

October 13, 2015

Public Hearing Zoning Amendment

Weymouth Town Council / Planning Board



Strategic Goals

- Maximize Economic Benefits to the Town
- Minimize need for Town Services
- Capitalize on Existing and Future Infrastructure
- Resurrect the Ambitious Vision

Strategic Goals: Maximize Economic Benefits

- Create high quality jobs
 - High paying jobs (tech, bio-tech, R&D)
 - Manufacturing jobs (light industrial, R&D, production)
 - Medical
- Continue host community and mitigation obligations
 - Timely payment of mitigation obligations
 - Timely payment of host community fees
 - Installation of all off-site traffic obligations
- Maximize opportunities for tax revenue
 - Designated office district
 - Hospitality
 - Age-restricted housing
 - Commercial recreational uses (sports stadium, hockey rink, lacrosse/soccer)
 - Media production (movies, commercials, television, internet)
 - Luxury housing (targeting millennials and move-down market)

Strategic Goals: Minimize need for Town Services

- Water connection directly from MWRA
 - Weymouth taxpayers will not pay for dedicated water line
 - Southfield will pay for design, permitting and installation of pipe
- Sewer connection to MWRA
 - Weymouth taxpayers will not pay for upgrades to sewer system
 - Southfield will pay for design, permitting and system upgrades
- Retain existing fire station
 - Weymouth taxpayers will not pay for renovation of fire station
 - Southfield will renovate at own expense
 - Southfield will dedicate the fire station as civic facility
- Private trash removal
 - Southfield residents and tenants pay for own trash removal
- Minimize impact on school system
 - Focus on age-restricted housing
 - Focus on housing product for millennials and empty nesters

Strategic Goals: Capitalize on Existing and Future Infrastructure

- Existing Neighborhoods
- The Hangar, Fire Station & Gym
- MBTA Station
- Existing Parkway
- Parkway Extension



Strategic Goals: Resurrect the Ambitious Vision

- Strive to exceed commercial maximum (2,000,000 SF+)
 - 3,000,000 SF
- Embrace sustainable design principles
 - Solar
 - Reuse Water
- Utilize collaborative design process (25+ meetings last 4 months)
 - Five design teams (planners, architects, planners and landscape architects)
 - Governmental Board Members
 - Governmental staff
 - Affected stakeholders




