

## City Council

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**From:** Priscilla Ryder  
**Sent:** Tuesday, June 7, 2022 3:46 PM  
**To:** City Council; Thomas DiPersio; Tin Htway; David Giorgi; Kevin Breen; John Garside  
**Cc:** Jason Grossfield; Falk, Brian R.; Patricia Bernard; Susan Brown  
**Subject:** RE: FROM URBAN AFFAIRS: From Atty. Falk for June 8, 2022 Urban Affairs meeting: Alta Marlborough (Lincoln/Mechanic Mixed Use Project)  
**Attachments:** Lincoln & Mechanic St. - Mixed Use Development

To: Urban Affairs Committee

The Site Plan Review Committee has not yet met to review the draft special permit decision provided by Attorney Falk. So each of us will provide our own comments on the draft Special Permit. For quick reference I have provided the attached comments previously provided by the committee on the preliminary design.

My comments on the June 3, 2022 draft Special Permit decision are as follows as they relate to drainage, sustainability and landscaping.

1. Add a section as follows:

Landscaping- The landscaping shown on the plans approved are conceptual, a robust planting plan (which may be more than is required by zoning) to help soften the building and provide shade and privacy shall be provided. This shall be reviewed by the Site Plan Review committee to ensure adequate planting and screening is provided. Where tree are proposed near paved areas and sidewalks constructed tree wells may be needed to allow for healthy tree growth, this shall be provided.

2. The green roof design is still to be reviewed during the Site Plan Review Committee permit process, and any additional mitigation to make the project more sustainable, energy efficient and climate resilient will be reviewed and will be encouraged.
3. Has it been determined who will be in charge of managing the restrooms and the parking lot on the Bike Path parking area? Will it be the responsibility of the development or the City? This should be clarified and something added to the special permit conditions for future reference. There was also a question at our April site plan review committee meeting about whether the restrooms should be at this location or on Jefferson St. there should be further discussion about this.

That's all I have at this point. I look forward to continued review of the specific design details through the Site Plan Review process.

Any questions, please let me know.

*Priscilla Ryder*

*Conservation/ Sustainability Officer/ Site Plan Review Committee Coordinator*

*140 Main St., City Hall, Marlborough, MA 01752 tel: 508-460-3768*

*"Whenever there's a large spill of solar energy, it's just called a nice day" northern sun*

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

**Sent:** Friday, June 3, 2022 3:47 PM

**To:** Thomas DiPersio <tdipersio@marlborough-ma.gov>; Priscilla Ryder <pryder@marlborough-ma.gov>; Tin Htway <tthtway@marlborough-ma.gov>; David Giorgi <dgiorgi@marlborough-ma.gov>; Kevin Breen <kbreen@marlborough-ma.gov>; John Garside <jgarside@marlborough-ma.gov>; Jason Grossfield <jgrossfield@marlborough-ma.gov>

**Subject:** FROM URBAN AFFAIRS: From Atty. Falk for June 8, 2022 Urban Affairs meeting: Alta Marlborough

## City Council

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**From:** Priscilla Ryder  
**Sent:** Thursday, May 12, 2022 11:29 AM  
**To:** City Council  
**Cc:** Patricia Bernard; Ryan Egan; Tin Htway; Kevin Breen; David Giorgi; Thomas DiPersio; John Garside; Jeffrey Emanuelson  
**Subject:** Lincoln & Mechanic St. - Mixed Use Development

Lincoln & Mechanic St.- Mixed use development  
To: City Councilors

At our Site Plan Review Committee meeting on April 26, 2022 we reviewed the plans and special permit application regarding the Lincoln Mechanic Mixed Use- 276-unit project presented by Wood Partners. and as a committee provide the following comments:

1. The conceptual plans for a 4 & 5 story building, with a rear parking garage, 276 unit mixed use apartment and retail space building was reviewed. In general the SPRC noted that the layout and design appear to conceptually meet all the city zoning and public safety requirements, Providing parking, amenities and greenspace.
2. Traffic Report: The applicant has submitted traffic report but it has not yet been reviewed in detail. This will be reviewed to ensure the project will not have traffic impacts, and that proper mitigation recommendations are provided for such a large project in the downtown area. This includes review of the parking lot access point next to the Assabet River Rail Trail, the parking garage capacity, on street parking, sight distances and possible traffic calming measures at nearby intersections.
3. Drainage report - The applicant noted that the drainage report also has not been finalized and this will be provided to meet all stormwater requirements of the city. This will be reviewed in detail when the project comes to the Site Plan Review Committee for Formal review.
4. Fiscal Impact Report - The applicant noted that they are working on a fiscal impact report as well which will be provided to the City Council for review
5. The green roof concept would be the first in Marlborough and is a trend that is encouraged as it helps to provide cooling and stormwater controls that help curb climate change.
6. Easements along Lincoln St will be needed to accommodate the on street parking which straddles the property line. The details of the sidewalk realignment will be worked out at Site Plan Review. Easements will also be required for the new locations of the City sewer and drain utilities that are proposed to be relocated.
7. We will review the utility plans in more detail during Site Plan review, but we will likely recommend that the water main be looped through the property and that an on-site hydrant be installed near the back of the project. Additionally, there will be utility work necessary in Lincoln Street to properly abandon the various existing utility connections to the properties.
8. It is our understanding that the proponent will be improving the City parking lot on Jefferson Street. This is not shown in the application materials but will need to be reviewed as part of the Site Plan Review process. This is another option for consideration of the location of the public restrooms.
9. The landscaping around the proposed City parking lot should be extended to the sidewalks at the intersection of Lincoln and Highland.

If the applicant is successful in receiving a special permit from the City Council, they will need to return to the Site Plan Review Committee for a formal site plan review process.

If you have any questions or would like us to attend a committee meeting, please let us know.  
Thank you,