

Basic Program Elements	Proposed Program as of 10/15
Total Residences	150
Rental	68
Senior restricted Condos	30
Town Houses/ownership condos (Upscale)	52
Total “affordable” units from a combination of above	20% or 30 total (Newbury residents will have fist choice on 21, based on lottery)
Total Residential Sq. Ft.	180,000 sq. ft. (approximate)
Retail	122,000 sq. ft.
Office	48,000 sq. ft.
Total Commercial	170,000 sq. ft.
Community Benefits	5000 sq. ft. Senior Center (part of commercial Landscaped, environmentally protected Little River walking trails
Traffic (Study still needed)	Major improvements to Rt. 1, Middle Road, and Hanover street crossing
Estimated adult site population	236
Estimate tax revenue	\$460,000 per year
Estimated one-time front end 40R subsidy from State and building permit fees	\$400,000
Estimated School age children	26 (Judy Barrett to justify based on data from similar developments)
Transfer of development rights	Conservation easement on uplands across tracks (was a sticking point for some)