

Community and Fiscal Impact Statement

Unified² Parkway Project – Buildings 2 and 3

Pursuant to Section IV.C.4.r of the Sutton Zoning Bylaw, the following is submitted as part of the Site Plan Review for the Project:

1. Projections of cost arising from increased demands on public services and infrastructure

The Project is expected to minimally increase demands on public services and infrastructure. In terms of water usage and wastewater generation, the Project is expected to consume approximately 3,053 GPD, and generate 2,775 GPD of wastewater. Existing infrastructure is more than capable of supporting these increased demands. Additionally, the traffic generation from the Project is projected to result in approximately 1,320 new ADT. Unified Parkway will be maintained as a private way to accommodate these trips and thus have no impact on the Town's services. Further, the impacts on Boston Road will be mitigated by the proposed improvements at the Boston Road and Unified Parkway intersection, and the addition of these new vehicle trips will not materially change the Town's costs maintenance of the roadway given the collective amount of vehicle traffic along this roadway.

Through discussion with both the Sutton Fire and Police Chiefs, the historical call volume to the current Unified² facilities located in Sutton have been very low and manageable. It is anticipated that the proposed uses within Building 2 and 3 will have similar low call volumes.

2. Projections of increased tax revenue, employment (construction and permanent), and value of public infrastructure to be provided.

The Applicant has entered into a Tax Increment Financing arrangement with the Town of Sutton in connection with the development of the Project Lots (the "**TIF Agreement**"). Over the 15-year term of the TIF Agreement, the Project is expected to generate approximately \$2,841,300 in new real estate tax revenue for the Town. In addition, the Applicant has also committed to continue to domicile and register all of their fleet vehicles associated with the Project within the Town of Sutton, which is expected to generate another \$450,000 in excise tax revenue for Sutton. While not subject to the benefit of the TIF Agreement, by virtue of the Project, the base land value of the parcels has substantially increased and will result in an estimated \$1,830,900 in land tax revenue over the 15-year term.

Under the TIF Agreement, Unified² is obligated to create at least 100 jobs and retain another 100 jobs at Building 2 and Building 3, and is committed to creating internship programs with Sutton High School's School to Career Program and the Blackstone Valley Vocational Technical High School. In addition to full time jobs, the Project will result in an estimated 110 construction related jobs over a 16-month period of time for Building 3 and approximately 220 construction related jobs over a 24-month period for Building 2.

Concurrently with the TIF Agreement, the Applicant also entered into a Community Partnership Agreement with the Town. With respect to Buildings 2 and 3, the Applicant is committed to contributing \$100,000 toward STEM education programs, \$60,000 for a new transportation vehicle for the Council of Aging, up to \$80,000 to support third-party review fees for the Project, and \$100,000 toward initial improvements at the Boston Road and Providence Road intersection.

3. *Projections of the proposed impacts of the development on the values of adjoining properties.*

Unified² anticipates that the value of the Project will increase the value of other nearby industrial and commercial properties in the OLI District located on Providence Road.

4. *Evaluation of the relation of the proposed new or altered structure to the surrounding community in terms of character and intensity of use (e.g., scale, materials, color, setbacks, roof and cornice lines, and other major design elements); and the location and configuration of proposed structures, parking areas, and open space with respect to neighboring properties.*

The design of the Project is consistent with a first-class warehouse and distribution center. It is similar to the recently approved Unified² building at 223 Worcester-Providence Turnpike as well as other warehouse projects currently being developed and permitted in the Town. The buildings are set back hundreds of feet from any residential structures, and the Cold Spring Brook and associated wetlands create a natural buffer area between the Project and residentially zoned properties.

5. *Identification of impacts on significant historical properties, districts or areas, or archaeological resources (if any) in the vicinity of the proposed development.*

Based on the Applicant's review of Sutton's GIS maps and MACRIS database, the only historic properties identified in the vicinity of the Project include the properties at 33 and 45 Buttonwood Road, which are on the MACRIS database, and 107 Boston Road, which appears to be a home built c. 1845. No portion of the Project impacts Buttonwood Avenue given the natural buffer area provided by Cold Spring Brook and its bordering wetlands. With respect to 107 Boston Road, although the Boston Road and Unified Parkway intersection will be near this property, no roadway improvements are proposed that would alter the southern side of Boston Road where this property is located.

6. *Evaluation of the proposed project's consistency or compatibility with existing local and regional plans.*

The Project is consistent with the Town's long-term planning goals of driving business and industrial growth to replace the Town's historic earth removal activities at the Property. Further, the Applicant's property was marketed as a Priority Development Area by the Sutton Select Board as an area suitable for the development of warehousing and other industrial and business uses. The Project also fulfills the Town's key economic development goal identified in the Town of Sutton's 2012 Master Plan of strengthening and improving existing commercial and industrial areas by fostering a balanced local economy and promoting employment opportunities for Sutton residents.

7. *A copy of all permits, approvals, variances, and applications applied for and obtained for the project and property including an application for public sewer and water connection permits.*

The Board previously approved the Definitive Subdivision Plan and Subdivision Covenant for Unified Parkway. The Applicant is currently undergoing review of the Project with the Sutton Conservation Commission. No applications have been submitted yet for public sewer and water connection permits.