

## City Council

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**From:** John Valade  
**Sent:** Tuesday, June 14, 2022 6:36 PM  
**To:** Kathleen Robey  
**Cc:** City Council; Karen Boule; Mayor; Patricia Bernard  
**Subject:** RE: From Chair Robey: City Council Urban Affairs Committee to meet Wednesday, June 15, 2022 at 7PM in the Chamber: Continued Discussion of Mixed Use Project in Neighborhood Business District at Lincoln and Mechanic Street, Alta Marlborough, LLC Wood Partn  
**Attachments:** ASSESSING OBSERVATIONS AND COMMENTS.docx

Councilor Robey and Urban Affairs & Housing Committee,

Attached, are my observations and comments regarding the proposed "Alta Marlborough" – Mixed-Use Residential-Retail Development.

Please contact me with any questions.

Thank you.

*John H. Valade, MAA*  
Principal Assessor

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**From:** City Council <citycouncil@marlborough-ma.gov>  
**Sent:** Thursday, June 9, 2022 5:41 PM  
**To:** Mayor <mayor@marlborough-ma.gov>; Patricia Bernard <pbernard@marlborough-ma.gov>  
**Cc:** David Giorgi <dgiorgi@marlborough-ma.gov>; John Valade <jvalade@marlborough-ma.gov>; Kevin Breen <kbreen@marlborough-ma.gov>; Patricia Sibilio <psibilio@mps-edu.org>; Douglas Dias <ddias@mps-edu.org>; Tin Htway <thtway@marlborough-ma.gov>; City Council <citycouncil@marlborough-ma.gov>  
**Subject:** From Chair Robey: City Council Urban Affairs Committee to meet Wednesday, June 15, 2022 at 7PM in the Chamber: Continued Discussion of Mixed Use Project in Neighborhood Business District at Lincoln and Mechanic Street, Alta Marlborough, LLC Wood Partners

**From:** Kathleen Robey <[atlarge\\_4@marlborough-ma.gov](mailto:atlarge_4@marlborough-ma.gov)>  
**Sent:** Thursday, June 9, 2022 5:37 PM  
**To:** Karen Boule <[kboule@marlborough-ma.gov](mailto:kboule@marlborough-ma.gov)>  
**Subject:** Re: City Council Urban Affairs Committee to meet Wednesday, June 15, 2022 at 7PM in the Chamber: Continued Discussion of Mixed Use Project in Neighborhood Business District at Lincoln and Mechanic Street, Alta Marlborough, LLC Wood Partners

Karen,

Can you send the Financial Impact document from Alta Marlborough to mayor's office and ask if it can be distributed to staff to review/comment as appropriate—Assessor's office, police/fire, school department, DPW/Building for fees associated with building.

Thank you

Katie Robey  
Chair, Urban Affairs & Housing  
City Council  
City of Marlborough

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**From:** Karen Boule <[kboule@marlborough-ma.gov](mailto:kboule@marlborough-ma.gov)>

**Date:** Thursday, June 9, 2022 at 5:24 PM

**To:** Christian Dumais <[ward\\_3@marlborough-ma.gov](mailto:ward_3@marlborough-ma.gov)>, David Doucette <[ward\\_2@marlborough-ma.gov](mailto:ward_2@marlborough-ma.gov)>, Don Landers <[ward\\_7@marlborough-ma.gov](mailto:ward_7@marlborough-ma.gov)>, Donald Landers ([donald\\_landers@msn.com](mailto:donald_landers@msn.com)) <[donald\\_landers@msn.com](mailto:donald_landers@msn.com)>, John Irish <[ward\\_5@marlborough-ma.gov](mailto:ward_5@marlborough-ma.gov)>, Karen Boule <[kboule@marlborough-ma.gov](mailto:kboule@marlborough-ma.gov)>, Kathleen Robey <[atlarge\\_4@marlborough-ma.gov](mailto:atlarge_4@marlborough-ma.gov)>, Laura Wagner <[ward\\_1@marlborough-ma.gov](mailto:ward_1@marlborough-ma.gov)>, Mark Oram <[atlarge\\_2@marlborough-ma.gov](mailto:atlarge_2@marlborough-ma.gov)>, Mike Ossing <[atlarge\\_3@marlborough-ma.gov](mailto:atlarge_3@marlborough-ma.gov)>, Samantha Perlman <[atlarge\\_1@marlborough-ma.gov](mailto:atlarge_1@marlborough-ma.gov)>, Sean Navin <[ward\\_6@marlborough-ma.gov](mailto:ward_6@marlborough-ma.gov)>, Teona Brown <[ward\\_4@marlborough-ma.gov](mailto:ward_4@marlborough-ma.gov)>

**Cc:** Steven Kerrigan <[skerrigan@marlborough-ma.gov](mailto:skerrigan@marlborough-ma.gov)>, Wilson Chu <[wchu@marlborough-ma.gov](mailto:wchu@marlborough-ma.gov)>

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## **“ASSESSING OBSERVATIONS AND COMMENTS”**

### **(Alta Marlborough – Mixed-Use Residential-Retail Development)**

**From page 1:** My initial questions would be:

- What is the target timeframe for completion?
- Has a feasibility study (highest & best determination) possibly been completed by the developers with results showing that the number of rentable units are needed in this area along with various retail uses? And...what are the planned retail uses?
- Are there projected “Market Rents” forecasted upon completion? It may be difficult to estimate at this point!

**“Table one”** – quotes a total of (28) affordable one-, two-, and three-bedroom units (approx. 10%), as compared to what was stated in the paragraph above (26 units).

**From page 5:** Based on their projections for a Mixed-Use development and applying the current split tax rates to estimate potential tax revenue, the estimates seem reasonable. The unknowns or variables in two to three years would be market conditions, demand for rental units & what the potential asking rents might be, and what overall values and the applied tax rates may be at that time. Also, to keep in mind, beyond the development timeframe, is a leasing-up period. So, how long will it take to reach the projected occupancy goals set by the owners, and will the developers be looking for any concessions in value during this so-called ramping up period.

**From page 6:** The “Motor Vehicle Excise Tax” revenue projections maybe a little overstated, but not exorbitant.

**From page 10:** Footnote #6 at the bottom of the page references an estimate of \$5,000 for the Lab space. What Lab space? I thought the project was only comprised of Apartments and Retail use.

Respectfully Submitted,  
John Valade  
Principal Assessor