

# CEDAR CROSSING AND CEDAR EDGE

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55 SUMMER STREET WALPOLE MA



# AGENDA

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- Introductions
- Project Overview
- 40B Comp Permit – The Rules, The Need, The Benefits
- Effects on the Community
- Question & Answer
- References

# INTRODUCTIONS

## DEVELOPMENT TEAM

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- Developer - Omni Development LLC
- Architect – Mangel Architects
- Civil Engineer – Howard Stein Hudson
- Wetland/Habitat – Oxbow Associates
- Traffic Engineer – Bayside Engineering
- Archeology – PAL
- Property Consultant/Manager – Princeton Properties

# OMNI DEVELOPMENT PROJECTS

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- Avalon Acton & Westford



- Village Green Tewksbury





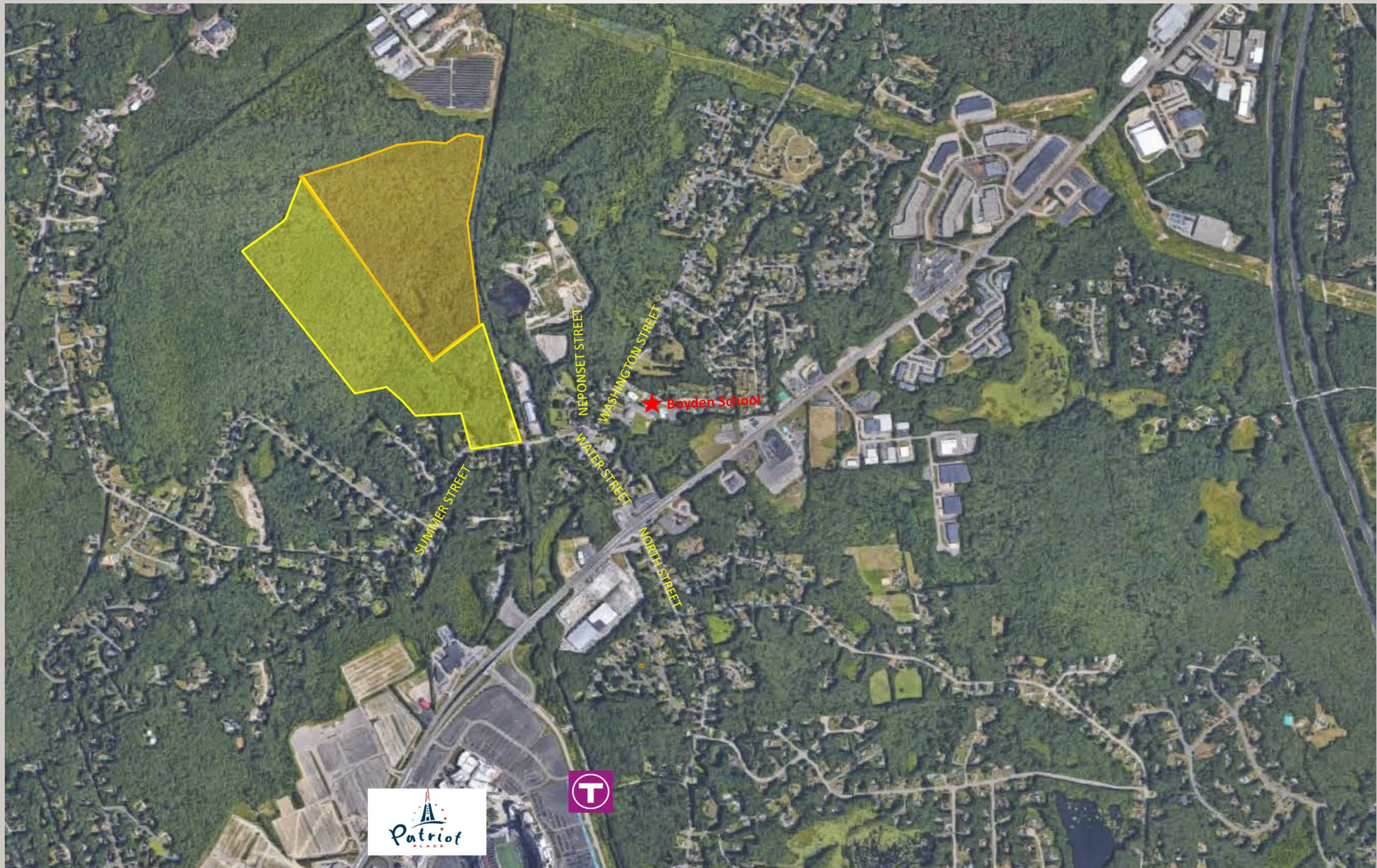
# OMNI DEVELOPMENT PROJECTS

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- Village Green Littleton

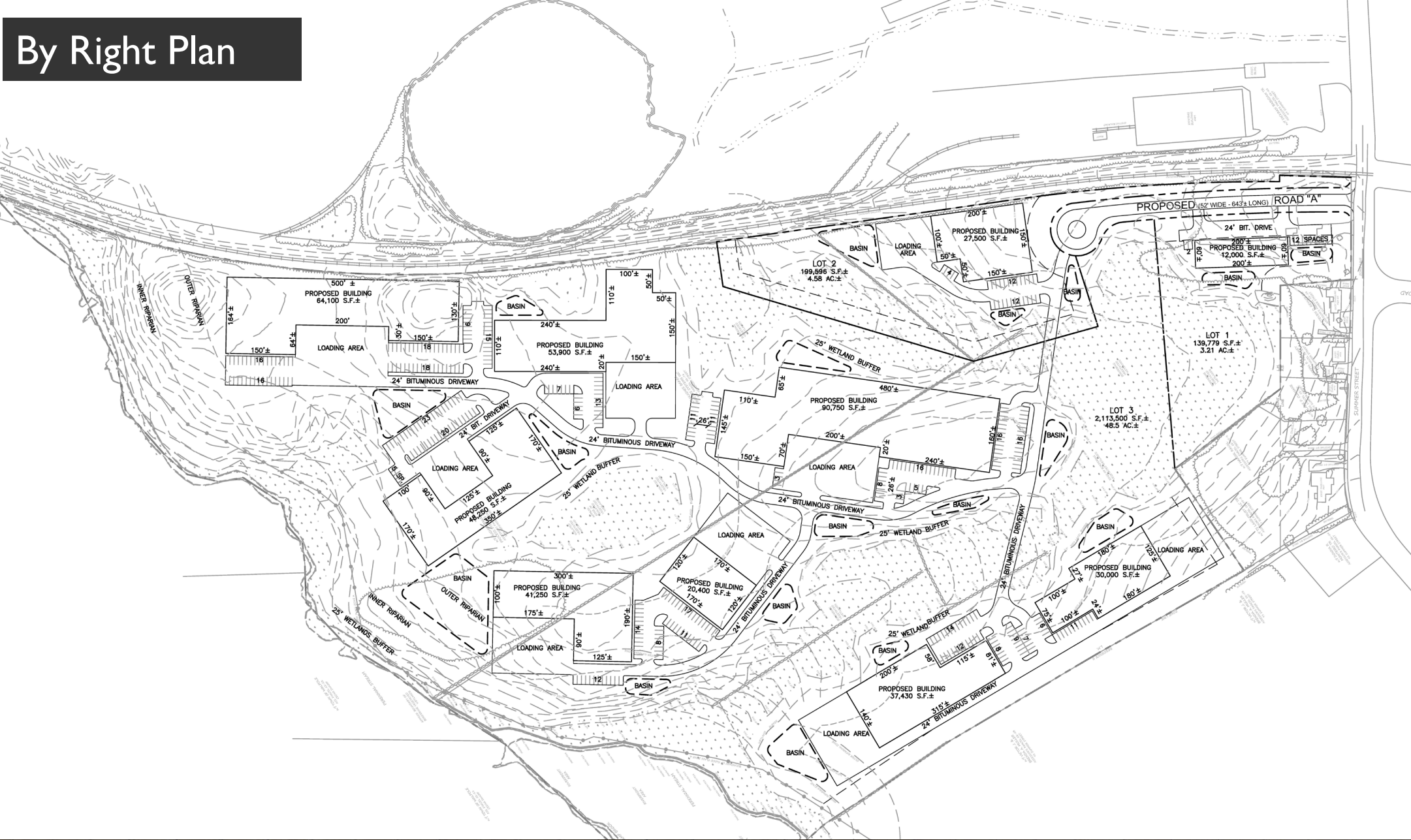








# By Right Plan



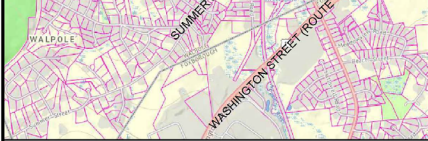
