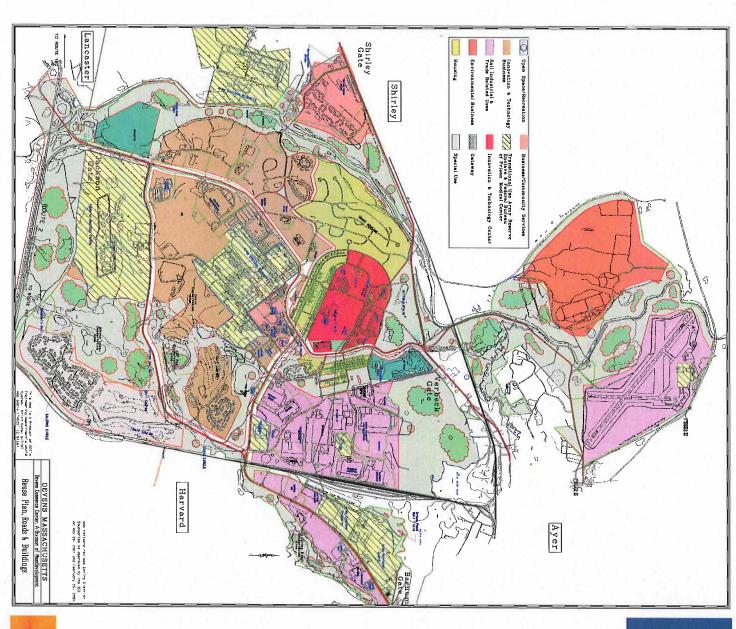
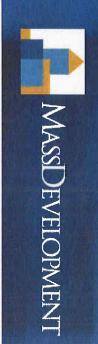


## THE TEAM THAT GETS IT DONE



Devens Parcel Analysis – April 23, 2008





#### Devens Reuse Plan



# Devens Parcel Information

- Parcel Identification
- Street Number
- Lot Number
- Owner
- Zoning District
- Total Acreage
- Open Space Acreage

- Finished Area
- 2008 Valuation
- Valuation per Square
   Foot
- Estimated Property
   Tax
- Environmental Status



# Towns Parcel Information

- Taxable Value
- Property Tax
- Existing Finished
   Square Footage
- Existing Proposed
   Expansion Square
   Footage

- Undeveloped Expansion Square Footage
- Undeveloped
   Expansion Value
- Projected Property Tax
- Total Acreage
- Open Space Acreage
- Exempt Property Value



