

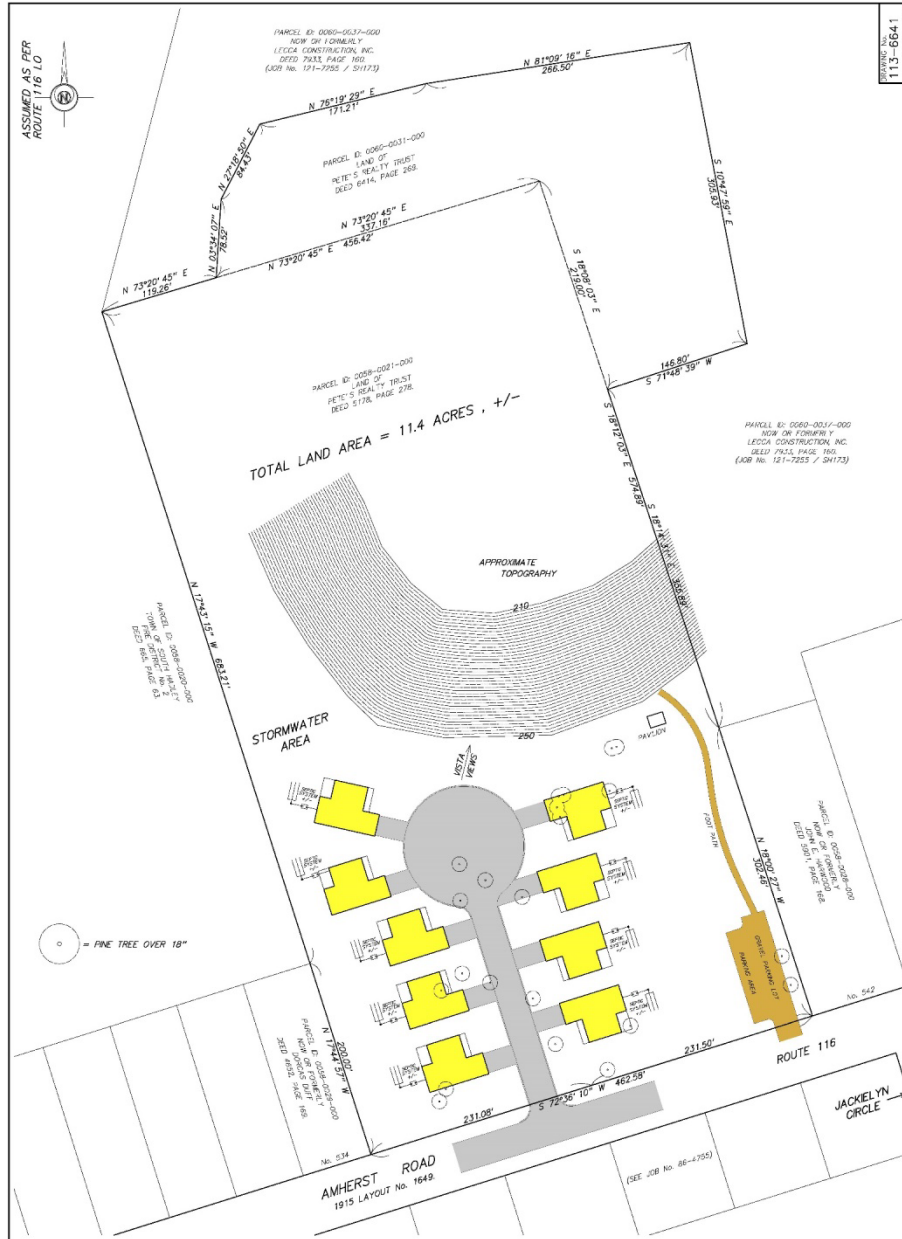
Flexible Development & Density Scenarios

Typical Subdivision Layout



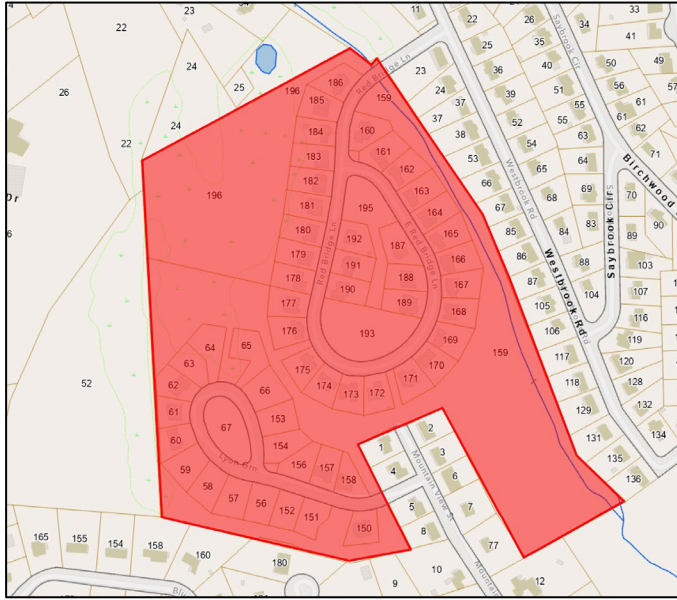
- 11.4 acres site
- 10 single-family home parcels
- Parcel size approx. 40,000 SF
- New private road; eligible for acceptance by Town as public way
- No protected open space
- Housing density = 1.14 units/acre

