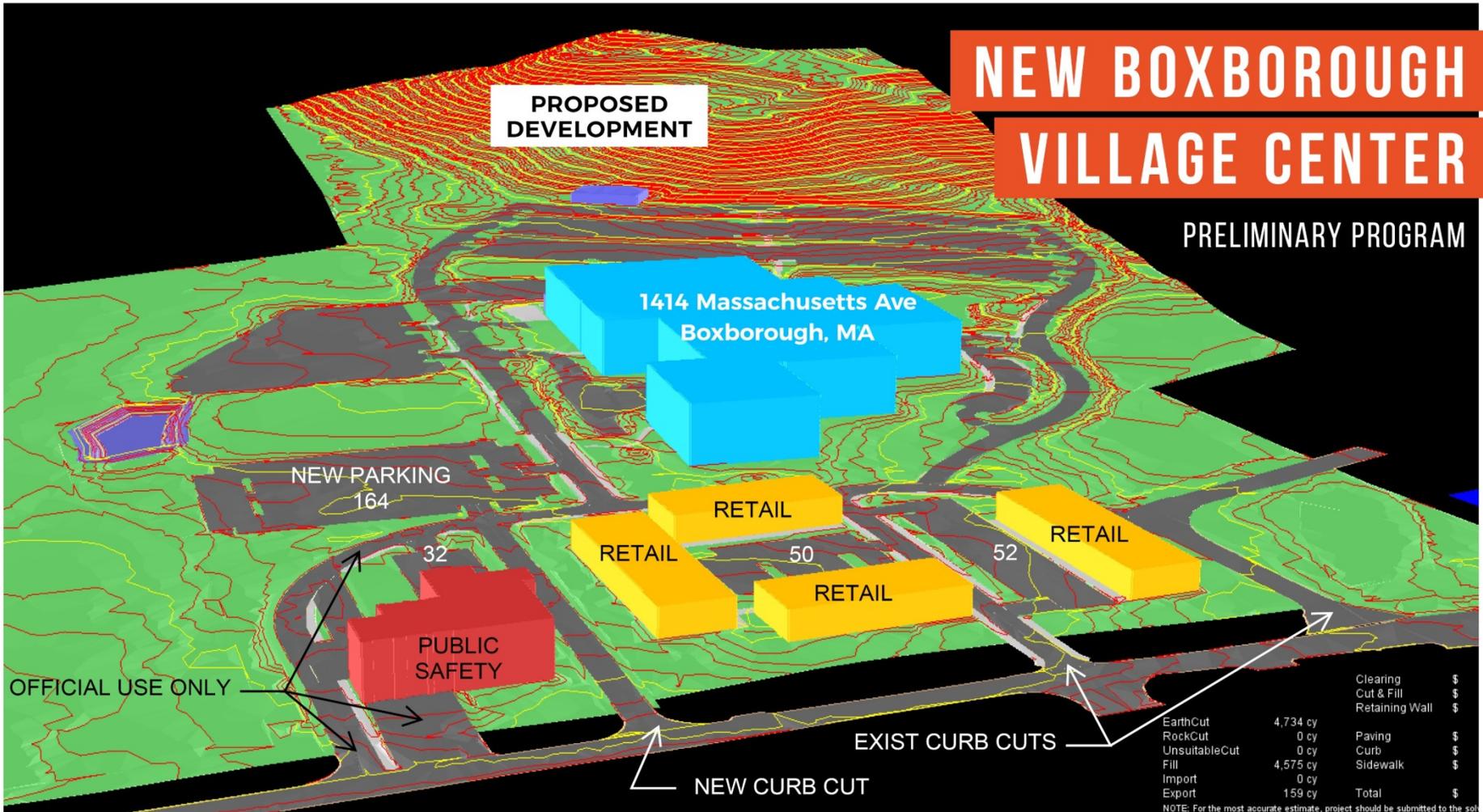
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Replacement Costs Based Upon an Average FY19 Household Tax Bill of \$9,994

Shift From CIP to Residential Tax	Total Shift of Residential Taxes	Equivalent Number of Homes	Projected Increase in Average Household Tax Bill
5%	\$204,739	20.5	\$109.56
10%	\$409,477	41.0	\$213.03
15%	\$614,216	61.5	\$322.59
20%	\$818,955	81.9	\$426.06
25%	\$1,023,693	102.4	\$535.62