PREPARED FOR:  
DAVE HALE  
OMNI PROPERTIES  
6 LYBERTY WAY SUITE 203  
WESTFORD MA, 01886

BY RIGHT PLAN  
51-53-55 SUMMER STREET  
WALPOLE MA

REVISIONS:		
NO	BY	DATE
		DESCRIPTION

BY RIGHT PLAN





LOCUS MAP  
SCALE: 1"=1500'



**OWNER**  
WRG COFSKY REALTY TRUST  
820 NEPONSE ST.  
NORWOOD, MA 02062

HUGHES BAKER PROCESS SYSTEMS, INC.  
P.O. BOX 4740  
HOUSTON, TEXAS 77210

**ASSESSORS INFORMATION**  
PROPERTY ID: 307-52-59

**REFERENCES**  
1. EXISTING CONDITIONS SURVEY BY LEGACY ENGINEERING.  
2. TOWN OF WALPOLE GEOGRAPHIC INFORMATION SYSTEM.

**DEVELOPMENT SUMMARY**  
TOWNHOUSES: 48  
PARKING SUMMARY:  
TOWNHOUSES: 48 GARAGE SPACES + 48 SURFACE SPACES = 96 SPACES TOTAL  
TOWNHOUSE RATIO: 2.00 SPACES/UNIT  
APARTMENTS: 228  
PARKING SUMMARY:  
APARTMENTS: 117 GARAGE SPACES + 277 SURFACE SPACES = 394 SPACES TOTAL  
APARTMENT RATIO: 1.73 SPACES/UNIT PROPOSED,  
CLUBHOUSE: 20  
TOTAL PARKING: 510 SPACES  
SINGLE FAMILY HOUSES: 60  
PARKING SUMMARY:  
SINGLE FAMILY HOUSES : 120 GARAGE SPACES + 120 SURFACE SPACES =

