

ATTACHMENT A1:
BUILD-OUT OF SELECTED AREAS OF
WEST CONCORD,
TAINTOR & ASSOCIATES

BUILDOUT OF SELECTED AREAS IN WEST CONCORD

INTRODUCTION

This document summarizing five different scenarios for future buildout of 42 land parcels in West Concord has been prepared by Taintor & Associates, Inc. under the direction of the Planning Director and at the request of the Wastewater Planning Task Force.

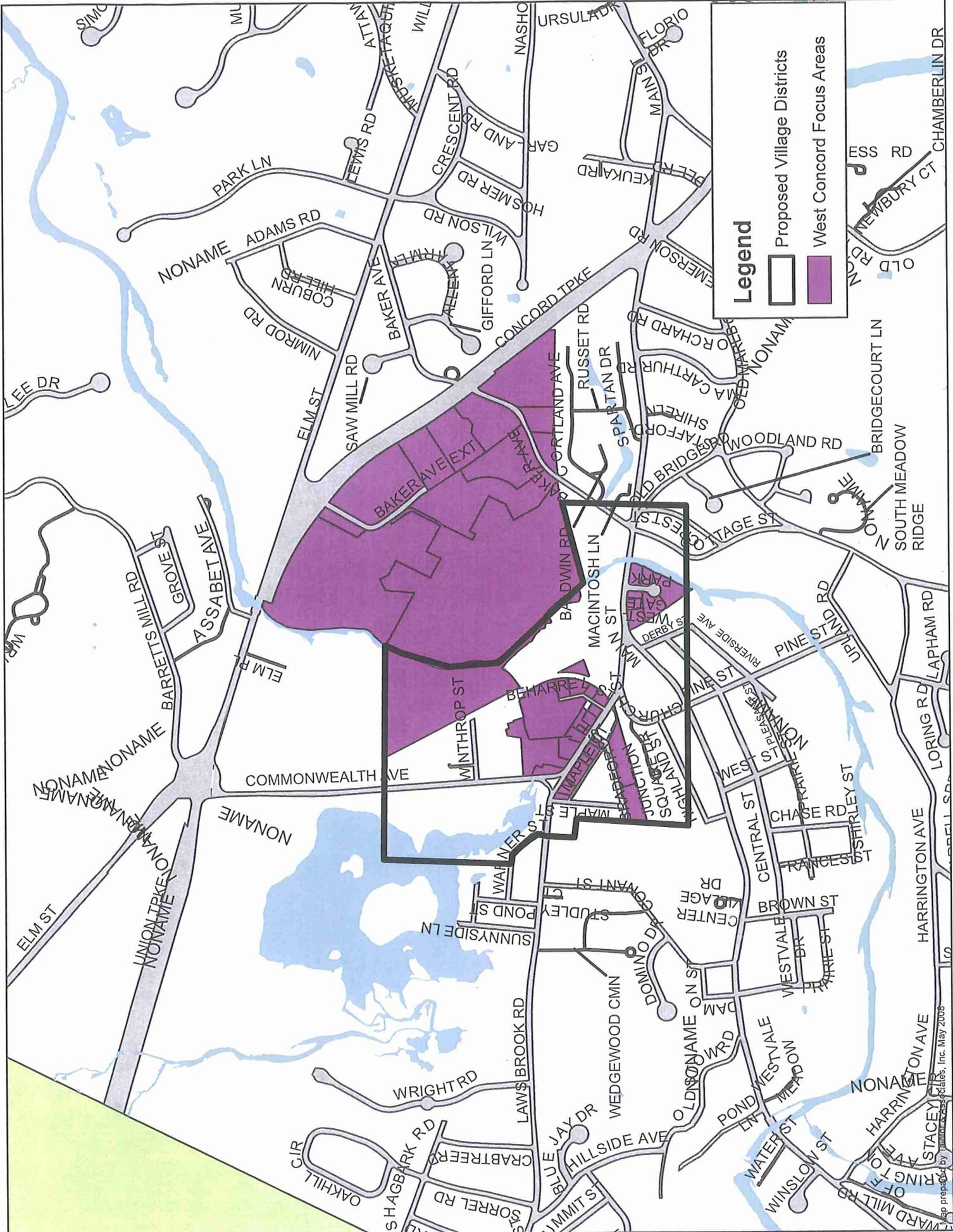
Table 1 below provides a specific listing of the parcels included in the analysis.

The analysis that follows provides summary and detailed information for the existing development in the focus area and for five additional buildout scenarios:

- Buildout under existing zoning regulations.
- Buildout under revised zoning- Scenario 1.
- Buildout under revised zoning- Scenario 2.
- Buildout under revised zoning- Scenario 3.
- Buildout under revised zoning- Scenario 4.

