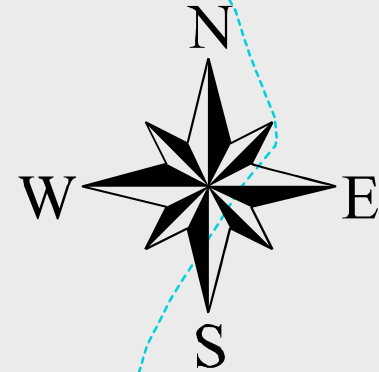


Multipliers Used in Residential Calculations

Single Family Residential Zoning	Minimum Lot Size	Frontage	R.O.W.	Build Factor
Suburban Residence SR District	25,000	110	50	54%
A Suburban Residence SR-A District	15,000	100	50	53%
B Suburban Residence SR-B District	10,000	80	50	56%
A Urban Residence UR-A District	7,500	75	50	52%
B Urban Residence UR-B District	7,500	75	50	54%

Note: The build factors were determined by the city and are based on the five most recent subdivisions developed in the city.

Apartment District	FAR outside flood zone	FAR inside flood zone
RIO 1	0.79	0.79
RIO 2	0.79	0.79
RIO 3	0.77	0.77
RIO 5	0.77	0.77
RIO 7	0.78	0.31



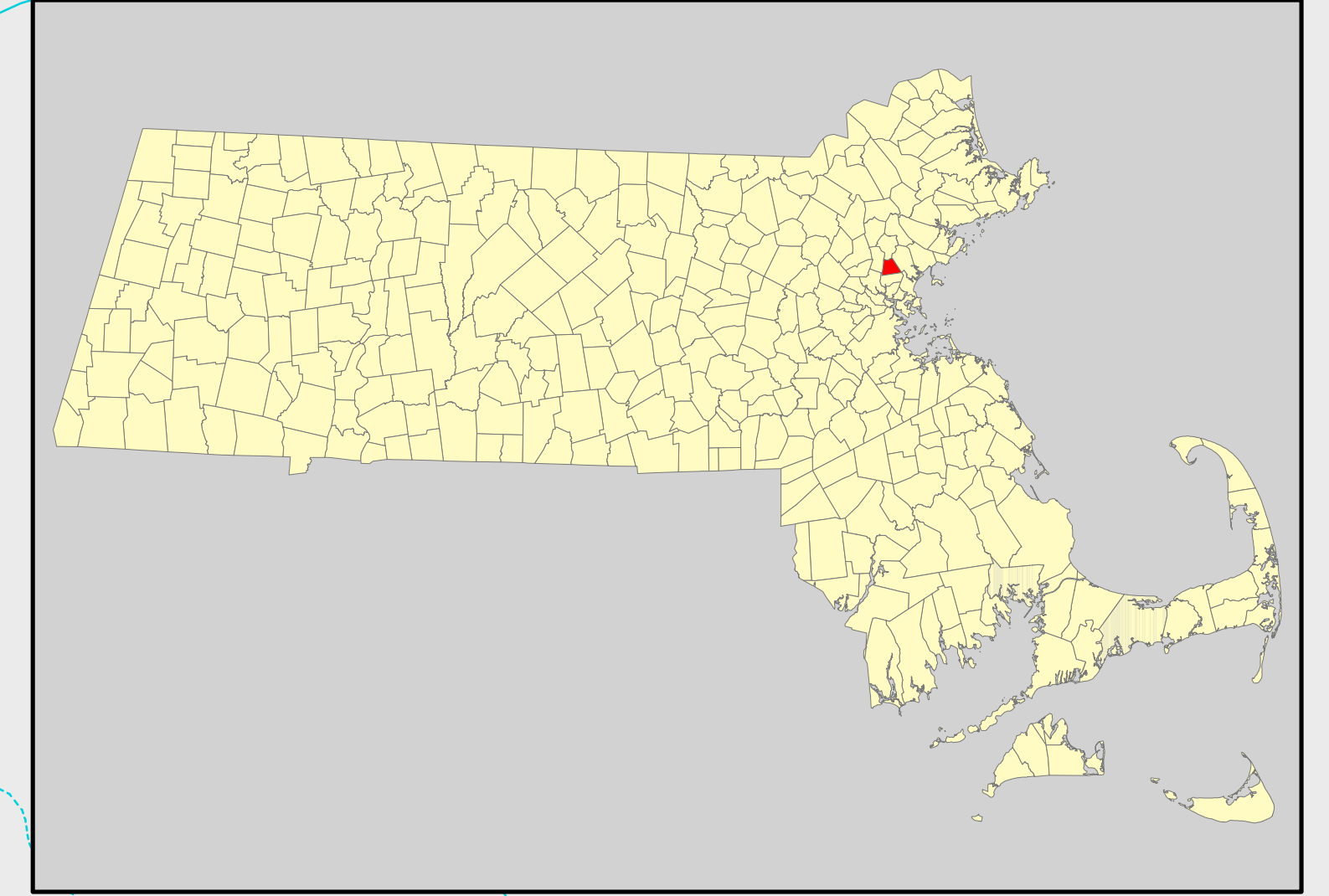
**MAP 2: Developable Lands and Partial Constraints
City of Melrose**