DAVID HALE  
OMNI PROPERTIES  
6 LYBERTY WAY., SUITE 203  
WESTFORD, MA 01886

**PROPOSED MULTIFAMILY  
DEVELOPMENT**  
SUMMER STREET  
WALPOLE, MA

REVISIONS:			
NO	BY	DATE	DESCRIPTION

PRELIMINARY SITE  
PLAN

**CEDAR EDGE  
CONDOMINIUMS AND  
APARTMENTS**

DATE:	OCTOBER 1, 2019
PROJECT NUMBER:	19067
DESIGNED BY:	KE/KF



# PROPOSED PROJECT OVERVIEW

## OVERALL PROJECT

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- 57 +/- Acres
  - 215 feet frontage on Summer Street
- 35.8% Green space including wooded wetlands
- 300 Units
  - 240 Rental
  - 60 Ownership

	Rental	Ownership
Total Acres	26.03	31.18
Buildable	18.95	17.62
Density	12.6 / Acre	3.4 / Acre

# GARDEN STYLE RENTAL

- Apartments – 192 Units

- 4 buildings
- 4-5 stories
- Some elevatored buildings
- Some parking under
- 1&2-bedroom units
- All units will have high end amenities and finishes

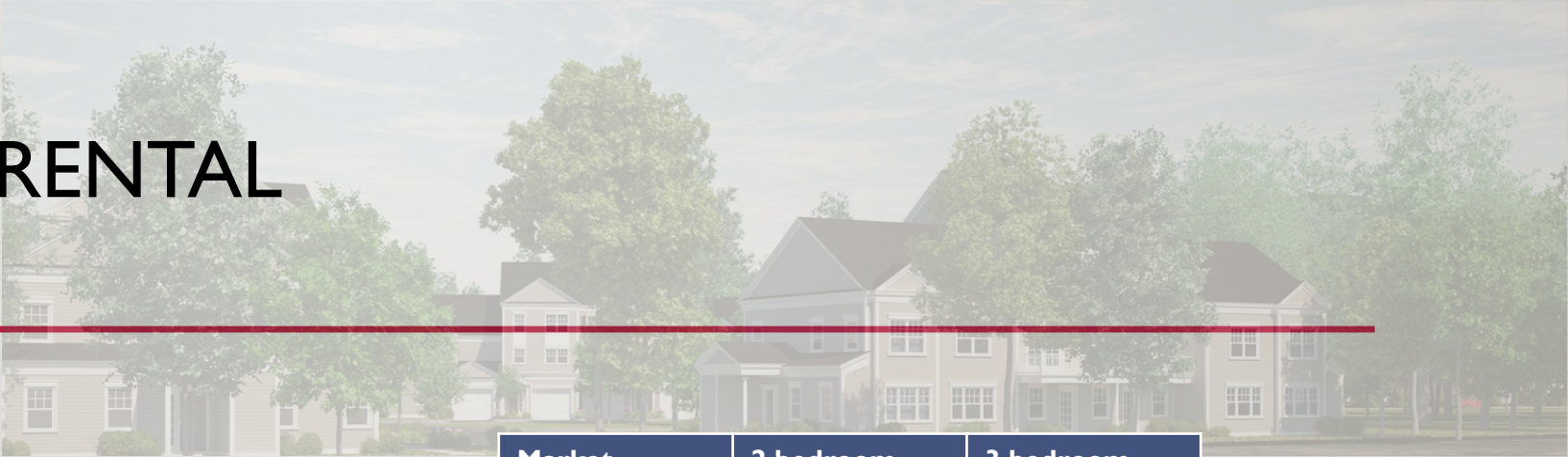


Market	1 bedroom	2 bedroom
Unit Count	82	80
Sq. Ft.	Avg 885	Avg 1157
Rent	\$1,913	\$2,554

Affordable	1 bedroom	2 bedroom
Unit Count	28	26
Sq. Ft.	Avg 885	Avg 1157
Rent	\$1,541.13	\$1,814

# TOWN HOME RENTAL

- Town Homes
  - 12 buildings – 48 Units
  - 2-3 story
  - Garages
  - 2- & 3-bedroom units
  - All units will have high end amenities and finishes



Market	2 bedroom	3 bedroom
Unit Count	18	18
Sq. Ft.	Avg 1300	Avg 1500
Rent	\$2,650	\$2,950

Affordable	2 bedroom	3 bedroom
Unit Count	6	6
Sq. Ft.	Avg 1300	Avg 1500
Rent	\$1,814	\$2,075