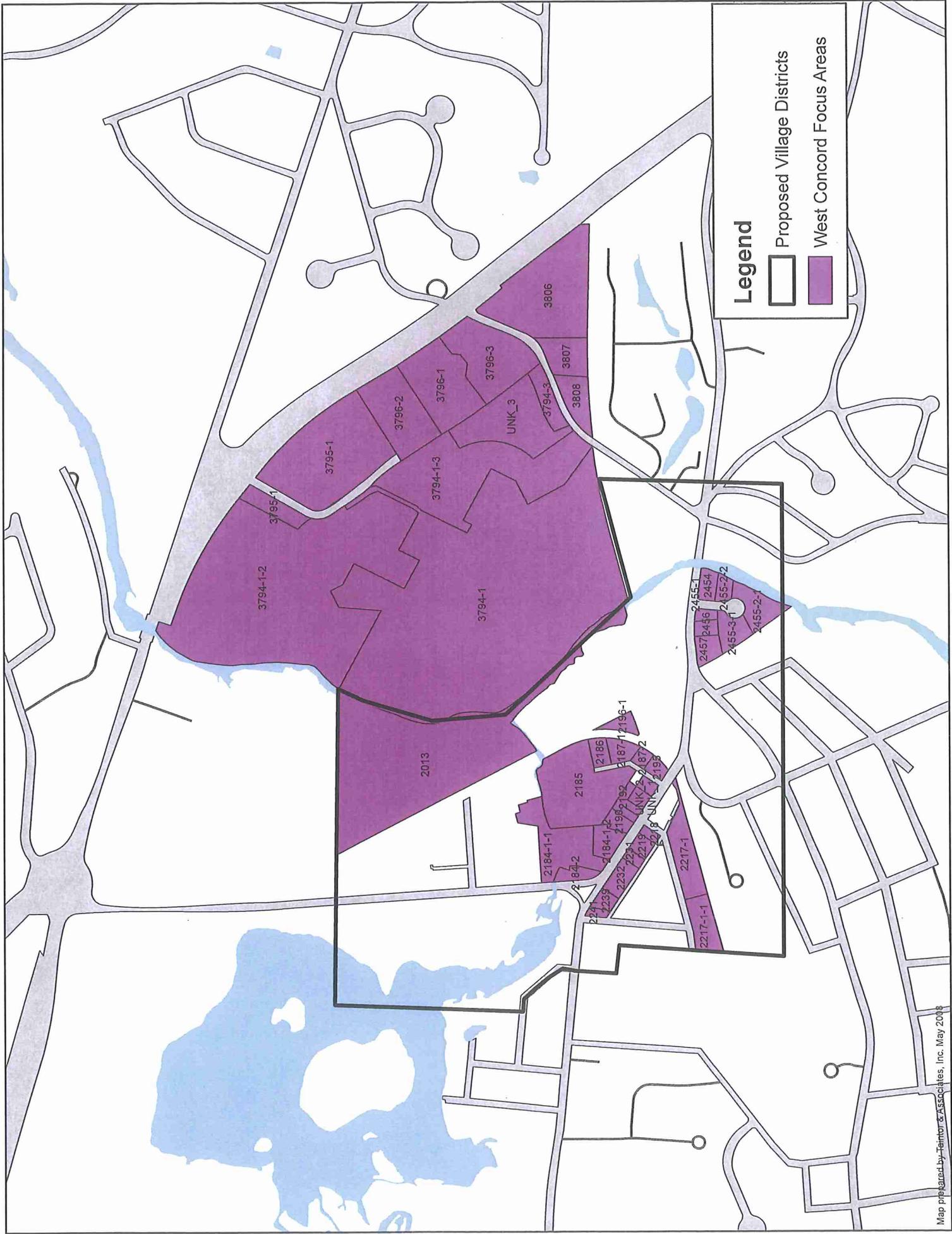
Table 1: LIST OF WEST CONCORD FOCUS AREA PROPERTIES

