

**COMPARISON OF LIBERTY RIDGE PUBLIC BENEFIT DEVELOPMENT TO
PREVIOUS LIBERTY RIDGE PROPOSAL AND VERA LANE CONVENTIONAL SUBDIVISION**

	PROPOSED LIBERTY RIDGE 29 UNIT DEVELOPMENT	PREVIOUS LIBERTY RIDGE 30 UNIT DEVELOPMENT	APPROVED VERA LANE 13 SINGLE FAMILY SUBDIVISION
<u>CONSTRUCTION & DEVELOPMENT</u>			
Number of Dwellings	26 Market Rate & 3 Affordable	27 Market Rate & 3 Affordable	13 Single Family Houses
Mix of Units	5 Townhome Styles - Small TH (4) 1,650 sf - Empty Nestor TH (6) 2,400 sf - Moderate TH (6) 2,620 sf - Larger TH (8) 2,860 sf - Single Family (5) 3,700 sf	5 Townhome Styles - Small TH (4) 1,800 sf - Empty Nestor TH (6) 2,400 sf - Moderate TH (6) 3,150 sf - Larger TH (10) 3,450 sf - Single Family (4) 4,200 sf	Single Family Houses Average: 10,219 sf /house
Total Gross Floor Area	78,100 sf (2, 3 & 4 BR Units) (Average: 2,693 sf/unit)	91,800 sf (2, 3 & 4 BR Units) (Average: 3,060 sf/unit)	132,854 sf (Average: 10,219 sf /house)
Amount of Impervious Surfaces	95,054 sf	114,510 sf	No Limit
Area of Site Development (percent of road/unit development)	247,609 sf 45.7%	272,563 sf 50%	400,023 sf 74%
Area of Open Space (percent left undeveloped or common green space)	312,525 sf 57.8%	268,575 sf 50%	141,115 sf 26%

<u>BENEFITS TO THE LEXINGTON COMMUNITY</u>			
Conveyance of Open Space Protective Covenants to Town	236,107 sf (5.42 acres)	214,661 sf (4.94 acres)	None
Affordable Housing Units	3 affordable units – LexHAB Cost basis value to town of \$1.5M		None
Trail Construction See attached Exhibits 1, 2 & 3 for Trail Plan and Greenway Memo	Trails provided for Greenway to connect Grove Street through Wright Farm to Burlington – civil and traffic engineering services & construction work		2 Trails provided within Subdivision
Amenities for Residents	76,418 sf including Open Playing Field, Children’s Play Area, Common Bluestone Patios & Center Natural Wooded Area	54,000 sf including Open Playing Field, Children’s Area, Sports Court, Dog Park, Gazebo and Common Bluestone Patios	None

<u>FISCAL IMPACT</u>			
Municipal Costs to Town of Lexington	None (Liberty Ridge Self-Maintained by Condo Association)	None (Liberty Ridge Self-Maintained by Condo Association)	Town Maintenance & upkeep of all roadway & utilities in Subdivision
Projected Yearly Fiscal Impact (see below table for breakdown)	N/A	+\$48,074	+\$45,245

<u>HOUSING AFFORDABILITY: NEW HOUSES v. TOWNHOMES</u> (Based on 2012-2016 Lexington MLS data)		
Average Selling Price*	\$880,213 per Townhouse (45% less than new SF homes)	\$1,598,741 per new SF home
Average Price per SF	\$309 per Townhouse	\$341 per new SF home
Average Living Area	2,852 per Townhouse (39% smaller than new SF homes)	4,683 per new SF home
Lexington - Total Sales (5 yr)	37 Townhouses (12% of new sales)	317 SF homes (88% of new sales)

* See attached Exhibits 3&4

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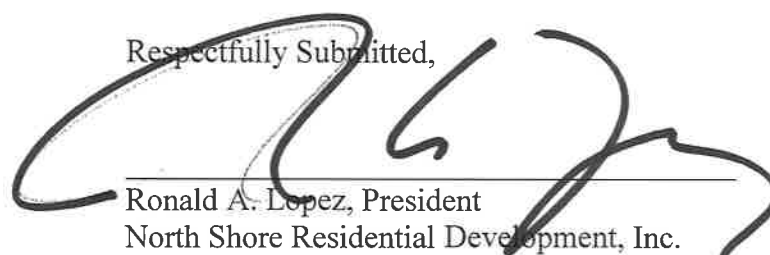
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<u>TREE PRESERVATION</u>			
Trees Remaining*	917 trees (45% of total trees on lot)	602 trees (29% of total trees on lot)	330 (estimated) (16% of total trees on lot)
Trees Removed	1,141 trees 55% of total trees	1,456 trees 71% of total trees	1,728 trees 84% of total trees
Tree Replenishment	336 trees	336 trees	95 trees
Post-Construction Coverage	1,253 trees 61% of Current Total Trees	938 trees 46% of Current Total Trees	425 trees 21% of Current Total Trees
“Process for Tree Preservation” –Effort to Preserve Trees In Field	Preservation Effort will apply to Entire Site	Preservation Effort will apply to Entire Site	Preservation Effort is limited to land abutting Right-of-way

<u>TRAFFIC IMPACT / TRIP GENERATION</u>			
Weekday Daily (24 hrs) Current Grove St Vehicles per day: 5,700	Less than 190 vehicles per day	190 vehicles per day (3% increase)	124 vehicles per day (2% increase)
Weekday Morning Peak Hour Current Grove St totals: 900 trips per hour	Less than 14 vehicles per hour	14 vehicles per hour	10 vehicles per hour
Weekday Evening Peak Hour	Less than 18 vehicles per hour	18 vehicles per hour	13 vehicles per hour

<u>STREET LIGHTS</u>		
Photometric Light Study*	16 Luminous Center	30 Luminous Center
Lamp/Pole Types	Classic Series Hexagonal base cage 12’ tall pole 10 total lamps	New Era Series 2 armed 18’ tall pole 11 lamps

<u>WATER CONSERVATION</u>		
Water Conservation Efforts To Reduce Local Water Demand	Water Conservation Effort to include 20,000 gal holding tank, Harvesting of Rain Water, and Back-up Well to Provide all Irrigation for Liberty Ridge	Individual Homeowners will be encouraged to use Roof Leader Holding Tanks to Conserve Water for Irrigation

Respectfully Submitted,


 Ronald A. Lopez, President
 North Shore Residential Development, Inc.

Dated: June 6, 2017