Flexible Development Layout



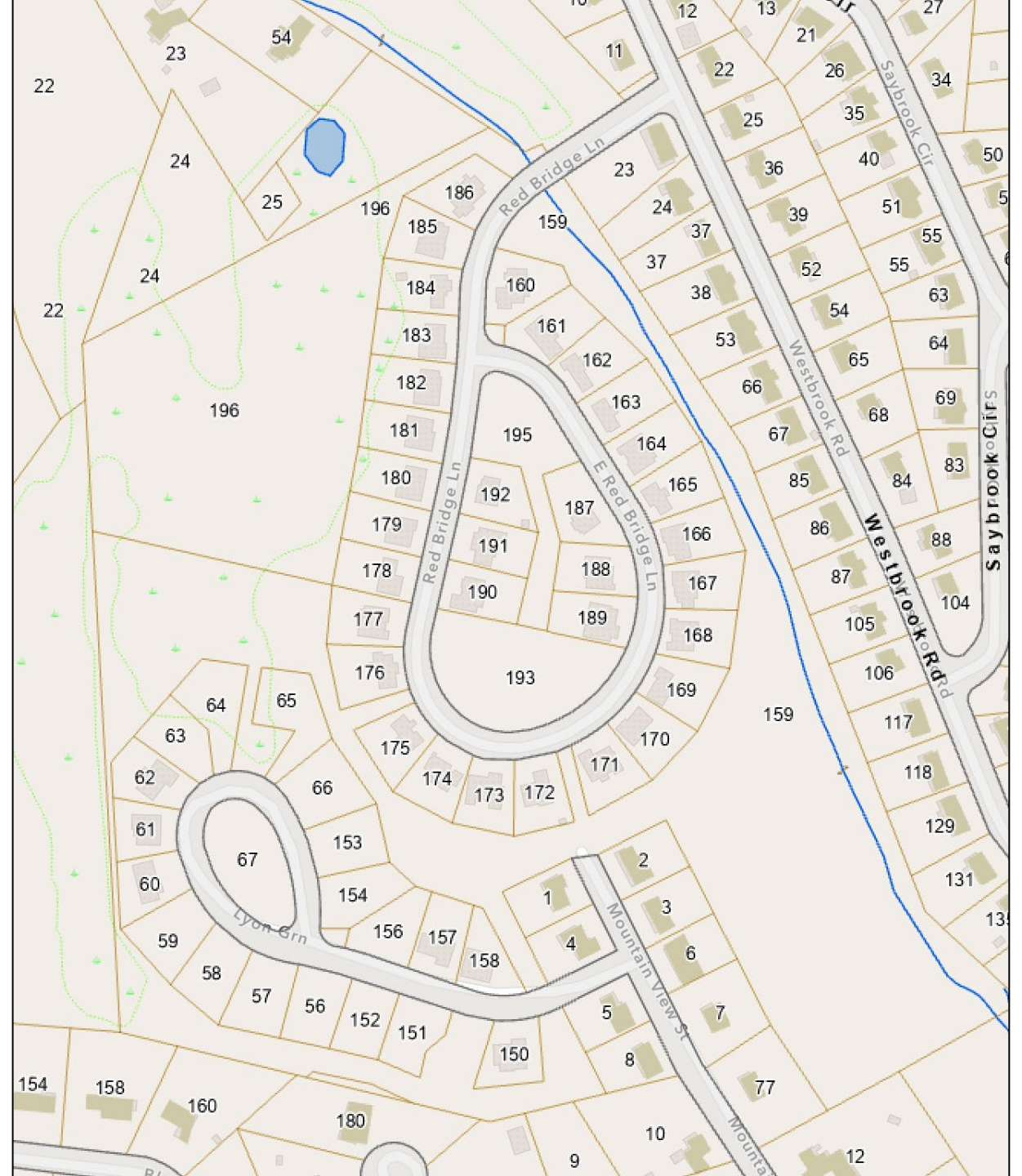
- 11.4 acres site
- 10 single-family homes on 1 parcel – “multiple dwellings on a single parcel”
- Common Drive; NOT eligible for acceptance by Town as public way
- Approx. 6.8 acres of protected open space = 60% of site protected open space
- Housing density = 2.17 units/acre (developed part of site)
- Not Subdivision – “Multiple dwellings on a single parcel” with Common Drive

Mountainbrook Flexible Development



Red Bridge Lane
East Red Bridge Lane
Lyon Green

1.09 units/acre – whole site
2.3 units/acre – developed part of site



Flexible Development Bylaw Proposed Amendments

Example Site: 3-acre parcel in RA1 zoning district

Tier 1 Open Space = 30% (0.9 acres)

Housing Density = 1.8 units/acre

$1.8 \times 3 \text{ acres} = 5.4 \text{ dwelling units} = \text{rounds down to } 5 \text{ base units}$

Developed portion of site (2.1 acres) = buildout is 2.4 units/acre

Density bonus (up to 50% base unit count) = 2.5

Total Unit Count = $5 + 2.5 = 7.5$ which rounds up to 8 total units w/ density bonus

Total site Housing Density w/ bonus = 2.6 units/acre

Developed portion of site (2.1 acres) = buildout is 3.8 units/acre

Tier 2 Open Space = 50% (1.5 acres)

Housing Density = 2.4 units/acre

$2.4 \times 3 \text{ acres} = 7.2 \text{ dwelling units} = \text{rounds down to } 7 \text{ base units}$

Developed portion of site (1.5 acres) = buildout is 4.6 units/acre

Density bonus (up to 50% base unit count) = 3.5

Total Unit Count = $7 + 3.5 = 10.5$ which rounds up to 11 total units w/density bonus

Total site Housing Density w/bonus = 3.6 units/acre

Developed portion of site (1.5 acres) = buildout is 7.3 units/acre

South Hadley Neighborhoods

Residential Density

<https://residency.mhp.net/>

mhp.net/about-us/data/residency

MHP

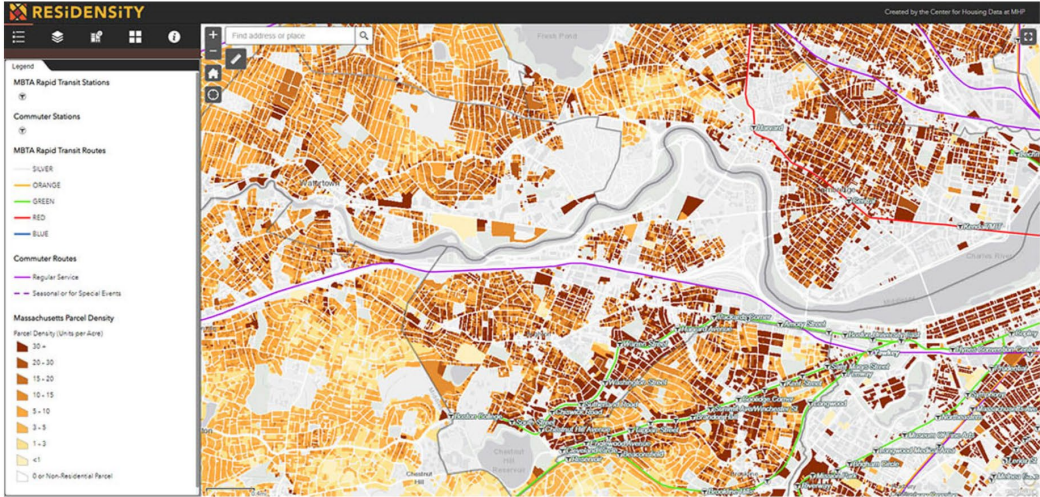
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Residency



