

From: [Tamm, Peter](#)
To: [Kathleen Robey](#); [City Council](#); [Karen Boule](#); [Steven Kerrigan](#)
Cc: [Jason Grossfield](#)
Subject: RE: From City Engineer DiPersio re RWMUOD Master Concept Plan and Development Agreement
Date: Monday, October 25, 2021 3:13:26 PM
Attachments: [15039.00-MP \[2021-10-25\].pdf](#)

Good afternoon Chair Robey, Ms. Boule and Mr Kerrigan (with a copy of this email to City Solicitor Grossfield),

Thank you for sharing the recent comments from the City Engineer in preparation for our meeting with the Urban Affairs Committee this evening regarding the proposed Master Development Plan and Development Agreement for RWMUOD Subdistrict B (The Campus at Marlborough property). On behalf of Greatland Realty Partners, we want to be sure the plans and documentation provided adequately address these comments, so we have prepared a brief response to each comment below. More importantly, an updated version of the Master Concept Plan is also attached, reflecting the additional details noted below. Lastly, we would expect that updates to the Development Agreement reflecting the minor comments below can be shared with the Committee and the Council following the meeting this evening and after preliminary review by the City Solicitor.

We appreciate your continued coordination. Mr. Kerrigan, if you can confirm that the attached updated Master Concept Plan can be available to show the Committee on the screen this evening that would be helpful – we will also bring reduced size copies in case they might be helpful to reference.

Thank you, Peter

RWMUOD SUBDISTRICT B	
MASTER CONCEPT PLAN	
Comment	Response
<i>The plan should show the limits of the open space areas, and indicate which areas are useable and which are to remain natural.</i>	Agreed. The Master Concept Plan which is attached has been revised to update the Locus Plan in the right corner to show the approximate location of the minimum open space of 40% which is to remain around the perimeter of the site. Furthermore, the public is welcome on portions of the site (subject to the owner’s rules and regulations) and a public walking route has been added to the plan that is intended to designate a potential walking loop on sidewalks around the perimeter of the developed area on site, upon completion of the master plan. The specific location can be established in the course of the Site Plan

	Approval process as the design of project components are further developed.
<i>The plan should indicate the square footage of the existing buildings, and clarify whether the “maximum development program of 1,330,000 gsf includes the existing buildings.</i>	Agreed. The Master Concept Plan has been revised to include a Proposed Program Summary table, reflecting the approximate total area of the existing building as well as all new buildings. The revised Master Concept Plan also includes a Proposed Parking Summary table indicating all approximate parking by garage and surface parking area. To confirm, the maximum development program reflected on this plan does, in fact, include the existing buildings. Precise building size and parking numbers generally consistent with those shown shall be submitted in the course of Site Plan Approval for future building components.
<i>The plan should also show the location of the proposed restaurant amenity space - it would be helpful to see the location of this public space with respect to the proposed parking areas.</i>	Agreed. The Master Concept Plan has been revised to show the planned location of the Amenity Area, which is intended to include food service such as a restaurant, café or beer garden. Several garage and surface parking areas are within close proximity and which have sufficient number of spaces to serve the mix of uses, considering the offset parking demands (e.g., office and restaurant use). These details can be further reviewed in the course of the Site Plan Approval process.
DEVELOPMENT AGREEMENT	
Comment	Response
<i><u>Agreement, Article I, Section 1.03 Project Phasing:</u> The Committee should consider requiring a more definitive phasing schedule.</i>	The phasing schedule provided in Development Agreement is comparable in detail to that approved in connection with the original RWMUOD Master Concept Plan. Phasing is dependent on market conditions but is generally contemplated to proceed as follows: (i) planning for the construction of the new parking garage and improvements of the existing building complex for BJ’s will continue; (ii) Site Plan submissions for

