

BROWN'S HILL COMPARATIVE BUILDOUT SUMMARY

CONSULTANTS' DATA

Market Prospects: Strong Good Fair-Good User Driven

	As of Right	Scenario 1.A	Scenario 1.B	Scenario 2.A	Scenario 2.B	Scenario 3.A	Scenario 3.B	Scenario 4
LOWER CAMPUS								
Occupancy / Use	All Single Family Housing	Multi-Family Reuse Exist'g Bldgs	Multi-Family Reuse Exist'g Bldgs	Multi-Family Reuse Exist'g Bldgs	Multi-Family Reuse Exist'g Bldgs	Multi-Family Reuse Exist'g Bldgs	Multi-Family Reuse Exist'g Bldgs	Multi-Family Reuse Exist'g Bldgs
No. Dwelling Units (DU)	50	209	209	209	209	209	209	209
Gross Square Footage (SF)	225,000	197,000	197,000	197,000	197,000	197,000	197,000	197,000
CENTRAL CAMPUS								
Occupancy / Use		New 55+	New 55+	New Ass't Lv'g / Sr Hs'g	New Ass't Lv'g / Sr Hs'g	New Life Science	New Life Science	New Ass't Lv'g / Sr Hs'g
Approx. Land Area (Acres)		11	6	11	6	11	6	6
No. Dwelling Units (DU)		60	30	200	120	0	0	120
Gross Square Footage (SF)		144,000	72,000	160,000	96,000	200,000	100,000	96,000
UPPER CAMPUS								
Occupancy / Use		Reuse Exist'g Bldgs	Reuse Exist'g Bldgs	Bldg A: New Life Science Bldg B: Reuse Exist'g Bldgs	Bldg A: New Life Science Bldg B: Reuse Exist'g Bldgs	Life Science New & Reuse Exist'g Bldgs	Life Science New & Reuse Exist'g Bldgs	New 55+
No. Dwelling Units (DU)		0	0	0	0	0	0	75 DU
Gross Square Footage (SF)		164,612	164,612	325,057	325,057	325,057	325,057	180,000
TOTAL CAMPUS GROSS SQUARE FOOTAGE:								
Lower, Central & Upper Campus (SF)	225,000	505,612	433,612	682,057	618,057	722,057	622,057	473,000
NET ANNUAL FISCAL BENEFIT (\$)	(40,000)	1,290,000	830,000	2,060,000	1,810,000	2,820,000	2,190,000	1,490,000

BROWN'S HILL COMPARATIVE BUILDOUT SUMMARY

PLANNING BOARD DATA

Market Prospects: Strong Good Fair-Good User Driven

	Scenario LOW INTENSITY	Scenario MEDIUM INTENSITY	Scenario HIGH INTENSITY	
CENTRAL CAMPUS				
Occupancy / Use	New 55+	Single to Multiplex Residential	Multiplex Residential	& New Ass't Lv'g / Sr Hs'g
Approx. Land Area (Acres)	6	6	6	
No. Dwelling Units (DU)	26	66	47	+ 80-Beds
Gross Square Footage (SF)			110,800	50,000
Total Gross Square Footage (SF)	65,200	148,000	160,800	
UPPER CAMPUS				
Scenario 1.A & 1.B Square Footage	164,612	164,612	164,612	
Scenario 2.A & 2.B Square Footage	325,057	325,057	325,057	
Scenario 3.A & 3.B Square Footage	325,057	325,057	325,057	
Scenario 4 Square Footage	180,000	180,000	180,000	
Lower Campus				
Scenario 1.A, 1.B, 2.A, 2.B, 3.A, 3.B, & 4 Square Footage	197,000	197,000	197,000	
TOTAL CAMPUS GROSS SQUARE FOOTAGE:				
PB Central + Scenario 1.A & 1.B Upper & Lower Campus	426,812	509,612	522,412	
PB Central + Scenario 2.A & 2.B Upper & Lower Campus	587,257	670,057	682,857	
PB Central + Scenario 3.A & 3.B Upper & Lower Campus	587,257	670,057	682,857	
PB Central + Scenario 4 Upper & Lower Campus	442,200	525,000	537,800	