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From: **Dean Calivas** <[dcalivas@stonegatellc.com](mailto:dcalivas@stonegatellc.com)>  
 Date: Thu, Apr 23, 2020 at 2:58 PM  
 Subject: Stonegate St. Patrick - Development Agreement Modification Request  
 To: Melissa Malone <[mmalone@natickma.org](mailto:mmalone@natickma.org)>, James Freas <[jfreas@natickma.org](mailto:jfreas@natickma.org)>  
 Cc: James D. Hanrahan <[jhanrahan@bowditch.com](mailto:jhanrahan@bowditch.com)>, Sean McGrath <[smcgrath@stonegatellc.com](mailto:smcgrath@stonegatellc.com)>

Melissa/James,

Hope this email finds you and your families healthy and safe.

Stonegate Group respectfully requests that the Board of Selectmen consider modifying the Stonegate St. Patrick Development Agreement at their upcoming meeting on April 27, 2020 to allow us to proceed with the redevelopment of the site as a 100% residential 40B project. Eliminating the commercial component of the project will allow us to proceed more expeditiously while still working with the DHCD and the Town of Natick to ensure a successful project.

As you know, we have been trying to redevelop this site for close to five years now. Seeking a zoning change to allow for commercial uses on the site without the guaranty of passage will undoubtedly add significantly more time to the project timeline. More time will achieve nothing other than to call into question the overall economic viability of the project. We need to act now. We are continually asked by members of the Natick community why would we purchase the former St. Patrick parish properties only to drag our feet on developing them. Except for a select group of Natick residents, most members of the Natick community don't understand the politics that have hampered our ability to proceed with the project.

When it comes to development, Stonegate Group has an outstanding track record. This is evidenced not only by the successful residential and mixed use development projects in Boston, Westborough, and Worcester, but more importantly by the redevelopment of the former Natick American Legion building at 13 West Central Street which has been a project very well received by the Natick community.

After carefully reviewing an all residential approach to the site with no commercial on ground floor, and taking into consideration comments we've heard during our open house and subsequent meetings with members of the Planning Board, the key findings of the revised project are as follows (please also refer to the attached draft plan):

1. Front main building parcel:

- a. Entire first floor now residential, no commercial.
- b. The front parcel increased 20' in width to 145' down Lincoln and Wilson Streets, to accommodate shifting building to the right (south) further back from East Central Street.
- c. This allows 8'-10' of private patio/garden areas for the ground floor units on both front and rear.
- d. This adds 12 additional units on the ground floor, bringing the total unit count to 58 units in the front building.
- e. The East Central Street setback has shifted 8'-10' further back, with the entire building setback between 35-40' off the street now.
- f. The 5<sup>th</sup> floor of the front main building will have a roof deck facing East Central Street with residential units to the rear of the building.

2. Rear townhouse parcels:

- a. Each lot has decreased 10' in width.
- b. Total combined sites decreased 20' in width to 167'-5".
- c. Each lot size has reduced from 12,000 SF +/- to 10,880 SF +/-.
- d. The space between the closest townhouses is now 20' instead of 40' due to reduced width.

3. Parking: no change in parking garage 2 levels below grade under main building. 68 spaces previously shown.

4. The entire parking count is 68 garage + 16 surface = 84 spaces total. This does NOT include surface road parking along the streets.

5. The entire unit count is 58 units + 8 townhouses = 66 residences total, 25% of which will be affordable units.

6/22/2020

RE: Stonegate St. Patrick - Development Agreement Modification Request - jmcnamara@natickma.org - Town of Natick Mail

Please confirm your receipt of this email and don't hesitate to contact me with any questions. I'm best reached on my mobile at 508-259-2512.

Thank you.

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