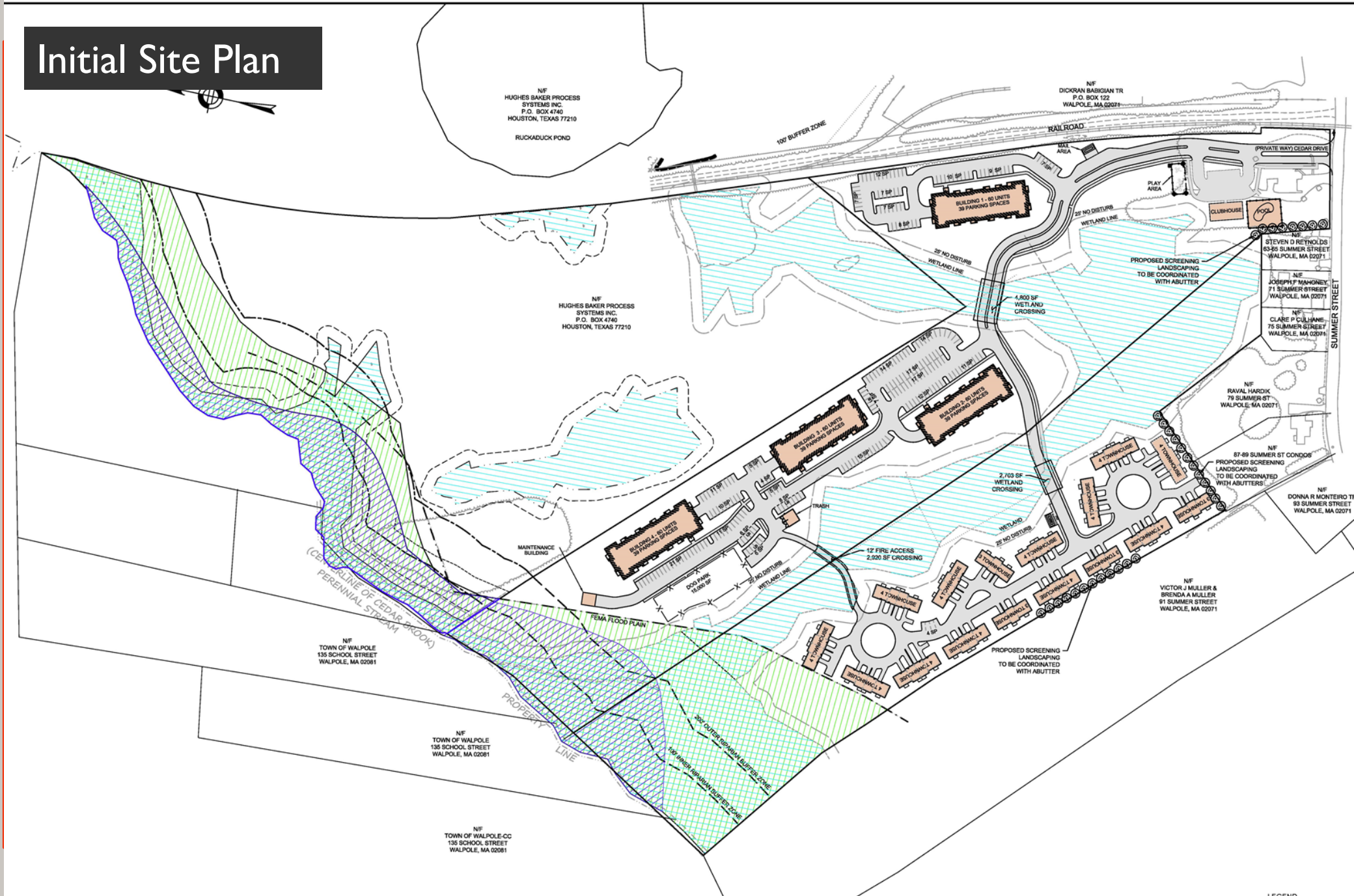
# OWNERSHIP

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- 60 Single Family Homes (SFH)
- 15 Affordable / 45 Market
- \$257,000 (Affordable)
- \$625,000 (Market)
- 2-3 story
  - Garages
  - 3-bedroom units
  - All units will have high end amenities and finishes



# Initial Site Plan



**HOWARD STEIN HUDSON**

114 Turnpike Road, Suite 2C  
Chelmsford, MA 01824  
www.hshassoc.com

PREPARED FOR:

DAVID HALE  
OMNI PROPERTIES  
6 LYBERTY WAY, SUITE 203  
WESTFORD, MA 01886

## PROPOSED MULTIFAMILY DEVELOPMENT SUMMER STREET WALPOLE, MA

REVISIONS:

NO	BY	DATE	DESCRIPTION

PRELIMINARY SITE PLAN

**CEDAR CROSSING  
APARTMENTS AND  
CEDAR EDGE  
CONDOMINIUMS**

LEGEND



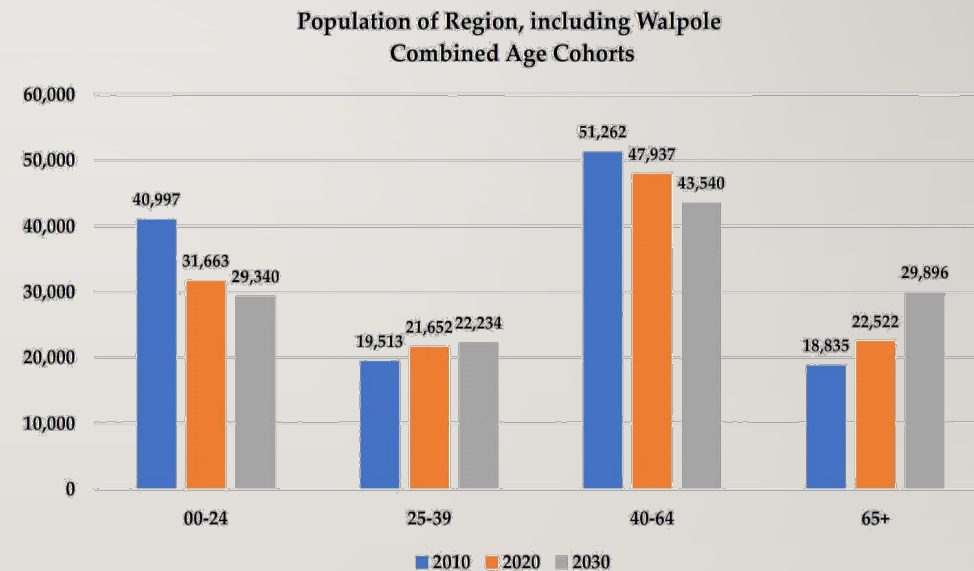
# Original Site Rendering





# REGIONAL POPULATION CHANGES

- Demographic Shift:
  - Increase in seniors (60+ years)
  - Increase of young adults (25-39 years)
  - Decrease in middle age population (40-64 years old)
  - Decrease in young people (0-24 years)