RESIDENCY

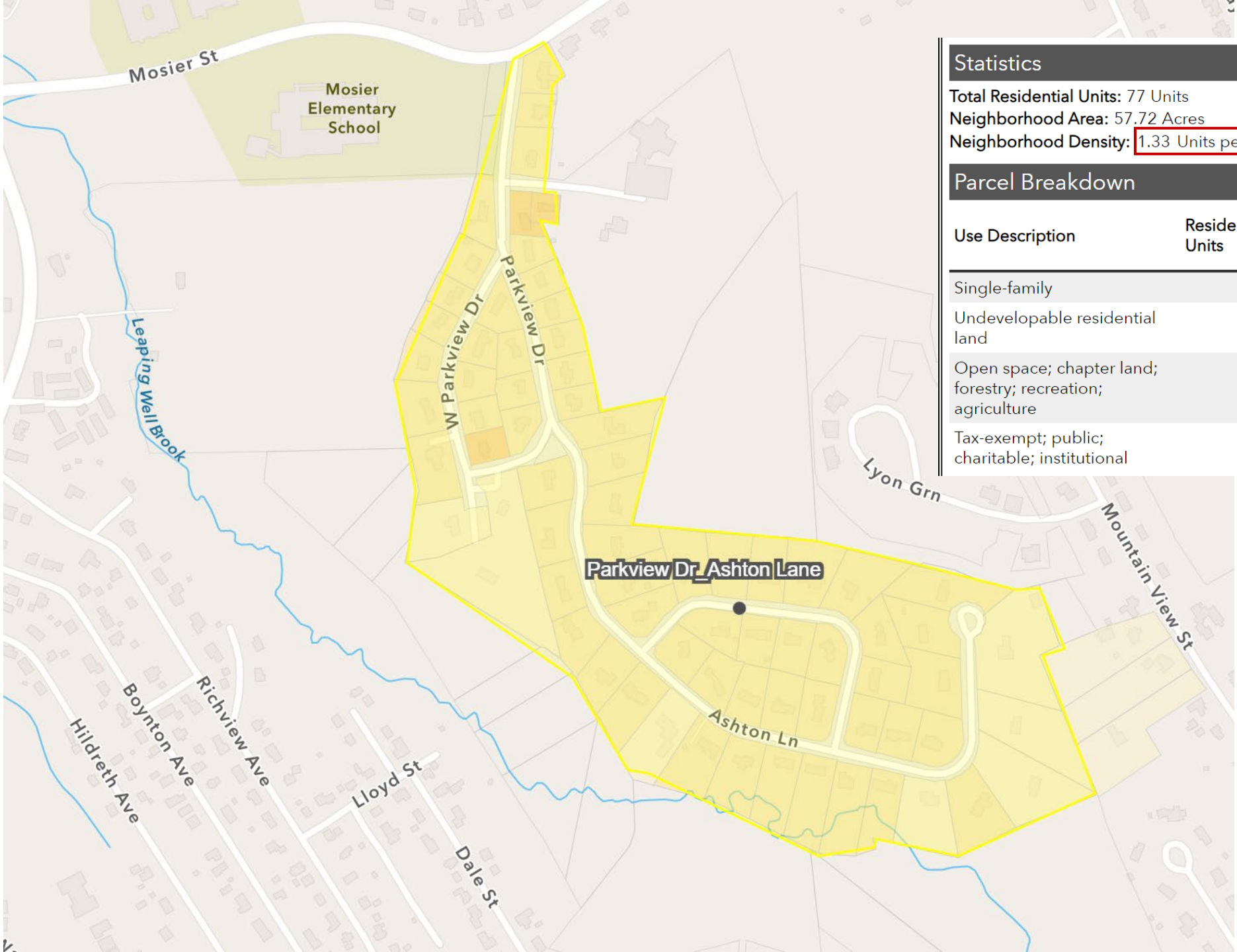
Created by the Center for Housing Data at MHP

Find address or place

Legend

- MBTA Rapid Transit Stations
- Commuter Stations
- MBTA Rapid Transit Routes
 - SILVER
 - ORANGE
 - GREEN
 - RED
 - BLUE
- Commuter Routes
 - Regular Service
 - Seasonal or for Special Events
- Massachusetts Parcel Density
- Parcel Density (Units per Acre)
 - 30+
 - 25-30
 - 15-20
 - 10-15
 - 5-10
 - 3-5
 - 1-3
 - 0 or Non-Residential Parcel

MHP's Center for Housing Data has launched **Residency**, a new interactive web tool that recalibrates how we view housing density in Massachusetts. Available to everyone as of Feb. 16, 2023, Residency features a user-friendly map platform that allows you to explore and analyze housing unit counts and residential density for any location in Massachusetts.



Statistics

Total Residential Units: 77 Units

Neighborhood Area: 57.72 Acres

Neighborhood Density: 1.33 Units per Acre

Parcel Breakdown

Use Description	Residential Units	Parcel Acres	Avg. Parcel Density
Single-family	77	54.28	1.42
Undevelopable residential land	0	35.83	0.00
Open space; chapter land; forestry; recreation; agriculture	0	22.62	0.00
Tax-exempt; public; charitable; institutional	0	48.90	0.00