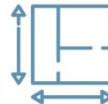
NEW BOXBOROUGH VILLAGE CENTER

PRELIMINARY PROGRAM



PUBLIC SAFETY

13,000 SF plus 3 drive through apparatus bays



RETAIL/OFFICE/RESTAURANT

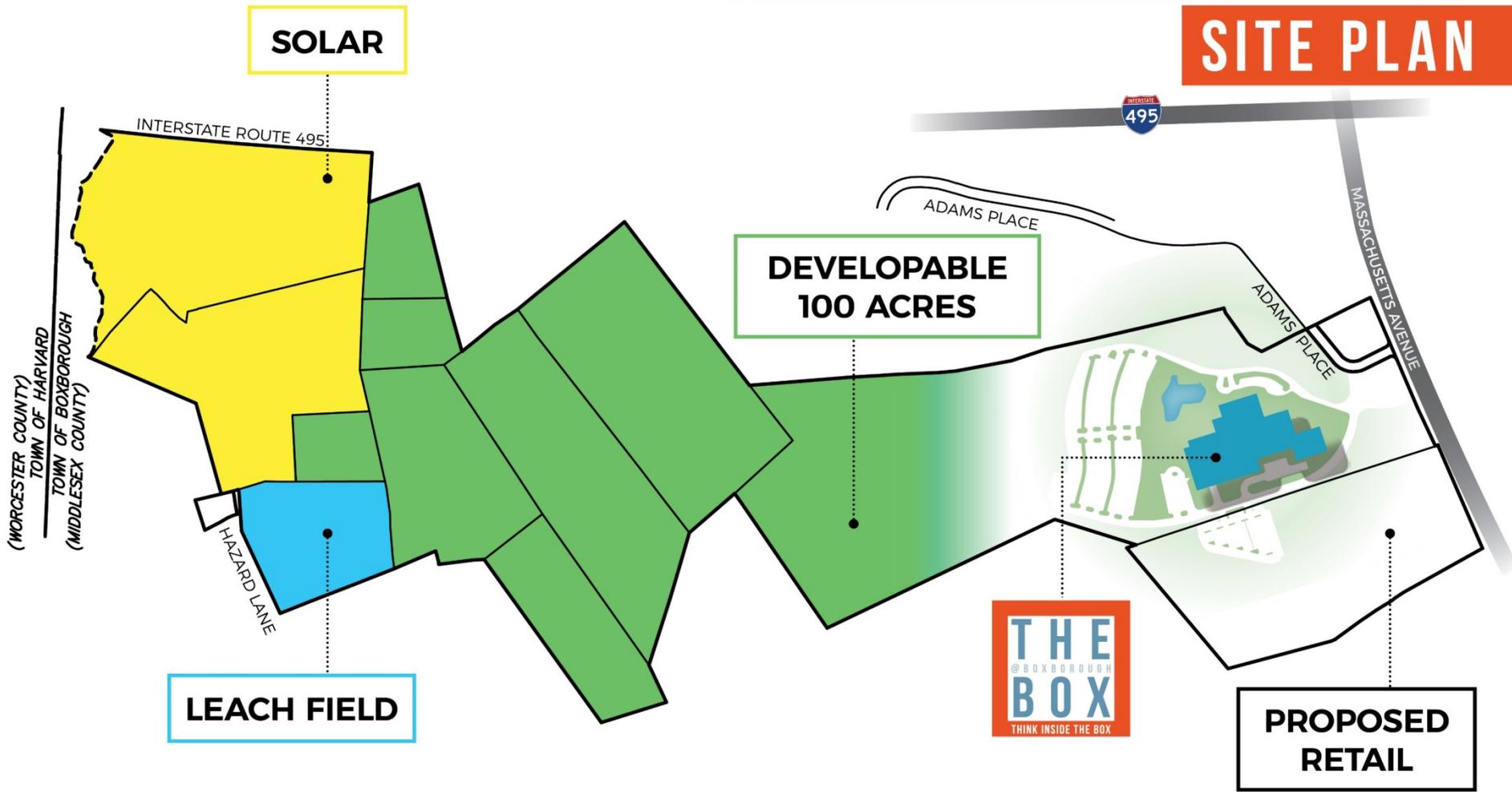
41,600 SF



PARKING

298 spaces

1414 MASSACHUSETTS AVE SITE PLAN



208ACRE
SITE

292,513RSF
2-STORY EXISTING STRUCTURE

Economic Development Committee (EDC) Recommendations



WHY ECONOMIC DEVELOPMENT FOR BOXBOROUGH?

