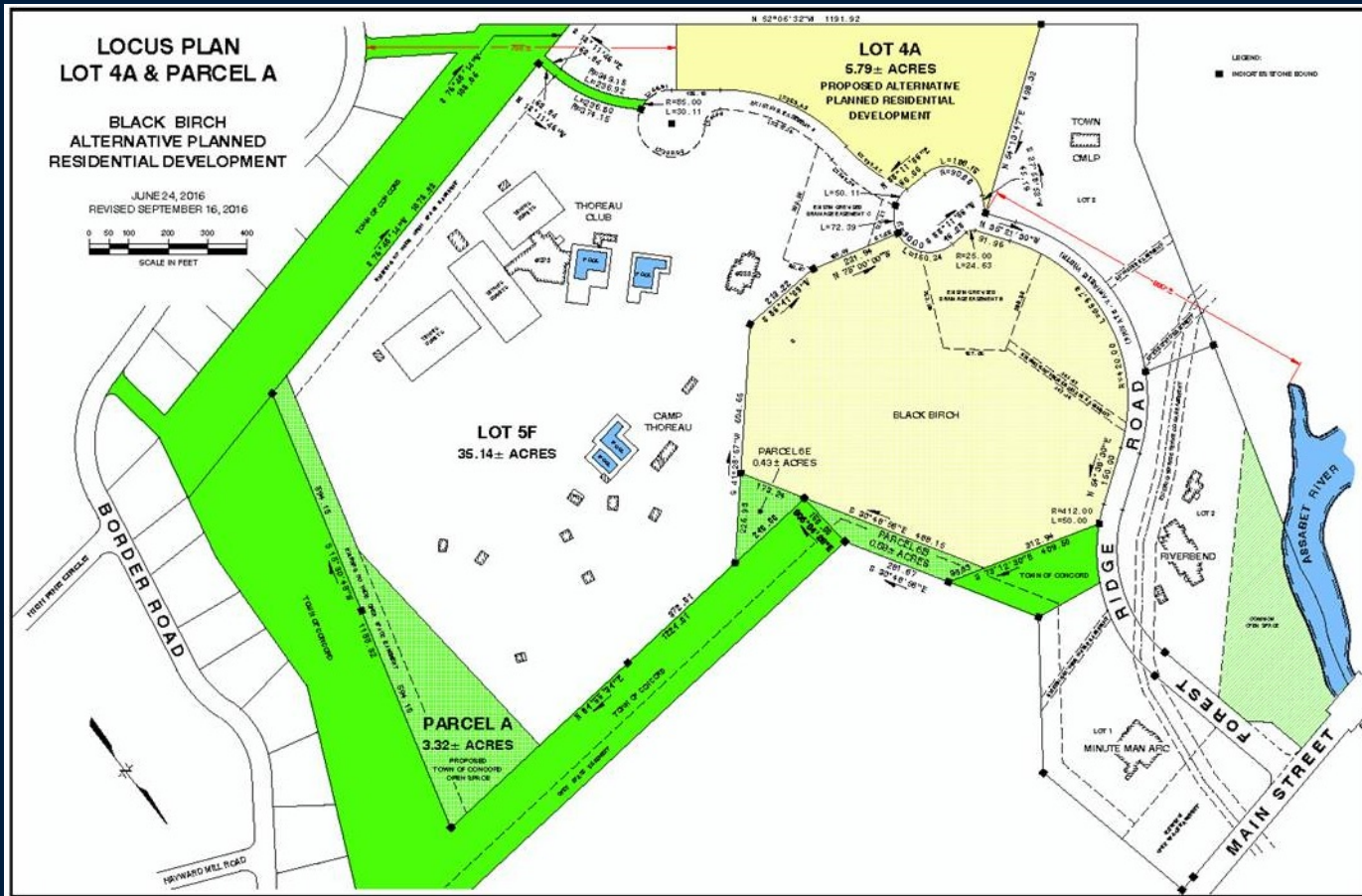


Warrant Article #3
Phase II Black Birch
Alternative Planned Residential Development

Lot 4A & Parcel A
Forest Ridge Road



Warrant Article #3 Phase II Black Birch Alt. PRD



Warrant Article #3
Phase II Black Birch Alt. PRD

Phase I Black Birch

- Approved by Town Meeting in 2015
- 25 units for 55 or older
- Located on 15.57 acres
- 8 acres of protected open space

Phase II Black Birch

- 16 units for 55 or older
- Located on 9.11 acres
- 4.7 acres of protected open space

Warrant Article #3 Phase II Black Birch Alt. PRD



Warrant Article #3
Phase II Black Birch Alt. PRD

Benefits of Phase II Black Birch

- Adjacent to the Thoreau Club & easy access to walking trails, conservation land, services and shopping
- State of the art energy efficiency construction
- 2 and 3-bedroom homes from 1,800 to 2,600 sq.ft.
- Detached and carriage style attached homes
- Simplicity of low maintenance & convenient condominium lifestyle

Warrant Article #3
Phase II Black Birch Alt. PRD

Comparison of Alternative Uses for Lot 4A & Parcel A

	<u>Residential Use</u>	<u>Office Use</u>
Proposed Use	16 unit/55 or older	27,330 sq.ft office
Required Parking	32 spaces	91 to 109 spaces
Weekday Daily Trips	58 trips	298 trips
Weekday A.M Peak	5 trips	42 trips
Affordable Units	2 units or \$1M	None
Open Space	4.7 acres	None
Est. Tax Revenue	\$257,000 to \$288,00	\$74,000