Statistics

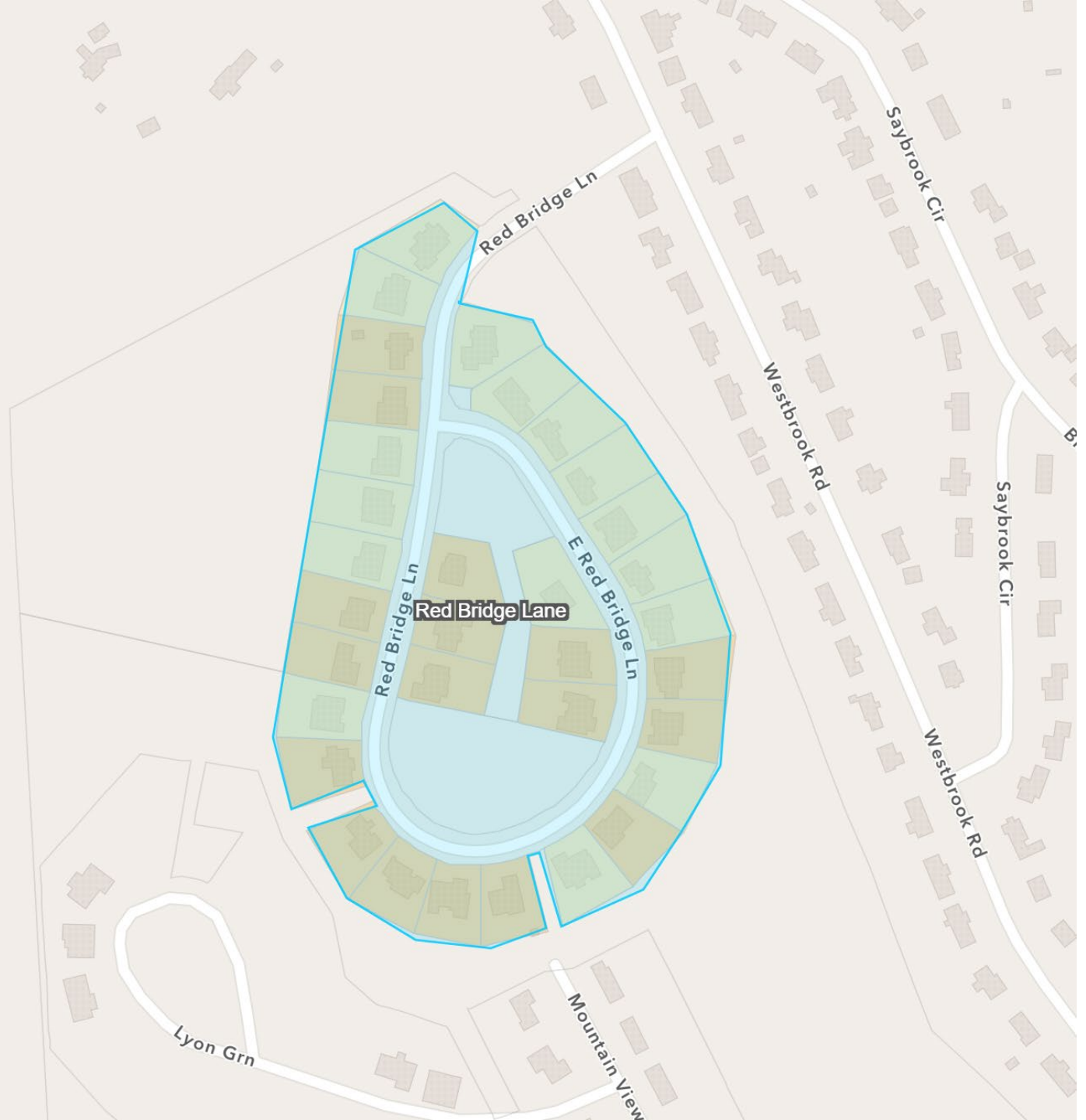
Total Residential Units: 33 Units

Neighborhood Area: 15.77 Acres

Neighborhood Density: 2.09 Units per Acre

Parcel Breakdown

Use Description	Residential Units	Parcel Acres	Avg. Parcel Density
Single-family	33	10.98	3.01
Undevelopable residential land	0	25.03	0.00



