



## CHAPTER 40R DEVELOPMENT

C40R SMART GROWTH OVERLAY  
DISTRICT (SGOD) RESIDENTIAL AND  
MIXED USE DEVELOPMENTS

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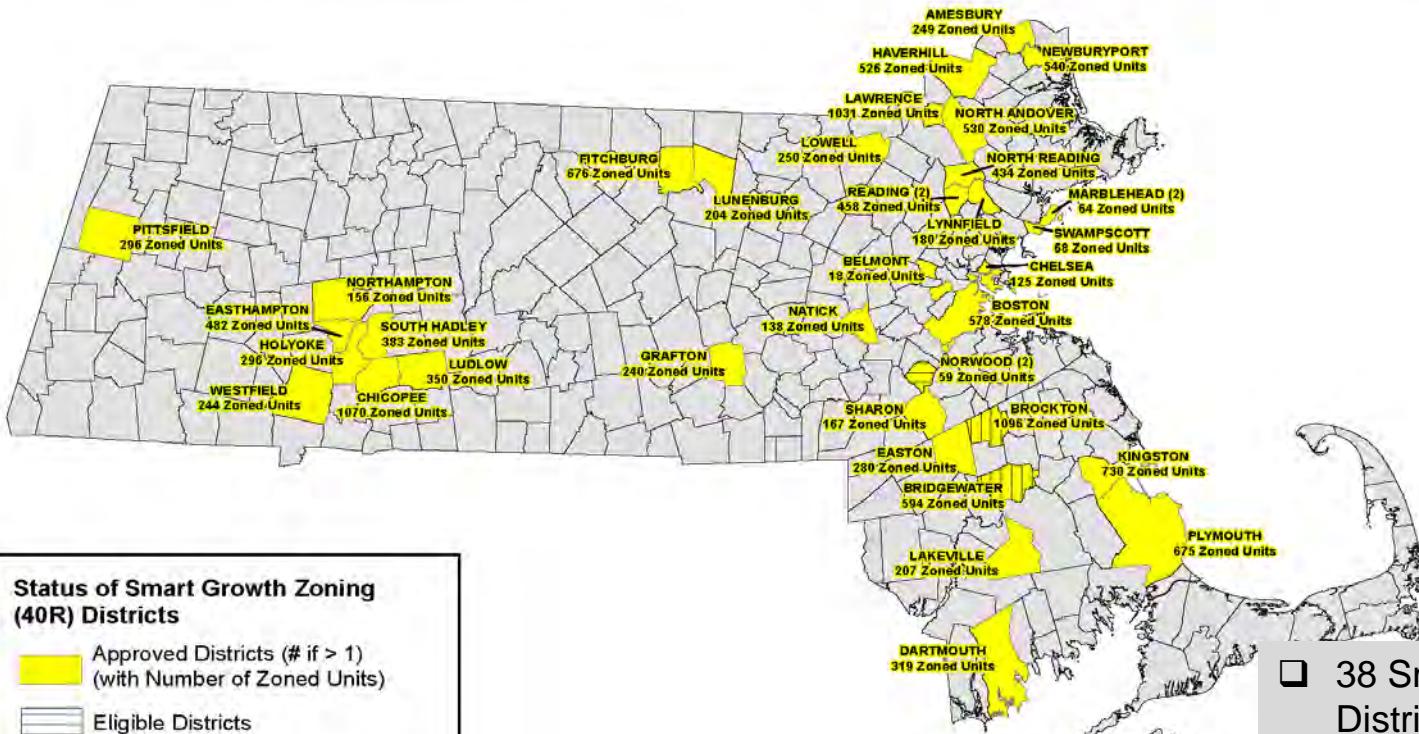
# CHAPTER 40R DEVELOPMENT