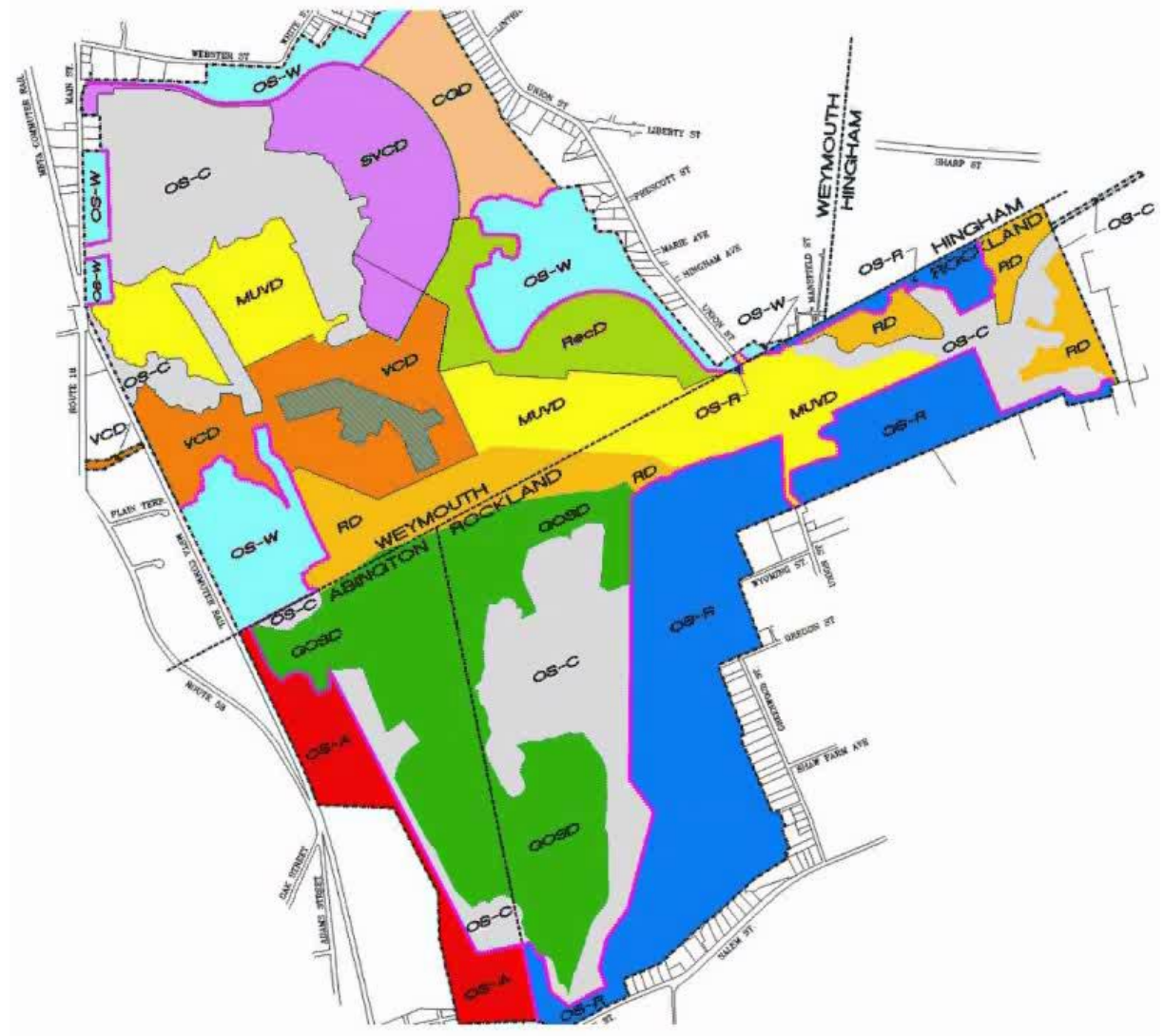
Zoning Proposal Summary

- Remove the Shea Village Overlay District and Main Street Overlay District
Items 1, 6, 14 and 15
- Provide up to 1 Million additional SF of Commercial Development in Weymouth
Item 3
- Provide up to 1,000 additional Senior Housing units (55+) in Weymouth
Item 4
- Establish the Mixed Use Development Overlay District
Items 2, 5, 7 and 14
- Set forth Uses for the Mixed Use Development Overlay District
Items 8, 9, 10, 14, 20 and Exhibit C
- Set forth Dimensional Requirements for Mixed Use Development Overlay District
Items 10, 11, 12, 13, 14, 21, 22 and Exhibit D
- Set forth Parking and Loading Requirements for the Mixed Use Development Overlay District
Item 14
- Make existing Permitting Procedures applicable to the Mixed Use Development Overlay District
Items 14, 16, 17, 18, and 19

Preserving Open Space





Existing Open Space:

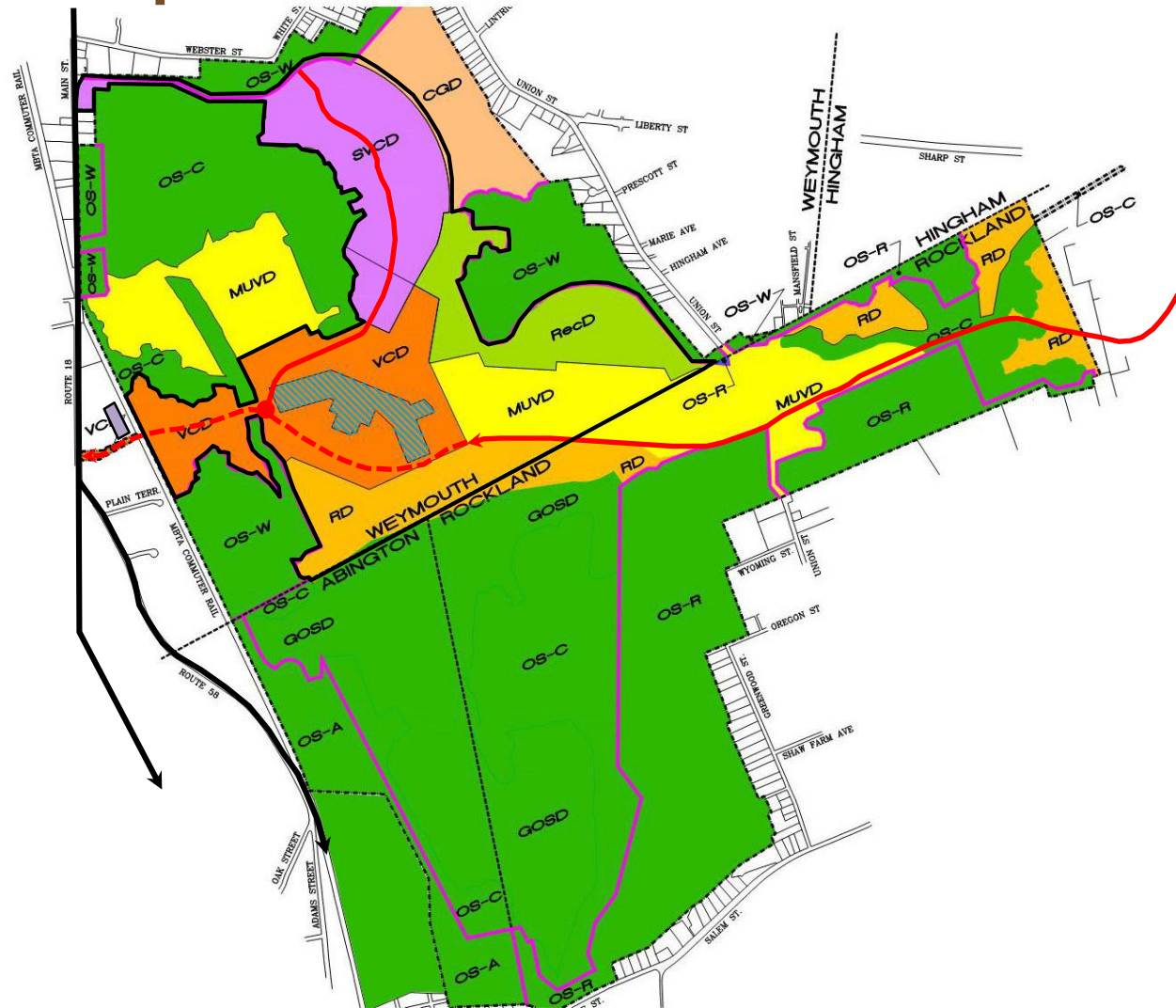
OS-W	
OS-R	
OS-A	
OS-C	
GOSD	



Preserving Open Space

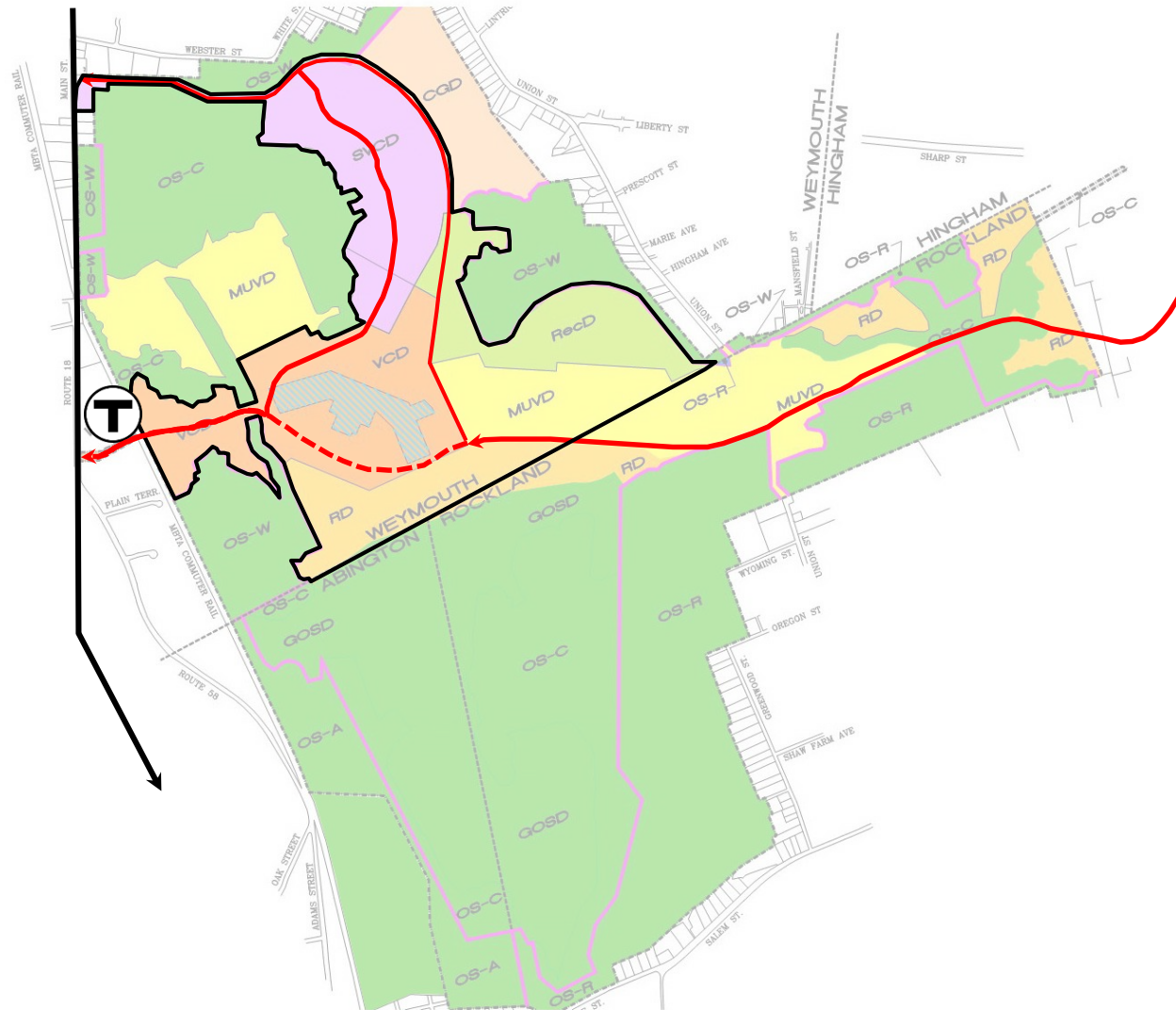
Open Space
Unchanged:

OS-W 
 OS-R 
 OS-A 
 OS-C 
 GOSD 



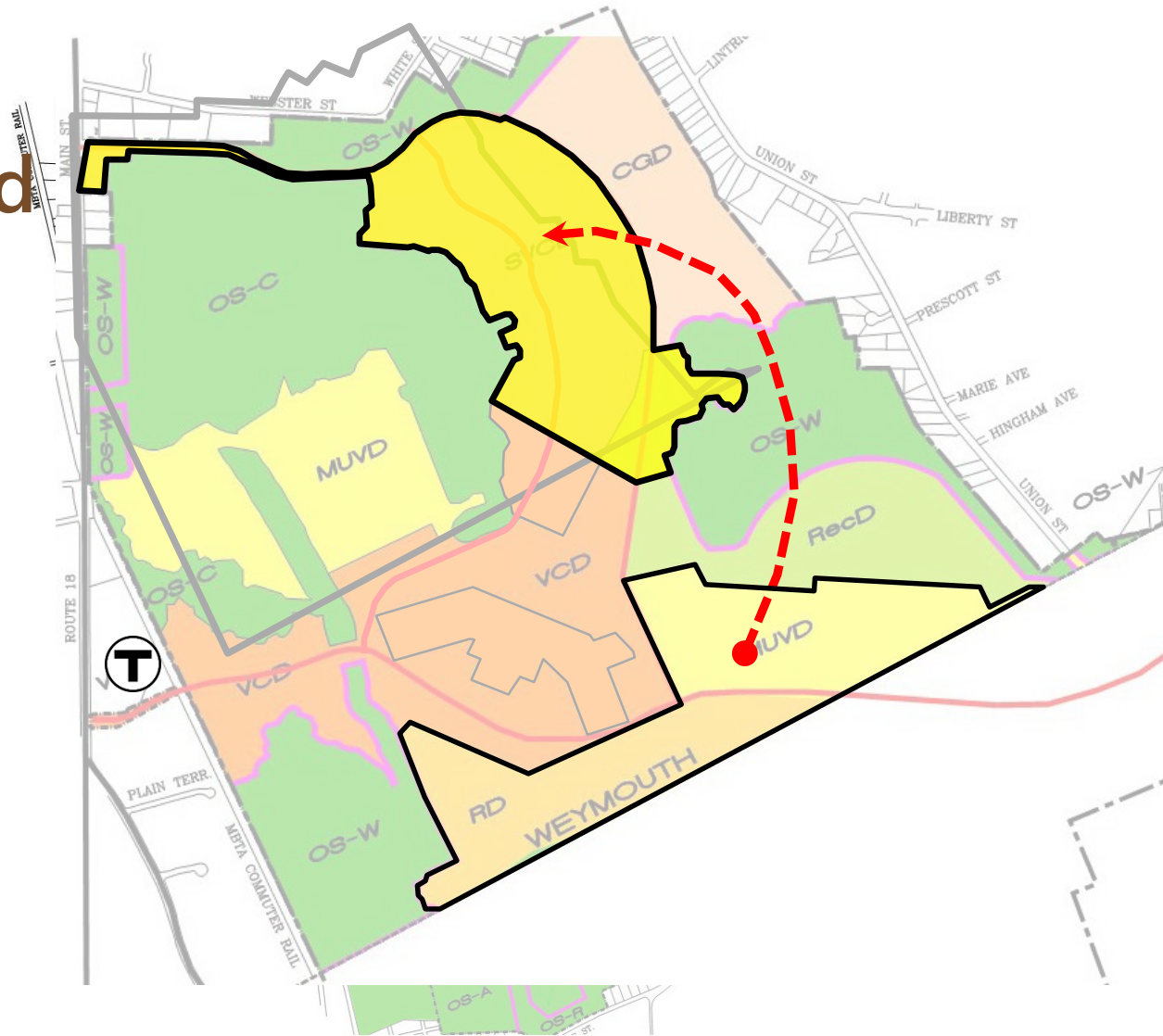
Site Overview

- Route 18 (Existing)
- E/W Parkway (Existing)
- Shea Memorial Drive
- Memorial Grove Avenue
- MBTA South Weymouth Commuter Rail Station
- Parkway Extension to Route 18 (Scheduled to open in 2016)



Zoning Map Changes – Neighborhood Subdistrict

- Remove Existing Main Street Overlay District
- Remove Shea Village Overlay District
- Relocate residential zones to areas more fitting for age-restricted residential