GIS PARCEL ID	LOCATION	ZONE	AREA
3794-3	26B BAKER AVE	IP	Baker Ave / Ext
3806	221 BAKER AVE	IP	Baker Ave / Ext
3794-1	300 BAKER AVE	I	Baker Ave / Ext
3795-1	150 BAKER AVENUE EXT	I	Baker Ave / Ext
3796-1	54 BAKER AVENUE EXT	IP	Baker Ave / Ext
3796-3	200 BAKER AVE	IP	Baker Ave / Ext
UNK 3	Address unknown	IP	Baker Ave / Ext
3807	245 BAKER AVE	IP	Baker Ave / Ext
3796-2	86 BAKER AVENUE EXT	IP	Baker Ave / Ext
3808	277 BAKER AVE	IP	Baker Ave / Ext
3794-1-2	16A BAKER AVENUE EXT	IP	Baker Ave / Ext
3794-1-3	10A BAKER AVENUE EXT	IP	Baker Ave / Ext
2191	112 COMMONWEALTH AVE	B	Beharrell and Commonwealth
2192	106-108 COMMONWEALTH AVE	B	Beharrell and Commonwealth
2218	113 COMMONWEALTH AVE	B	Beharrell and Commonwealth
2190	114 COMMONWEALTH AVE	B	Beharrell and Commonwealth
2231	129 COMMONWEALTH AVE	B	Beharrell and Commonwealth
2241	17 LAWS BROOK RD	RB	Beharrell and Commonwealth
2239	5 LAWS BROOK RD	B	Beharrell and Commonwealth
2232	135 COMMONWEALTH AVE	B	Beharrell and Commonwealth
2219	119 COMMONWEALTH AVE	B	Beharrell and Commonwealth
2184-2	166 COMMONWEALTH AVE	B	Beharrell and Commonwealth
2184-1-2	13B COMMONWEALTH AVE	B	Beharrell and Commonwealth
2196-1	66 COMMONWEALTH AVE	I	Beharrell and Commonwealth
UNK 1	Address unknown	I	Beharrell and Commonwealth
UNK 2	Address unknown	I	Beharrell and Commonwealth
2195	74 COMMONWEALTH AVE	B	Beharrell and Commonwealth
2184-1-1	152 COMMONWEALTH AVE	I	Beharrell and Commonwealth
2185	50 BEHARRELLL ST	I	Beharrell and Commonwealth
2186	40 BEHARRELLL ST	I	Beharrell and Commonwealth
2187-1	30 BEHARRELLL ST	I	Beharrell and Commonwealth
2187-2	20 BEHARRELLL ST	I	Beharrell and Commonwealth
2217-1	23 BRADFORD ST	I	Bradford
2217-1-1	8A BRADFORD ST	I	Bradford
2013	965 ELM ST	IP	Prison Property
2454	1173 MAIN ST	B	West Gate Park
2455-1	1191 MAIN ST	MPN	West Gate Park
2455-3-1	24 WESTGATE PARK	B	West Gate Park
2457	1211 MAIN ST	B	West Gate Park
2455-2-1	3A WESTGATE PARK	B	West Gate Park
2455-2-2	2A WESTGATE PARK	B	West Gate Park
2456	1201 MAIN ST	RB	West Gate Park



Legend

-  Proposed Village Districts
-  West Concord Focus Areas



Legend

Proposed Village Districts

West Concord Focus Areas

BUILDOUT SCENARIOS BY LAND USE CATEGORY

Table 2 summarizes the buildout scenarios for the 42 parcels selected for this buildout analysis focusing on West Concord. Table 3 provides a more detailed breakdown by land use sub-category, details by area are provided in Tables 4 through 8. An explanation of each of the columns is provided below.

EXISTING LAND USES

Column "E" provides an estimate of existing residential units and non-residential floor area. Existing non-residential floor area is derived from the Town of Concord Assessors database (living area). Existing residential units are estimated based on the land use code (which is from the Assessors database).

Land Use is derived from the land use codes used by the Town Assessor to classify each property.

Number of Parcels indicates the number of properties for which that land use is applied.

BUILDOUT EXISTING ZONING

Column "B" provides an estimate of nonresidential floor area and residential units if each parcel were built-out to its capacity under *existing zoning*. The formula used to calculate these estimates was based on the current dimensional regulations for each zoning district.

SCENARIO 1 BUILD-OUT UNDER REVISED ZONING

Column "1" lists buildout estimates for Scenario 1, assuming zoning were altered for certain parcels. The Scenario 1 analysis assumes:

- the two Bradford Street properties would be developed at moderate density multi-family residential with a minimum area per unit of 2,000 square feet and 15% of the property reserved for parking, access, and open areas;
- the Commonwealth Dept. of Corrections property would be converted to moderate density multi-family residential units with a minimum area per unit of 2,000 square feet and 15% of the property reserved for parking, access, and open areas;
- the 20 properties in the proposed Village Overlay District (other than Bradford Street) would be a mix of uses (75% nonresidential, 25% residential), height of 3 stories, maximum lot coverage of 75%, minimum open space of 10%. Minimum area per unit was 2,000 square feet;
- all other properties would be built-out according to existing zoning.

For this scenario the buildout zoning and land use assumptions do not change for the Baker Ave Area.

SCENARIO 2 BUILD-OUT UNDER REVISED ZONING

Column "2" lists buildout estimates for Scenario 2, which assumes:

- a mix of uses for all properties in the proposed Village Overlay District including Bradford Street (22 properties total);
- a new fire station would be built on the existing MA Dept. of Corrections property (along with residential units);
- the existing fire station would be converted to restaurant;
- all other properties were developed according to existing zoning;
- the same dimensional controls as Scenario 1.