- CORDAGE PARK, PLYMOUTH
- NEWBURYPORT STATION – ONE BOSTON WAY
- 30 HAVEN ST MIXED USE PROJECT, READING
- VILLAGE HILL MIXED USE PROJECT,  
NORTHAMPTON
- ARBORPOINT AT MARKET ST., LYNNFIELD
- DOWNTOWN NATICK 40R DISTRICT
- QUESSET COMMONS MIXED USE PROJECT, EASTON
- OUR LADY OF MERCY/OAKLEY, BELMONT
- WESTBOROUGH VILLAGE (C40R), WESTBORO

# MASS SMART GROWTH/CHAPTER 40R PROGRAM

## C40R SMART GROWTH ZONING DISTRICTS HOUSING PRODUCTION AS OF 2016

Smart Growth Zoning Districts Approved, Eligible, or Under Review or Proposed in Massachusetts



- 38 Smart Growth (C40R) Districts
- Future Zones Units: 13,715
- Built/Building Permits Issued: 3,352 (24% of total)
- Built/Building Permits Issued in 2009: 1,127 (175% Increase)

# MASS SMART GROWTH/CHAPTER 40R PROGRAM

## 40R BUILT PROJECT TRENDS

### MOSTLY SMALL UNITS

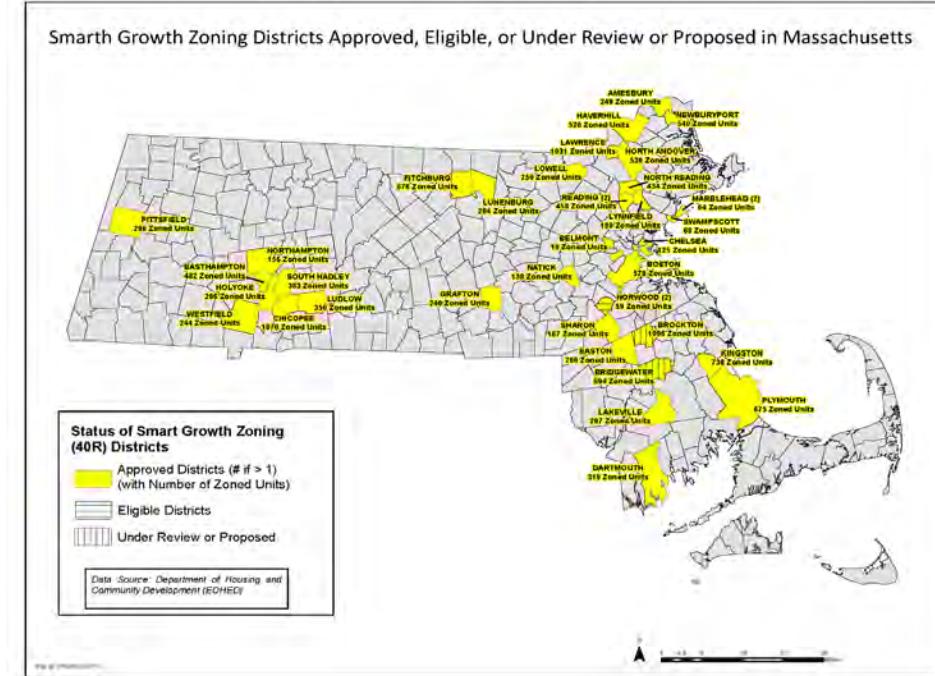
- Total Unit Built as of 2016: 3,352
- 1-Bedroom DUs (36%)
- 2-Bedroom DUs (49%)
- 3-Bedroom DUs (4%)
- 4-Bedroom DUs (0.06%)

### MOST PROJECTS ARE MULTIFAMILY RENTALS

- Multi-Family Units (99%)
- 2/3 Family and Single Family (<1%)
- Rental Units (92%); Ownership Units (8%)

### MOST PROJECTS BUILT TO DATE HAVE USED HOUSING SUBSIDY PROGRAMS

- Affordable Units (48%) of units
- A few projects include no affordable units (all small ownership projects); Some others are 100% affordable.
- Vast majority of the projects use state or federal housing subsidy programs



# MASS SMART GROWTH/CHAPTER 40R PROGRAM

## CHAPTER 40R COMPONENTS

- Allows “**as-of-right**” residential development at minimum densities:
  - 20 DU/Acre – MU/Apartment Bldgs
  - 12 DU/Acre – 3 and 3 Unit Homes
  - 8 DU/Acre – Single Family Homes
- **20%** of the units must be affordable
- Promotes **mixed-use and infill** development
- Encourages **open space** and protects **historic districts**.