RA1

Statistics

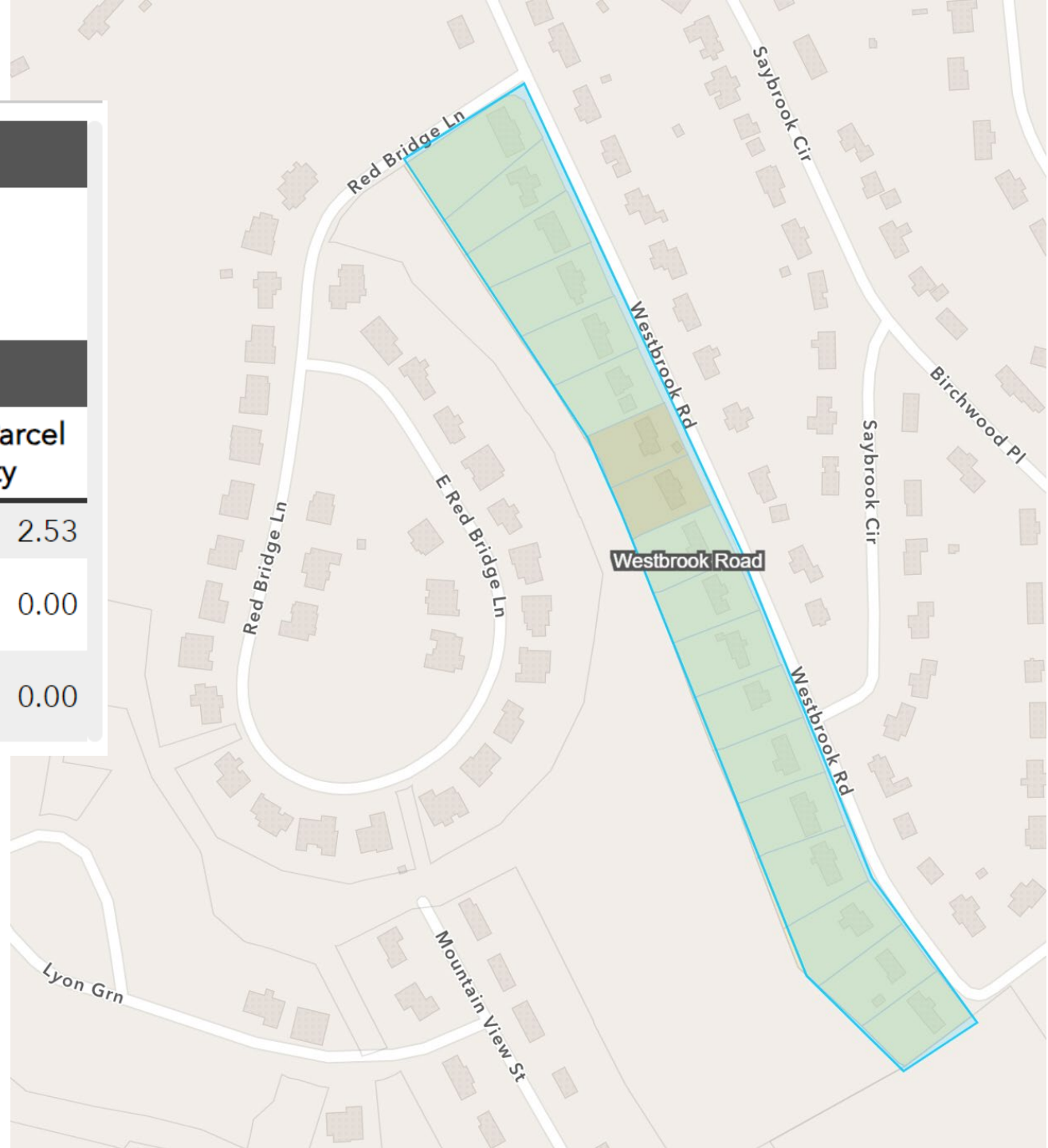
Total Residential Units: 18 Units

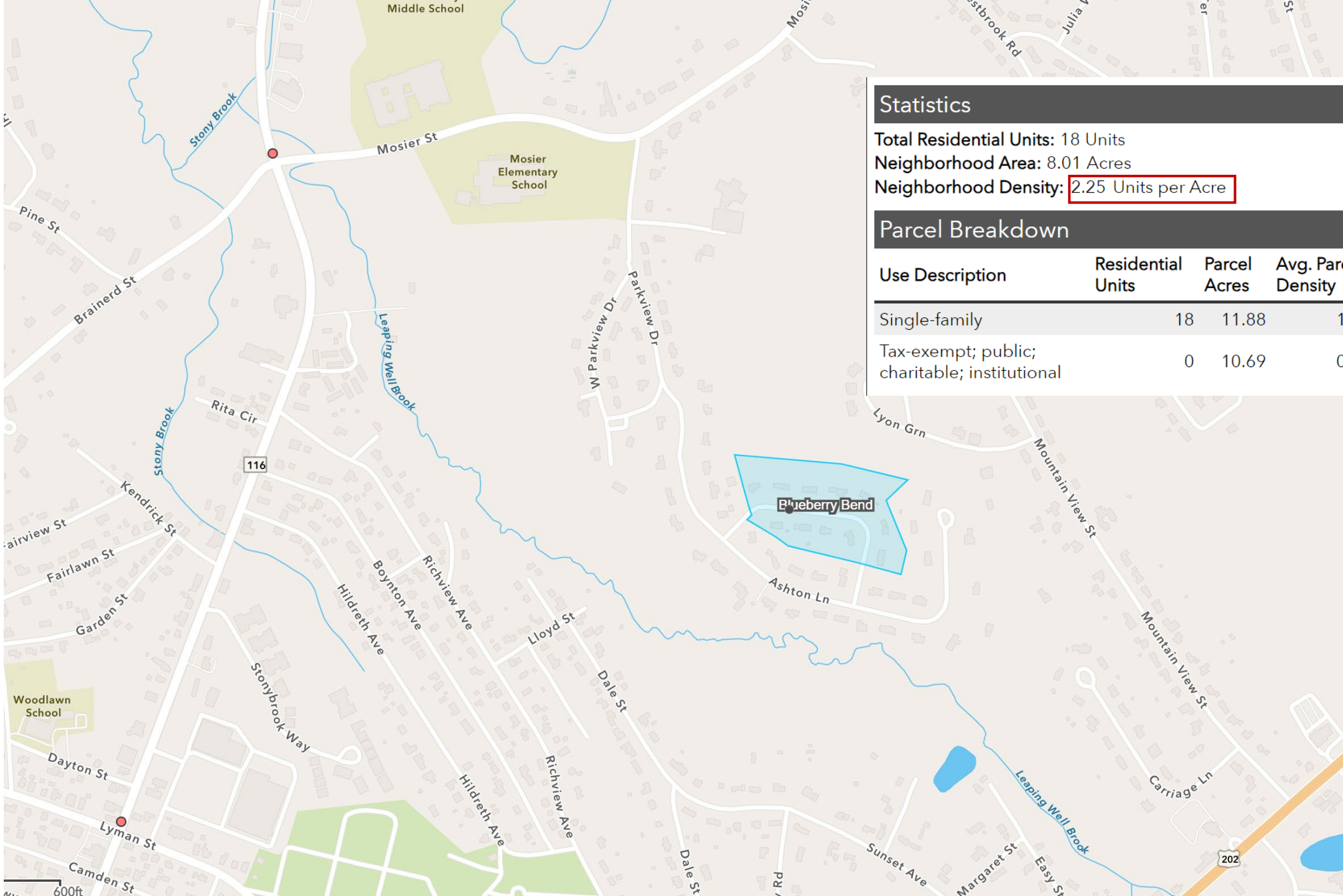
Neighborhood Area: 7.46 Acres

Neighborhood Density: 2.41 Units per Acre

Parcel Breakdown

Use Description	Residential Units	Parcel Acres	Avg. Parcel Density
Single-family	18	7.11	2.53
Undevelopable residential land	0	15.73	0.00
Potentially developable residential land	0	10.68	0.00