Flood Zones

- 100 Year Zones
- 100' - 200' Rivers Protection Buffer
- Redevelopment
- Water Bodies
- Streams
- Intermittent Streams

Roads

- Local
- Interstate
- Arterial
- Collector
- Trains



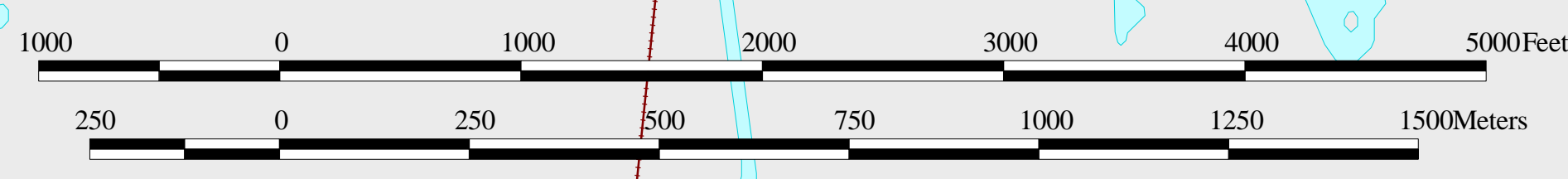
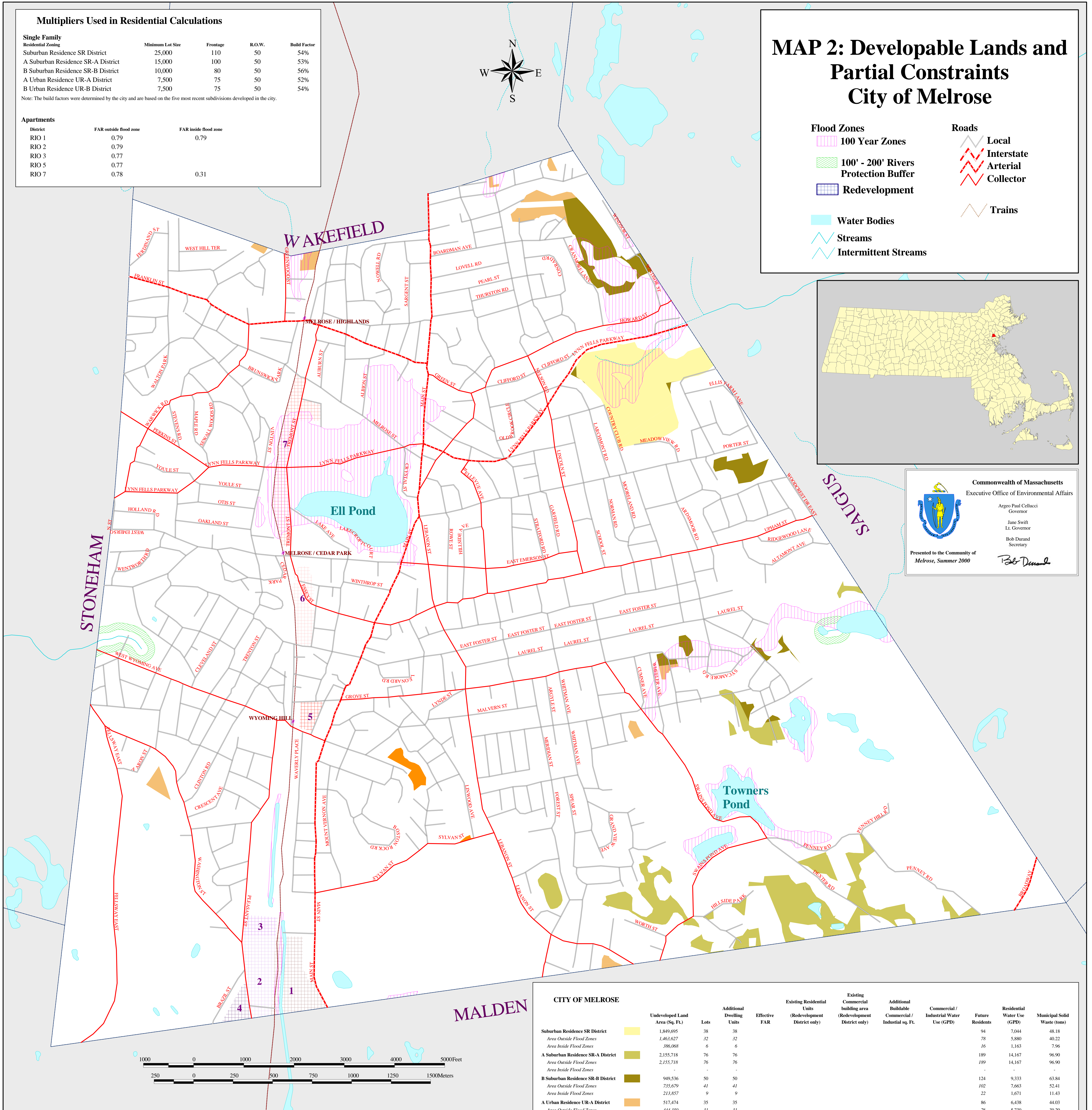
Commonwealth of Massachusetts
Executive Office of Environmental Affairs