### Chapter 40R Payments

- Provides two types of payments to municipalities:
  - **Incentive Payment:** Based on Projected Number of D.U.s
  - **Density Bonus:** \$3,000 per D.U.

| Incentive Units | Payments  |
|-----------------|-----------|
| Up to 20        | \$10,000  |
| 21-100          | \$75,000  |
| 101-200         | \$200,000 |
| 210-500         | \$350,000 |
| 501 or more     | \$600,000 |

**Chapter 40S** provides additional benefits through insurance to towns that build affordable housing under 40R result in extra school costs caused by school-aged children

# MASS SMART GROWTH/CHAPTER 40R PROGRAM

## EXAMPLE BMA C40R, C40B & LARGE RESIDENTIAL PROJECT STATS

**Table 1. Gross Density of Recent Apartment Developments in Boston-Area Suburbs**

| Town         | Development                    | Total Units | Site (Acres) | Gross Density | Source             |
|--------------|--------------------------------|-------------|--------------|---------------|--------------------|
| Needham      | Needham Mews                   | 268         | 6.0          | 44.5          | Town Planner       |
| Acton        | Avalon Acton                   | 360         | 35.0         | 10.3          | Consultant's Files |
| Andover      | Rolling Green                  | 224         | 45.3         | 4.9           | Consultant's Files |
| Braintree    | Ridge at Blue Hills            | 186         | 17.1         | 10.9          | Online             |
| Burlington   | Arborpoint at Seven Springs    | 331         | 37.8         | 8.8           | Online             |
| Concord      | Concord Mews                   | 350         | 30.0         | 11.7          | Online             |
| Foxborough   | The Lodge at Foxborough        | 250         | 22.8         | 11.0          | Consultant's Files |
| Hingham      | Avalon at Hingham Shipyard     | 235         | 9.9          | 23.6          | Consultant's Files |
| Hopkinton    | Alta Legacy Farms*             | 240         | 18.2         | 13.2          | Town Planner       |
| Lexington    | Avalon at Lexington Hills      | 387         | 22.1         | 17.5          | Online             |
| Lexington    | Avalon at Lexington            | 198         | 16.9         | 11.7          | Online             |
| Melrose      | Windsor at Oak Grove           | 401         | 16.0         | 25.1          | Online             |
| Needham      | Charles River Landing          | 350         | 7.9          | 44.1          | Consultant's Files |
| Newton       | Avalon at Newton Highlands     | 294         | 7.8          | 37.7          | Online             |
| Newton       | Arborpoint at Woodland Station | 180         | 8.8          | 20.3          | Online             |
| Northborough | Avalon Northborough            | 382         | 42.0         | 9.1           | Online             |
| Pembroke     | Pembroke Woods (Alexan)        | 240         | 51.0         | 4.7           | Online             |
| Saugus       | Residences at Stevens Pond     | 326         | 82.6         | 3.9           | Online             |
| Shrewsbury   | Madison Place*                 | 96          | 12.0         | 8.0           | Town Planner       |
| Shrewsbury   | Avalon Shrewsbury              | 251         | 23.6         | 10.6          | Online             |
| Stoughton    | Lodge at Stoughton             | 240         | 13.1         | 18.3          | Online             |
| Tewksbury    | Lodge at Ames Pond             | 364         | 52.7         | 6.9           | Town Planner       |
| Watertown    | Watertown Mews**               | 206         | 6.5          | 31.7          | Town Planner       |
| Westborough  | Flanders Hill at Westborough   | 280         | 62.0         | 4.5           | Online             |

\*Inclusionary zoning, not a Chapter 40B comprehensive permit.