## Use Designations

Commercial - Developed

Commercial - Undeveloped

Commercial - Unbuildable

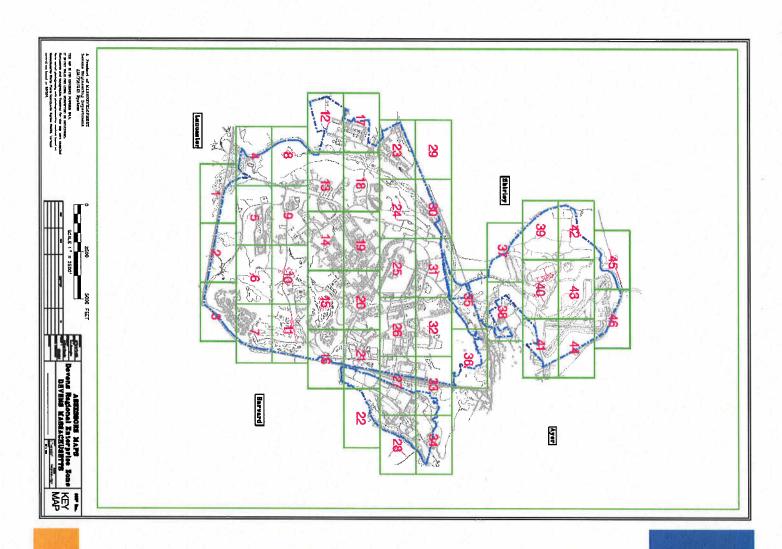
Open Space

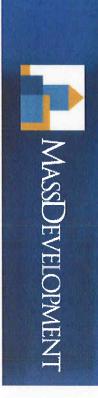
Residential - Developed

Residential - Undeveloped

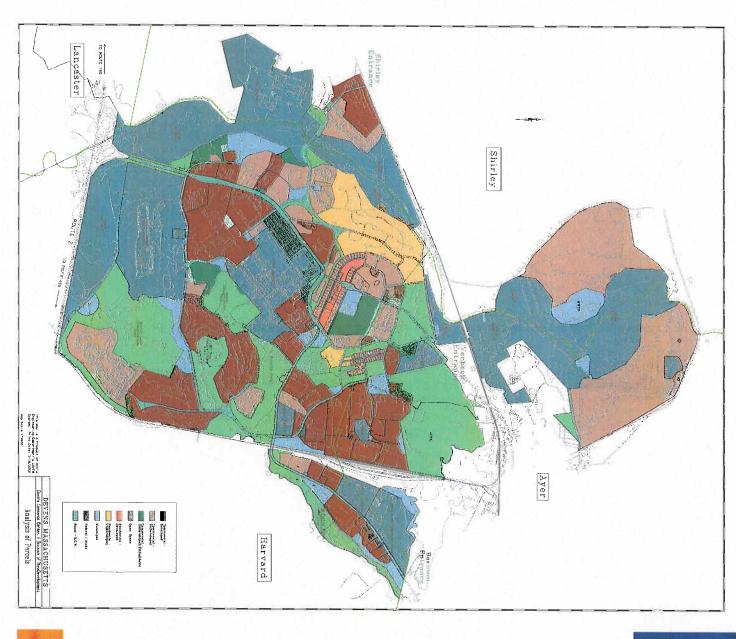
Municipal

Federal/State (Retained by Federal/State Agencies)





#### Assessors Map





### Current Status of Redevelop ment

\$ 350,018;612 \$ 4 116,167 3,714,695 0 9,645 434 1 \$ 1,203,742 878 \$ 20253 411 4.422 5 1598 6 \$ 14/1/14;639	122.5 1,59	411 4.4	\$ 20,253	1,203,742,878	9,645,434 1 \$	3,714,695.0	\$ 4,116,167	350,018,612	s	Total
0.0	196.2	_								Streets
760.7 \$ 58,995,500	1,468.7 76	. 1,4								Federal/State
54.3 \$ 18,217,375	192.7 5	\								Municipal
14.0 \$ -	148.6 1		\$ 529,853	50,318,416 \$	329,966.3 \$	0.0	<b>⇔</b>	15,131,100 \$	↔	Residential - Undeveloped
1.7 \$ 3,648,339	49.1	•	↔	1	0.0 \$	224,977.0	\$ 328,374	32,334,362	↔	Residential - Developed
643.9 \$ 56,285,325	746.6 64	7						1	↔	Open Space
11.5	74.5 1							196,600	↔	Commercial - Unbuildable
39.5 \$ -	766.2 3		\$ 10,338	604,601,479	0.0 6,046,014.8 \$ 604,601,479 \$ 10,338,685	0.0	<del>€</del>	80,848,200	↔	Commercial - Undeveloped
73.1 \$ 10,568,100	779.9 7		\$ 9,384	548,822,983	3,489,718.0 3,269,453.0 \$ 548,822,983 \$ 9,384,873	3,489,718.0	\$ 3,787,793	221,508,350 \$ 3,787,793	↔	Commercial - Developed
e Value	Space	Tax	<b>Property Tax</b>	Value	Expansion	Existing Expansion	Tax			
p	Total Open		Projected	Expansion		SF	Property	Value		
Exempt	Acreage			Undeveloped			Taxable			
					Devens	De				

Buildout		
\$ 1,553,761,490		Value
\$24,369,578	Tax	Property
13,360,129		SF

\$ 2,552,032 249.8 15.4 0.1 0.0 251.0 233.3 \$25,552,175 8.8 0.9 \$ 1,393,000 6.8 5.8 31.0 18.7 \$ 4,048,100 342.6 256.2 \$ 8,473,800						Streets
249.8 0.1 251.0 8.8 6.8 31.0					1	Federal/State
249.8 0.1 251.0 8.8 6.8	v <del>.</del>				1	Municipal
249.8 0.1 251.0 8.8					<del>57</del>	Residential - Undeveloped
249.8 0.1 251.0			55,638.8	\$ 67,448	\$ 6,393,362 \$	Residential - Developed
249.8 0.1					<del>5)</del>	Open Space
249.8					<del>0</del>	Commercial - Unbuildable
	1,492,416.3 \$149,241,629 \$ 2,552,032	1,492,416.3			\$ 30,849,090	Commercial - Undeveloped
\$ 359,388 130.8 1.5 \$ 3,425,700	475,600.0 \$ 21,016,854 \$ 359,388	475,600.0	1,456,976.7	61,528,248 \$1,052,133 1,456,976.7	\$ 61,528,248	Commercial - Developed
Property Tax Space Value	Value	Expansion	Existing	Tax		
Projected Total Open	Expansion	SF	ro.	Property	Value	
Acreage Exempt	Undeveloped			Taxable		
		Ayer	Ą			

Buildout		
\$269,029,182		Value
\$4,031,001	Tax	Property
3,480,631.8		SF

Buildout		
\$1,103,105,757 \$17,749,809		· Value
\$17,749,809	Tax	Property
8,365,597.8		SF

