

PETRUZZIELLO PROPERTIES

ISLINGTON REDEVELOPMENT PROJECT

FISCAL IMPACT OVERVIEW

DEFINITION

- A fiscal impact analysis is: “A *projection of the direct, current, public costs and revenues associated with residential or nonresidential growth to the local jurisdiction(s) in which growth is taking place*”¹.
- Simple formula: Estimated revenues generated by Project – estimated costs to the Town
- Allows for a comparison to current situation

¹ *Fiscal Impact Handbook*, Burchell and Listokin

CURRENT REVENUE/REAL ESTATE TAXES

Properties Comprising Proposed Islington Village Project - "as is"	Gross SF Area	Living SF Area	Bldg. Assess 2017	Land Area Acres	Land Assess 2017	TOTAL Assess 2017	Property Taxes (2)
288 Washington Street (1)	15,747	11,031	\$ 974,950	0.28	\$ 254,050	\$ 1,229,000	\$ -
280 Washington Street (1)	4,383	1,962	\$ 317,850	0.44	\$ 424,750	\$ 742,600	\$ -
266-278 Washington Street	16,380	8,750	\$ 785,550	0.72	\$ 337,800	\$ 1,123,350	\$ 32,914
277A Washington Street	4,470	2,175	\$ 199,700	0.52	\$ 241,450	\$ 441,150	\$ 6,657
9 School Street	1,705	1,505	\$ 222,700	0.61	\$ 264,200	\$ 486,900	\$ 14,266
291 Washington Street	6,200	4,013	\$ 217,550	0.14	\$ 290,750	\$ 508,300	\$ 14,893
277-283 Washington Street (1)			\$ 21,600	0.69	\$ 494,400	\$ 516,000	\$ -
Totals	48,885	29,436	\$ 2,739,900	3.40	\$ 2,307,400	\$ 5,047,300	\$ 68,730

Source: Fougere Planning & Development Inc., Vision Government Solutions, Inc. and RKG Associates, Inc. (2018)

(1) Non-profit uses or tax exempt

(2) Tax rate per \$1,000 - Residential \$15.09 and Commercial \$29.30

- **Currently, the properties generate an “gross” tax revenue of \$68,730**
- **Existing properties generate costs to Town**
 - **Existing costs not included in analysis**

PROJECTED REVENUES

BUILDING	FOUGERE/APPLICANT	RKG/TOWN
288 WASHINGTON ST. MIXED USE BUILDING 18 CONDOS /13,000 SF	\$209,060	\$250,080
266-278 WASHINGTON ST. RENOVATED MMO BASEMENT SPACE	\$102,550	\$104,162
NEW CVS 13,072 SF 1,712 MEZZANINE	\$205,100	\$153,204
MV EXCISE TAX 28 VEHICLES	\$ 10,500	\$ 10,500
AMBULANCE REVENUE INSURANCE/REIMBURSE	\$ 1,576	\$0
TOTAL REVENUE	\$528,786	\$517,946

PROJECTED MUNICIPAL COSTS

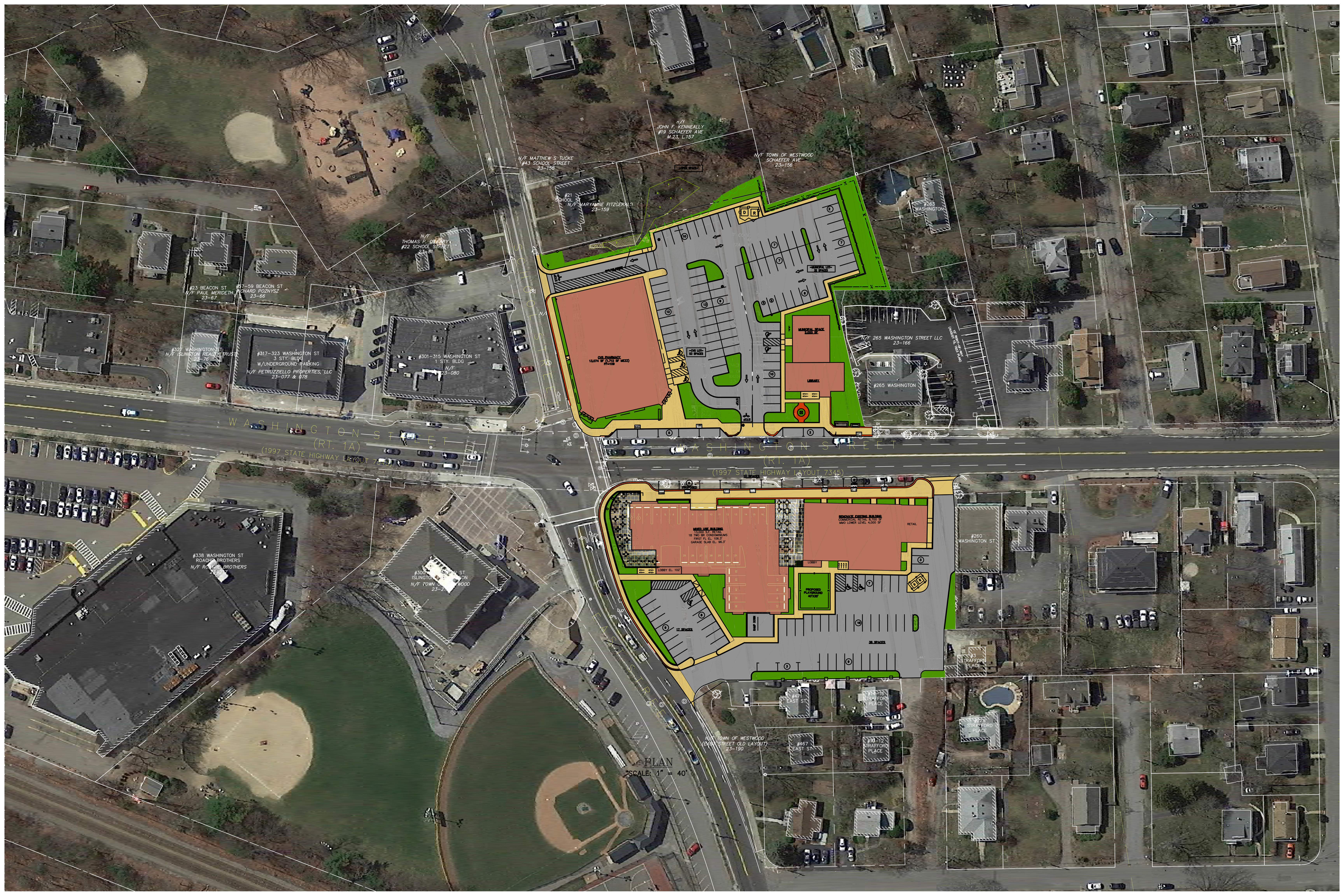
IMPACT	FOUGERE/APPLICANT	RKG/TOWN
POLICE	\$13,780	\$13,780
FIRE	\$ 8,526	\$12,240
EDUCATION*	\$21,000	\$27,400
TOTAL	\$43,306	\$53,420

***Both Fougere/Applicant and RKG/Town agree on estimate of 3 school age children.**

SUMMARY COMPARISON

	FOUGERE/APPLICANT	RKG/TOWN
TOTAL REVENUES	\$528,786	\$517,946
TOTAL COSTS	(\$43,306)	(\$53,420)
EXISTING RE TAXES	(\$68,730)	(\$68,730)
NET FISCAL IMPACT	\$416,750	\$395,796

- **Project is very fiscal positive: Revenues – Costs = \$485,480/\$464,526**
- **Project will generate approx. \$416,750/\$395,796 over current tax revenues**
 - **No expenses associated with current buildings**
- **\$180,000 in building permit fees**