\*\*Watertown Mews is Phase II of a larger housing project on Pleasant Street.

# 40R DEVELOPMENT CASE STUDIES/Mixed Use

## CORDAGE PARK, PLYMOUTH, MA



- 2008 C40R District with Seaport at Cordage and Cordage Commerce Center Campus
- 55.8 Acre mixed use waterfront development with MBTA commuter rail service
- State awarded a \$2 million grant in 2015 to fund public utility, road, and sidewalk work in support of the project.
- Overall Development/Seaport at Cordage: 675 residential units, 33,500 SF of retail space, 180-seat restaurant, 4,000-square-foot clubhouse, 21,000 square feet of office space, and 300-slip marina.
- Phase 1: 8 3-story buildings; 204 apartments (51 affordable) and 23,000 SF retail on former Walmart site, 10 pocket parks, community courtyard (under construction)

# 40R DEVELOPMENT CASE STUDIES/Mixed Use

## CORDAGE PARK, PLYMOUTH, MA



**PHASE 1**

# 40R DEVELOPMENT CASE STUDIES/Mixed Use

## CORDAGE PARK, PLYMOUTH, MA



**PHASE 2 AND 3**

# 40R DEVELOPMENT CASE STUDIES/Mixed Use

## NEWBURYPORT STATION TOD – ONE BOSTON WAY



- MBTA Station includes 20+ acres located on Route 1 at the Newbury\Newburyport City boundary.
- 814 parking spaces at the station
- Chapter 40R Smart Growth District designation in 2017
- MBTA issued an Invitation to Bid (ITB) and sold 11 acres to Minco Development
- 120 Residential Units (25 affordable), Live/Work Units, and Commercial SF included