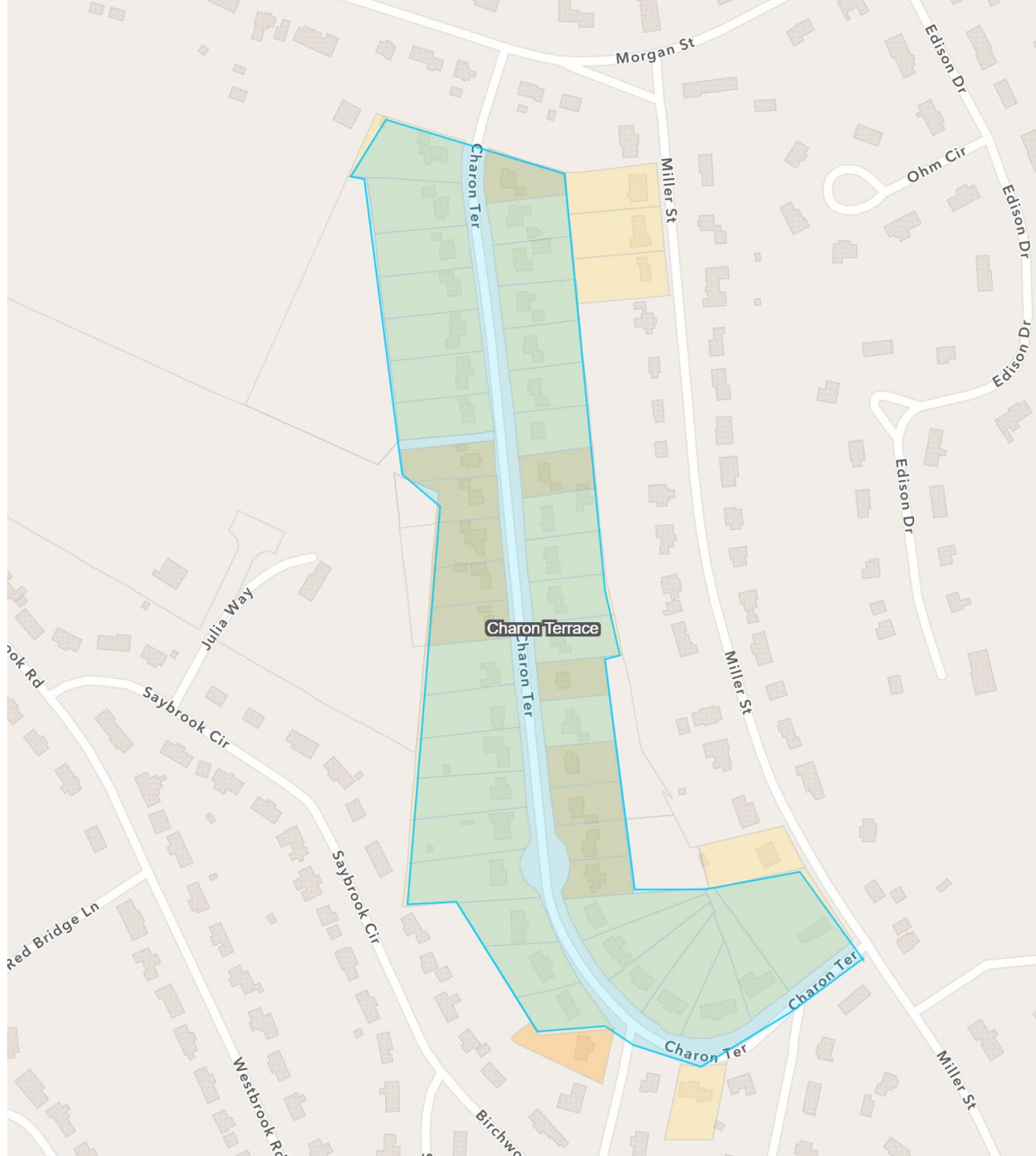


Statistics

Total Residential Units: 18 Units
Neighborhood Area: 8.01 Acres
Neighborhood Density: 2.25 Units per Acre

Parcel Breakdown

Use Description	Residential Units	Parcel Acres	Avg. Parcel Density
Single-family	18	11.88	1.51
Tax-exempt; public; charitable; institutional	0	10.69	0.00



Statistics

Total Residential Units: 52 Units
Neighborhood Area: 20.45 Acres
Neighborhood Density: 2.54 Units per Acre

Parcel Breakdown

Use Description	Residential Units	Parcel Acres	Avg. Parcel Density
Single-family	52	20.20	2.57
Undevelopable residential land	0	3.78	0.00
Open space; chapter land; forestry; recreation; agriculture	0	11.39	0.00

RA1

Statistics

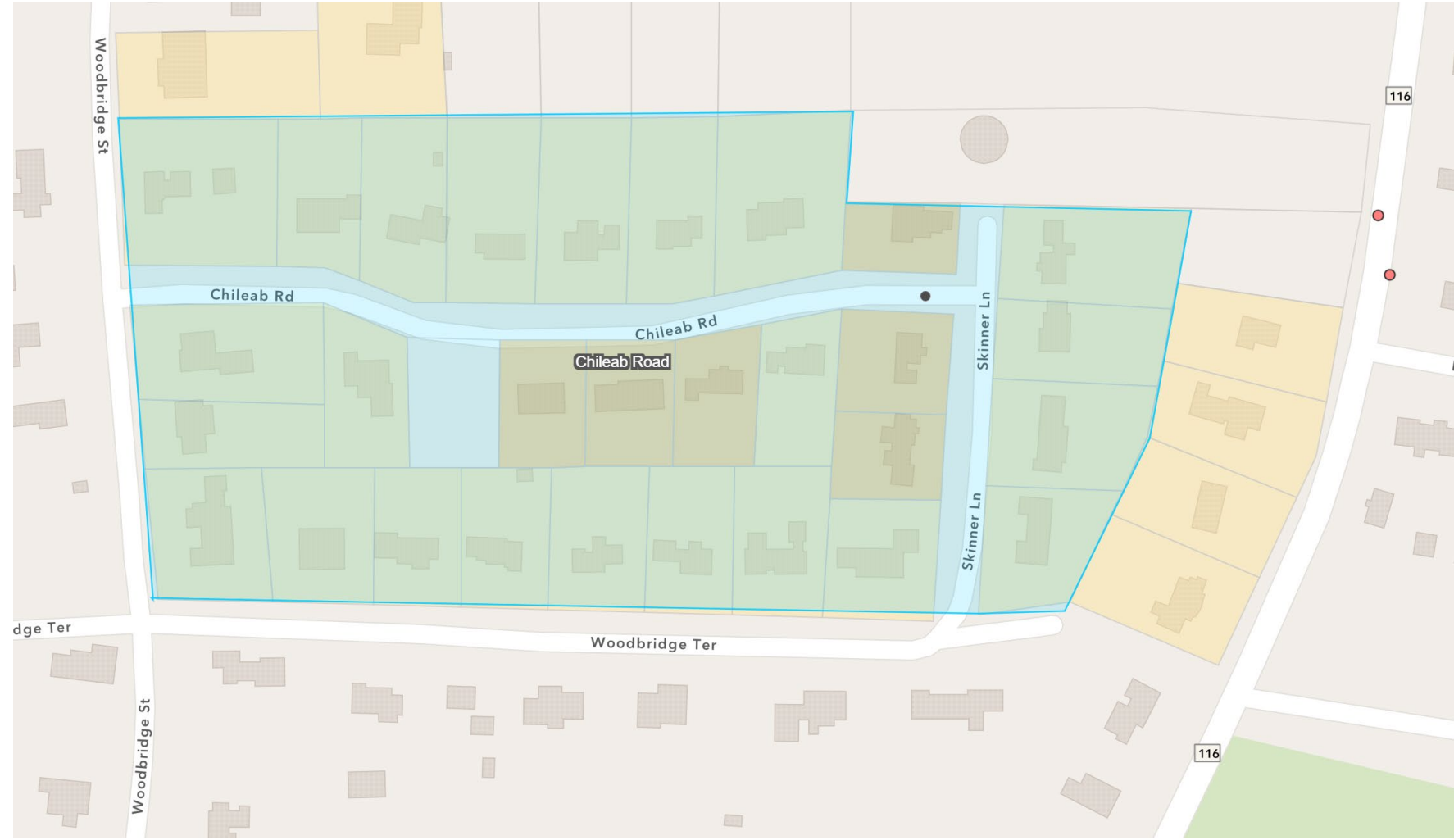
Total Residential Units: 35 Units

Neighborhood Area: 13.59 Acres

Neighborhood Density: 2.58 Units per Acre

Parcel Breakdown

Use Description	Residential Units	Parcel Acres	Avg. Parcel Density
Single-family	35	15.08	2.32
Undevelopable residential land	0	3.14	0.00
Tax-exempt; public; charitable; institutional; Industrial	0	1.42	0.00



RA1

Statistics

Total Residential Units: 52 Units

Neighborhood Area: 13.63 Acres

Neighborhood Density: 3.82 Units per Acre

Parcel Breakdown

Use Description	Residential Units	Parcel Acres	Avg. Parcel Density
Single-family	52	19.28	2.70
Open space; chapter land; forestry; recreation; agriculture	0	11.39	0.00