#23 BEACON ST
N/F PAUL MERIDETH
23-67

#317-323 WASHINGTON ST
3 STY. BLDG
W/UNDERGROUND PARKING
N/F PETRUZZELLO PROPERTIES, LLC
23-077 & 079

#301-315 WASHINGTON ST
1 STY. BLDG
N/F
23-080

#338 WASHINGTON ST
ROACH BROTHERS
N/F ROACH BROTHERS

#300 WASHINGTON ST
ISLINGTON
N/F TOWN OF WESTWOOD
23-21

N/F MATTHEW S TUCKE
#43 SCHOOL STREET
23-158

#21 SCHOOL ST
N/F MARYANNE FITZGERALD
23-159

N/F JOHN S KENNEDY
#19 SCHAEFER AVE
M.23. L.157

N/F TOWN OF WESTWOOD
SCHAEFER AVE
23-156

N/F 265 WASHINGTON STREET LLC
23-166

#265 WASHINGTON

#260 WASHINGTON ST

#3 STRAFFORD PLACE

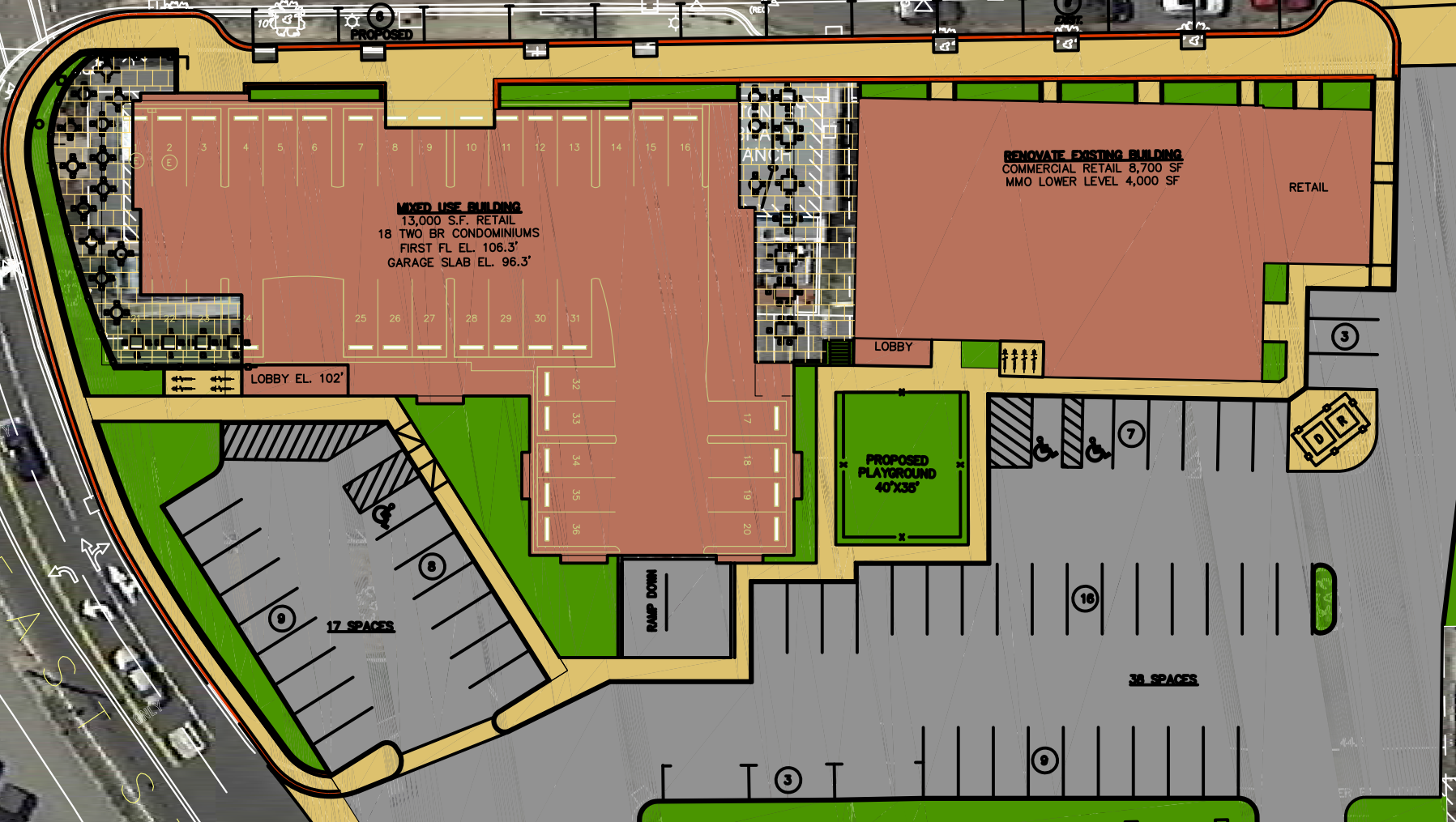
#221 STRAFFORD PLACE

#471 EAST ST

#457 EAST ST

#18 STRAFFORD PLACE

#19 STRAFFORD PLACE



PLAN
SCALE: 1" = 40'



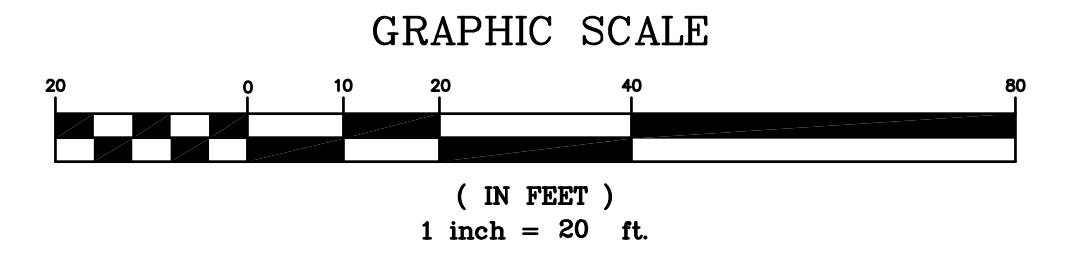
PLAN
SCALE: 1" = 20'

- PROPERTY OWNED BY TOWN
- PROPERTY OWNED BY PETRUZZIELLO

SCHOOL STREET SIDE ASSESSOR'S DESIGNATIONS:
 MAP 23, LOT 161 - PETRUZZIELLO PROPERTIES
 MAP 23, LOT 162 - PETRUZZIELLO PROPERTIES
 MAP 23, LOT 163 - TOWN OF WESTWOOD
 MAP 23, LOT 165 - COHEN REALTY TRUST (UNDER P&S W/PETRUZZIELLO)

EAST STREET SIDE ASSESSOR'S DESIGNATIONS:
 MAP 23, LOT 187 - PETRUZZIELLO PROPERTIES
 MAP 23, LOT 188 - TOWN OF WESTWOOD
 MAP 23, LOT 189 - TOWN OF WESTWOOD
 MAP 23, LOT 190 - TOWN OF WESTWOOD

ZONING KEY:
 LBB - LOCAL BUSINESS B
 FMUOD6 - FLEXIBLE MULTIPLE USE OVERLAY DISTRICT, WASHINGTON STREET BUSINESS DISTRICT
 WCOD - WIRELESS COMMUNICATIONS OVERLAY DISTRICT
 SRA - SINGLE RESIDENCE A
 GR - GENERAL RESIDENCE DISTRICT



NO.	DATE	DESCRIPTION	BY
2	-/-/-	PLANNING (PRELIMINARY)	S.B.H.
1	1/2/18	CONSERVATION - NOI	S.B.H.