# 40R DEVELOPMENT CASE STUDIES/Mixed Use

## NEWBURYPORT STATION TOD – ONE BOSTON WAY



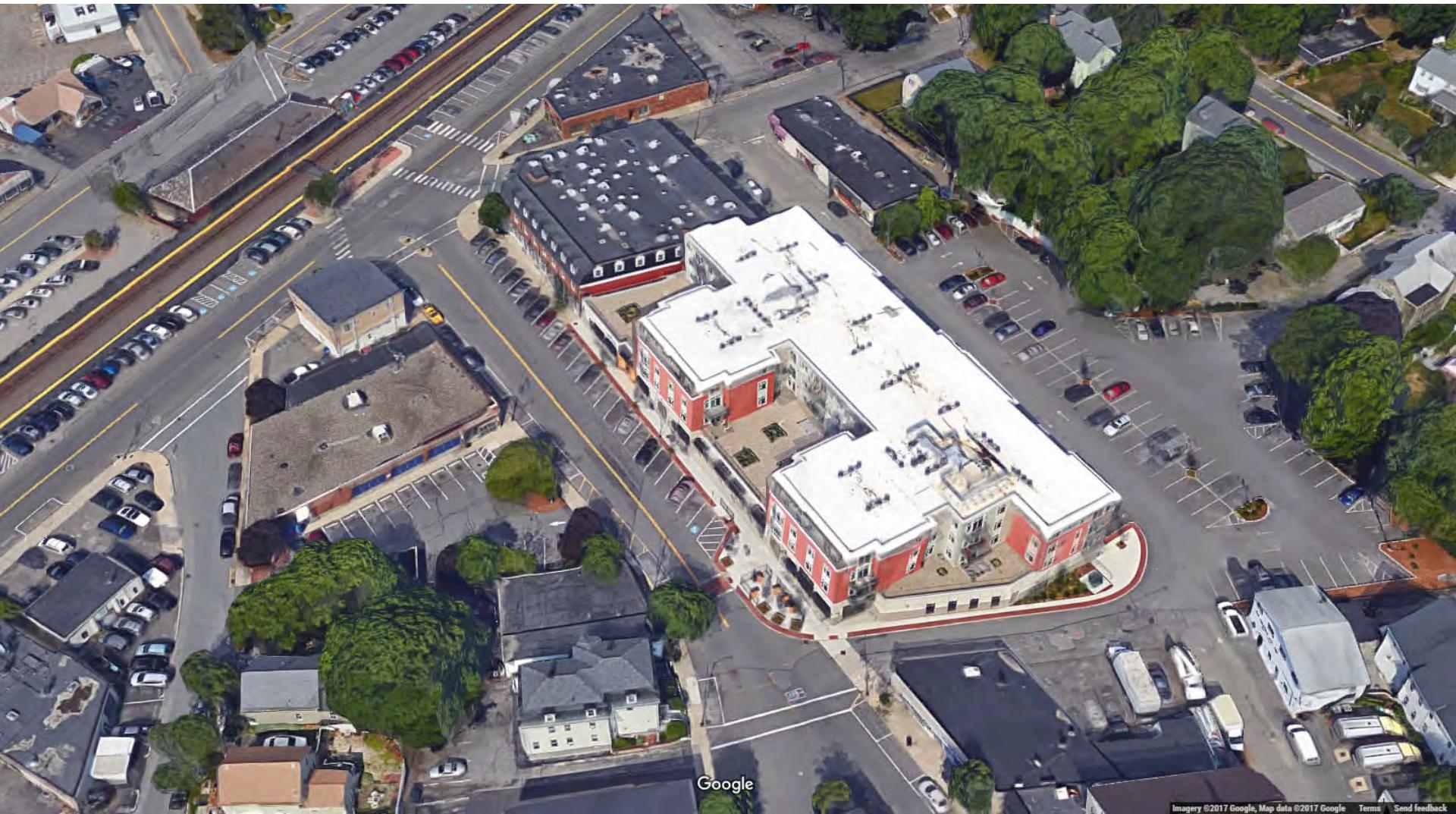
# 40R DEVELOPMENT CASE STUDIES/Mixed Use

## 30 HAVEN ST PROJECT, READING MA

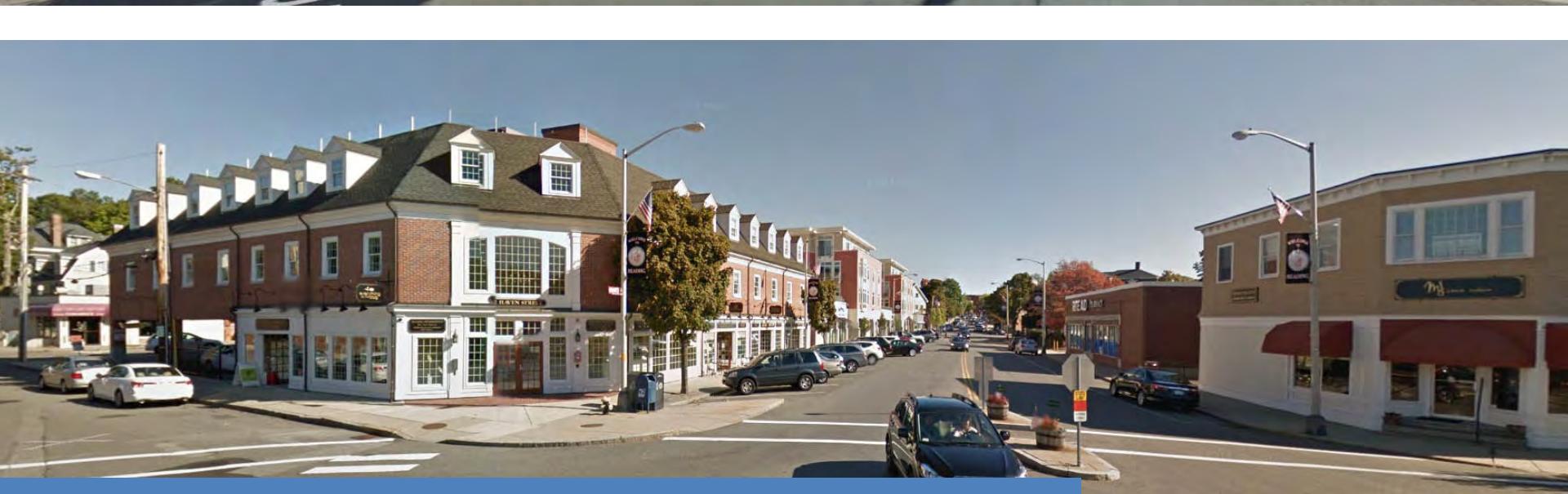
- TOD/Downtown
- 26 acres
- 256 Units Zoned
- 50-Unit Project
- Mixed Use
- Density: 9.4DU/Acre



