

Analysis Topic	Existing Site Condition (with Takeda)	Currently Approved Office Expansion Plan (w/o Takeda)	DEIS Plan (2020) (w/o Takeda)	Revised Plan (2021) (w/ Takeda)	FEIS-Toll Plan (w/ Takeda)
Uses	261,000 gsf office	499,000 gsf office	149 – multifamily 22 – townhouse (171 residential units*) 125-key hotel 100,000 gsf office	195 – multifamily 90 – townhouse (285 residential units*)	50 – senior multifamily 125 – senior townhouse (175 senior residential units*)
FAR	0.16 FAR	0.30 FAR	0.34 FAR	0.34 FAR overall 0.70 FAR on multifamily <i>(assume 100k gsf existing and 204,065 gsf new)</i> 0.21 FAR on Townhouse <i>(assume avg 2,900 gsf/ TH)</i>	0.22 FAR overall <i>0.23 net site FAR</i> 0.05 FAR on multifamily 0.17 FAR on Townhouse
Building Height	3-story office buildings and parking (<45 feet)	6-story (±50 ft) parking structure	78 feet Multifamily (5 residential stories + parking) 32 feet Townhouse	<60 feet Multifamily (5 residential stories) <35 feet Townhouse	3-story residential building <i>(existing bldg. to residential)</i> 2-story parking garage (new) 2-story townhouses (new)
Building Coverage	7.03 % (10 percent permitted) 2.73 ac.	14.97 % 5.66 ac	13.1 %	18.63 % 7.23 ac	16.83 % 6.53 ac
Impervious Coverage	18.26 % 7.08 ac	10.51 acres	9.96 acres	33.88 % 13.14 ac	29.36 % 11.39 ac
Wetland Buffer Disturbance	Zero	1.0 acre	0.19 acres	0.10 acres	0.50 ac

* Includes 10% affordable units, evenly distributed through site.

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Water/Sewer Demand		26,100 gpd	70,900 gpd	58,600 gpd	62,620 gpd	41,920 gpd
Traffic		303 Peak AM Hour Trips	441 Peak AM Hour Trips	253 AM Peak AM Hour Trips	131 Peak AM Hour Trips	51 Peak AM Hour Trips
		300 Peak PM Hour Trips	401 Peak PM Hour Trips	285 Peak PM Hour Trips	160 Peak PM Hour Trips	53 Peak PM Hour Trips
Assessed Value		\$1,146,000		± \$1,654,215	± \$2,977,001 \$973,171 – MF \$2,003,829 – TH	± \$2,405,781 \$249,531 – MF \$2,156,250 – TH
Property Taxes¹	Total	\$1,218,266		± \$1,654,215 + \$316k in hotel taxes (+ \$435,949, plus hotel taxes)	± \$3,134,562 (+ \$1,916,296)	± \$2,536,733 (+\$1,318,467)
	Town	\$198,883		\$271,172 (+ \$72,289)	\$516,645 (+ \$317,762)	\$417,512 (+\$218,629)
	School	\$807,013		\$1,100,344 (+ \$293,331)	\$1,901,756 (+ \$1,289,391)	\$1,694,151 (+\$887,138)
	Other	\$212,370		\$282,699	\$716,161	\$425,070
Public School-Age Children		Zero	Zero	20 to 27 PSAC	33 to 44 PSAC 19 – MF 14 to 25 – TH	Age-restricted community No material impact ²
Public School Costs		Zero	Zero	\$545,080 -- \$735,858	\$899,382 -- \$1,199,176	No material impact ²

1. Estimated assessed values for environmental review only. Actual assessments will be made by the Town Assessor. 2021 tax rates utilized.

2. Age restricted housing, permitted by the US Fair Housing Act, allows a project to lawfully refuse to sell (or rent) dwellings to families with minor children. This is what is being proposed in the FEIS-Toll plan. Consistent with the intent of these communities, research on age-restricted residential communities in the region indicate that these communities do not contribute children to the local school district. While it is, therefore, likely that the FEIS-Toll plan would not have any public-school age children, it is noted that even if there were a minimal number of children, the additional tax revenue provided to the School District would far surpass the potential cost associated with additional students.