EDC Mission: Improve Boxborough's economic viability and quality of life through thoughtful development in keeping with the town's rural character and sense of community

- Alignment with Town Vision - Boxborough2030
- Enable economic activity within Boxborough for businesses of all sizes
- Diversify tax base for long-term financial stability
- Provide commercial amenities to support residential and business needs (live, work, and play)

Economic Development Committee (EDC) Recommendations



WHY ARE CHANGES NECESSARY?

- Commercial needs have changed since advent of the suburban office park & current zoning
 - Office Park Districts in Boxborough remain un/underdeveloped
- Competitive market forces require clarity on authorized uses to support investment & occupancy timelines
 - Office Park Special Permit process discourages investment in Boxborough
 - Districts defined with flexible use provide the largest opportunity for sensible development
- Mixed-use development provides needed flexibility, with opportunity for amenities beneficial to residents & employees

Economic Development Committee (EDC) Recommendations



OFFICE PARK RECOMMENDATIONS

- EDC made a unanimous to the Planning Board to amend the Zoning Bylaw to allow additional by right mixed uses in the Office Park Zoning District with some update to definitions
 - Restaurant/Bar, Retail Stores <25K ft² (Grocery < 50K ft²), Craft Shop/Art Studio, Club, Commercial Entertainment, Wholesale Operations, Service Shops, Warehouse, Manufacturing, Sports/Recreation (e.g., skating)
 - Special Permit: Self-Storage Facility, Residential (e.g., Multi-Family)
- EDC unanimously recommended changes to all OP Zoning Districts for fairness between different property owners
- EDC unanimously recommended Design Review advisory inputs for relevant areas of OP Districts (e.g., by roadways)

Economic Development Committee (EDC) Recommendations



ECONOMIC DEVELOPMENT COMMITTEE SUMMARY

Through balanced multi-use flexibility, Boxborough can realize significant benefits for the residents and for business, all in character with the town