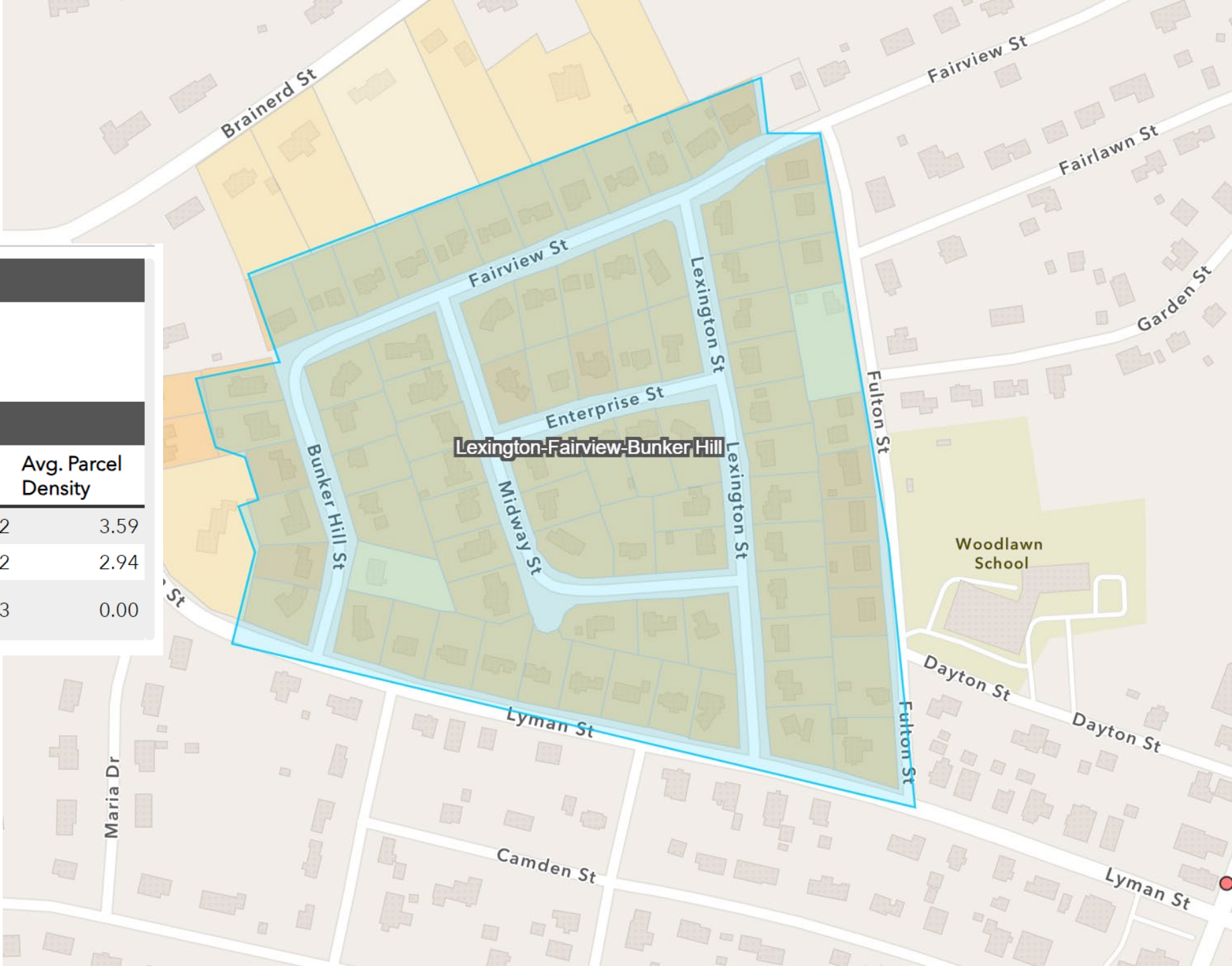
RA2

Statistics

Total Residential Units: 95 Units
Neighborhood Area: 25.04 Acres
Neighborhood Density: 3.79 Units per Acre

Parcel Breakdown

Use Description	Residential Units	Parcel Acres	Avg. Parcel Density
Single-family	92	25.62	3.59
Two-family	3	1.02	2.94
Accessory land with improvement	0	0.23	0.00