	<p>both the initial bio-manufacturing building and the residential/townhome component are anticipated to be filed with the City Council prior to December 2021, with the goal of commencing construction these initial components of the master plan beginning in 2022; and (iii) additional Site Plan filings for future buildings and improvements within the “bio-ring” will follow, based on market demands.</p>
<p><u>Agreement, Article III, Section 3.02 Public Access and Connectivity:</u> <i>The Agreement proposes that the City accept Martinangelo Drive and a portion of Campus Drive as public ways. My recommendation would be that if Martinangelo is to become a public way then the intersection of Martinangelo Drive and Campus Drive be reconfigured if possible, such that Martinangelo extends to Simarano, and Campus Drive becomes a side street off of Martinangelo.</i></p> <p><i>I would also request that the DPW Engineering Division be allowed to inspect the roadways prior to consenting to acceptance. If there are significant deficiencies in the roadways or utilities they should be repaired by the applicant prior to acceptance as public ways.</i></p> <p><i>The applicant would be responsible for the preparation of the necessary plans, deeds, and procedures required for the acceptance process.</i></p>	<p>Agreed. The Development Agreement can be revised to reflect appropriate conditions and procedures established by the City Engineer and design team to allow for acceptance of this section of roadway as a public way.</p>
<p><u>Exhibit C, Transportation Mitigation:</u> <i>Please note the following comments:</i></p> <ul style="list-style-type: none"> ◦ <i>First bullet item: should read Mass DOT District “3” (not 4).</i> ◦ <i>References to “Commissioner of Public Works” should be revised to “City Engineer”</i> ◦ <i>References to the “Simarano Drive/Martinangelo Drive intersection” should be revised to “Simarano Drive/Campus Drive intersection”</i> 	<p>Agreed. The Development Agreement can be revised to reflect these edits in the Transportation Mitigation exhibit.</p>
<p><u>Exhibit D, Environmental Strategies:</u> <i>Please note the following comments:</i></p>	<p>Agreed. The Development Agreement can be revised to reflect these edits in</p>

<ul style="list-style-type: none"> ◦ <i>Reduce outdoor water use – Change “Study feasibility of irrigation wells...” to “Irrigation wells shall be used where possible...”</i> ◦ <i>References to “Commissioner of Public Works” should be revised to “City Engineer”_</i> 	<p>the Environmental Strategies exhibit.</p>
<p><i>Existing Sewer Permit: As the DPW Sewer Division no longer requires such permits, my recommendation would be that the existing sewer permit be allowed to expire. Should the project proceed, it should be under the rules, procedures, and fees for water/sewer connections that would apply at the time of each proposed connection.</i></p>	<p>Agreed. This process can be clarified and reflected in the revised Development Agreement.</p>

Peter L. Tamm

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***Any Attached goulston&storr*s Word Documents Are In WORD2003 Format.**

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From: City Council <citycouncil@marlborough-ma.gov>
Sent: Sunday, October 24, 2021 12:19 PM
To: Tamm, Peter <PTAMM@GOULSTONSTORRS.com>

Cc: Karen Boule <kboule@marlborough-ma.gov>

Subject: Fwd: From City Engineer DiPersio re RWMUOD Master Concept Plan and Development Agreement

Atty. Tamm:

FYI—
KB

From: Thomas DiPersio <tdipersio@marlborough-ma.gov>

Date: October 22, 2021 at 4:13:34 PM EDT

To: City Council <citycouncil@marlborough-ma.gov>

Subject: RWMUOD Master Concept Plan and Development Agreement

To the Urban Affairs Committee:

Regarding Order 21-1008404: Proposed Master Concept Plan and Development Agreement, I offer the following:

- Existing Sewer Permit: As the DPW Sewer Division no longer requires such permits, my recommendation would be that the existing sewer permit be allowed to expire. Should the project proceed, it should be under the rules, procedures, and fees for water/sewer connections that would apply at the time of each proposed connection.
- Attachment #1: Proposed Master Concept Plan: The plan should show the limits of the open space areas, and indicate which areas are useable and which are to remain natural; the plan should indicate the square footage of the existing buildings, and clarify whether the “maximum development program of 1,330,000 gsf includes the existing buildings; the plan should also show the location of the proposed restaurant amenity space - it would be helpful to see the location of this public space with respect to the proposed parking areas.
- Agreement, Article I, Section 1.03 Project Phasing: The Committee should consider requiring a more definitive phasing schedule.
- Agreement, Article III, Section 3.02 Public Access and Connectivity: The Agreement proposes that the City accept Martinangelo Drive and a portion of Campus Drive as public ways. My recommendation would be that if Martinangelo is to become a public way then the intersection of Martinangelo Drive and Campus Drive be reconfigured if possible, such that Martinangelo extends to Simarano, and Campus Drive becomes a side street off of Martinangelo.

I would also request that the DPW Engineering Division be allowed to inspect the roadways prior to consenting to acceptance. If there are significant deficiencies in the roadways or utilities they should be repaired by the applicant prior to acceptance as public ways.

The applicant would be responsible for the preparation of the necessary plans, deeds, and procedures required for the acceptance process.

- Exhibit C, Transportation Mitigation: Please note the following comments:
 - First bullet item: should read Mass DOT District “3” (not 4).
 - References to “Commissioner of Public Works” should be revised to “City Engineer”
 - References to the “Simarano Drive/Martinangelo Drive intersection” should be revised to “Simarano Drive/Campus Drive intersection”
- Exhibit D, Environmental Strategies: Please note the following comments:
 - Reduce outdoor water use – Change “Study feasibility of irrigation wells...” to “Irrigation wells shall be used where possible...”
 - References to “Commissioner of Public Works” should be revised to “City Engineer”

Please contact me with any questions.

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