

Exhibit K. Existing Conditions Narrative

The Mill Creek Marshfield Project (the "Project") is proposed to be constructed on a 12.7-acre parcel of land located on the southerly side of Commerce Way in Marshfield, Massachusetts (the "Site"). The Site is vacant other than rubbish/trash that has been dumped in the past, which will be cleaned up prior to development of the Project. The Site abuts non-buildable lots to the east, south and west, all of which are vacant and wooded. Abutting the Site to the southeast is Town-owned land, a portion of which is the Marshfield Conservation Land known as Sprague Forest. The Site is separated by a 50-foot-wide parcel of land to the west from a multifamily development constructed by the Applicant known as Modera Marshfield.

The Site is part of the Enterprise Park Master Plan Project ("Enterprise Park"), which was master planned and includes an existing stormwater management system, a closed drainage system within Commerce Way, and available gas and water services, all of which have capacity to allow for the development of the Project. Within Enterprise Park, there are various commercial, industrial and office uses, a Boys and Girls Club, an assisted living facility, and a grocery store. Enterprise Park underwent review pursuant to the Massachusetts Environmental Policy Act (MEPA) concluding in 2006. In 2018, in anticipation of the Modera Marshfield project, a Notice of Project Change was filed to update the proposed uses and impacts of resulting from the buildout of Enterprise Park.

The Site is split between two zoning districts. The majority of the Site is located within the I-1 (Industrial) district, with a small (approximately 1.2-acre portion) at the southeast corner of the Site located within the R-1 (Residential Rural) district. The I-1 district generally permits community facility, garage, agriculture, office, construction, manufacturing, research and development, and utility uses. Specifically, office and research and development uses are allowed as of right with floor areas up to 8,000 square feet for a single establishment, and unlimited by special permit. The R-1 district generally permit single-family dwellings, community facility and agriculture uses.

In addition, the portion of the Site located within the I-1 district is located within the Planned Mixed-Use Overlay District (PMUD), which includes additional permitted uses, subject to special permit including retail, restaurant, banking, education, medical, and mixed-use commercial/residential uses. Gross Floor Area and Floor Area Ratio (as both terms are defined in Section 305-2.01 of the Marshfield Zoning Bylaw) are not regulated under the PMUD. Allowable commercial uses are limited by percentages of the entire PMUD.

There are no bodies of water, wetlands, flood zones, or streams on the Site, nor are there any associated buffer zones. The United States Department of Agriculture Natural Resources Conservation Service (NRCS) Soil Resource Report states that the parent material is excessively drained coarse sand with relatively deep depth to groundwater. There does not appear to be any ledge or rock outcroppings.

Along Commerce Way, the Site is steeply sloped to meet the grade of the street. The land climbs approximately 30 feet from the elevation of Commerce Way to a high point at the south end of the Site. Site-wide slopes range from approximately 4 to 6 percent north to south, and approximately 5 to 15 percent west to east, and adjacent to commerce way, north to south slopes are as high as 35 percent.

According to the Massachusetts Cultural Resource Information System (MACRIS), there are no state or federally listed historic buildings or structures on or near the Site and there are no historically or archeologically significant resources or districts present at the Site.

Enterprise Park is a habitat for the Eastern Box Turtle, a state-listed species. As discussed in Site Development Narrative and Exhibit R of this application, all State-required mitigation for the development of the Site has been met. A Phase I Environmental Site Assessment (ESA) Report prepared by EndPoint, LLC dated June 10, 2021 is attached hereto as Exhibit P.

Certified abutters lists have been provided by the Marshfield Town Assessor and Duxbury Town Assessor; copies of which are attached hereto as Exhibit H to the Application. Photos of abutting properties are attached hereto as Exhibit I.