For this scenario the buildout zoning and land use assumptions do not change for the Baker Ave Area and the Beharrell St. and Commonwealth Ave. area.

Scenario 2 assumes buildout with moderate density multi-family residential units and a new fire station on to the MA Dept. of Corrections property for the portion of the property that is located within the proposed Village District Overlay (approximately 17 acres).

SCENARIO 3 BUILD-OUT UNDER REVISED ZONING

Column "3" lists buildout estimates for Scenario 3, which assumes:

- all properties in the proposed Village Overlay District would be developed as mixed use (as with Scenario 2);
- the Commonwealth Dept. of Corrections property would be converted to moderate density multi-family residential units (as with Scenario 1);
- for the 6 properties located on Beharrell and Bradford Streets, the mix of uses was assumed to be 50% nonresidential and 50% residential, height of 3 stories, maximum lot coverage of 75%, minimum open space of 10%, minimum area per unit was 2,000 square feet;
- for the 16 remaining properties in the proposed Village Overlay District, the mix of uses would be 75% nonresidential, 25% residential;
- all other properties were built-out according to existing zoning.

For this scenario the buildout zoning and land use assumptions did not change for the Baker Ave Area and the West Gate Park area.

SCENARIO 4 BUILD-OUT UNDER REVISED ZONING

Column "4" lists buildout estimates for Scenario 4, which assumes:

- all properties in the proposed Village Overlay District would be developed as mixed use (as with Scenario 2&3);
- the Commonwealth Dept. of Corrections property would be converted to moderate density multi-family residential units (as with Scenarios 1&3);
- for the 6 properties located on Beharrell and Bradford Streets, the mix of uses was assumed to be 50% nonresidential and 50% residential, height of 4 stories, maximum lot coverage of 75%, minimum open space of 10%, minimum area per unit was 2,000 square feet;
- for the 16 remaining properties in the proposed Village Overlay District, the mix of uses would be 75% nonresidential, 25% residential (as with Scenario 3);
- all other properties were built-out according to existing zoning.

For this scenario the buildout zoning and land use assumptions did not change for the Baker Ave Area and the West Gate Park area.

Table 2: BUILDOUT SCENARIOS BY LAND USE CATEGORY

Land Use	Number of Parcels					Total Residential Units					Total Developed NonRes Floor Area								
	E	B	1	2	3	4	E	B	1	2	3	4	E	B	1	2	3	4	
Residential	2	2	3	1	1	1	8	3	244	192	194	194	0	0	0	5,000	0	0	
Commercial	23	22	15	16	15	15	0	0	0	0	0		668,887	1,299,048	1,234,896	1,236,928	1,234,896	1,234,896	
Industrial	10	12	3	3	3	3	0	0	0	0	0		163,447	773,743	333,510	333,510	333,510	333,510	
Public & Non-Profit	2	1	1	0	1	1	0	0	0	0	0		2,032	2,032	2,032	0	2,032	2,032	
Mixed Use	5	5	20	22	22	22	9	9	39	47	70	74	13,679	20,046	244,470	306,450	250,750	257,500	
TOTAL							17	12	283	239	264	268	848,045	2,094,869	1,814,908	1,881,888	1,821,188	1,827,938	
	42																		