Neighborhood District

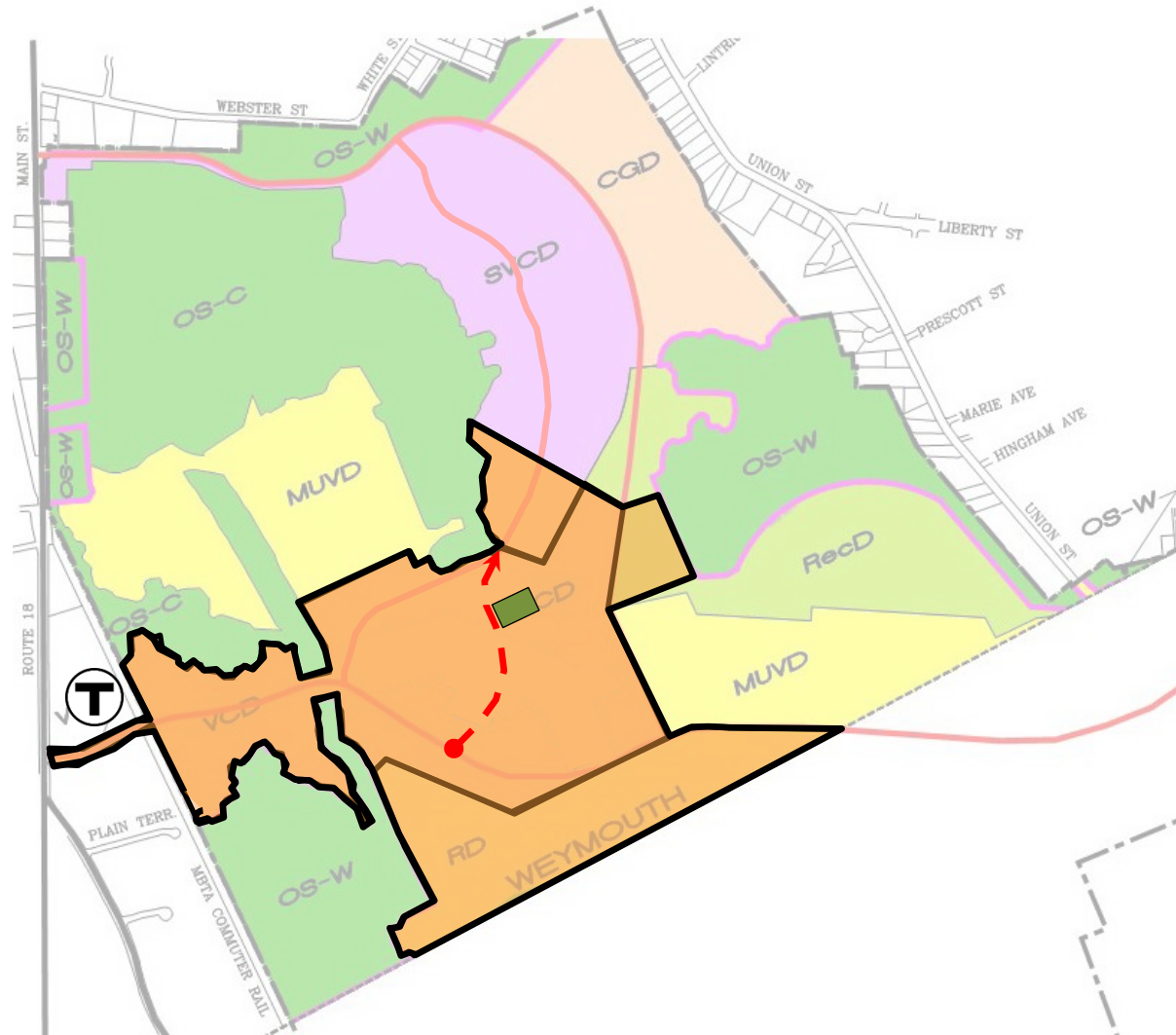
Uses to include:

- Assisted Living
- Independent Living
- Neighborhood Commercial
- Neighborhood Square
- Visitors Center
- Single Family Detached
- Open Space
- Recreation fields
- Civic uses



Zoning Map Changes – Town Center Subdistrict

- Enlarge existing Village Center District to take advantage of the Southern side of the Parkway extension for commercial
- Create a Mixed Use Office / Retail / Residential Main Street and Town Green at the existing Hangar
- Increase density to create a true 'Downtown'