Argo Paul Cellucci
Governor

Jane Swift
Lt. Governor

Bob Durand
Secretary

Presented to the Community of Melrose, Summer 2000



- NOTES:**
- Flood plains are partial constraints, the number of lots that can be developed within the said areas are, thus, reduced by 25%, except where otherwise specified.
 - Wetlands were determined to be an absolute development constraint due to location, size, and shape. All wetlands are, thus, considered unusable land for development.
 - The only developable area that is subject to the Rivers Protection Act are RIO 1, 2, and 3. These are not deemed to be constrained, however (see notes below).
 - All Residential Districts assume single family residential. Density is based on the build factor for each district, which was calculated by the City Planning Director using the averages of the past five subdivisions. The build factors that were used for each district are the following: SR - 54%, SR-A - 53%, SR-B - 56%, UR-A - 52%, and UR-B - 54%. If the build factors calculated from the zoning ordinance regulations were used (ranging from 70% to 80%), representing the maximum build factor based on minimum lot size, minimum road frontage, and minimum road right-of-way, the following would be the number of dwelling units that can be built in each zoning district: SR - 56, SR-A - 109, SR-B - 65, UR-A - 74, and UR-B - 12.
 - The RIO districts are proposed revitalization incentive overlay districts. The figures for the RIO districts represent the absolute maximum possible amount of residential and commercial development. Any development in the RIO districts would likely be substantially less than what is indicated.
 - All lots in the RIO 1 and RIO 2 districts are assumed to be over 2 acres, thus, a 5 floor height limit is possible.
 - In the RIO 2 district, the most limiting factor for development density of apartments is 6,000 square feet of land area for the first apartment and 1,250 square feet per apartment for all additional apartments.
 - All apartment units are assumed to be 1,000 S.F. in size.
 - In all RIO districts the most limiting factor for development density of offices is the parking requirements (3 spaces per 1,000 S.F. of building area) in combination with the 20% open space requirement.
 - In the RIO 1 district development is assumed to be 60% apartments, with one level of the parking under the building and the remainder of the required parking on the surface, and 40% offices with surface parking. Both uses are assumed to be 5 floors in height. Based on the above assumptions, the parking and building coverage for apartments in the RIO 1 district would encompass 50% of the land area devoted to apartments. As such, the 100' rivers protection zone buffer, which covers roughly half of the RIO 1 district, would not effect the number of apartment units that can be built on the site. It is also assumed in the RIO 1 district that the rivers protection buffer would receive dense development status and, thus, not impact the development potential of offices in the district. The RIO 1 district also contains 76,433 S.F. of wetlands. Since wetlands are an absolute constraint, 76,433 S.F. was removed from the total land area.