Table 3: BUILDOUT SCENARIOS BY LAND USE SUBCATEGORY¹

Land Use	Number of Parcels						Total Residential Units						Total Developed Nonresidential Floor Area							
	E		B		I		E		B		I		E		B		I			
	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4
Residential																				
Three Family (1050)	1	-	-	-	-	-	-	3	-	-	-	-	-	-	-	-	-	-	-	-
Aparts-4-8 units (1110)	-	3	1	1	1	1	-	-	244	192	194	194	-	-	-	5,000	-	-	-	-
Apts-8plus (1120)	1	1	-	-	-	-	5	-	-	-	-	-	-	-	-	-	-	-	-	-
Commercial																				
Small Retail & Svc. (3250)	1	6	4	4	4	4	-	-	-	-	-	-	3,132	57,707	37,692	37,692	37,692	37,692	37,692	37,692
Eating & Drinking (3260)	1	1	1	2	1	1	-	-	-	-	-	-	3,009	4,799	4,799	6,831	4,799	4,799	4,799	4,799
Auto Sales & Services (3300)	1	-	-	-	-	-	-	-	-	-	-	-	10,197	-	-	-	-	-	-	-
Auto Repair (3320)	2	-	-	-	-	-	-	-	-	-	-	-	11,820	-	-	-	-	-	-	-
Gas Service Stations (3340)	2	2	1	1	1	1	-	-	-	-	-	-	6,148	21,506	12,007	12,007	12,007	12,007	12,007	12,007
Parking Lots (3370)	5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
General Office Bldg. (3400)	8	10	6	6	6	6	-	-	-	-	-	-	584,827	1,121,640	1,087,002	1,087,002	1,087,002	1,087,002	1,087,002	1,087,002
Medical Office Bldg. (3420)	2	3	3	3	3	3	-	-	-	-	-	-	44,954	93,396	93,396	93,396	93,396	93,396	93,396	93,396
Fraternal Org. (3530)	1	-	-	-	-	-	-	-	-	-	-	-	4,800	-	-	-	-	-	-	-
Industrial																				
Manufacturing Bldg. (4000)	3	6	3	3	3	3	-	-	-	-	-	-	54,944	552,171	333,510	333,510	333,510	333,510	333,510	333,510
Warehouse (4010)	5	6	-	-	-	-	-	-	-	-	-	-	108,503	221,572	-	-	-	-	-	-
Developable Land (4400)	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Public Service																				
Fire (9032)	1	1	1	1	1	1	-	-	-	-	-	-	2,032	2,032	2,032	-	2,032	-	2,032	2,032
State Property (9120)	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Multiple-Use																				
Resident. w/ Comm. (0104)	1	1	-	-	-	-	2	2	-	-	-	-	672	978	-	-	-	-	-	-
Resident. w/ Comm. (0110)	1	1	-	-	-	-	2	2	-	-	-	-	8,446	8,446	-	-	-	-	-	-
Commercial w/ Res. (0322)	1	1	-	-	-	-	2	2	-	-	-	-	1,468	1,609	-	-	-	-	-	-
Commercial w/ Res. (0325)	1	1	-	-	-	-	2	2	-	-	-	-	1,932	5,988	-	-	-	-	-	-
Commercial w/ Res. (0340)	1	1	-	-	-	-	1	1	-	-	-	-	1,161	3,025	-	-	-	-	-	-
Commercial w/ Res. (0310)	-	-	20	22	22	22	-	-	39	47	70	74	-	-	244,470	306,450	250,750	250,750	257,500	257,500

¹ E = Existing, B = Buildout under existing zoning, 1 = Scenario 1, 2 = Scenario 2, 3 = Scenario 3, 4 = Scenario 4
Taintor & Associates, Inc.

Table 4: BAKER AVE. AREA

For this area, zoning would remain the same for all scenarios and existing land use would be expanded.

Land Use		Total Developed NonRes Floor Area	
		<i>E</i>	<i>B (and all Scenarios)</i>
Commercial			
Parking Lots	3370	-	-
General Office Bldg	3400	579,507	1,087,002
Medical Office Bldg	3420	44,954	93,396
Fraternal Organizations	3530	4,800	-
Industrial			
Buildings for Manufacturing	4000	19,370	333,510
Industrial Developable Land	4400	-	-
TOTAL		648,631	1,513,908

Table 5: PRISON PROPERTY

Includes only a portion of the entire MA Department of Corrections property (which is about 17 acres) and there is no existing development. Buildout under existing conditions assumes existing property would convert to industrial use. Scenarios 1, 3 and 4 assumed that the MA Dept. Corrections property buildout would be moderate density residential. Scenario 2 assumed a 5,000 square foot fire station would be located her as well as residential units.

Land Use		Total Residential Units				Total Developed NonRes Floor Area			
		<i>E</i>	<i>B</i>	<i>1,3,4</i>	<i>2</i>	<i>E</i>	<i>B</i>	<i>1,3,4</i>	<i>2</i>
Public (Commonwealth of MA)	9120	-	-	-	-	-	-	-	-
Industrial	4000	-	-	-	-	175,389	-	-	-
Apts 4-8 Units	1110	-	-	194	192	-	-	-	-
Fire	9032	-	-	-	-	-	-	-	5,000

Table 6: 23 AND 8A BRADFORD ST. EXISTING LAND USE

For the Bradford Street properties, the buildout under existing zoning assumed that the parking lot would be developed. Scenario 1 assumed both parcels would be built with moderate density residential. The second scenario applied a mix of uses (75% res, 25% nonres) under a new Village Overlay District zoning. Scenario 3 assumed mix of uses (50% res and 50% nonres) and a height of 3 stories. Scenario 4 assumed a mix of uses up to 4 stories.

Land Use	Total Residential Units				Total Developed Non-Residential Floor Area							
	E	B	1	2	3	4	E	B	1	2	3	4
Warehouses to Store Manuf. Products	-	-	-	-	-	-	63,077	90,501	-	-	-	-
Parking lots	-	-	-	-	-	-	-	-	-	-	-	-
Apts 4-8 Units	-	-	50	-	-	-	-	-	-	-	-	-
Commercial w/ Res.	-	-	-	8	16	18	-	-	-	61,980	41,320	43,820

Table 7: BEHARRELL ST. AND COMMONWEALTH AVE. EXISTING LAND USE

For this area, the buildout under existing zoning assumed the parking lots would be developed. Some of the existing uses would change from auto sales and repair to small service and retail. Scenarios 1 & 2 assumed a mix of uses under the proposed Village Overlay District. Scenario 3 assumes a mix of uses with 50% residential and 50% nonresidential to a height of 3 stories. Scenario 4 increases the height to 4 stories.