Town Center District

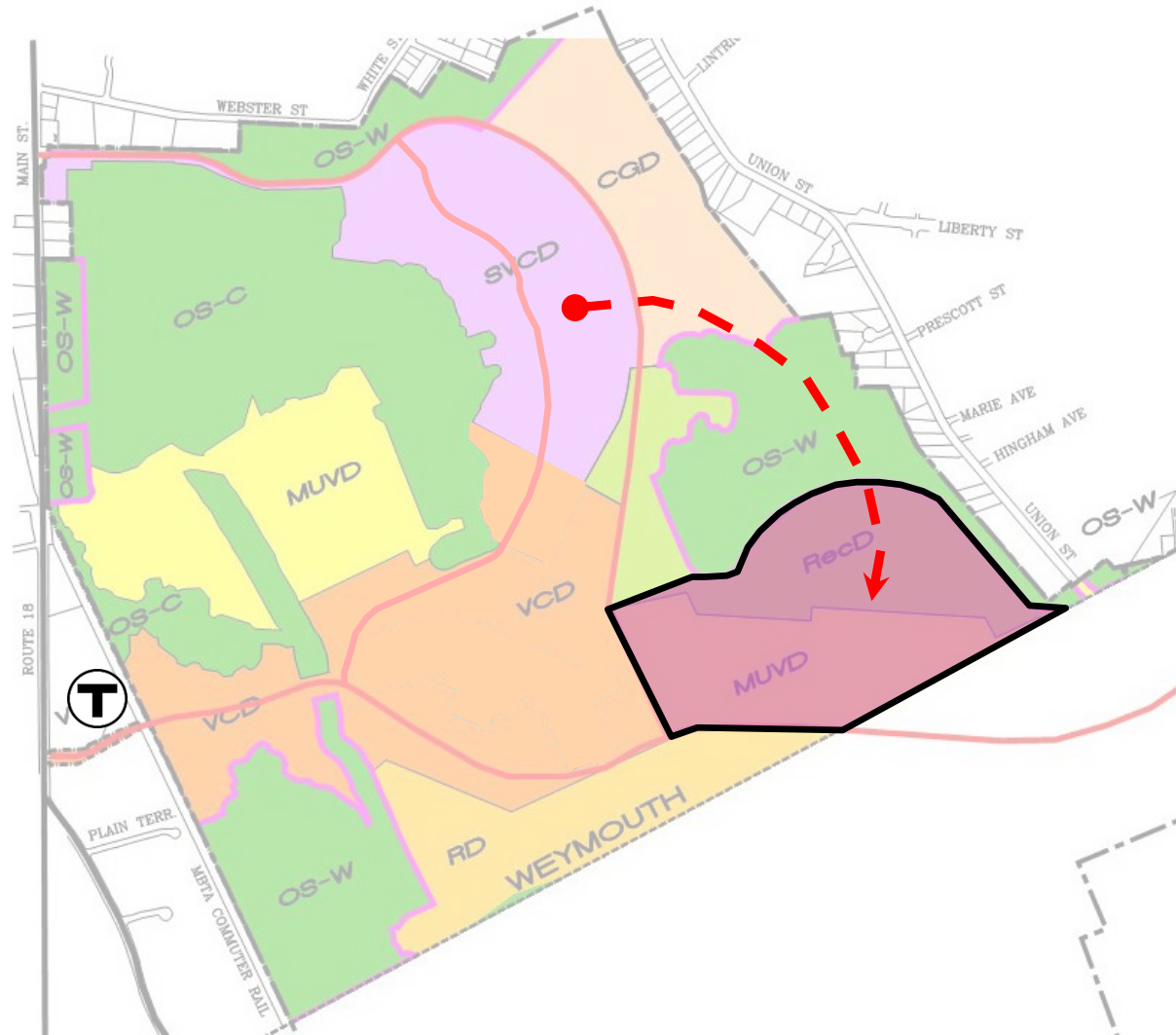
Uses to include:

- Mixed Use: Residential / Commercial
- Ground Floor Retail
- Residential
- Commercial Office / Medical Office
- Hockey / Indoor Sports
- Conference
- Cinema
- Open Space
- Municipal uses
- Stadium
- Media Production Facilities



Zoning Map Changes – Discovery Subdistrict

- Designate areas along the East/West Parkway for dedicated commercial uses



Discovery District

Use to include:

- Life Sciences
- Tech
- Pharmaceutical Research
- Research & Development
- Office
- Commercial
- Pedestrian Greenway Corridors
- Parks
- Trails linking all districts



Uses Added Within the Proposed Zoning

- **Community Center** – a facility for a social or educational, or recreational purpose, intended primarily for the occupants of a particular project, in which food and beverages may be served and live entertainment may be provided, and which may include performance and assembly space and indoor and outdoor recreational facilities.
- **Cultural Uses** – an art gallery; art use; museum; public art display space; arts studio; production studio; or event ticket sales space.
- **Medical Center** – a facility used for medical office, medical laboratory and/or out-patient surgery.
- **Movie and Entertainment Studio** – a single building or multi-building grouping for the commercial production of movies, videos and other media and/or educational uses relating to cinema, art, entertainment or other similar cultural endeavors, including research.
- **Movie and Entertainment Studio Campus** – a multi-building, multi-use area that may include a mix of uses that are customarily associated with mixed use, low scale developments and/or open spaces; which is designed and operated to support and serve the needs of a Movie and Entertainment Studio.
- **Outdoor Commercial Recreation Concentrated** - See definition in Section 5.5(D)(6).

Assessment of Municipal Revenues and Costs of Proposed New Residential and Commercial Development at Southfield in Weymouth

Frank Mahady, Principal

FXM Associates

About **FXM** Associates

- Independent economic planning & research consulting firm established in 1991.
- Senior staff of 5 professionals each with over 30 years experience.
- International reputation for state-of-the-art economic and fiscal impact assessments.
- Dozens of economic and fiscal impact studies of major development projects successfully completed for municipalities, state and federal agencies in Massachusetts and elsewhere.

