



CHAPTER 40R DEVELOPMENT

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

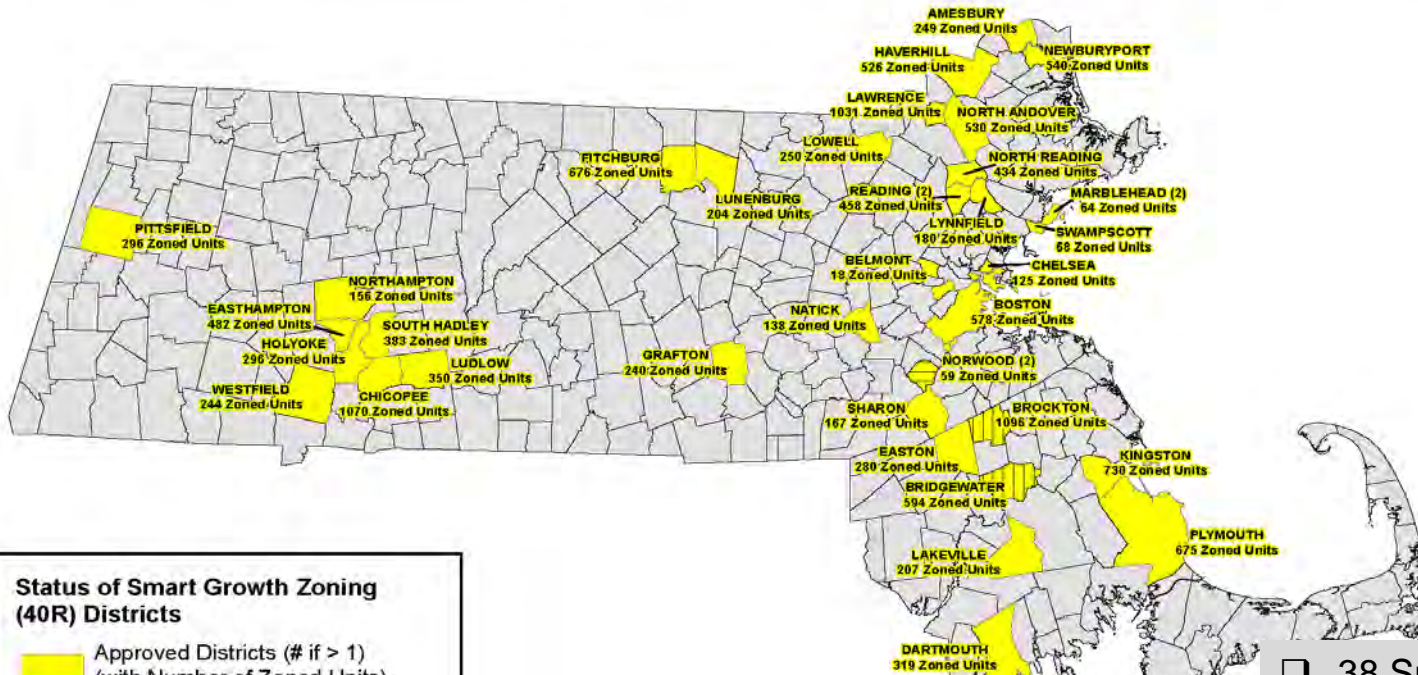
CHAPTER 40R DEVELOPMENT

- **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**
- **QUESET 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



Status of Smart Growth Zoning (40R) Districts

- Approved Districts (# if > 1) (with Number of Zoned Units)
- Eligible Districts
- Under Review or Proposed

Data Source: Department of Housing and Community Development (EOHED)