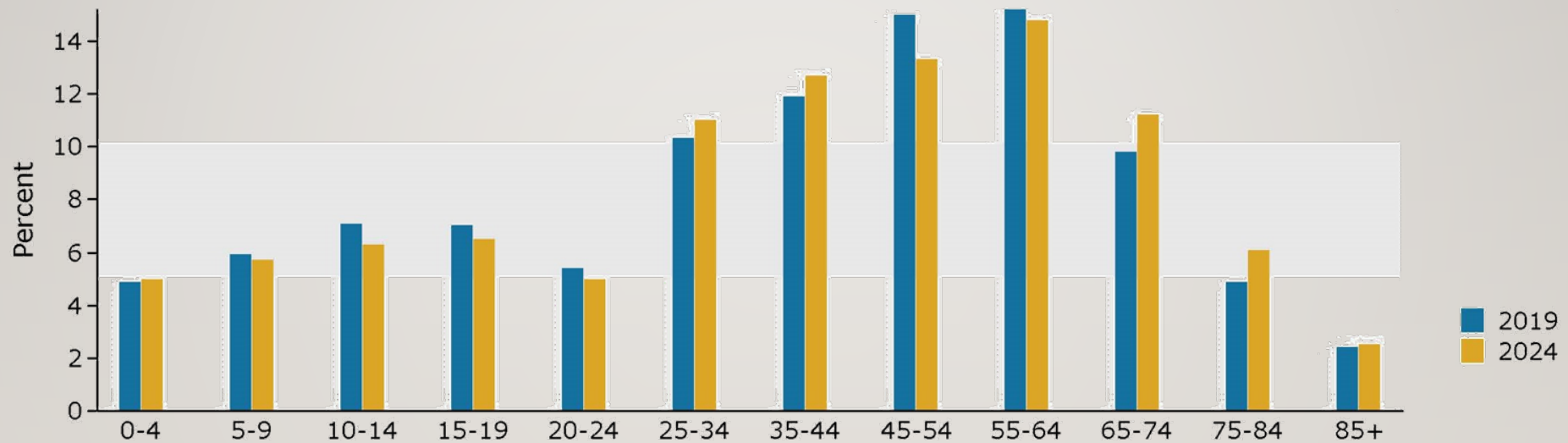


Source: Town of Walpole Housing Production Plan 2019 Update

# POPULATION TRENDS 2019 – 2024

## 10-MILE RADIUS

Population by Age



Source: U.S. Census Bureau, Census 2010 Summary File 1. ESRI forecasts for 2019 and 2024



# PROJECT DESIGN

## TARGET DEMOGRAPHICS - RENTAL

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- Target Market
  - Empty Nester and Older Cohort
  - Renters by choice
  - Young families
  - Transitioning families
  - Single people
  - Accessible demand
- Design
  - Diverse home types & prices
  - Some covered parking
  - Elevators / Handicap Accessible (Garden Units)
  - Amenities

# 40B RULES – THE NEED – THE BENEFITS

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- The Rules and Process
- 40B in Walpole
- The Need
- The 40B Benefits

# 40B RULES

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- SHI < 10% - Town subject to 40B – Override of Zoning Regulations
- 25% of units affordable @ 80% or 20% of units affordable @ 50%
- Zoning Board of Appeals grants permit – acts on behalf of all boards
- Denial based only on empirical Health, Safety or Environmental issues that outweigh the regional need for housing
- 100 % of rental units and 25% of ownership counted towards SHI
- Smart Growth = 40R Density Standards

# PROCESS

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- Site Approval – Mass Housing determines feasibility and issues site letter 60+ days from application
- Developer applies to ZBA
- ZBA must open hearing within 30 days of application to ZBA
- ZBA must close hearing within 180 days of opening
- ZBA must render Decision within 40 days of closing



# 40B IN WALPOLE

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- Current SHI percentage (2010 census)
  - 7.1% of 8984 households (HH) = 642 units
  - Current shortfall to reach 10% is 256 units
- Estimated shortfall 2020 census (10,000 HH)
  - 358 units\*\* = 1000 SHI
- Cedar Projects = 2 Year Moratorium