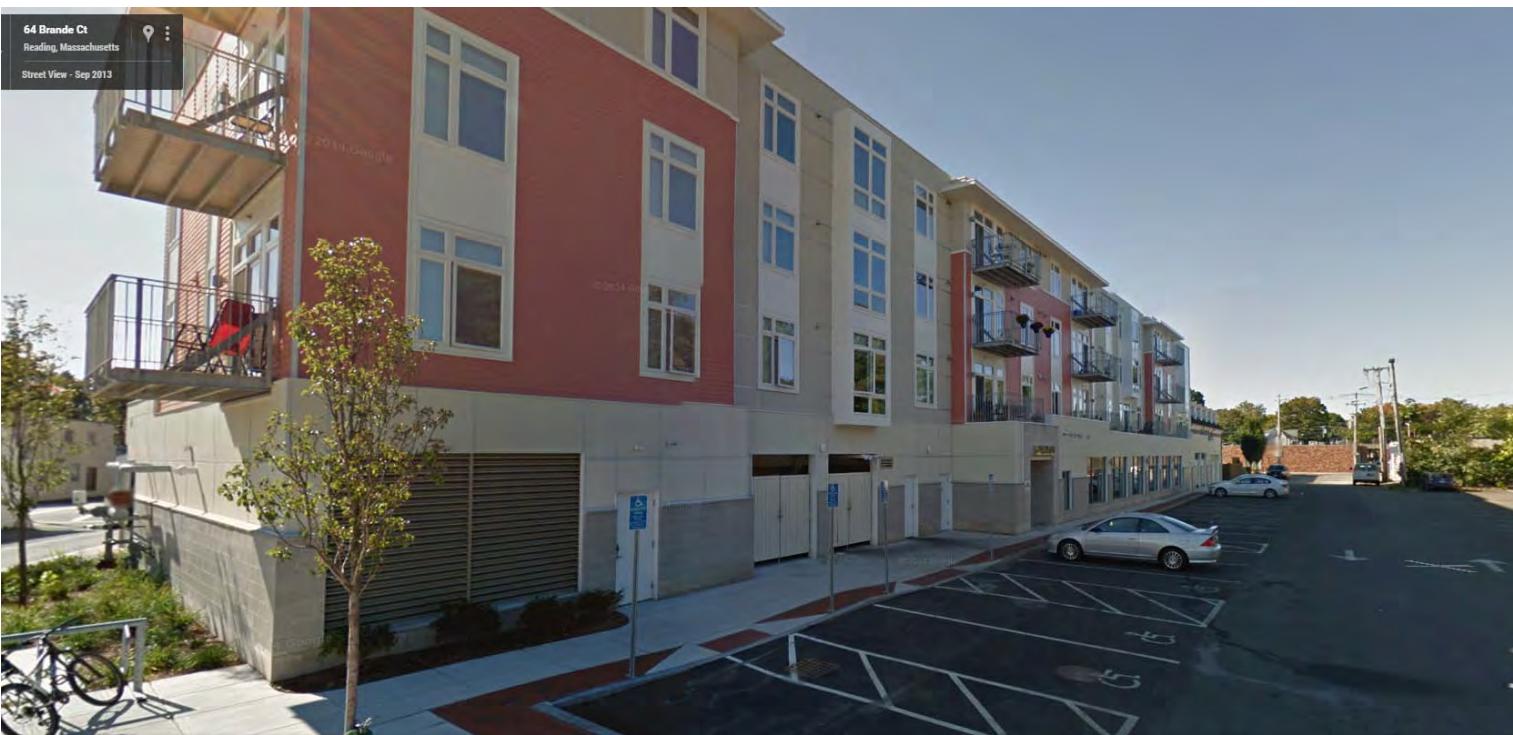
# 40R DEVELOPMENT CASE STUDIES/Mixed Use