Land Use	Total Residential Units				Total Developed NonResidential Floor Area					
	E	B	1,2	3	4	E	B	1,2	3	4
Residential										
Three Family	3	3	-			0	-			
Apts-8 plus	5	-	-			0	-			
Commercial										
Auto Sales & Services	-	-	-			10,197	-			
Auto Repair	-	-	-			3,000	-			
Small Retail & Service	-	-	-			-	20,015			
Gasoline Service Stations	-	-	-			2,278	9,499			
Parking Lots	-	-	-			0	-			
General Office Bldg	-	-	-			5,320	34,638			
Industrial										
Buildings for Manufacturing	-	-	-			35,574	43,272			
Warehouses to Store Manuf. Products	-	-	-			45,426	131,071			
Multiple-Use										
Res. w/ Comm.	2	-	-			672	978			
Res. w/ Comm.	2	-	-			8,446	8,446			
Commercial w/ Res.	2	-	-			1,468	1,609			
Commercial w/ Res.	2	-	-			1,932	5,988			
Commercial w/ Res.	1	-	-			1,161	3,025			
Commercial w/ Res.	-	-	39	54	56	-	-	244,470	209,430	213,680
TOTAL	17	3	39	54	56	115,474	258,541	244,470	209,430	213,680

Table 8: WEST GATE PARK EXISTING LAND USE

For this area (which includes the Fire Station), the buildout under existing zoning (as well as for Scenarios 1, 3 and 4) assumed that the auto repair would convert to small retail and service and the parking lot would be developed. For Scenario 2, it was assumed that the existing fire station would be converted to a restaurant.

Land Use		Total Developed NonResidential Floor Area		
		<i>E</i>	<i>B, 1, 3, 4</i>	<i>2</i>
Commercial				
Small Retail & Service (<10,000 sq ft)	3250	3,132	37,692	37,692
Eating & Drinking Estab.	3260	3,009	5,119	6,831
Auto Repair	3320	8,820	-	-
Gasoline Service Stations	3340	3,870	12,007	12,007
Parking Lots	3370	-	-	-
Public Service				
Fire	9032	2,032	2,032	-
TOTAL		20,863	56,850	56,530

ATTACHMENT A2:
BUILD-OUT OF SELECTED AREAS OF
CONCORD CENTER,
TAINTOR & ASSOCIATES

BUILDOUT OF SELECTED AREAS IN CONCORD CENTER

INTRODUCTION

This document summarizing different scenarios for future buildout of 11 properties in the Concord Center area has been prepared by Taintor & Associates, Inc. under the direction of the Planning Director and at the request of the Wastewater Planning Task Force.

Table 1 below provides a specific listing of the parcels included in the analysis.

The analysis that follows provides summary and detailed information for the existing development in the focus area and for one alternative buildout scenarios:

- Buildout under existing zoning regulations.
- Buildout under revised zoning- Scenario 1.

Table 1: List of Focus Area Properties

GIS Parcel ID	Location	Zoning	Area
PUBLIC WAY	KEYES RD	RB	Concord Center
1701-1	7B MAIN ST	RA	Concord Center
1686	57 LOWELL RD	RC	Concord Center
1680	147 LOWELL RD	B	Concord Center
1685-CD	91 LOWELL RD	B	Concord Center
1683-CD	97 LOWELL RD	B	Concord Center
1681	129 LOWELL RD	BN	Concord Center
1317	126 LOWELL RD	BN	Concord Center
1682	141 KEYES RD	B	Concord Center
1682-1	13B KEYES RD	B	Concord Center
1682-2	105 KEYES RD	BN	Concord Center

CONCORD CENTER

BUILD-OUT UNDER EXISTING ZONING

Table 2 summarizes buildout totals by land use category for each scenario. The table lists estimated existing residential units and nonresidential floor area (which were estimated using the Town Assessors data). The second set of columns lists buildout projections based on existing zoning, with no change to existing land uses. The third set of columns lists buildout for the selected properties if zoning and land use changed as outlined below.

BUILD-OUT UNDER REVISED ZONING

Area 1 (Lowell Road)

Dimensional regulations:

85% maximum lot coverage (building and parking)

1,000 sq ft minimum area per unit

3-story height limit

Parking – 1 space per every 400 sq. ft. of FA

Assumptions:

Mix of residential and non-residential (50% res, 50% nonres).