\*\*Source: Town of Walpole Housing Production Plan 2019 Update

# THE NEED QUALIFYING PERCENTAGES – AFFORDABLE UNITS

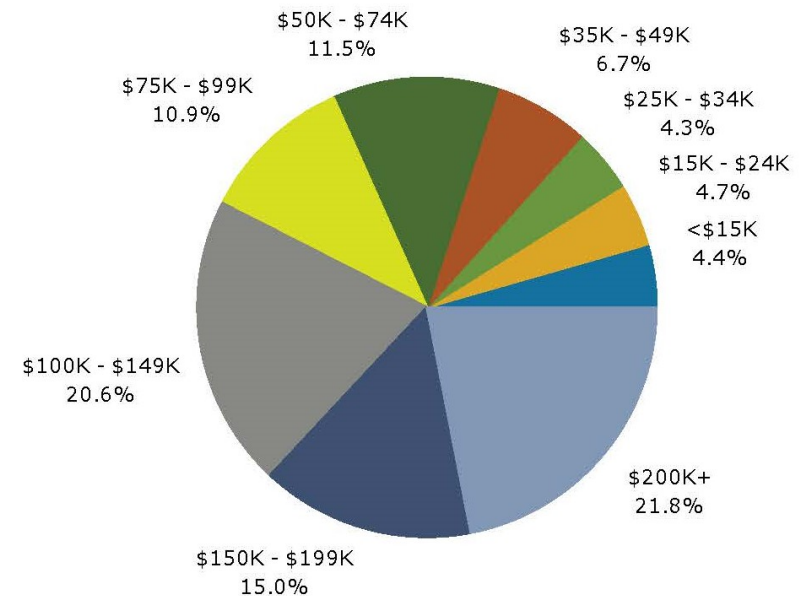
- 10-Mile Radius Total 38% +/-
  - < \$50,000 20.1%
  - \$50K – 74K 11.5%
  - \$75K – 99 K 10.9%

**2018 HUD Income Limits for Housing Affordability  
Boston-Cambridge-Quincy MA-NH MSA**

Number in Household		80% of Median
1		\$56,600
2		\$64,900
3		\$73,000
4		\$81,100

Source: U.S. Census Bureau, Census 2010 Summary File 1. ESRI forecasts for 2019 and 2024  
Source: U.S. Department of Housing and Urban Development

**2019 Household Income**



# THE NEED

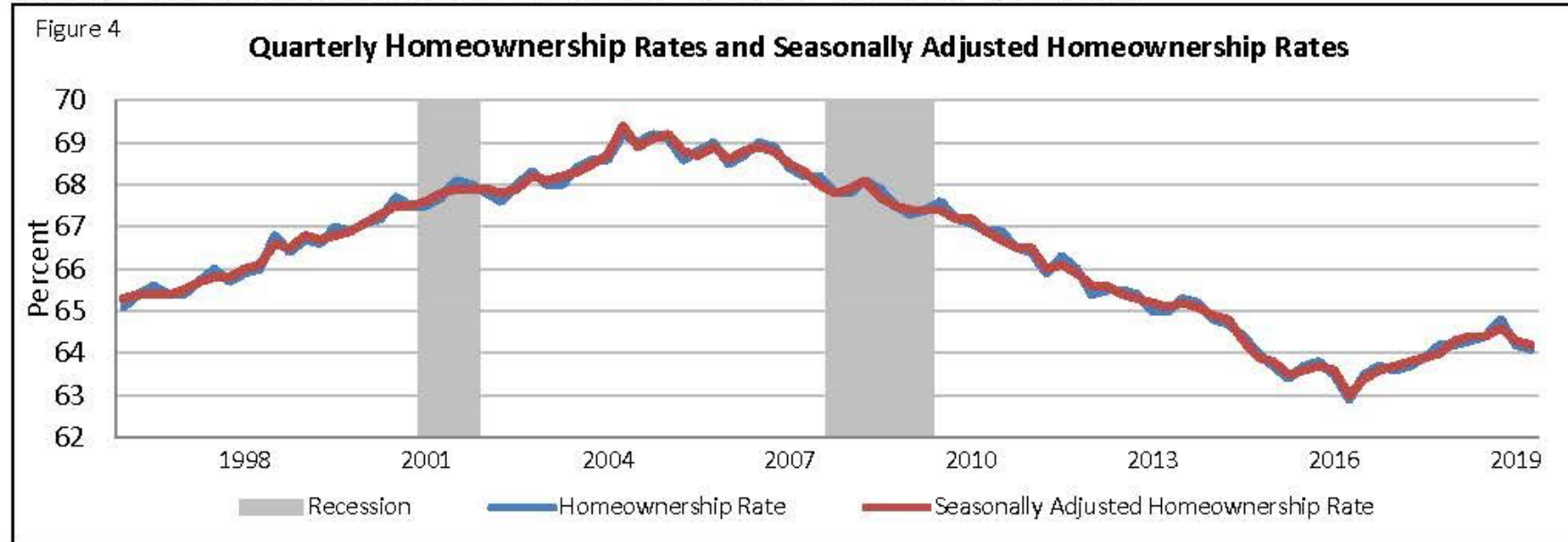
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- Address supply-demand housing gap
  - 2010 to 2017 Metro Boston added 245,000 new jobs (14% increase)\*
  - Only 71,600 (or 5.2%) housing units permitted during same period\*
- Ownership – Affordability gap
  - Walpole median home value \$435,200
  - Requires \$137,800 income / 20% down to purchase
  - 72%+ of Walpole's homes are \$500,000+

\*The state of Zoning for Multi-Family Housing in Greater Boston, Amy Dain, June 2019

# DEMOGRAPHIC NEED FOR RENTAL

The homeownership rate of 64.1 percent was not significantly different from the rate in the second quarter 2018 (64.3 percent) nor from the rate in the first quarter 2019 (64.2 percent).



