

DASCOMB RD DEVELOPMENT

COMPARISON DATA

Comparison Metric & Units		Lupoli - Dascomb Rd - Proposed Development				Market St Lynnfield
		2014	2015	2016	2017	
Office	kSF	168	537	270	200	80
Retail/Restaurant		93	179	91	120	395
Hotel		-	-	61	80	181
Fitness		-	-	-	30	55
Community		-	-	-	10	-
Residential - Market		-	-	160	140	263
Residential - 55+/AFRD		-	-		65	50
Total GSF			261	716	582	645
Residential - Market	Units	-	-	?	150	180
Residential - 55+/AFRD		-	-	?	75	40
Total Residential Units		0	0	175	225	220
Parking Spaces	#	951	2037	?	1303	3438
Vehicle Trips-Per-Day		?	?	?	?	19079
Sewage	Gallons Per Day	?	?	?	?	122000
(limited to 12,500 currently)**						
Development Area	Acres	13.8				51
Total Site		16.2				203
Additional Tax Revenue	\$ mm	?	?	?	3.8***	1.75*^

Notes

(*) Hotel & Fitness were pre-existing. Water & Sewer provided by Wakefield/MWRA

(^) 12/1/16 Dearborn article - WS Dvlpmnt stating MS-Lynnfield now generating \$3.5mm in taxes

(**) Sewerage IMA and 2014 License Amendment for Lupoli Parcel & Restaurant Depot parcel

(***) Includes ~\$340k in water/sewer fees which are enterprise funds and not taxes

Primary Information Sources

- 1) 9/12/14 - Dascomb Rd Development Lupoli Companies - Conceptual Site Plan - ZBA Decision Z-14-136
- 2) 10/16/15 - TEC Proposed Dascomb Rd Development for Lupoli Companies - Layout & Materials Plan
- 3) 7/27/16 - TEC Dascomb Rd Improvements Lupoli Companies - 9/12/16 MassWorks Grant Application
- 4) 4/10/17 - Andover Mixed Use at 146 Dascomb Rd Lupoli Companies - Conceptual Site Plan Drawing SP-7.2
- 5) MA MEPA ENF14096 Documents for Market St Lynnfield Development (fka Meadow Walk at Lynnfield)