

## FISCAL DATA

### SCHOOL DATA FOR COMPARABLE SITES

The following are current estimates of the projected number of school age children that would live in the University Station residential community. Data collection and elevation is ongoing and, therefore, figures are preliminary in nature and subject to refinement.

*I. Working Assumptions*

- ❖ University Station
  - 650 Residences
    - i) 450 Rental Residences
    - ii) 200 Condominiums/Townhomes
  - 50/50 One/Two Bedroom Mix
  - Adjust for 15% Affordable
- ❖ Comparable Projects
  - Developed in consultation with Westwood School Department
  - Higher End Communities
  - Market rents ranging from \$1,800 to \$2,000 (one-bedroom) to \$2,500 to \$2,900 (two-bedroom)
  - All sites proximate to commercial and/or transit or both

*II. Selected Communities*

<b>Comparable</b>	<b>Town</b>	<b># Residences</b>	<b># Students</b>	<b>Average/Unit</b>
1000 Presidents Way 40B	Dedham	300 (1)	26	0.087
250 Station 40B	Dedham	285(1)	27	0.095
River Village	Canton	185	0	0.000
Powder Mill Sq. 40B	Andover	59	9	0.152
Charles River Crossing 40B	Needham	350	16	0.046
Avalon Ship Yard 40B	Hingham	240	31	0.129
Avalon Newton Highlands 40B	Newton	295(2)	85	0.228
Woodland Station 40B	Newton	250	41	0.164
Oak Grove Village	Melrose	385	26	0.068
<b>Total</b>		<b>2,349</b>	<b>261</b>	<b>0.111</b>

(1) Includes 8, 3-bedroom Residences

(2) Includes 60, 3-bedroom Residences

*III. Preliminary Conclusions*

- ❖ Revised Assumptions
  - Adjust for 40B – 25% Affordable
  - Delete 3 Bedrooms
  - Delete River Village (Ø Children)
- ❖ **Projections for University Station**
  - **Average School Age Population: 47**