

TO: School Committee Members

FROM: Emily Parks, Superintendent

DATE: March 15, 2018

RE: Follow Up to Questions Raised at February 15, 2018 Meeting re: Impact of Housing Development

At the February 15, 2018 School Committee meeting, several questions were raised during my presentation proposing to designate University Station as a “buffer zone” for the purpose of elementary districting. During public participation, residents also raised some questions about housing development and the impact on school population. In an effort to ensure that we are all dealing with accurate information, in follow up to that meeting, I posed some questions to Nora Loughnane, Director of Community and Economic Development for the Town of Westwood. My questions and her responses are below:

Q1: How many apartments were constructed in the first phase of housing development at University Station?

A1: Gables Residential was constructed in 2015 as a 350-unit apartment complex consisting of 220 one-bedroom apartments and 130 two-bedroom apartments. The development reached full occupancy near the end of 2017.

Q2: How many students were projected to come to Westwood public schools from these apartments?

A2: As part of the Planning Board’s project review process for the University Station project in 2012 and 2013, the developer was required to submit a Fiscal Analysis demonstrating the projected fiscal impact of the overall development project on the town. Part of that Fiscal Analysis included a projection of the number of school-aged children that could be expected to live within the development and attend Westwood public schools. The developer’s fiscal consult, John Connery, predicted that a total of 55 school-aged children might live at University Station following the construction of the maximum number of housing units (650) in all phases of construction. The Planning Board hired an independent consultant to peer review the developer’s Fiscal Analysis. The Planning Board’s consultant, Judi Barrett, focused her review on the 350 apartments in the first phase of development, and determined that the town could expect to see **between 49 and 63 students** living in those 350 apartments upon full occupancy.

Q3. How many school children living at the Gables Apartment complex currently attend Westwood’s public schools?

A3: Today there are 38 students in the Westwood public schools with addresses at Gables University Station apartments. This number includes students who were previously enrolled at Westwood public schools while living elsewhere in town, and students who are living at Gables on a temporary basis while their permanent homes are undergoing construction. The University Station students are distributed as follows:

Westwood High School	6
Thurston Middle School	10
Downey Elementary School	19
Deerfield Elementary School	1
Sheehan Elementary School	1
Preschool	1

One of the students currently attending Westwood High School is expected to graduate in June 2018, and four new Kindergarten students have registered for September 2018. This brings the current anticipated student count to 41 for the 2018-19 school year. This estimate is between 8 and 22 students less than the projected number of school-age children anticipated by the Planning Board’s consultant.

Q4. What type of mitigation did the town receive from the University Station developer related to the projected project related increase in students at the Westwood public schools?

A4: The Board of Selectmen negotiated a Development Agreement for the University Station project, to provide the town with funding and other assurances for the mitigation of various project-related impacts, including potential traffic impacts, public safety impacts, and housing impacts. The Development Agreement required a payment of \$2,250,000 to the Westwood School Department as mitigation for the anticipated maximum of 63 new students that might come to the schools from the first phase of housing development at University Station. This funding was intended to allow the School Department the ability to tap a dedicated source of funds for capital and other improvements or that might be needed to accommodate these additional students. The required \$2,250,000 payment was made to the Westwood School Department prior to the issuance of the first building permit for the University Station housing development. An additional \$500,000 payment was made to the town through, the Development Agreement, to reconstruct the fields at the Deerfield Elementary School.

Q5. How many units are expected for the second phase of housing at University Station?

A5: The second phase of housing at University Station will involve the construction of 100 two-bedroom condominium units on the east side of University Avenue, between the Bridges Memory Care Facility and the future Brigham & Women's Medical Office Building. This condominium development, to be constructed by Pulte Homes, was granted a special permit by the Planning Board on February 27, 2018. Construction is expected to begin in spring 2018 with completion in the fall of 2019 or spring of 2020.

Q6: How many students are projected to come to Westwood public schools from these condominiums?

A6: As with the first phase of housing at the University Station, the developer was required to submit a Fiscal Analysis demonstrating the projected fiscal impact of the condominium development on the town. A Fiscal Analysis, prepared for Pulte Homes by Fougere Planning & Development Inc., estimated a total of 8 school-aged children in the 100 condominium units. The Planning Board hired an independent consultant to peer review the developer's Fiscal Analysis. The Planning Board's consultant, Craig Seymour of RKG Associates, estimated that the town could expect to see **as many as 12 students** living in 100 Pulte condominiums.

Q7: Will the University Station developer provide additional mitigation to the Westwood School Department in association with the second phase of housing?

A7: No. The \$2,250,000 mitigation payment made to the Westwood School Department in 2014 was calculated to cover the cost of up to 63 new students. The actual experience at the Gables apartments (38 students to date with 41 students projected for 2018-19) plus the anticipated number of school-age children associated with the Pulte condominiums (12) remains below the number of students used for calculation of the mitigation payment. As such, no additional mitigation was required for the this phase of housing at University Station.

Q8: What is the projection for additional housing in future phases of University Station?