- 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

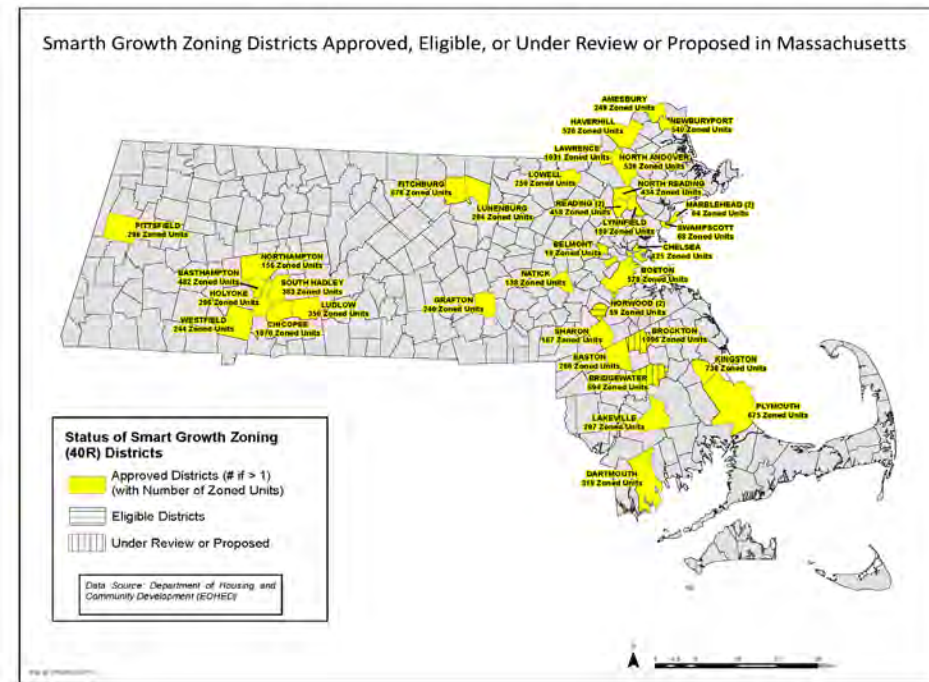
- Total Unit Built as of 2016: 3,352
- 1-Bedroom DUs (36%)
- 2-Bedroom DUs (49%)
- 3-Bedroom DUs (4%)
- 4-Bedroom DUs (0.06%)

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

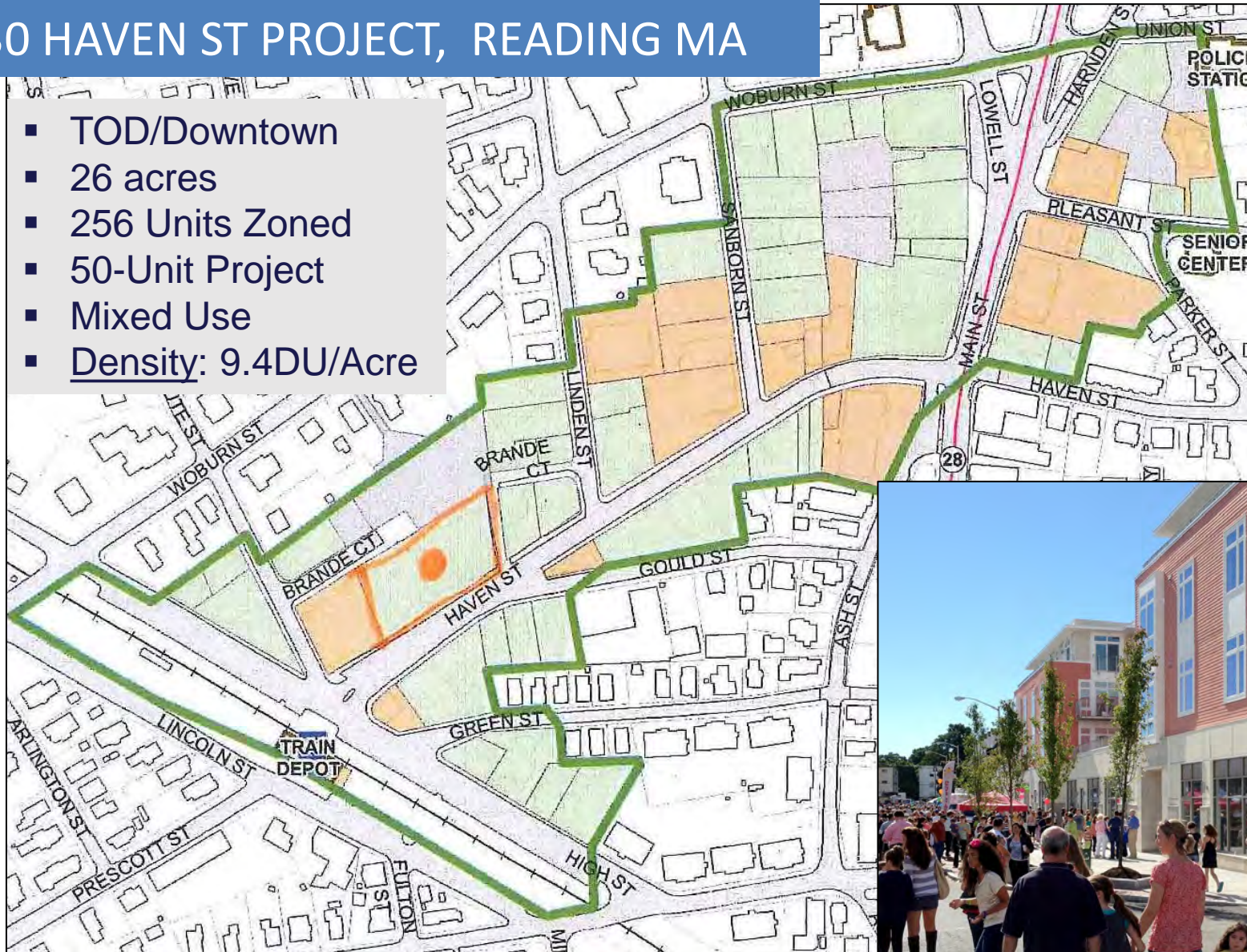
NEWBURYPORT STATION TOD – ONE BOSTON WAY