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# 40R DEVELOPMENT CASE STUDIES/Mixed Use

## VILLAGE HILL, NORTHAMPTON MA

### Village Hill

- Redevelopment
- 16 acres
- 156 units
- Mix of Housing
- Density: 9.75 DU/Acre



# DEVELOPMENT CASE STUDIES/Mixed Use

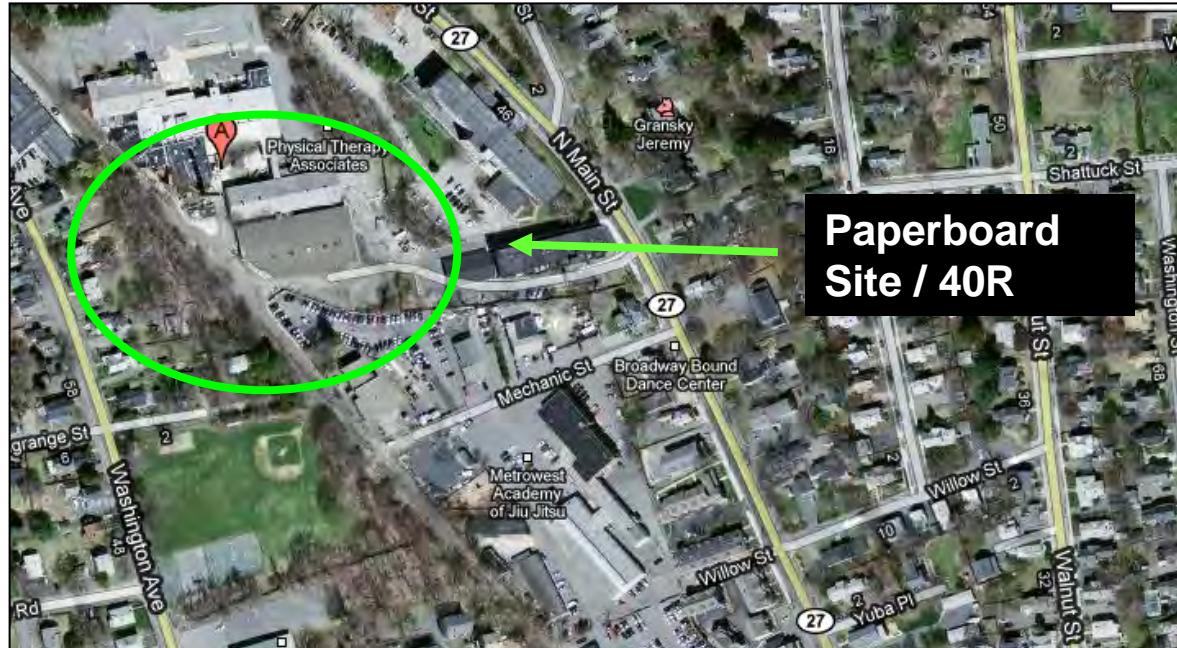
## ARBORPOINT AT MARKET STREET, LYNNFIELD MA