A8: The University Avenue Mixed Use District (UAMUD) section of Westwood's Zoning Bylaw allows for the construction of up to 650 housing units. The first 350 units were permitted by right and constructed at the Gables apartment complex. The remaining 300 units are allowed by Planning Board special permit. A special permit was granted to Pulte Homes on February 27th for 100 condominiums. This leaves a theoretical balance of 200 additional residential units that could be approved for development at University Station. Any additional residential units would require an amendment of the Master Development Plan for the project, either by Planning Board special permit or by Town Meeting approval, following by a new special permit application for consideration of the proposed housing units by the Planning Board. *The Board of*

Selectmen and the developer recently agreed that no additional housing at University Station may be considered until construction has begun on a significant amount of commercial development, so that any additional housing component is offset by three times as much commercial floor area as residential floor area. This agreement diminishes the likelihood of any new housing proposals at University Station in the foreseeable future.

Q9: If additional housing is proposed at University Station, will there be an opportunity to negotiate additional mitigation for the Westwood Public Schools?

A9: If any additional housing developments are proposed for Planning Board special permit approval, the Planning Board will require a new Fiscal Analysis demonstrating the projected fiscal impact of the proposed development on the town, and will hire its own peer review consultant to review that analysis. If the Planning Board finds that additional school-age children might enter the Westwood public schools from the proposed housing units in a number beyond the 63 students for which mitigation payment has already been paid to the Westwood School Department, the Planning Board may deny the special permit unless an appropriate amount of additional mitigation is provided.

Q10: How many housing units are proposed for development as part of the Islington Center Redevelopment Project?

A10: The Islington Center Redevelopment Project, which is currently under review by the Planning Board pursuant to a Flexible Multiple Use Overlay District (FMUOD) special permit application, is proposed to include 18 two-bedroom condominium units in a new 3-story mixed-use building with up to 13,000 of commercial space on the ground floor. The Planning Board has held three public hearing sessions on the FMUOD application for this project, and is expected to hold two additional public hearing sessions on March 20th and April 10th. Because this proposed development involves the disposition of town-owned land and potential zoning amendments, Town Meeting approval will be required. Four warrant articles related to this project are currently scheduled for consideration by voters at the May 7, 2018 Town Meeting. The Finance & Warrant Commission held a hearing on two of the four warrant articles and is expected to discuss all four warrant articles at another hearing on March 26th and March 27th.

Q11: How many students are projected to come to Westwood public schools from these condominiums?

A11: As part of the Planning Board's FMUOD special permit review process, the developer was required to submit a Fiscal Analysis, including a projection of the number of school-aged children that could be expected to live within the 18 condominium units and attend Westwood

public schools. The Fiscal Analysis prepared for Petruzziello Properties by Fougere Planning & Development Inc. estimated a total of 3 school-aged children in the 18 condominium units. The Planning Board hired an independent consultant to peer review the developer's Fiscal Analysis. The Planning Board's consultant, Craig Seymour of RKG Associates, also estimated that the town could expect to see **as many as 3 students** living in the 18 condominiums.

Q12: Are there any other large housing developments proposed or recently approved in Westwood?

A12: The Westwood Estates 10-lot single-family subdivision was approved by the Planning Board in November 2016. Construction of the homes is expected to occur over the next two years. In addition, the Planning Board has a pre-application hearing scheduled for its next meeting on March 20th to discuss a proposed age-restricted housing development at 215 High Street. This development, which is proposed under the Open Space Residential Development (OSRD) section of the Westwood Zoning Bylaw, calls for 19 new housing units (11 two-bedroom single-family homes and 8 two-bedroom townhouses), all of which would be owner-occupied and age-restricted. If approved, each unit will be limited to occupancy by a family where at least one family member is 55 years old or older.

Q13: Is there any opportunity to negotiate for mitigation to the Westwood School Department for any of these housing developments?

A13: The Westwood Estates development was approved as a by-right subdivision pursuant to MGL Chapter 41. The Planning Board has no authority under MGL Chapter 41 to consider the fiscal impacts of a proposed subdivision, including any potential impacts on the town's schools. As such, although the 10 single-family homes can be expected to contribute between 10 and 30 students to the Westwood public schools, there is no opportunity for developer-funded mitigation. In the case of the proposed age-restricted development at 215 High Street, it is possible that residents of these homes could include one or more children or grandchildren of the property owners who might enroll in the Westwood public schools. However, the potential number of students is expected to be far less than the number of students associated with any non-age-restricted housing unit which could otherwise be developed on this property. As such, no school-related impact mitigation is expected.

Q14: Does Westwood have a sufficient number of affordable housing units listed of the state's Subsidized Housing Inventory (SHI) to protect the town against an unfriendly 40B project?

A14: At present, the town meets the minimum 10% affordability requirement for protection under the Massachusetts Comprehensive Permit Act (MGL Chapter 40B). Between the addition of new

affordable units at University Station, and the loss of previously restricted units at Westwood Glen, the town's subsidized housing inventory (SHI) calculation is just above 10%. This number is calculated by dividing the number of affordable units listed on the SHI by the total number of housing units in Westwood at the time of the 2010 Census. The SHI percentage will be recalculated following the release of housing counts from the 2020 Census. In order to remain protected against unfriendly 40B projects, prior to the 2020 recalculation, Westwood must restrict a sufficient number of affordable housing units to make up for all of the new housing that was constructed in town between 2010 and 2020. The town is pursuing a number of opportunities for the restriction of additional affordable housing units. One of the most significant opportunities is tied to the Islington Center Redevelopment Project. If this project meets with approval, the town will be able to add 12 units to the SHI, which will go a long way toward closing the potential gap in 2020.