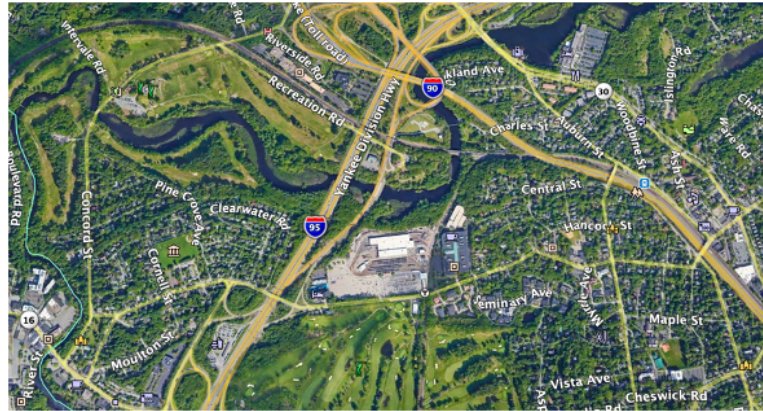




## LFIA Riverside Committee

### LAND USE - HOUSING & FISCAL IMPACT

**FISCAL IMPACT**  
**NEIGHBORHOOD**  
**SCHOOLS**  
**COMMUNITY SPACE**



2-11-2020

Land Use Committee

Housing & Fiscal Impact

Good evening, Chairman Lipof and members of the Land Use Committee. Thank you for the opportunity to speak. My name is Charles Stover and I live on St. Mary's St. in Newton Lower Falls. I'm here tonight on behalf of the LFIA Riverside Committee.

We have some brief comments we'd like to share on the fiscal impact of the proposed development and housing at the site.

I will begin with brief comments on the related topics of fiscal impact, neighborhood school capacity and community space.

Then, Ted Chapman will present his personal comments on affordable housing.



## LFIA Riverside Committee

### Goal of Our Comments

- **Riverside - a new “village” in Lower Falls**
- **Let’s make it the best for everyone**
- **Zoning- a ‘livable scale’**
- **Land Use- “Kick the Tires”, not Mark Development nor the City**
- **We’re all in this together**

2-11-2020

Land Use Committee

Housing & Fiscal Impact

With the zoning parameters set, the Land Use committee is addressing the whole array of other issues within those limits. The LFIA- Riverside committee remains immersed in the myriad details of the project along with all other advocacy groups.

Riverside represents a new entity in Newton: a huge privately-owned village within a transportation hub. Everyone knows it’s challenging.

Riverside successful for the residents, the adjoining villages, and the City as a whole. We are “kicking the tires” in search of marginal improvements. We’re not kicking Mark Development, nor the City.

We are all in this project together.



## LFIA Riverside Committee

### Fiscal Impact - Consistent Methodologies

- Net Fiscal Impact + for the city
- Increased school costs: # of students; \$ per student
- Consistent methodologies for Riverside; and for all large and small projects

2-11-2020

Land Use Committee

Housing & Fiscal Impact

The Riverside development is fiscally positive for the City

The most significant cost is schooling for additional students. What is still needed is an agreement on a realistic methodology for calculating the number of additional students and the unit costs. There are three versions of the fiscal analysis. There is clearly some uncertainty in the calculations.

Since so many projects are proceeding simultaneously, it's also important that the impact of all projects, large and small, in process or in the pipeline, be estimated and then summarized. Everyone needs to see the big picture.



## LFIA Riverside Committee

### NEIGHBORHOOD SCHOOLS

- Backbone of community
- est. 112- 173 new students
- Williams, Angier, Burr are full
- Additional capacity at Williams
- What is the plan for Lower Falls students, which will include Riverside?



2-11-2020

Land Use Committee

Housing & Fiscal Impact

Neighborhood schools are the backbone in all our communities. The availability of high-quality education for children will be a determinant of who chooses to live at Riverside. Where additional capacity will be needed, it's extremely important that capacity be added in the nearest school. For Riverside and Lower Falls that means primarily Williams School.

Since the Hamilton School in Lower Falls was closed in the 1970s, our community has been split between two elementary schools, kids are bused. These changes have had profound effects on our community.

We will advocate for additional capacity at Williams for Lower Falls including Riverside students, rather than counting on excess capacity in other schools requiring bussing. And we ask that these figures be factored into the City's capital budget starting now. The construction plan for Williams may need to be implemented sooner than the 2031 schedule.



## LFIA Riverside Committee

# Creative Community Space

### Indoor Community Space

- Senior activities
- Preschool, Afterschool
- Gym for basketball, volleyball, etc.
- Lap / PT pool.
- Theatre
- Class/meeting rooms
- Rooftop parks, playgrounds
- Trails Connections



2-11-2020

Land Use Committee

Housing & Fiscal Impact

Community space for the 1,000 + new residents can take many forms, indoors and outdoors: senior activities, gym, class/meeting rooms, rooftop parks, playgrounds, trails connections.

Mark Development has included many important features in Riverside already. It's an ongoing challenge for everyone to be imaginative in creating community space wherever possible.

If it isn't feasible to add this space in the development, perhaps the developer could contribute funds to improve or expand the Hamilton Community Center in Lower Falls. It is just a 7 minute walk from the site.

Wherever and however the community space is added it will facilitate the connections that create the kind of village and neighborhood that Newton is known for.