

The Shoppes at Maynard Crossing



Designer/Architect:



129 Parker Street
MAYNARD, MASSACHUSETTS

October 29, 2012



The Shoppes at Maynard Crossing

- Agenda:
 - Project Overview
 - Existing Conditions
 - Master Site Plan
 - Proposed Elevations
 - 2007 STM Plan vs. 2013 STM Plan
 - Projected Tax Impact

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129 Parker Street-Existing Conditions

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129 Parker Street PK-2 Building



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Proposed Site Plan



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Parker Street View-Proposed Elevation



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North West View-Proposed Elevation



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North View-Proposed Elevation



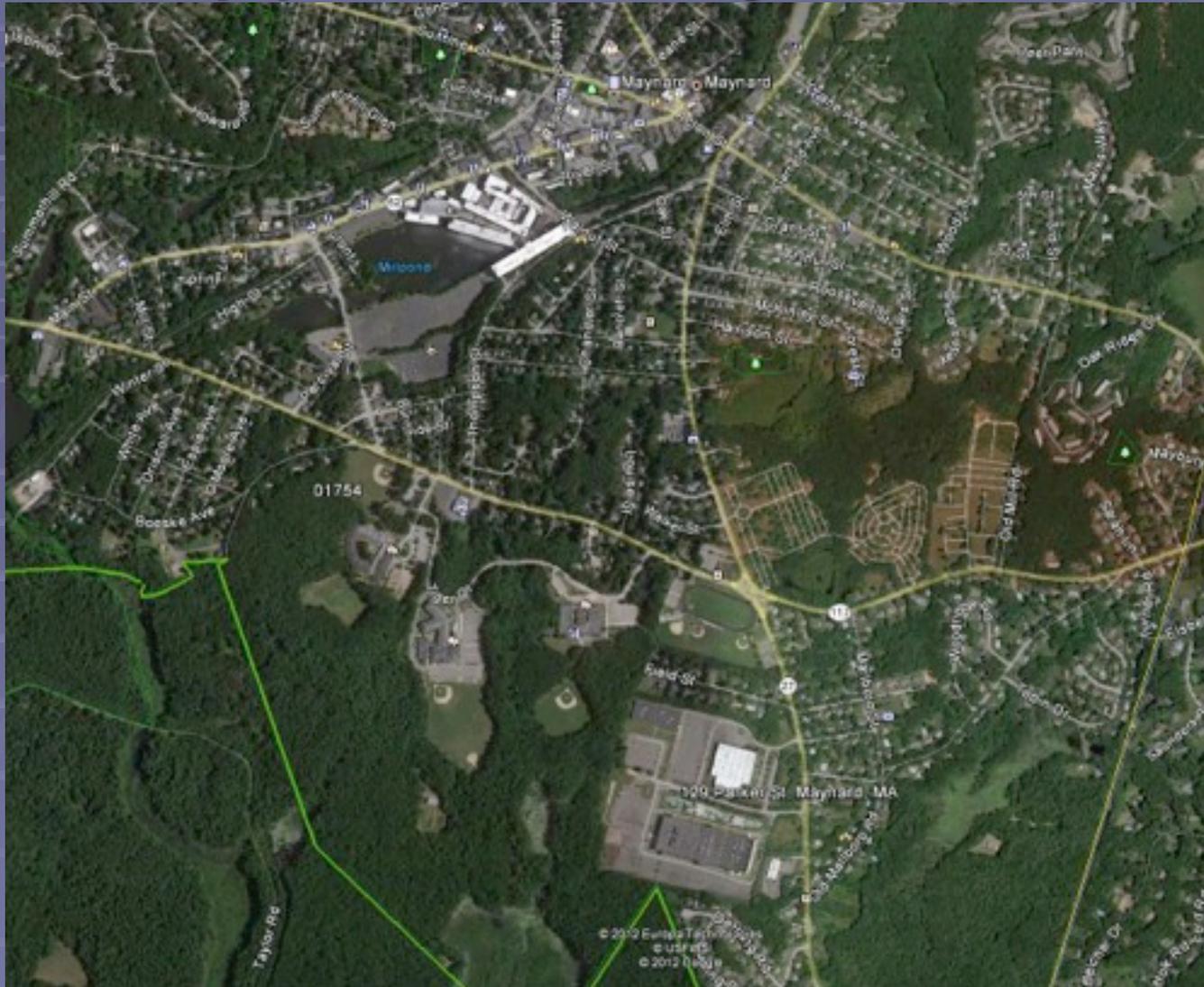
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South West View-Proposed Elevation