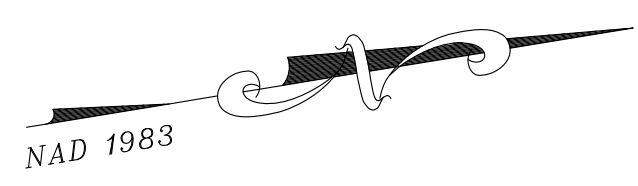
PROPERTY KEY PLAN

*ISLINGTON VILLAGE
WESTWOOD, MA
NORFOLK COUNTY*

GCG ASSOCIATES, INC.
WILMINGTON MASSACHUSETTS

SCALE: 1"=20' DATE: DECEMBER 12, 2017

JOB NO. \ FILE NAME: 1753-BASE	DESIGNED BY: DRAWN BY: S.B.H. CHECKED BY: M.J.C.	PLAN NO. 3 of 15
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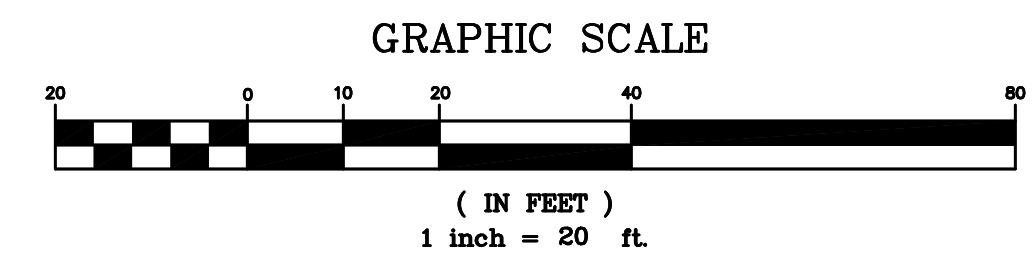


SCHOOL STREET

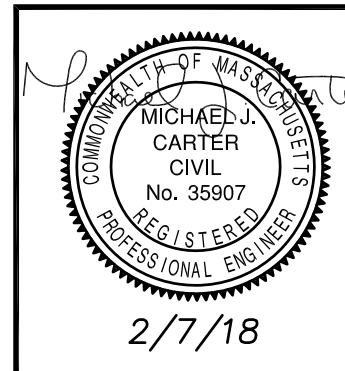


WASHINGTON STREET

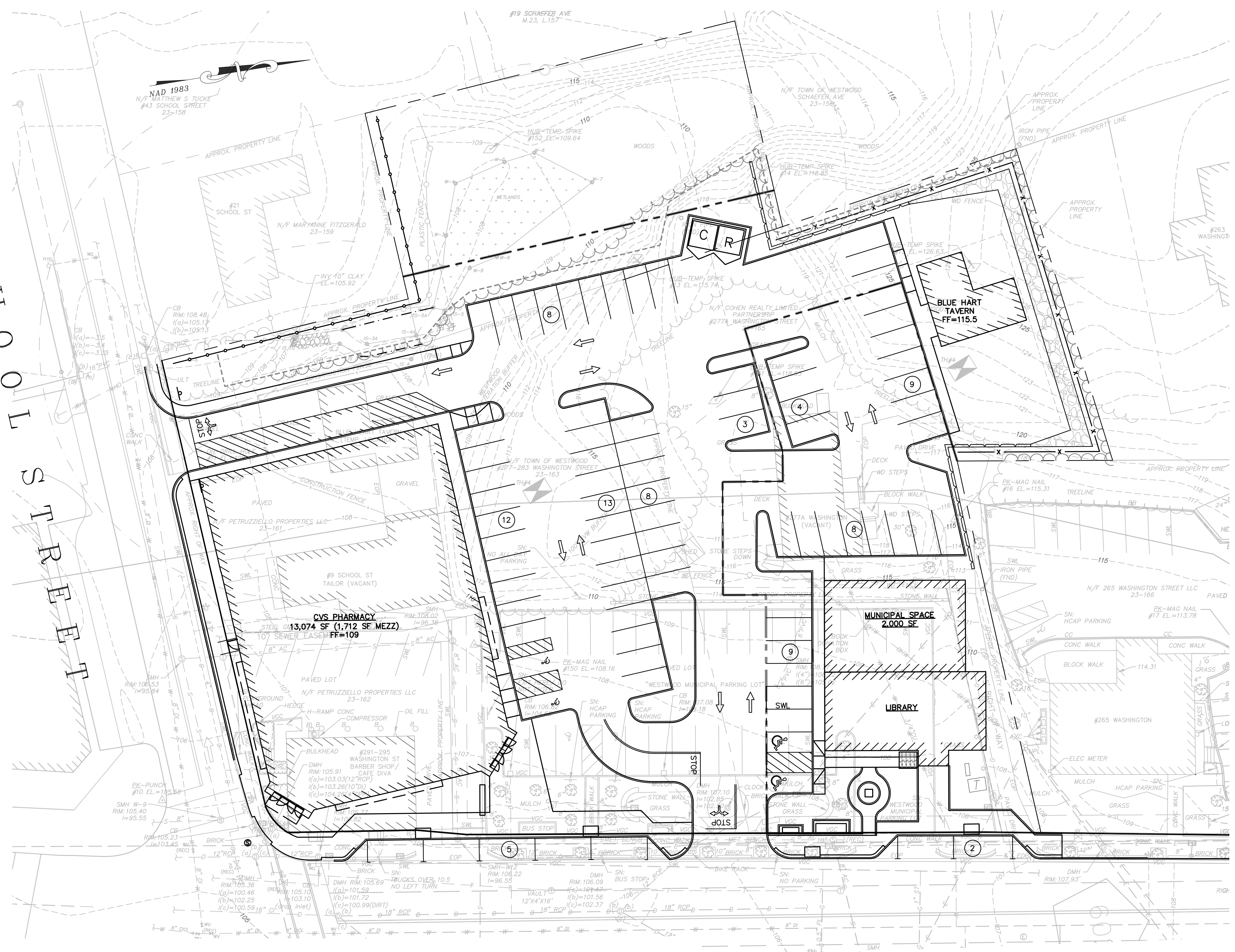
PLAN
SCALE: 1" = 20'



PROPOSED SITE PLAN SCHOOL STREET SIDE		
ISLINGTON VILLAGE WESTWOOD, MA NORFOLK COUNTY		
GCG ASSOCIATES, INC.		
WILMINGTON		MASSACHUSETTS
SCALE: 1"=20'	DATE: FEBRUARY 13, 2018	
JOB NO./FILE NAME: 1753-DESIGN_SITES	DESIGNED BY: S.B.H. DRAWN BY: S.B.H. CHECKED BY: M.J.C.	PLAN NO. 6 of 15

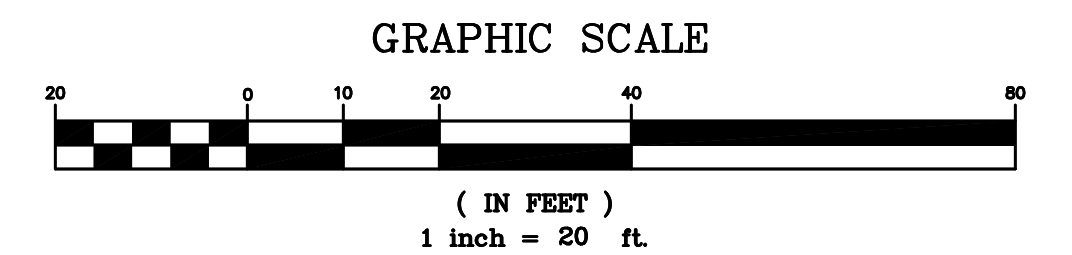


SCHOOL STREET



WASHINGTON STREET
(1997 STATE HIGHWAY LAYOUT 7345)

