



13 May 2021

Ms. Victoria Petracca
Chair
Lancaster Affordable Housing Trust
Prescott Building
701 Main Street
Lancaster, MA 01523

RE: Capital Commerce Center – Development Scenario Options

Dear Victoria:

Listed below is a summary of the three development options for the 702, LLC land in North Lancaster that we have been discussing with the Lancaster Affordable Housing Trust & Economic Development Committee over the last several months. The three options are as follows:

I. By-Right Development on the 702, LLC Property

One development alternative would be to do a by-right industrial development on the portion of the 702, LLC land that is currently located in the Enterprise Zone. Current by right use would allow the development of approximately 1,300,000 SF of distribution/logistics space in 3-5 buildings but would not allow for the construction of a single 1,182,000 SF distribution/logistics building because of the configuration of the land currently located in the Enterprise Zone. On the remaining residential zoned land, we would propose three for sale 40-B developments, each containing 190 for sale residential units for a total of 570 residential units. The units would be sold to homeowners upon completion and 25% of the units would be affordable units.

II. Extend the Enterprise Zone across the entire 702, LLC Property

The Enterprise Zone currently extends across 60+/-% of the 702, LLC land. The remainder of the 702, LLC property on the western side abutting White Pond Road is zoned "Residential." Current by right use would allow the development of approximately 1,300,000 SF of distribution/logistics space in 3-5 buildings but would not allow for the construction of a single 1,182,000 SF distribution/logistics building because of the configuration of the land currently located in the Enterprise Zone. A second option would be the rezoning of all the 702, LLC land to "Enterprise Zone" would allow for the development of a of the 1,182,000 SF building and a total by right development of approximately 2,400,000 SF of distribution/logistics space on the entire 702, LLC parcel.

III. A New Industrial-Commercial Overlay District (ICOD) in conjunction with a 40R Smart Growth Subdistrict to be located within the ICOD

The third development alternative would be to establish a new Industrial-Commercial Overlay District (ICOD) which would cover the 702, LLC land parcels as well as the land parcels along McGovern Boulevard and on Lunenburg Road at the entrance to McGovern Boulevard. If established the new ICOD would allow for the development of 2,400,000 +/- SF of distribution/logistics space on the 702, LLC as well as a 40R Smart Growth Subdistrict within the ICOD. The 40R Smart Growth subdistrict if approved, would allow for the development of a 150-unit affordable housing rental project within the 40R Smart Growth subdistrict, which would allow the Town to receive certain payments from the state related to the development of the affordable housing rental units. Under the 40R zoning all 150 units would count as part of the Towns affordable housing stock.

Capital Group Properties would like to pursue development alternative III. Which would be the establishment of a new Industrial-Commercial Overlay District which would allow for the establishment of a 40R Smart Growth subdistrict within the Industrial-Commercial Overlay District.

Please let me know if you have any questions regarding this letter. Thank you.

Very truly yours,
CAPITAL GROUP PROPERTIES, LLC

Bill Depietri

William A. Depietri
President