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



Google

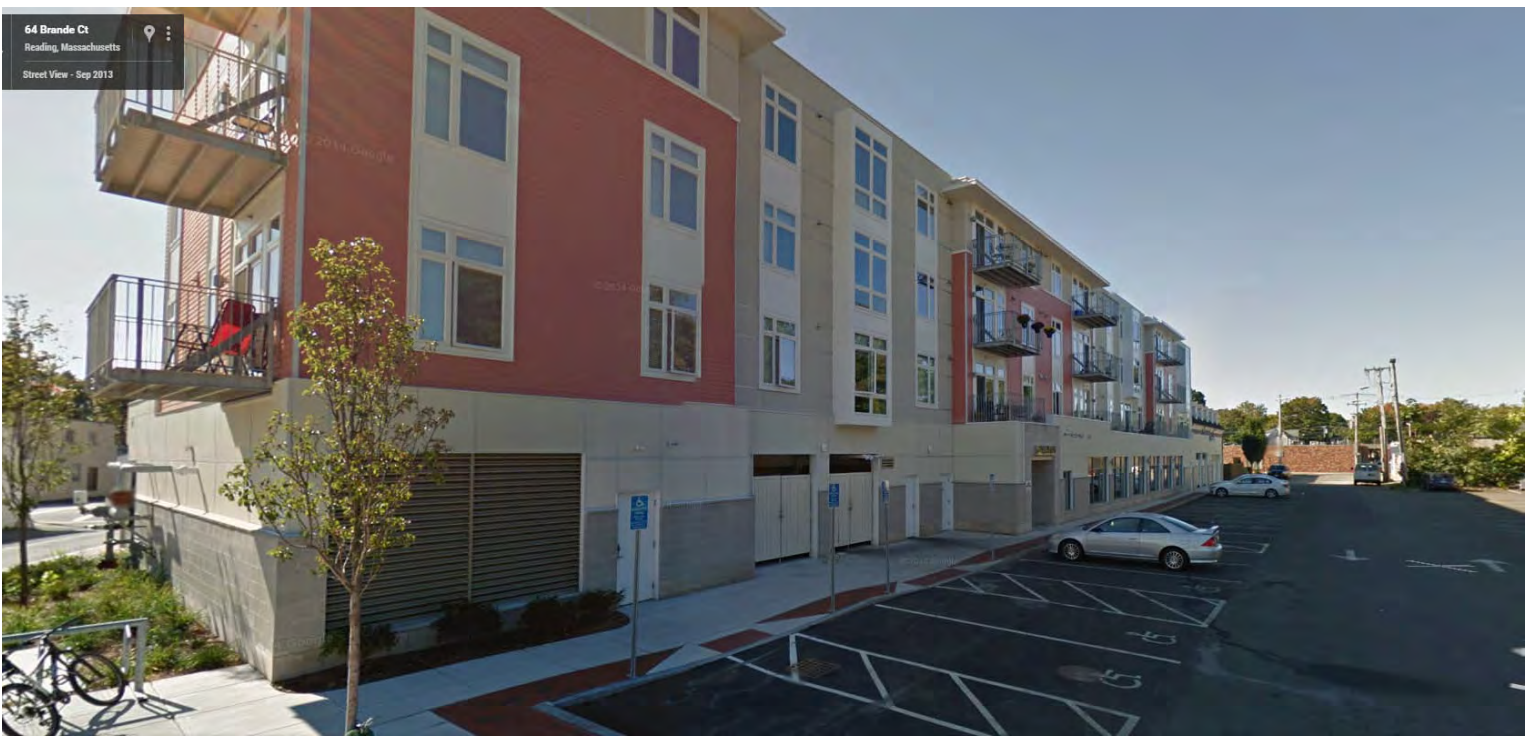
Imagery ©2017 Google, Map data ©2017 Google Terms Send feedback