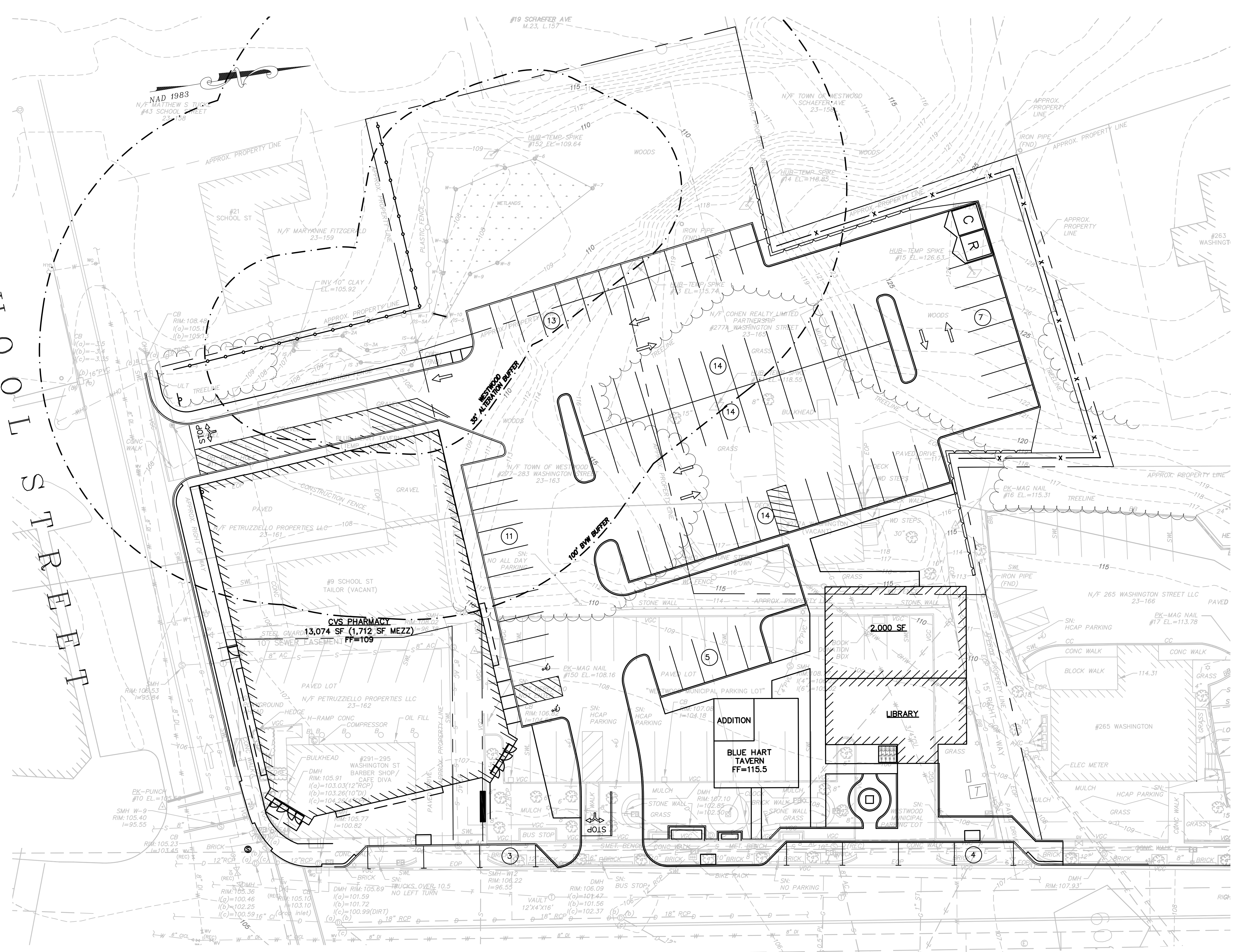
PLAN
SCALE: 1" = 20'



PROPOSED SITE PLAN		
SCHOOL STREET SIDE		
ISLINGTON VILLAGE WESTWOOD, MA NORFOLK COUNTY		
GCG ASSOCIATES, INC.		
WILMINGTON		MASSACHUSETTS
SCALE: 1"=20'		DATE: DECEMBER 12, 2017
JOB NO. \ FILE NAME:	DESIGNED BY: S.B.H.	PLAN NO.
1753-DESIGN_SITES	DRAWN BY: S.B.H.	6 of 15
	CHECKED BY: M.J.C.	

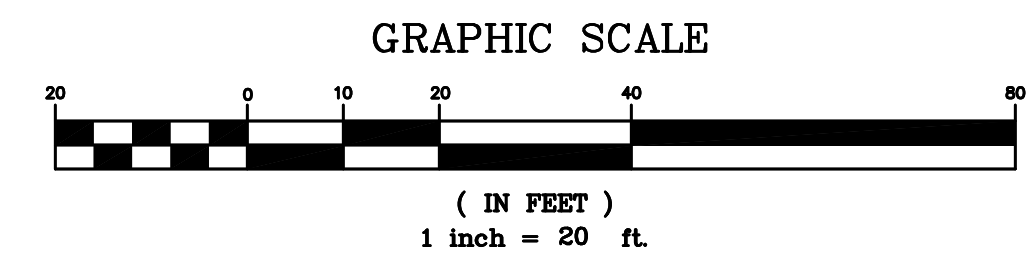
NO.	DATE	DESCRIPTION	BY
2	-/-/-	PLANNING (PRELIMINARY)	S.B.H.
1	1/2/18	CONSERVATION - NOI	S.B.H.

SCHOOL STREET



WASHINGTON STREET
(1997 STATE HIGHWAY LAYOUT 7345)

PLAN
SCALE: 1" = 20'



OPTION A - SITE PLAN
SCHOOL STREET SIDE
ISLINGTON VILLAGE
WESTWOOD, MA
NORFOLK COUNTY

GCG ASSOCIATES, INC.
WILMINGTON MASSACHUSETTS

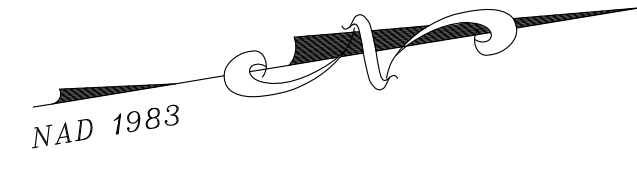
SCALE: 1"=20' DATE: DECEMBER 12, 2017

JOB NO. \FILE NAME: 1753-DESIGN_SITES
DESIGNED BY: S.B.H.
DRAWN BY: S.B.H.
CHECKED BY: M.J.C.

PLAN NO.
6 of 15

NO.	DATE	DESCRIPTION	BY
2	-/-/-	PLANNING (PRELIMINARY)	S.B.H.
1	1/2/18	CONSERVATION - NOI	S.B.H.