Mr. Mahady is a 1966 graduate of Weymouth High School; holds a BA from Harvard and an MCP degree from MIT; 45 years experience

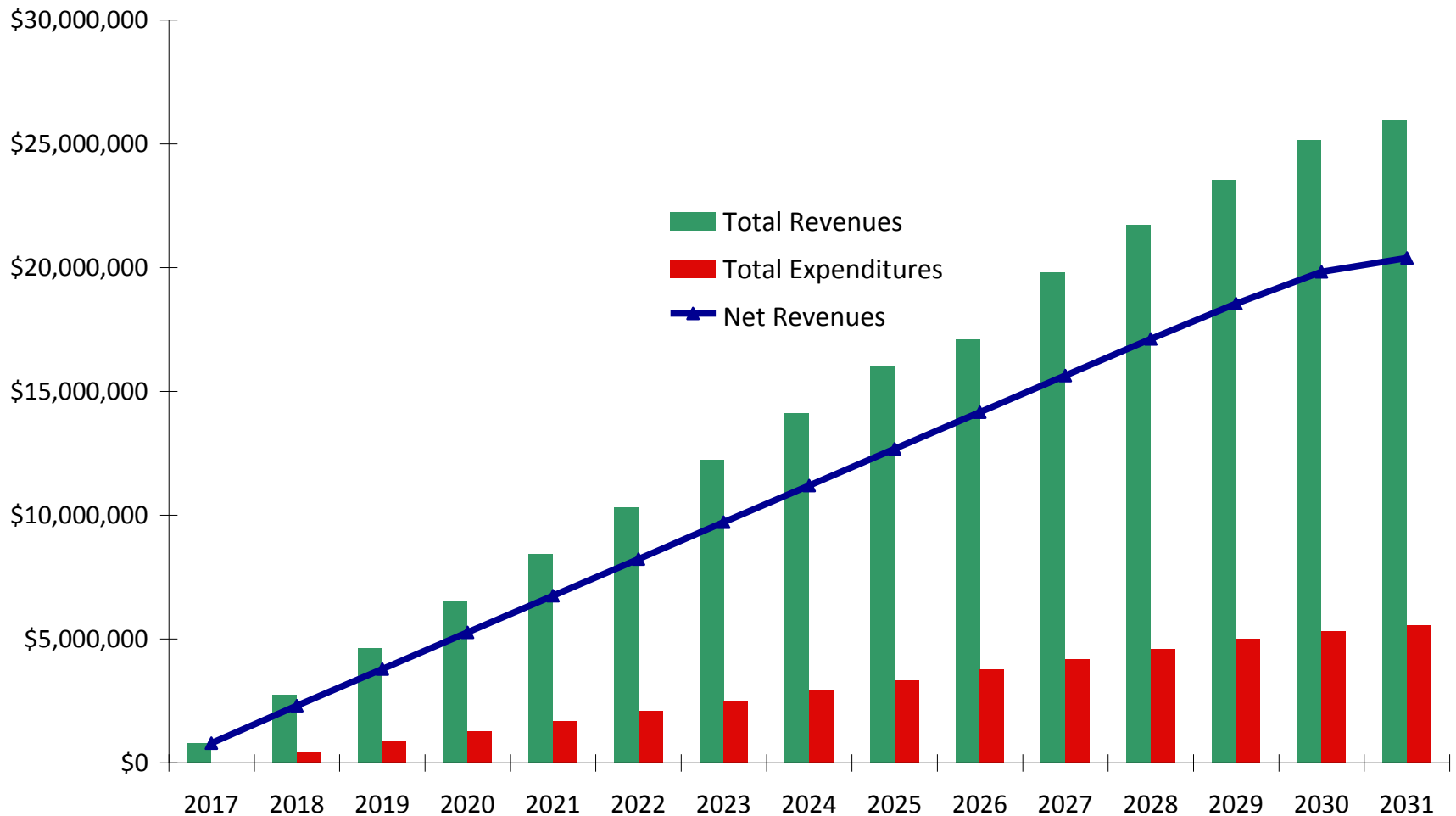
Sources and Methods

- Development program, annual absorption, unit and square foot (SF) values provided by LStar.
- Used “proportional valuation”, per capita and per employee average cost methods – long established in professional practice.
- Used fiscal 2015 municipal budget data on Town and Mass DOR websites, consistent with prior analysis by developer.
- Used U.S. Census and A.C. Nielsen *Site Reports* for current estimates of average household sizes, Town population and jobs; and Institute of Transportation Engineers (ITE) data for SF per office and R&D employees .

Summary Fiscal Revenues and Costs Proposed Southfield Development in Weymouth

Program	2018	2031
	Incremental Annual	At Buildout
Residential, 55+	80 units	1,000 units
Commercial Office (SF)	50,000	700,000
Commercial Life Sciences & Biotech (SF)	100,000	1,400,000
TOTAL Commercial (SF)	150,000	2,100,000
Municipal Revenues and Costs	Constant \$2015	
Property Values	Incremental Annual	Annual At Buildout
Residential Valuation	\$ 32,120,000	\$ 401,500,000
Commercial Valuation	\$ 62,500,000	\$ 875,000,000
TOTAL Residential and Commercial Valuation	\$ 94,620,000	\$ 1,276,500,000
Residential		
Residential Property Taxes	\$ 414,348	\$ 5,179,350
Other Revenue from Residences	\$ 48,896	\$ 611,194
TOTAL Revenue from Residences	\$ 463,244	\$ 5,790,544
Municipal Service Costs for Residences	\$ (193,981)	\$ (2,424,764)
NET Annual Municipal Revenues (costs) for Residences	\$ 269,262	\$ 3,365,780
Commercial		
Commercial Ad Valorem and Personal Property Taxes	\$ 1,456,409	\$ 20,389,724
Municipal Service Costs for Commercial	\$ (222,851)	\$ (3,119,912)
NET Annual Municipal Revenues (costs) for Commercial	\$ 1,233,558	\$ 17,269,813
Annual Building Permit Fees Through Buildout	\$ 784,730	
Cumulative Building Permit Fees		\$ 10,793,500
ANNUAL NET MUNICIPAL REVENUES (COSTS) ALL	\$ 2,287,550	\$ 20,635,593