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Projected Intersection Improvements



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	2007 Special Town Meeting Plan	Building Size	2013 Special Town Meeting Plan	Building Size	Difference: 2007 vs. 2013
1	Grocery Store	60,000 SF	Not Applicable	0 SF	60,000 SF more in 2007
2	In-Line Retail Space	98,500 SF	In-Line Retail Space	50,000 SF	48,500 SF more in 2007
3	Pad Site Retail Space	16,500 SF	Pad Site Retail Space	16,000 SF	500 SF more in 2007
4	Building 200	399,000 SF	Building To Be Demolished	0 SF	399,000 SF more in 2007
5	Building 300- office building	50,300 SF	Building 300-community building	50,300 SF	No change
6	Residential Units	115,000 SF	Residential Units	322,000 SF	207,000 SF more in 2013
7	Retail Space- Anchor Store "A"	0 SF	Retail Space- Anchor Store "A"	151,709 SF	151,709 SF more in 2013
8	Retail Space- Anchor Store "B"	0 SF	Retail Space- Anchor Store "B"	117,000 SF	117,000 SF more in 2013
9	Retail Space- Pharmacy/	0 SF	Retail Space- Pharmacy/	13,400 SF	13,400 SF more in 2013
	TOTAL	739,300 SF		720,409 SF	18,891 SF less SF than 2007 plan

Comparison of Development Proposals



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Land Parcel	Building Size (Square Feet)	Land Area (Acres)	PSF Valuation	Improved Value (estimated)	Tax Rate (FY 2012)	R.E. Tax Revenue (projected)	Current R.F. Tax Revenue (FY 2013)	R.E. Tax Revenue Growth
Anchor "A"	151,709 SF	0	\$56.00	\$8,495,704	\$27.17	\$230,828.27	\$0.00	\$230,828.27
Anchor "B"	117,000 SF	0	\$56.00	\$6,552,000	\$27.17	\$178,017.84	\$0.00	\$178,017.84
Junior Anchor "A-C"	50,000 SF	0	\$60.00	\$3,000,000	\$27.17	\$81,510.00	\$0.00	\$81,510.00
Pharmacy	13,400 SF	0	\$86.00	\$1,152,400	\$27.17	\$31,310.71	\$0.00	\$31,310.71
Pads "A-C"	16,000 SF	0	\$124.00	\$1,984,000	\$27.17	\$53,905.28	\$0.00	\$53,905.28
Residential Units	322,000 SF	0	\$58.00	\$18,676,000	\$18.45	\$344,572.20	\$0.00	\$344,572.20
Municipal Building	50,300 SF	0	N/A	\$0	\$0.00	\$0.00	\$0.00	\$0.00
Land **	N/A	58.30 ac	N/A	\$2,981,800	\$27.17	\$81,015.51	(\$81,015.51)	\$0.00
TOTAL	720,409 SF	58.30 ac		\$42,841,904.00		\$1,001,159.81	(\$81,015.51)	\$920,144.30

** -Assumes Buildings 100 & 200 are demolished by January 1, 2013

Assessment of Projected Tax Revenues



The Shoppes at Maynard Crossing

- Summary:
 - Increased Tax Revenue for Town
 - Multiplier Effect on Downtown Businesses
 - Redevelopment of Site Containing Obsolete Vacant Buildings
 - Source of New Full Time and Part Time Jobs for Residents