\$23,227,775	147 4	630.9	0.0 1,513,899.5 \$151,389,950 \$ 2,588,768 630 <sup>3</sup> 9.5 147.4 \$23,227,775	\$ 151,389,950	1,513,899.5	0.0	₩.	\$ 30,236,600 \$	Total 4
	0.0	26.8						*	Streets
143.2 \$14,210,000	143.2	284.1							Federal/State
0.2 \$ 4,370,875	0.2	35.0		. ,					Municipal
	0.0	0.0	,						Residential - Undeveloped
	0.0	0.0							Residential - Developed
4.0 \$ 516,800	4.0	5.2							Open Space
	0.0	0.0						<b>⇔</b>	Commercial - Unbuildable
<b>↔</b>	0.0 \$	238.6	\$ 2,588,768	0.0 1,513,899.5 \$151,389,950 \$ 2,588,768	1,513,899.5	0.0	<b>⇔</b> -	\$ 30,236,600 \$	Commercial - Undeveloped
\$ 4,130,100	,	41.3 \$	<b>€</b> 9	•	0.0 \$	0.0	<del>€9</del>	<b>⇔</b>	Commercial - Developed
Value	Space		Property Tax	Value	Existing Expansion	Existing	Tax		
	Open	Total Open	Projected	Expansion	SF		Property	Value	
Exempt	:age	Acreage		Undeveloped			Taxable		
					Shirley	SI			

Buildout		
\$181,626,550		Value
\$2,588,768	Tax	Property
1,513,899.5		SF

#### Devens

### Analysis of Parcels Environmental Status Designations

Cell Cell  An encapsulated quantity of soil which is stable, documented, and not exposed to	
Cell	
Trease try francis transmissing .	_
Redevelopment Authority	
remediation, which is intended for transfer from the Army to the Local	
A specific parcel of land indentified as an AOC which is actively undergoing	
LP Leased Parcel	Se
until such time as clean conditions are determined by periodic monitoring	
Attenuating contaminants in soils at these sites must not be disturbed	
EXC Excavation restriction	äν
timetables for clean up have been prepared and approved by regulators.	
These are areas identified as needing clean up for which approved plans and	
AOC Area of Contamination	نڌ
without the approval of the Massachusetts Historical Commission.	
Sites identified as historic or archeologically significant cannot be disturbed	
ARS Archeological Site	hе
basis of periodic monitoring.	
discharged until such time as regulators determine clean conditions on the	
Areas of attenuating contamination into which collected storm water may not be	
SWD Strom water discharge limitations	Ħ
periodic monitoring indicates clean conditions.	
installed or otherwise cause ground water to be removed until such time as	
Areas undergoing remediation of contaminants may not have wells	
GWD No ground water extraction	9
Massachusetts Department of Environmental Protection.	
Areas with such a designation must not be disturbed without the approval of the	
ESA Endangered Species Act designation	daj
temporary designation.	
must be in place prior to excavation/removal of soils from a location with this	
A plan prepared by a Licensed Site Professional (LSP) and approved by regulators	
SMP Soil Management Plan in Place	\ <u>\</u>

College College

#### **Analysis of Parcels** Devens

**TIF Property Tax Exemptions** 

<sup>2</sup>   Co	1 Ta:														1.00 m	$^{1}2\Phi$	12.5						Tax Exemption 1	Jobs	Capital Investment	Orininal Term			
mpletion	k Exempt	2029	2028	2027	2026	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010	2009	2008	-	49		FY	Term ]	
of a Phase II will i	Tax Exemptions apply to buildings only, land values are fully taxed.															0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100	7,500,000	15 Years		Bionostics	
ncrease t	ings only	*					i	-																	€9	15		Cc	
he "Minimum	, land values														0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	22	1,300,000	15 Years		Comrex	
Completion of a Phase II will increase the "Minimum Employment Threshold to 550 jobs.	are fully taxed.	0%	5%	10%	15%	20%	25%	30%	35%	40%	45%	50%	60%	70%	80%	.90%	100%	100%	100%	100%	100%	100%	0%	350	\$ 650,000,000	20 Years		BMS	
old to													-						_					2	49				
550 jobs.		0%	5%	5%	5%	5%	5%	5%	10%	15%	20%	25%	30%	35%	40%	45%	50%	55%	60%	65%	75%	75%		550	150,000,000	20 Years		Evergreen	