All surface parking. This translates into 66% lot coverage for surface parking, 19% lot coverage for building area.

All required parking would be accommodated on-site.

Area 2 (Keyes Road and Main Street)

Dimensional regulations:

90% maximum lot coverage (building and parking).

1,000 sq ft minimum area per unit.

2-story height limit (parking would be underground).

Parking – 1 space per every 300 sq. ft. of FA (average for all uses).

Assumptions:

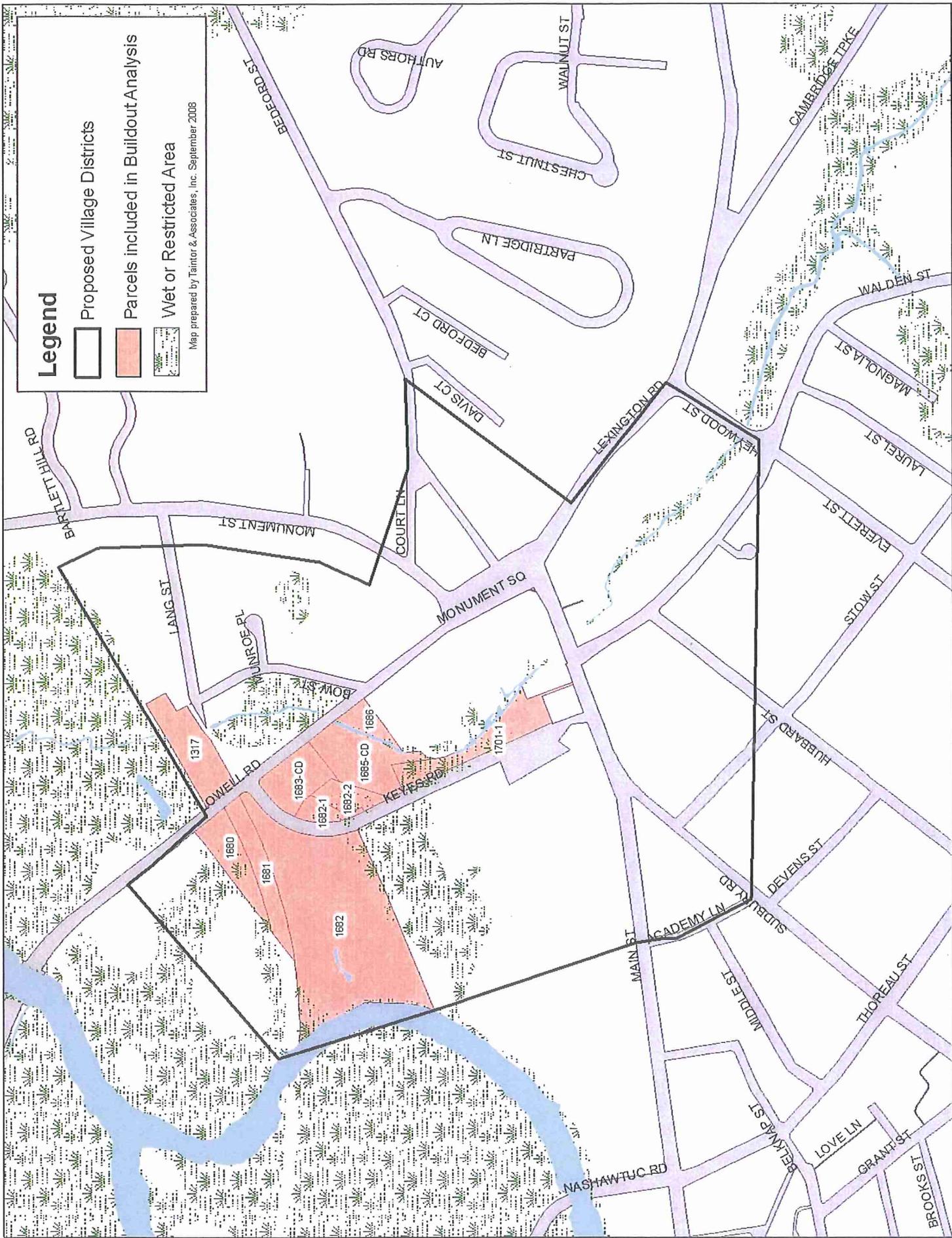
All commercial land uses (mostly small retail).

One floor of parking under building, the remaining would be surface. This translates into 60% lot coverage for surface parking, 30% lot coverage for building area.

All required parking would be accommodated on-site.

