

D. Tabulation Summaries

The below tables outline the proposed programming of the buildings, including bedroom type, size, as well as coverage statistics and a summary of the market rate and affordable unit mix.

| Site Program Overview | | | | | |
|-----------------------------|---------------|---------------|---------------|----------------|---------------|
| Bedroom Type | Building A | Building B | Building C | Total | Unit Mix (%) |
| 1-Bedroom Units | 36 | 22 | 34 | 92 | 42.6% |
| 2-Bedroom Units | 32 | 38 | 32 | 102 | 47.2% |
| 3-Bedroom Units | 16 | 0 | 6 | 22 | 10.2% |
| Total | 84 | 60 | 72 | 216 | 100.0% |
| Gross Square Footage | 95,957 | 67,704 | 77,944 | 241,605 | |

Note: The 241,605 gross square footage of building area will be constructed only on the 13.08± acre parcel currently included in the 33.05± acres owned by Thoreau Real Estate LLC at 275 Forest Ridge Road, Concord, MA 01742 (Parcel ID: 2970-1-5). A breakdown of building area and impervious surface area is included later in this application.

| Site Program Affordability Analysis | | | |
|-------------------------------------|------------|------------|-----------------------|
| Bedroom Type | Unit Type | # Units | Avg. Sq. Ft. per Unit |
| 1-Bedroom Units | Affordable | 21 | 743 |
| 2-Bedroom Units | Affordable | 27 | 1,068 |
| 3-Bedroom Units | Affordable | 6 | 1,308 |
| 1-Bedroom Units | Market | 71 | 743 |
| 2-Bedroom Units | Market | 75 | 1,068 |
| 3-Bedroom Units | Market | 16 | 1,308 |
| Total Affordable Units | | 54 | 25.0% |
| Total Market Units | | 162 | 75.0% |
| Total Units | | 216 | 100.0% |

Note: The 54 affordable units, representing 25% of all proposed units, will be rented only to residences earning no more than 80% of the area median income (AMI) with rental rates determined in accordance with the Boston-Cambridge-Quincy, MA HUD Metro Fair Market Rents (FMR) area.



Site Lot Coverage Analysis

| Lot Size | Building Lot Coverage | Impervious Surfaces | Total Site Coverage | Open Space |
|---|-----------------------|---------------------|---------------------|------------------|
| 13.08 acres <i>(569,765 sq. ft.)</i> | ~80,000 sq. ft. | ~330,000 sq. ft. | ~410,000 sq. ft. | ~160,000 sq. ft. |
| <i>% of Total</i> | <i>14%</i> | <i>58%</i> | <i>72%</i> | <i>28%</i> |