30 HAVEN ST PROJECT, READING MA



30 HAVEN ST PROJECT, READING MA

64 Brande Ct
Reading, Massachusetts
Street View - Sep 2013



20 Brande Ct
Reading, Massachusetts
Street View - Sep 2013



30 HAVEN ST PROJECT, READING MA

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

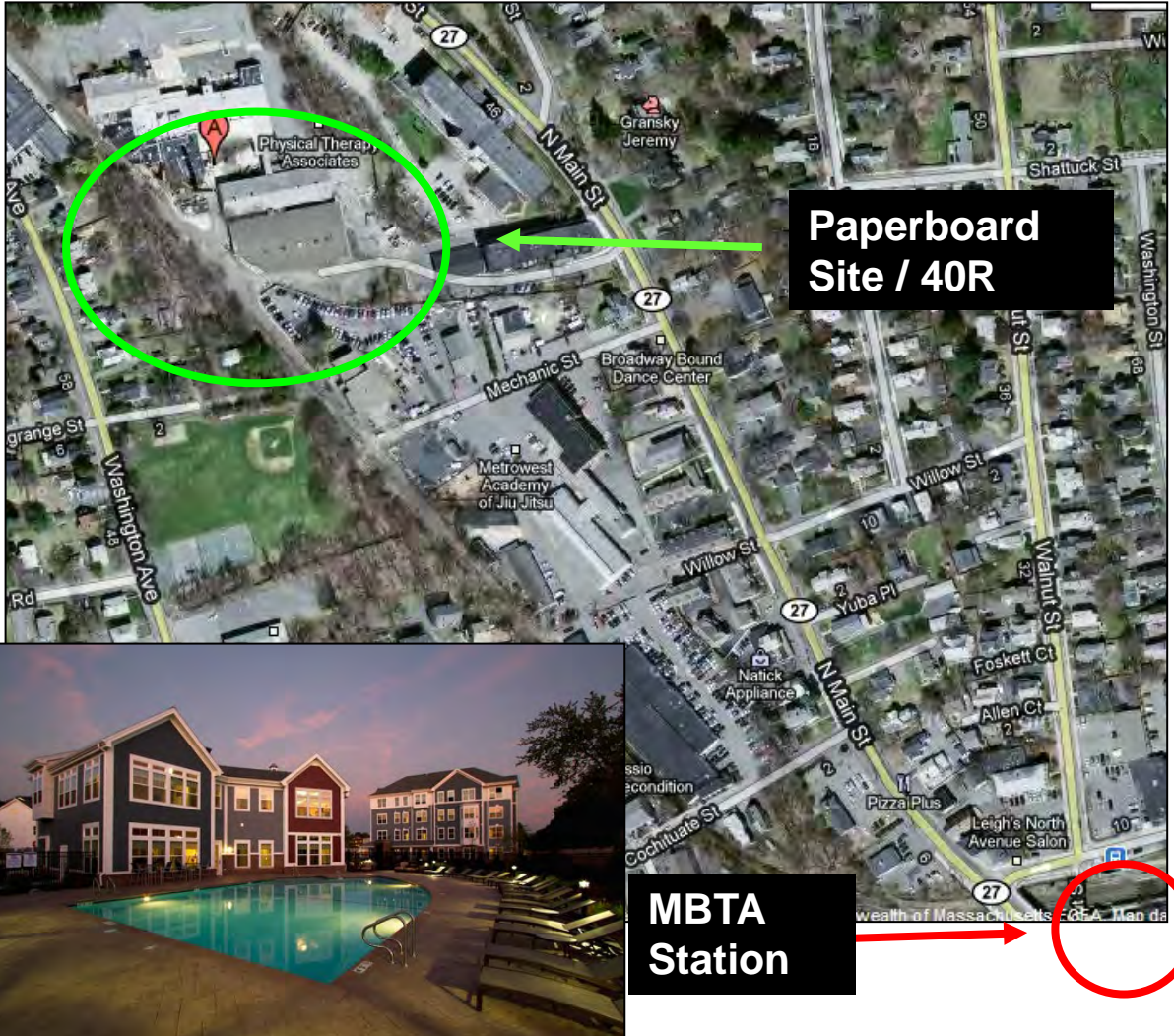
ARBORPOINT AT MARKET STREET, LYNNFIELD MA