Source: U.S. Census Bureau, Current Population Survey/Housing Vacancy Survey, July 25, 2019, Recession data: National Bureau of Economic Research, <[www.nber.org](http://www.nber.org)>



# THE 40B BENEFIT

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- As of 2010:
  - Produced approximately 58,000 housing units
  - 31,000 units of housing for low- and moderate-income households and 27,000 market-rate units.
  - 70 % produced under Chapter 40B were rentals, the rest were for homeownership.
  - Positive economic spillover
  - 2000 through 2010 \$9.25 billion in construction and related spending
  - Created nearly 48,000 jobs.
  - Real estate tax, auto excise tax, sales tax, supplies workforce housing

# THE 40B BENEFIT

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- Encourages Greener approach to housing
  - Denser housing / Less land per unit
  - Smaller homes/units – Lower carbon footprint
  - Use less heat, electricity and water
  - Built to higher efficiency standards
  - Spreads cost of infrastructure over more units

# EFFECTS ON THE COMMUNITY

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- Students
- Traffic
- Water & Sewer



# 5-YEAR DECLINE IN ENROLLMENT – 278 (-7%)

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Table 23: Walpole School Enrollment	
Year	Student Population
2018 – 2019 (October 1, 2018)	3,718
2017 - 2018	3,804
2016 - 2017	3,855
2015 - 2016	3,906
2014 - 2015	3,946
2013 - 2014	3,996

Source: Walpole Public Schools, 2018

\*\*Source: Town of Walpole Housing Production Plan 2019 Update

# BOYDEN SCHOOL CAPACITY

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- Boyden school
  - 475 students in 2011
  - 348 students in 2019
  - 127 fewer students than 8 years ago
  - Decline of 26.7%

# STUDENT PROJECTIONS\*

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- TOTAL STUDENTS ADDED 85.52 (2.3%)
  - K-5 46 STUDENTS = AVERAGE OF 7.67 STUDENTS / GRADE
  - 6-12 40 STUDENTS = AVERAGE OF 5.71 STUDENTS / GRADE
- If Cedar Projects add 46 students to the Boyden, the student count will increase to 394

\*Source: The Costs and Hidden Benefits of New Housing Development in Massachusetts, March 2016 Public Policy Center - UMASS Dartmouth  
[https://www.mhp.net/writable/resources/documents/Cost\\_Benefit\\_new\\_housing\\_3-15-16.pdf](https://www.mhp.net/writable/resources/documents/Cost_Benefit_new_housing_3-15-16.pdf)



# COMPARISON CEDAR PROJECTS VS. PRESERVE STUDENTS

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- Both projects 300 units
- The Preserve\*
  - 94 Students
- Estimated Cedar Projects
  - 86 Students

Bedrooms	The Preserve	Cedar Projects	Difference
1	72	110	38 More
2	180	106	74 Less
3	48	84	36 More
Total Units	300	300	
Total Bedrooms	576	574	

\*Source: On the Ground 40B Developments Before and After / Tufts University May 1, 2009

# TRAFFIC STUDY IN PROGRESS

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- Traffic Counts completed 9/11 & 9/12:
  - Summer Street and Winter Street
  - Winter Street and Main Street
  - Summer Street, Neponset Street, Washington Street, Water Street and Washington Street Extension
  - Route 1, Water Street and North Street