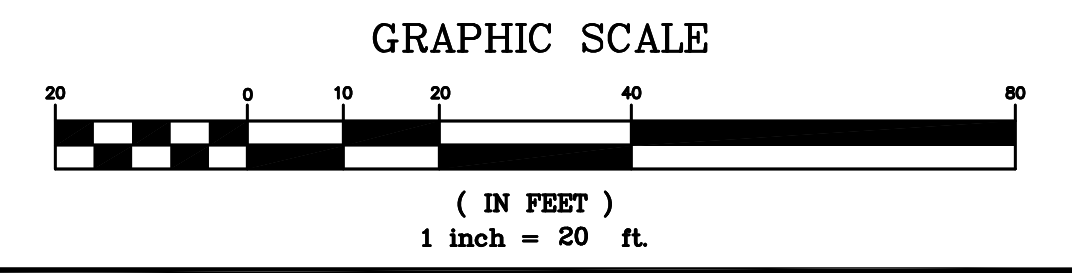
WASHINGTON STREET



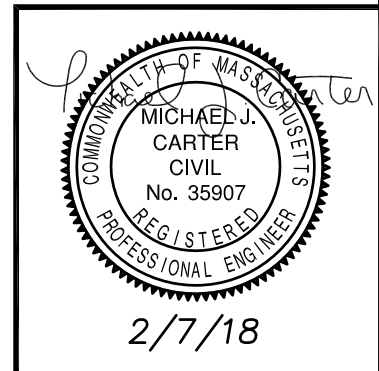
EAST STREET

STRAFFORD PLACE

PLAN
SCALE: 1" = 20'



PROPOSED SITE LAYOUT PLAN EAST STREET SIDE		
ISLINGTON VILLAGE WESTWOOD, MA NORFOLK COUNTY		
GCG ASSOCIATES, INC. WILMINGTON MASSACHUSETTS		SCALE: 1"=20' DATE: FEBRUARY 13, 2018
JOB NO./FILE NAME: 1753-DESIGN_SITES	DESIGNED BY: S.B.H. DRAWN BY: S.B.H. CHECKED BY: M.J.C.	PLAN NO. 7 OF 15





EAST STREET PROPERTY – TREES PRESERVED/ BUFFER INCREASED

PROJECTED PARKING TABLES

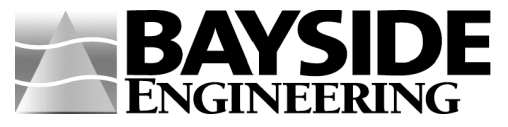
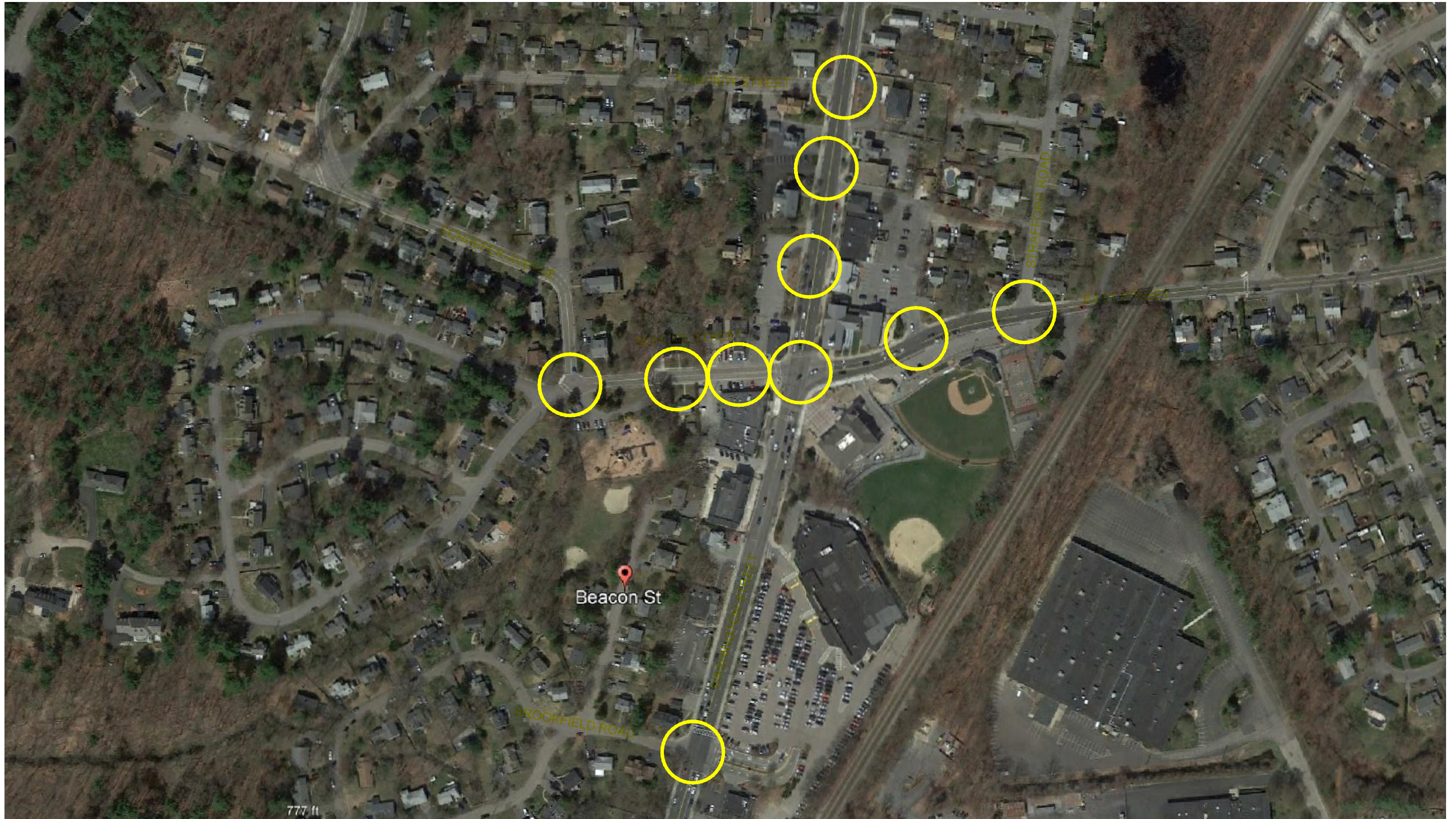
	DESIGNATION	PRINCIPAL USE	REQUIRED	PARAMETERS	# OF SPACES REQ'D	PROVIDED	LOCATION/NOTE
SCHOOL STREET SIDE:	CVS	RETAIL SALES AND SERVICES	1 SPC/250 SF	13,074 SF	53	53	CVS LOT
	MUNICIPAL LOT						
	(BERTIE'S)	RESTAURANT, PRE-EXISTING	MATCH EXISTING SPC	4 EXIST	4	4	MUNICIPAL LOT
	(WILD BLOSSOM)	RESTAURANT, PRE-EXISTING	MATCH EXISTING SPC	9 EXIST	9	9	MUNICIPAL LOT
	(COMMUNITY SPACE)	MUNICIPAL FACILITIES	3.1 SPC/1,000 SF*	4,000 SF	6	6	MUNICIPAL LOT
	(LIBRARY)	MUNICIPAL FACILITIES	3.5 SPC/1,000 SF*	2,035 SF	7	7	MUNICIPAL LOT
	(GENERAL MUNICIPAL)	MUNICIPAL PARKING	MATCH EXISTING SPC	BALANCE OF 32 SPACES	6	6	MUNICIPAL LOT
				TOTAL =	32	32	
	STREET PARKING				0	7	
		OVERALL SCHOOL STREET SIDE TOTALS:			85	92	ADDITIONAL 7 SPACES***

	DESIGNATION	PRINCIPAL USE	REQUIRED	PARAMETERS	# OF SPACES REQ'D	PROVIDED	LOCATION/NOTE
EAST STREET SIDE:	MIXED-USE BUILDING						
	(CONDOS)	SINGLE FAMILY DWELLING	2 SPC/DWELLING	18 CONDOS	36	36	LOWER LEVEL PARKING GARAGE
	(RETAIL)	RETAIL SALES AND SERVICES	1 SPC/250 SF	13,000 SF	52	27	SHARED REAR LOT
	#266-278 WASHINGTON ST.						
	(RETAIL)	RETAIL SALES AND SERVICES	1 SPC/250 SF	8,750 SF	35	18	SHARED REAR LOT
	(MMO DAYCARE)	CHILD CARE FACILITY	3.5 SPC/ 1,000 SF	4,000 SF	14	10	SHARED REAR LOT
				TOTAL RETAIL/MMO=	101	55	
	STREET PARKING				0	12	
	OVERALL SCHOOL STREET SIDE TOTALS:			137	103	DEFICIT 34 SPACES***	