RA2 & RA1

Statistics

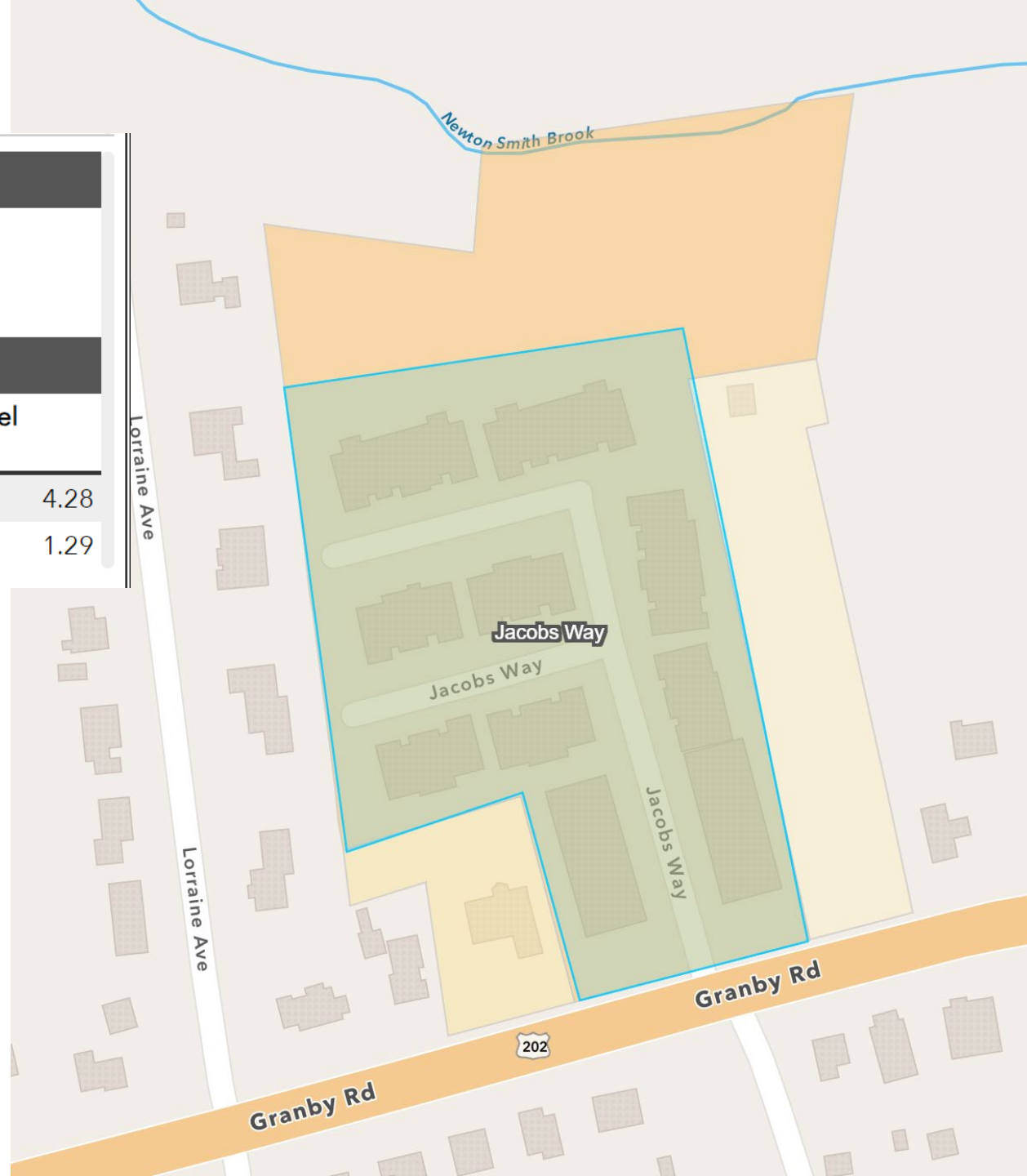
Total Residential Units: 27 Units

Neighborhood Area: 3.96 Acres

Neighborhood Density: 6.81 Units per Acre

Parcel Breakdown

Use Description	Residential Units	Parcel Acres	Avg. Parcel Density
Condominium	25	5.84	4.28
Single-family	2	1.55	1.29



Res B

Statistics

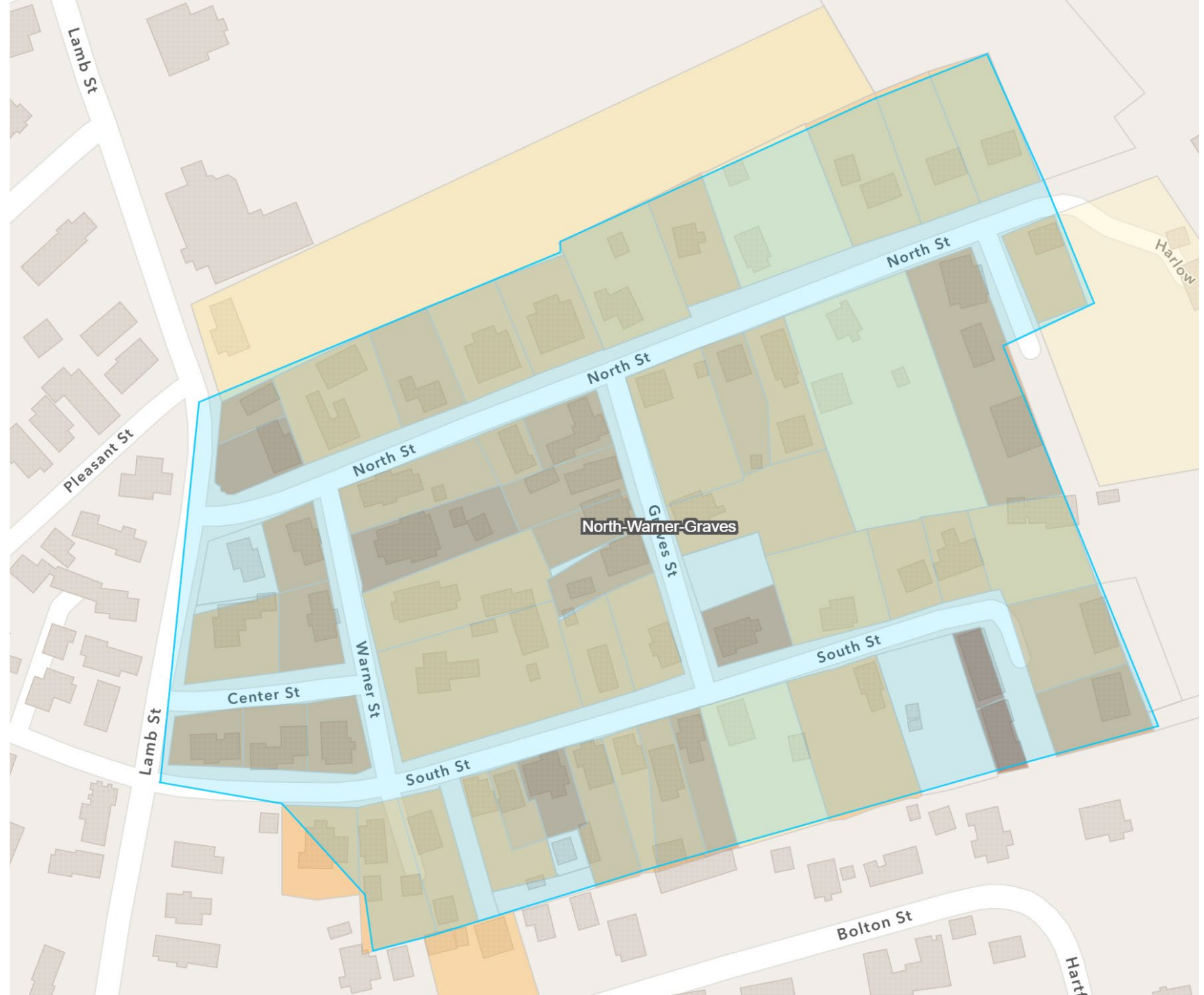
Total Residential Units: 115 Units

Neighborhood Area: 15.02 Acres

Neighborhood Density: 7.65 Units per Acre

Parcel Breakdown

Use Description	Residential Units	Parcel Acres	Avg. Parcel Density
Two-family	53	6.43	8.25
Single-family	27	6.83	3.95
Three-family	19	1.14	16.69
Multiple houses on parcel	9	0.51	17.80
Apartments with four to eight units	5	0.24	20.54
Condominium	2	0.21	9.68
Undevelopable residential land	0	0.33	0.00
Potentially developable residential land	0	0.43	0.00
Tax-exempt; public; charitable; institutional	0	0.13	0.00
Developable residential land	0	1.66	0.00



Res C



Statistics

Total Residential Units: 81 Units

Neighborhood Area: 3.99 Acres

Neighborhood Density: 20.31 Units per Acre

Parcel Breakdown

Use Description	Residential Units	Parcel Acres	Avg. Parcel Density
Condominium	80	5.70	14.03
Single-family	1	2.65	0.38



Statistics

Total Residential Units: 81 Units

Neighborhood Area: 5.71 Acres

Neighborhood Density: 14.18 Units per Acre

Parcel Breakdown

Use Description	Residential Units	Parcel Acres	Avg. Parcel Density
Condominium	80	5.70	14.03
Single-family	1	2.65	0.38
Residential open space	0	0.76	0.00
Condominium; Residential open space	0	2.65	0.00