



Community Opportunities Group, Inc.
129 Kingston Street, Third Floor
Boston, Massachusetts 02111
(617) 542-3300

April 23, 2013

Westwood Planning Board
Carby Street Municipal Office Building
50 Carby Street
Westwood, MA 02090

Reference: University Station

Dear Board Members:

My purpose in writing this letter is to provide final comments on the proposed mixed-use development at University Station. As I reported to the Planning Board on April 2, 2013, we are pleased with the draft Development Agreement, specifically the provisions for school mitigation. Together, the Development Agreement and the long-term, recurring fiscal benefits the Town can expect from University Station should provide several advantages to Westwood. These advantages include, but are not limited to, the following:

- 1) Net revenue of \$2.8 million to \$3.2 million;
- 2) A \$2.25 million school mitigation fund for capital improvements to accommodate the additional school enrollment generated by University Station (estimate: 49 to 63 students);
- 3) Athletic field improvements at the Deerfield School; and
- 4) A \$900,000 municipal mitigation fund to offset one-time costs incurred by the Town for items such as police or firefighter training and equipment.

The Town has done a commendable job of negotiating with the proponents. If you need any additional assistance from us, please don't hesitate to contact me at (617) 455-8641. Thank you.

Sincerely,

COMMUNITY OPPORTUNITIES GROUP, INC.

Judith A. Barrett
Director of Planning