* DETERMINED BY PLANNING BOARD, REQUIREMENT SHOWN PER ITE HANDBOOK

**Westwood 6.1.4.3 1 SPC/EMPLOYEE, 2 SPC/CLASSROOM (UNKNOWN PARAMETERS, ITE REQUIRED VALUES SHOWN)

***9.5.10.2 - PB MAY GRANT ALTERNATIVE PARKING ARRANGEMENTS IN FMUOD FOR JOINT OFF-STREET PARKING



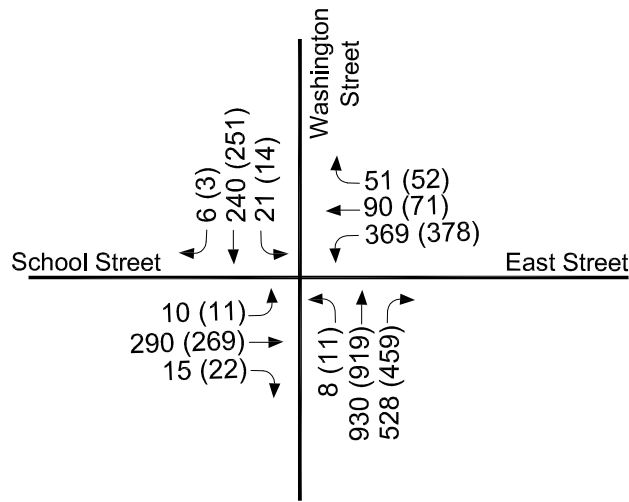
600 Unicorn Park Drive ▲ Woburn, MA 01801
Phone: 781.932.3201 ▲ Fax: 781.932.3413

Islington Village
Westwood, MA

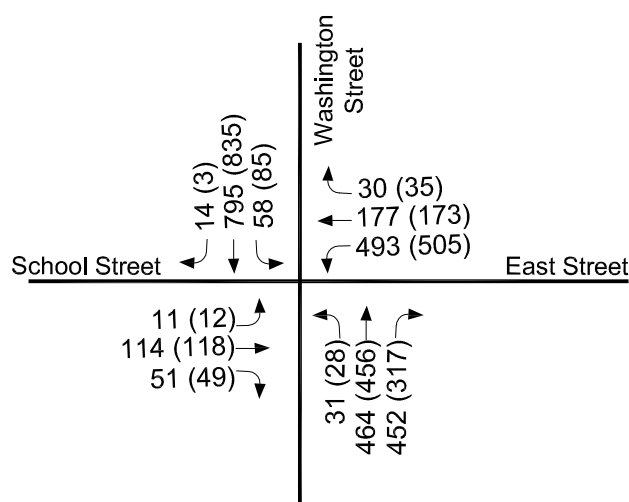
Study Area

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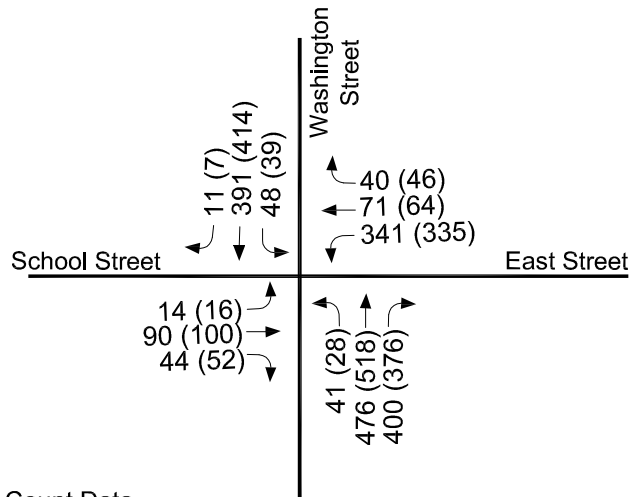
Weekday Morning Peak Hour



Weekday Evening Peak Hour



Saturday Midday Peak Hour



Legend:

XX October 2015 Count Data
 (XX) December 2017/January 2018 Count Data



600 Unicorn Park Drive ▲ Woburn, MA 01801
 Phone: 781.932.3201 ▲ Fax: 781.932.3413
 www.baysideengineering.com

Islington Village
 Westwood, MA

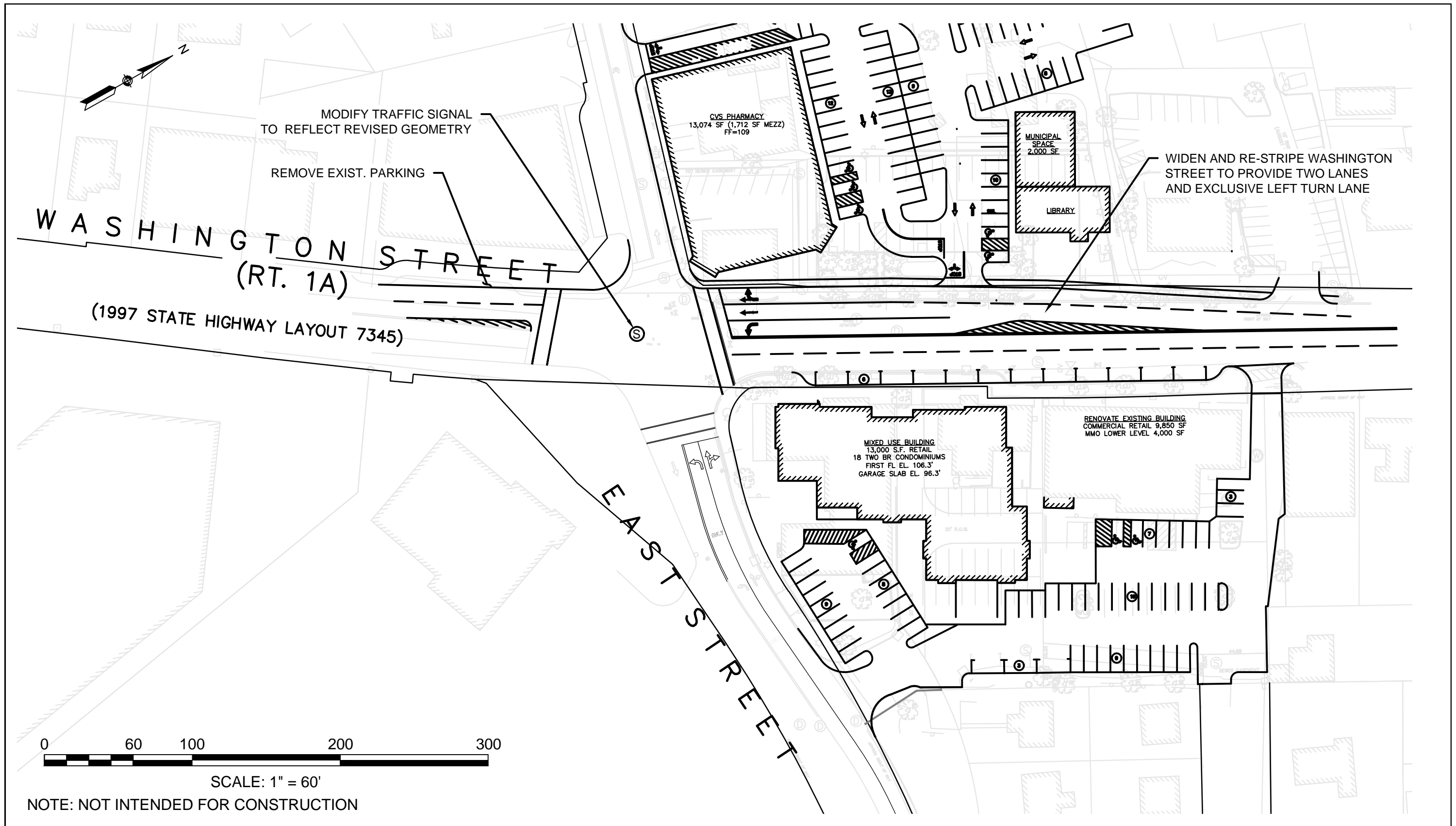
Figure 5

Existing Peak Hour Traffic
 Volume Comparison

TABLE 18
SIGNALIZED LEVEL-OF-SERVICE ANALYSIS MITIGATED COMPARISON
WASHINGTON STREET, EAST STREET AND SCHOOL STREET

Peak Hour/Lane Group	2025 Build				OPTION 1 2025 Build				OPTION 2 2025 Build				OPTION 3 2025 Build				OPTION 4 2025 Build				OPTION 5 2025 Build				OPTION 6 2025 Build			
	V/C ^a	Delay ^b	V/C ^c	Queue ^d	V/C	Delay	LOS	Queue	V/C	Delay	LOS	Queue	V/C	Delay	LOS	Queue ^d	V/C	Delay	LOS	Queue ^d	V/C	Delay	LOS	Queue ^d	V/C	Delay	LOS	Queue ^d
<i>Weekday Morning</i>																												
Eastbound Lt/Th/Rt	1.71	379.2	F	409/597	1.23	174.1	F	461/666	1.23	174.1	F	461/666	1.15	143.1	F	437/642	1.14	135.4	F	437/642	1.03	99.6	F	401/606	0.94	71.1	E	354/569
Westbound Lt	1.37	218.3	F	419/625	1.31	202.0	F	525/748	1.31	202.0	F	525/748	1.30	202.5	F	285/398	1.28	193.1	F	285/398	1.03	73.7	F	456/678	1.02	95.3	F	237/351
Westbound Th/Rt	0.31	22.8	C	83/139	0.27	23.6	C	98/155	0.27	23.6	C	98/155	0.29	26.6	C	102/162	0.29	25.7	C	102/162	0.22	16.4	B	79/125	0.24	19.9	B	87/139
Northbound Lt/Th/Rt	1.52	263.3	F	768/909	1.92	455.2	F	1121/1261	1.92	455.2	F	1121/1261	1.55	280.3	F	972/1112	1.76	380.1	F	1067/1207	1.34	198.4	F	608/746	1.18	129.1	F	518/675
Northbound Rt	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	0.66	17.8	B	208/310	0.69	20.4	C	212/321
Southbound Lt	0.63	37.9	D	82/108	0.25	31.0	C	9/22	0.25	31.0	C	9/22	0.78	63.8	E	106/133	0.25	30.5	C	8/20	0.79	62.3	E	138/174	0.78	62.4	E	155/156
Southbound Lt/Th/Rt	0.33	14.3	B	82/108	0.48	21.8	C	211/271	0.25	18.0	B	96/120	0.33	17.4	B	106/133	0.46	19.6	B	199/256	0.43	28.8	C	138/174	0.39	24.1	C	155/156
Southbound Rt	--	--	--	--	--	--	--	--	0.25	18.0	B	96/120	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Overall		171.1	F			212.3	F			211.8	F			149.7	F			179.9	F			77.8	E			61.9	E	
<i>Weekday Evening</i>																												
Eastbound Lt/Th/Rt	0.96	83.2	F	202/360	1.28	211.5	F	307/481	1.07	128.1	F	271/446	1.13	151.6	F	284/460	1.13	150.8	F	283/457	1.13	150.8	F	283/457	1.07	128.1	F	271/446
Westbound Lt	1.83	413.4	F	723/923	1.41	230.0	F	804/1014	1.20	136.3	F	729/939	1.34	213.6	F	408/514	1.38	234.1	F	408/514	1.30	178.4	F	767/977	1.25	175.9	F	384/490
Westbound Th/Rt	0.49	24.8	C	150/224	0.44	27.3	C	179/255	0.37	20.9	C	155/220	0.51	32.2	C	198/281	0.52	33.0	C	198/281	0.40	23.6	C	166/235	0.48	30.4	C	190/270
Northbound Lt/Th/Rt	0.72	23.3	C	242/338	0.89	48.5	D	573/712	1.08	100.4	F	552/690	0.68	23.2	C	297/391	0.78	33.8	C	518/656	0.90	45.3	D	216/284	0.78	28.4	C	176/230
Northbound Rt	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	0.39	7.3	A	52/85	0.40	7.8	A	49/83
Southbound Lt	1.38	217.5	F	533/666	1.05	130.2	F	50/138	1.05	134.7	F	61/168	1.25	168.0	F	635/773	1.05	126.7	F	43/92	3.06	984.4	F	633/770	1.62	331.0	F	493/674
Southbound Lt/Th/Rt	0.87	31.2	C	533/666	1.25	151.0	F	1156/1414	0.75	35.2	D	407/494	0.81	28.6	C	635/773	1.12	93.5	F	1068/1326	1.00	63.1	E	633/770	0.85	32.7	C	493/674
Southbound Rt	--	--	--	--	--	--	--	--	0.75	34.9	C	407/494	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Overall		130.9	F			121.5	F			68.1	E			89.5	F			98.3	F			204.0	F			105.4	F	
<i>Saturday Midday</i>																												
Eastbound Lt/Th/Rt	0.93	75.5	E	190/346	0.98	100.8	F	245/418	0.89	75.8	E	217/394	0.80	58.1	E	205/348	0.89	75.5	E	217/394	0.79	55.8	E	205/348	0.77	50.1	D	198/313
Westbound Lt	1.11	111.0	F	336/530	0.99	74.9	E	381/593	0.93	55.0	D	326/537	0.90	66.8	E	187/281	1.01	97.0	F	194/305.91	0.82	33.8	C	248/428	0.86	55.3	E	177/241
Westbound Th/Rt	0.26	22.3	C	69/119	0.24	25.4	C	84/137	0.22	22.7	C	79/129	0.25	25.2	C	83/135	0.27	28.8	C	/147	0.20	18.6	B	69/113	0.24	22.5	C	76/123
Northbound Lt/Th/Rt	0.89	34.8	C	300/383	1.08	91.4	F	571/683	1.17	127.7	F	582/693	0.90	40.5	D	425/513	0.98	59.9	E	458/554	1.12	103.4	F	267/327	0.98	55.3	E	237/301
Northbound Rt	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	0.54	12.0	B	41/78	0.55	12.4	B	29/66
Southbound Lt	1.00	78.9	F	156/212	0.55	34.4	C	25/47	0.55	35.2	D	27/51	1.16	140.4	F	213/276	0.56	34.2	C	22/44	1.94	483.2	F	236/298	1.69	367.8	F	206/270
Southbound Lt/Th/Rt	0.49	16.7	B	156/212	0.68	25.5	C	363/482	0.37	20.8	C	163/203	0.50	20.3	C	213/276	0.63	21.0	C	328/435	0.59	27.8	C	236/298	0.52	21.2	C	206/270
Southbound Rt	--	--	--	--	--	--	--	--	0.37	20.7	C	163/203	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Overall		43.0	D			49.3	D			51.2	D			42.2	D			42.4	D			89.9	F			68.4	E	

^aMaximum volume-to-capacity ratio.
^bDelay in seconds per vehicle.
^cLevel of service.
^dAverage Queue (ft)/95th %tile Queue (ft)
Lt = Left; Th = Through; Rt = Right.