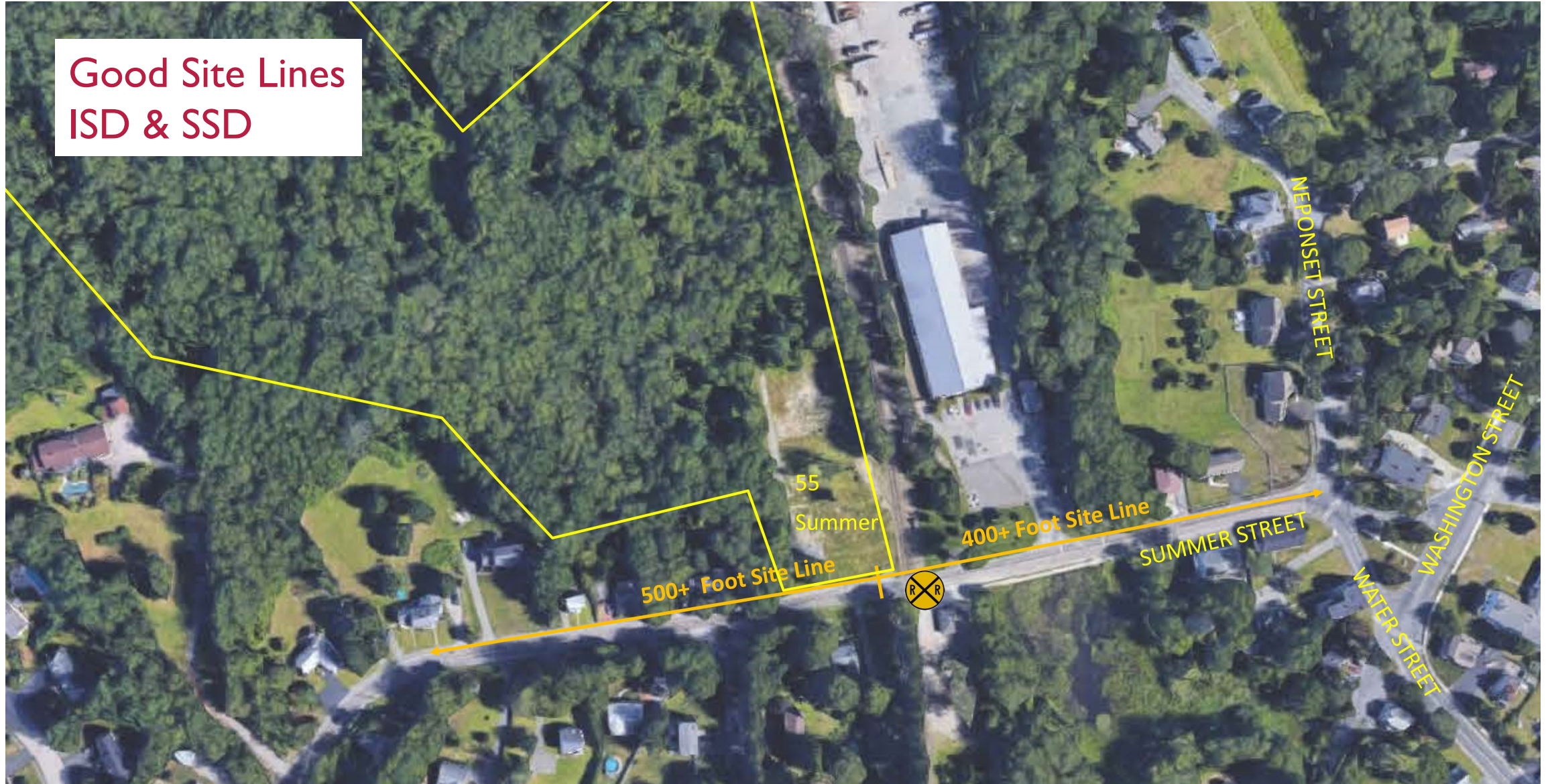


# TRAFFIC STUDY IN PROGRESS

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- Study areas:
  - Crash data
  - Trip generation
  - Trip distribution
  - Public transportation options
  - Reviewing walking route to Boyden School

Good Site Lines  
ISD & SSD





# TRIP GENERATION SUMMARY

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	APARTMENT TRIPS <sup>A</sup>	TOWNHOUSE TRIPS <sup>B</sup>	SINGLE- FAMILY HOME TRIPS <sup>C</sup>	TOTAL NEW TRIPS
<i>Weekday Morning Peak Hour:</i>				
<b>Entering</b>	17	6	12	35
<b><u>Exiting</u></b>	<u>48</u>	<u>18</u>	<u>35</u>	<u>101</u>
<b>Total</b>	65	24	47	136
<i>Weekday Evening Peak Hour:</i>				
<b>Entering</b>	51	20	39	110
<b><u>Exiting</u></b>	<u>32</u>	<u>11</u>	<u>23</u>	<u>66</u>
<b>Total</b>	83	31	62	176

<sup>a</sup>Based on ITE LUC 221 – Multifamily Housing (Mid-Rise); 192 units.

<sup>b</sup>Based on ITE LUC 220 – Multifamily Housing (Low-Rise); 48 units.

<sup>c</sup>Based on ITE LUC 210 – Single-Family Detached Housing; 60 units

# WATER & SEWER

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- Water /Sewer
  - Preserve averaged 35,000 gal per day (2008) = 6l gal/day/bedroom
  - Cedar projects @ 6l Gal/day/bedroom = 34,815 total per day
- Capacity
  - Town's domestic water and sewer treatment capacity is sufficient to handle growth\*

\*Source: Town of Walpole Housing Production Plan 2019 Update



# QUESTION & ANSWER



# REFERENCES

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Borrowing Innovation, Achieving Affordability: What We Can Learn From Massachusetts Chapter 40B The Turner Center for Housing Innovation, University of California, Berkeley August 24, 2016 [http://turnercenter.berkeley.edu/uploads/California\\_40B\\_Working\\_Paper.pdf](http://turnercenter.berkeley.edu/uploads/California_40B_Working_Paper.pdf)

On the Ground: 40B Developments Before and After - Report by Tufts University Department of Urban and Environmental Policy and Planning Graduate Students. May 2009 [https://community-wealth.org/sites/clone.community-wealth.org/files/downloads/report-de\\_genova-et-al.pdf](https://community-wealth.org/sites/clone.community-wealth.org/files/downloads/report-de_genova-et-al.pdf)

Quarterly Residential Vacancies and Homeownership, Second quarter 2019, Release Number CB19-98 July 25, 2019 The U.S. Census Bureau <https://www.census.gov/housing/hvs/files/currenthvspress.pdf>

The Costs and Hidden Benefits of New Housing Development in Massachusetts, March 2016 Public Policy Center - UMASS Dartmouth [https://www.mhp.net/writable/resources/documents/Cost\\_Benefit\\_new\\_housing\\_3-15-16.pdf](https://www.mhp.net/writable/resources/documents/Cost_Benefit_new_housing_3-15-16.pdf)

Town of Walpole – Housing Production Plan 2019 Update [https://www.walpole-ma.gov/sites/walpolema/files/uploads/walpole\\_hpp\\_final\\_4-26-19.pdf](https://www.walpole-ma.gov/sites/walpolema/files/uploads/walpole_hpp_final_4-26-19.pdf)

The State of Zoning for Multi-Family Housing in Greater Boston, Amy Dain, June 2019 <https://ma-smartgrowth.org/resources/resourcesreports-books/>