Table 2: CONCORD CENTER LAND USE SUB-CATEGORY BREAKDOWN (EXISTING ZONING)

Land Use Type	Number of Parcels			Total Residential Units			Total Developed Non Res Floor Area		
	Existing	Buildout w/ Existing Zoning	Buildout w/ New Zoning	Existing	Buildout w/ Existing Zoning	Buildout w/ New Zoning	Existing	Buildout w/ Existing Zoning	Buildout w/ New Zoning
Residential									
Single Family	1	1	-	1	1	-	0	0	-
Commercial Land Uses									
Tanks holding fuel	1	1	-	-	-	-	2,592	22,133	-
Lumber Yard	1	1	-	-	-	-	8,957	36,308	-
Small Retail & Svc.	-	-	2	-	-	-	-	-	96,507
Parking Lots	2	2	-	-	-	-	-	-	-
Auto Repair	1	1	-	-	-	-	3,760	25,579	-
Office and Retail	3	3	-	-	-	-	30,730	71,458	-
Public Service Land Uses									
Municipal (Town Offices)	2	2	-	-	-	-	20,000	20,000	-
Multiple Use									
Commercial w/ Res.	-	-	9	-	-	178	-	-	215,110
TOTAL	11	11	11	1	1	178	66,039	175,478	311,617



ATTACHMENT A3:

**BUILD-OUT OF SELECTED AREAS OF
THOREAU STREET/SUDBURY ROAD,**

TAINTOR & ASSOCIATES

BUILDOUT OF SELECTED AREAS ALONG THOREAU STREET AND SUDBURY ROAD

INTRODUCTION

This document summarizing different scenarios for future buildout of 6 properties has been prepared by Taintor & Associates, Inc. under the direction of the Planning Director and at the request of the Wastewater Planning Task Force.

Table 1 below provides a specific listing of the parcels included in the analysis.

The analysis that follows provides summary and detailed information for the existing development in the focus area and for one alternative buildout scenarios:

- Buildout under existing zoning regulations.
- Buildout under revised zoning -- Scenario 1.
- Buildout under revised zoning -- Scenario 2.

Table 1: List of Focus Area Properties

GIS Parcel ID	Location	Zoning	Area
0370	195 Sudbury Rd	B	Thoreau Street / Sudbury Road
0373	203 Sudbury Rd.	B	Thoreau Street / Sudbury Road
0372	199 Sudbury Rd.	B	Thoreau Street / Sudbury Road
0371	191 Sudbury Rd.	B	Thoreau Street / Sudbury Road
0369	175 Sudbury Rd.	B	Thoreau Street / Sudbury Road

THOREAU STREET AND SUDBURY ROAD

BUILD-OUT UNDER EXISTING ZONING

Table 2 summarizes buildout totals by land use category for each scenario. Columns "E" lists estimated existing nonresidential floor area (which were estimated using the Town Assessors data). Columns "B" lists buildout projections based on existing zoning (Business). Where there is currently one restaurant at 195 Sudbury Rd, the buildout assumed an addition of one restaurant of the same size (approximately 6,000 square feet seating 200 people) as well as small retail and service uses for the remainder of the property.

The Columns "1" and "2" list buildout for the selected properties if zoning and land use changed as outlined below.

BUILD-OUT UNDER REVISED ZONING

Dimensional regulations:

90% maximum lot coverage (building and parking)

1,000 sq ft minimum area per unit

3-story height limit

Parking – 1 space per every 400 sq. ft. of FA.

Maximum building coverage of 50%.

Assumptions:

Mix of residential and non-residential (25% res and 75% nonres for Scenario 1, 50% res and 50% nonres for Scenario 2)

50% of the required parking would be structured parking, 50% surface parking.

Types of uses would include small grocery, retail, office, residential and two restaurants.

Not all of the parking would be accommodated on-site (approximately 76% of the parking would need to be located off-site if the entire site was built out to 50% building coverage.) The remainder of the parking could be handled through shared parking, parking waivers, or additional structured parking.

Table 2: THOREAU STREET / SUDBURY ROAD LAND USE SUB-CATEGORY BREAKDOWN (EXISTING ZONING)

Land Use	Number of Parcels			Total Res Units			Total Developed NonRes Floor Area		
	E	B	I	E	B	I	E	B	I
Supermarkets (including Retail and Small Restaurant)	1	1	-	-	-	-	32,910	76,302	-
Eating & Drinking Establishment, Small Retail & Service*	1	1	-	-	-	-	6,200	31,145	-
General Office Bldg	3	3	-	-	-	-	20,512	21,226	-
Commercial w/ Residential	-	-	5	-	-	83	-	-	302,160
TOTAL	5	5	5	5	5	83	59,622	128,673	302,160
									201,510
									201,510

E = Existing, B = Buildout under existing zoning, I = Buildout under revised zoning Scenario 1, 2 = Buildout under revised zoning Scenario 2.

Legend

Proposed Village Districts

Parcels included in Buildout Analysis

Wet or Restricted Area

Map prepared by Taimor & Associates, Inc. September 2008