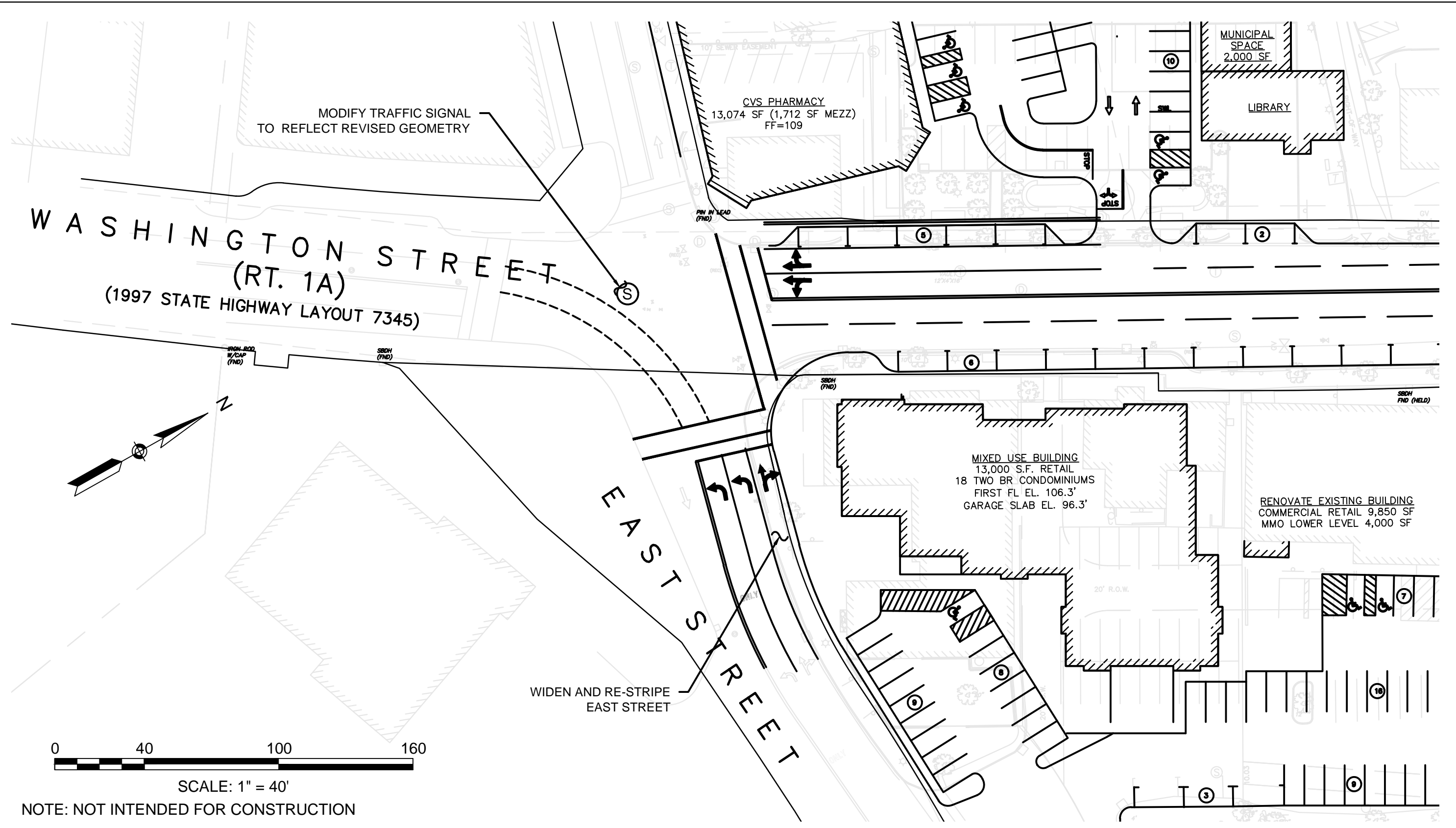
NOTE: NOT INTENDED FOR CONSTRUCTION



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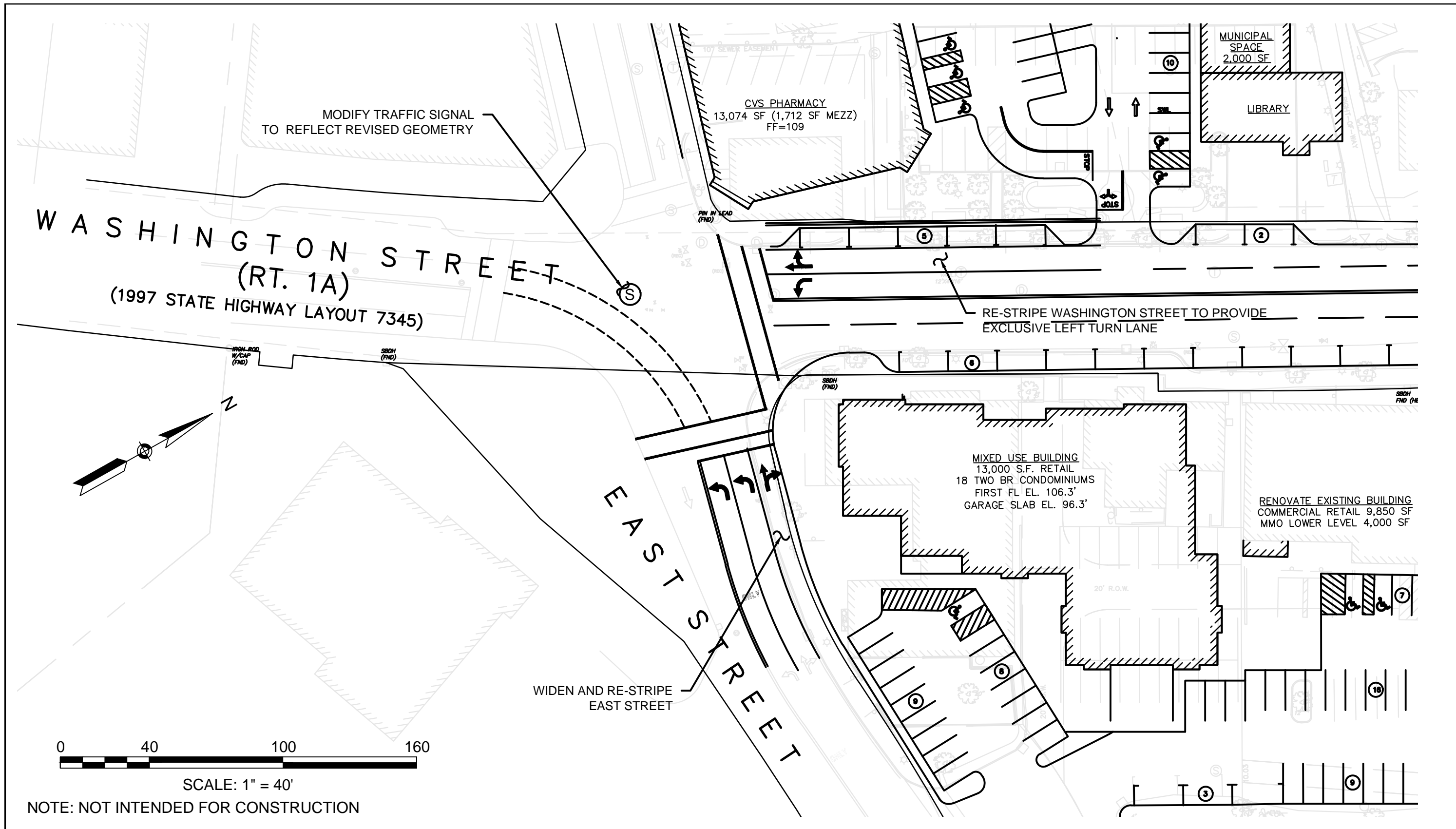
Figure 13
 Improvement Option 2



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Figure 14
Improvement Option 3



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Figure 15
Improvement Option 4