a sil

#### Devens

#### Analysis of Parcels Municipal Service Fee Properties

Company		uilding	Building		GMS	Land	Land	CAM	Annual
American Superconductor		Rate	Sq. Ft.	_	000 105	Rate	Sq. Ft.		MSF
American Superconductor ASC Devens LLC Office	\$	0.75	316,042	_	238,430	\$ 0.035	1,519,808	\$ 52,919	\$ 325,147
ASC Devens LLC Office	; <b>1</b>	0.93	36,400	\$	33,798			<u> </u>	
Bionostics	\$	0.75	28,386	R	21,415	\$ 0.035	360 200	<b>\$</b> 12,862	\$ AE CA2
8 Jackson Road LLC Office		0.93	12,241		11,366	\$ 0.033	202,369	₽ 14,002	\$ 45,643
				Ė					
Comcographics	\$	0.75	26,560	\$	20,038	\$ 0.035	179,903	\$ 6,264	\$ 30,016
MR French, Inc. Office	\$	0.93	4,000	\$	3,714				
20	-			_					
Comrex	\$	0.75	3,440		2,595	\$ 0.035	90,605	\$ 3,155	\$ 12,718
Onice	₽	0.93	7,504	3	6,968				
Eglomise Design	\$	0.75	6,854	8	5,171	\$ 0.035	121 068	\$ 4,247	\$ 22,725
Office	<del></del>	0.93	14,332	-	13,308	\$ 0.022	121,700	₩ 4,441	φ 44,145
				ľ	- 1- 2-				
Guilford	\$	0.75	108,700	\$	82,006	\$ 0.035	378,534	\$ 13,180	\$ 95,186
2702 Land						\$ 0.035		\$ 2,007	\$ 2,007
mana Safturana				Ļ					
mage Software  MMM Limited Liability Co. Office	\$	0.75	3,334	_	2,515	\$ 0.035	88,862	\$ 3,094	\$ 13,342
Minimized Liability Co. Office	3	0.75	10,250	3	7,733				
ntegra	8	0.75	20,625	8	15,560	\$ 0.035	103 362	\$ 6,733	\$ 30,092
D&D Saratoga Blvd Rlty Tr Office		0.93	8,400		7,800	* 0.033	122,303	ę u,/33	\$ 30,092
P Routhier JPR Trust	\$	0.75	12,000	\$	9,053	\$ 0.035	296,644	\$ 10,329	\$ 19,382
and F	<u> </u> _	<u> </u>							
Learning Express	\$	0.93	**1010,503	\$	9,752	\$ 0.035	21,780	\$ 758	\$ 10,511
Media News	\$	0.75	25.700	•	10.200	<b>6</b> 0.00°	2/4 700	£ 10.505	A 44 ====
Fitchburg Publishing Office	<del></del>	0.75	25,700 35,236		19,389 32,717	\$ 0.035	361,738	\$ 12,596	\$ 64,702
- S - WANDER OTHER	"	0.73	33,230		34,111			·	:
Parker Hannifin	\$	0.75	46,916	\$	35,395	\$ 0.035	482,209	\$ 16,790	\$ 62,747
Office	\$	0.93	11,375		10,562		,,	,,,,,,	,,,,,,,
M. J.	ļ								
ohnson Mathay Main Bldg.	\$	0.93	73,866	_	68,586	\$ 0.035	831,996	\$ 28,970	\$ 128,405
ohnson Mathay Service Bldg. ohnson Mathay Pilot Bldg.	\$	0.75	23,660		17,850				
Paradign Development LLC	\$	0.93	14,000	*	12,999				
	<del> </del>		<del> </del>	$\vdash$					
North American Logfistics	\$	0.75	152,000	\$	114,673	\$ 0.035	845.064	\$ 29,425	\$ 153,383
Office	<del></del>	0.93	10,000		9,285		- 10,001	*, F2-J	¥ 200,000
	<u> </u>								
Ryerson	\$	0.75	130,000			\$ 0.035	555,390	\$ 19,338	\$ 126,994
Office	*	0.93	10,318	\$	9,580				
Vaiteco	\$	0.75	18,000	\$	13,580	\$ 0.035	199,069	\$ 6,932	\$ 23,185
Office		0.93	2,880		2,674	¥ 0.000	122,009	w 0,732	Ψ 43,103
<u> </u>				Ë					
Kinetics	\$	0.75	9,907		7,474	\$ 0.035	883,769	\$ 30,772	\$ 79,692
Magnolia Realty Trust Office	. \$	0.93	44,636	\$	41,446				
Linetics	•	0.02	0.400	_	0.075	* 0 227			
The Willow Trust	\$	0.93	3,190	*	2,962	\$ 0.035	53,709	<b>\$ 1,870</b>	\$ 4,832
THE WINOW LINST	<del> </del>	ı	1 (4) (4) (4) (4) (4) (4) (4) (4) (4) (4)						
	GM	S/SF*	CAM/SF*	-					
Industrial	\$	0.75	0.03482	<b>-</b>					
Office/Institutional	\$	0.93	0.03482						
* CPI Increase actual for				In	age Softw	are: By acr	reement		
year ending June 30, 2007		2.69%					d industrial		2.69%
						Jane all	- mudottial		4,0970