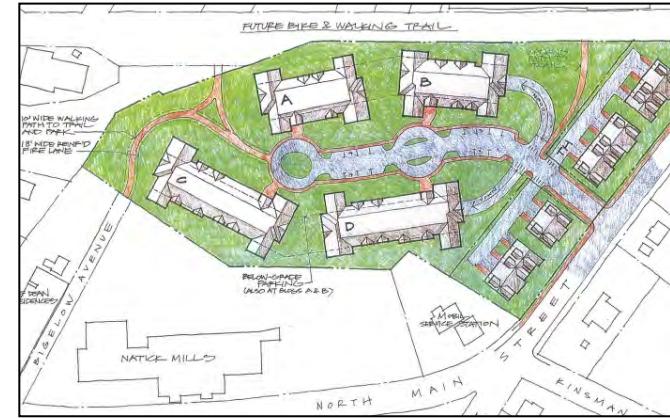
- Lifestyle Center and Housing
- 180 Units
- Adjacent Office Park and Hotel

# 40R DEVELOPMENT CASE STUDIES/Mixed Use

## 40R DISTRICT: DOWNTOWN NATICK



Paperboard Site / 40R



- 138 unit
- 5 acres
- Near transit
- Brownfield
- Planned rail trail
- Density: 27.6 DU/Acre

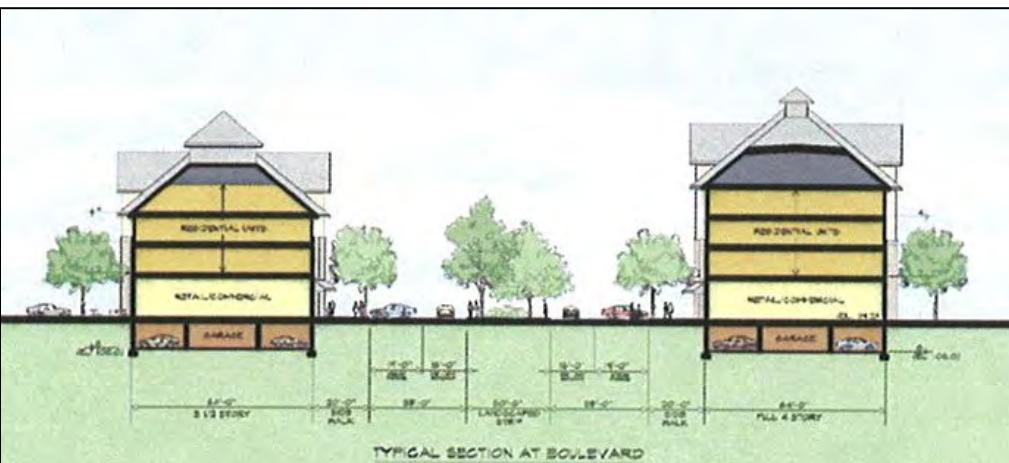


MBTA Station



# 40R DEVELOPMENT CASE STUDIES/Mixed Use

## QUESET COMMONS, EASTON



# 40R DEVELOPMENT CASE STUDIES/Residential

## OUR LADY OF MERCY/OAKLEY, BELMONT

- 18 Units / 1.5 acres
- 4 Sub-districts / Housing Mix
- Belmont Housing Trust
- Density: 12 DU/Acre



Map 1-1 Locator Map 2

Proposed Belmont Smart Growth  
District with Sub-Districts  
Belmont, MA

### Legend

- Senior Center Sub-District
- Rectory Sub-District
- Triangle Sub-District
- Church Buildings Sub-District

September 2007

Note: 40R District boundaries are only approximate. For actual boundaries please contact the Belmont Assessor's Office.

Concord Square Development Company, Inc.

# 40R DEVELOPMENT CASE STUDIES/Residential

## WESTBOROUGH VILLAGE - WESTBOROUGH, MA



300+ Unit Mixed-Use TOD on former gravel pit  
½ mile from MBTA Commuter Rail Station