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

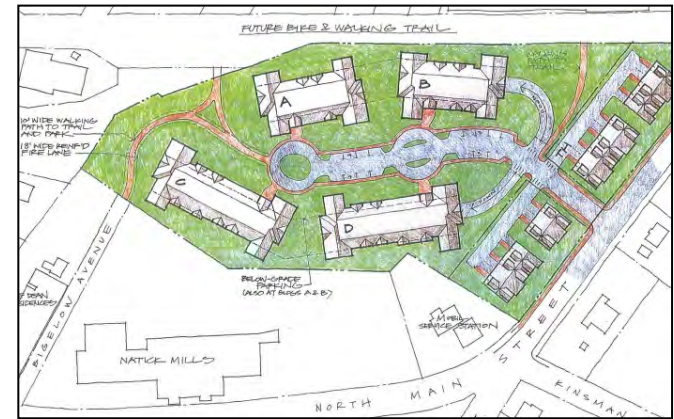
40R DEVELOPMENT CASE STUDIES/Mixed Use

40R DISTRICT: DOWNTOWN NATICK



Paperboard Site / 40R

MBTA Station



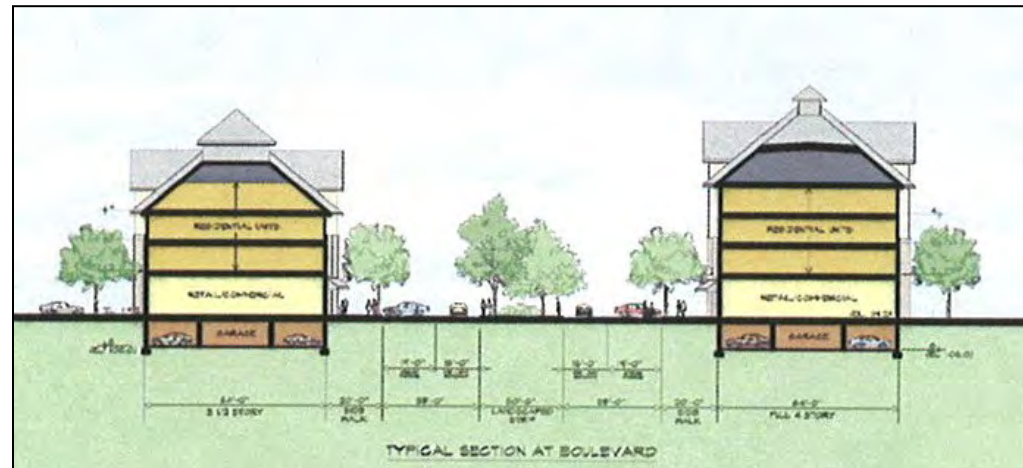
- 138 unit
- 5 acres
- Near transit
- Brownfield
- Planned rail trail
- Density: 27.6 DU/Acre

40R DEVELOPMENT CASE STUDIES/Mixed Use

QUESET COMMONS, EASTON



- 280 units
- Mixed use
- MWIP



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



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