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QUESTIONS AND COMMENTS



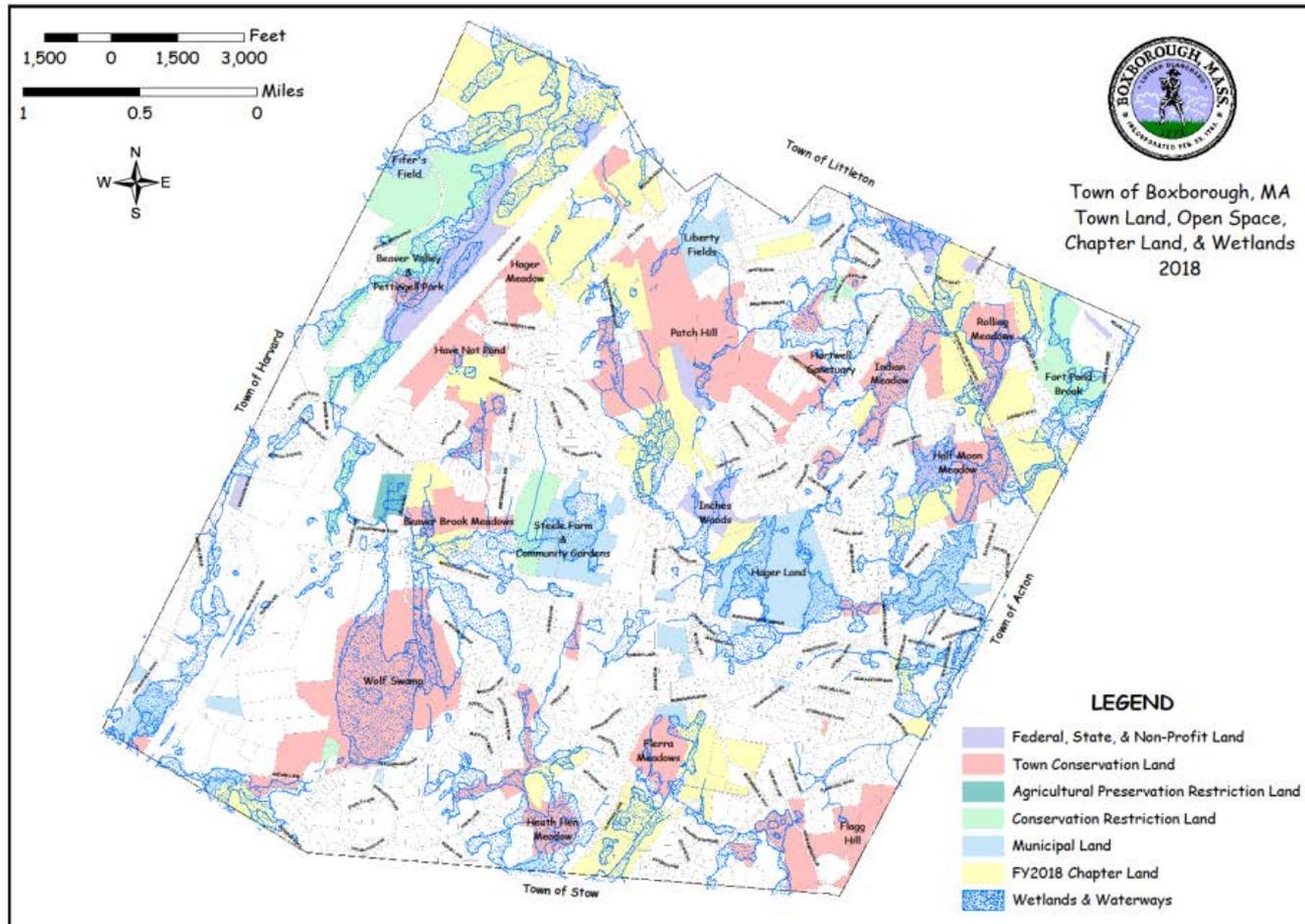
Top Priorities From the 2030 Master Plan

BACKUP SLIDES

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Total number of protected acres in Boxborough: 3,718

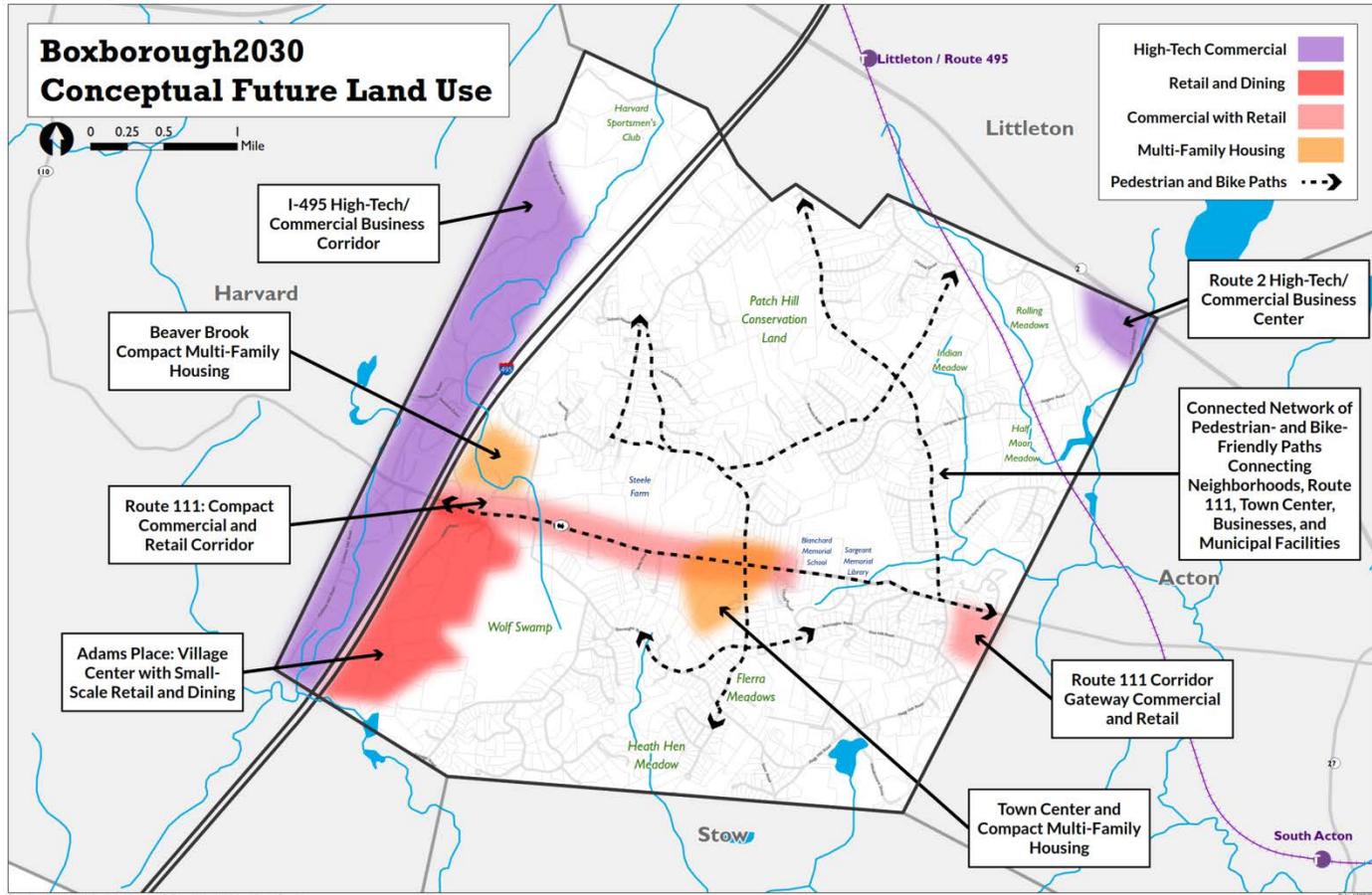
Percentage of protected acreage as a percentage of total acreage: 55.8%