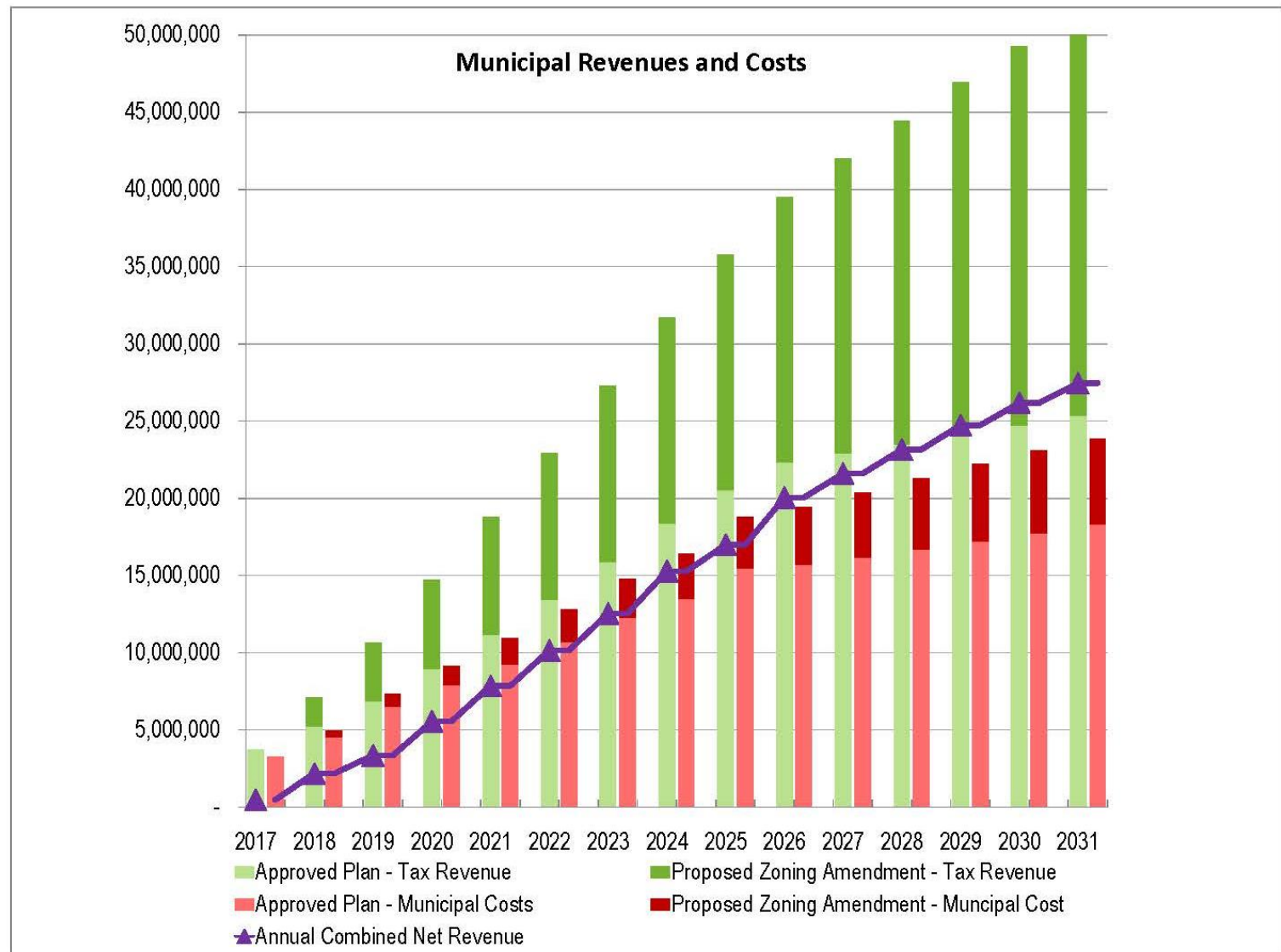
Total Annual Revenues and Expenditures and Net Annual Revenues to Town of Weymouth (\$2015)



Summary Findings

- Proposed 1,000 unit 55-plus residential (\$2015):
 - \$398,000 NET incremental revenue annually through buildout (12.5 years).
 - \$3,366,000 NET revenue annually thereafter.
- Proposed 2.1 million SF commercial (\$2015):
 - \$1,890,000 NET incremental revenue annually through buildout (14 years).
 - \$17,270,000 NET revenue annually thereafter.
- Residential plus commercial (\$2015):
 - \$2,288,000 NET incremental revenue annually through buildout.
 - \$20,636,000 NET revenue annually thereafter.

Combined Costs and Revenues



Combined Net (Excess) Revenue