Top Priorities From the 2030 Master Plan



These are the specific areas the community wants to see “retail and dining” and “high tech/commercial business” development:



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Top Fifteen Boxborough Taxpayers

Rank	Owner	Description	Value	Tax	% of Total
1	Cisco Systems, Inc.	Cisco - Boxborough Beaver Brook Campus - Three Buildings, 285 Acres	\$58,448,100	\$959,718	5.00%
2	Jefferson at Beaver Brook LLC	Paddock Estates	\$41,989,100	\$689,461	3.60%
3	LPCH Boxborough LP	Lincoln Properties	\$22,187,400	\$364,317	1.90%
4	Piedmont Operation Partnership LLC	90 Central Street - - Office Park Off of Route 2	\$18,308,400	\$300,624	1.57%
5	Jumbo Capital Management LLC	Two Office Buildings: 159 and 155 Swanson Road	\$16,413,600	\$269,511	1.41%
6	Piedmont 80 Central LLC	80 Central Street - - Office Park Off of Route 2	\$13,837,900	\$227,218	1.18%
7	Billchelm Realty LLC	60 and 70 Codman Hill Road - Office Park	\$7,979,600	\$131,025	0.68%
8	85 Swanson Road LLC	Office Building	\$6,474,000	\$106,303	0.55%
9	Boxborough Hospitality LLC	Boxborough Regency Hotel	\$6,310,100	\$103,612	0.54%
10	Billchelm Realty 70, LLC	60 and 70 Codman Hill Road - Office Park	\$5,316,000	\$87,288	0.46%
11	Drake G. Behrakis	Multiple Parcels - Primarily 1300 Massachusetts Ave Office Building	\$4,771,300	\$78,344	0.40%
12	Olympus Realty INC	Skating Rink Facility	\$2,877,700	\$47,309	0.25%
13	Longwood Homes LLC	Taylor Farm Road	\$2,527,000	\$41,534	0.21%
14	William M. Howerton, TR.	1120 Massachusetts Avenue - Multiple Office Buildings	\$2,392,300	\$39,281	0.20%
15	Alpha Business Enterprise LLC	649 Massachusetts Avenue - Alpha Cars	\$2,352,700	\$34,396	0.18%
Total			\$212,185,200	\$3,479,941	18.1%
Total Office Buildings			\$156,128,600	\$2,563,629	13.4%