 - In the RIO 2 district, development is assumed to be 100% 3 floor apartments with surface parking. The 100' buffer for the Rivers Protection Act does not effect the number of apartment units that can be built, since the density used would allow for all the building and parking coverage to be contained outside of the buffer.
 - In the RIO 3 district, development is assumed to be 100% 4 floor apartments with surface parking. The 100' buffer for the Rivers Protection Act does not effect the number of apartment units that can be built, since the density used would allow for all the building and parking coverage to be contained outside of the buffer.
 - In the RIO 4 district, development is assumed to be 100% 4 floor offices with surface parking.
 - In the RIO 5 district, development is assumed to be 100% 3 floor apartments with one level of parking under the building and the remaining required parking on the surface.
 - In the RIO 6 district development is assumed to be 100% 3 floor assisted living facility with surface parking. The facility was assumed to contain 800 S.F. units and occupied by 1.5 persons per unit. The most limiting factor for development density is the parking requirement (5 spaces per unit) in combination with the 20% open space requirement.
 - In the RIO 7 district development is assumed to be 50% office and 50% apartment, both being 3 floors with surface parking. Due to the extensive flood plains in this district, the FAR applied to the land area within the flood plains are reduced by 60%.

CITY OF MELROSE												
	Undeveloped Land Area (Sq. Ft.)	Lots	Additional Dwelling Units	Effective FAR	Existing Residential Units (Redevelopment District only)	Existing Commercial Building Units (Redevelopment District only)	Additional Buildable Commercial/Industrial sq. Ft.	Commercial/Industrial Water Use (GPD)	Future Residents	Residential Water Use (GPD)	Municipal Solid Waste (tons)	
Suburban Residence SR District	1,849,695	38	38						94	7,044	48.18	
Area Outside Flood Zones	1,463,627	32	32						78	5,880	40.22	
Area Inside Flood Zones	386,068	6	6						16	1,163	7.96	
A Suburban Residence SR-A District	2,155,718	76	76						189	14,167	96.90	
Area Outside Flood Zones	2,155,718	76	76						189	14,167	96.90	
Area Inside Flood Zones	-	-	-						-	-	-	
B Suburban Residence SR-B District	949,536	50	50						124	9,333	63.84	
Area Outside Flood Zones	735,679	41	41						102	7,663	52.41	
Area Inside Flood Zones	213,857	9	9						22	1,671	11.43	
A Urban Residence UR-A District	517,474	35	35						86	6,438	44.03	
Area Outside Flood Zones	444,350	31	31						76	5,730	39.20	
Area Inside Flood Zones	73,124	4	4						9	707	4.84	
B Urban Residence UR-B District	131,075	9	9						23	1,755	12.01	
Area Outside Flood Zones	131,075	9	9						23	1,755	12.01	
Area Inside Flood Zones	-	-	-						-	-	-	
RIO Area 1	597,101	283	283		0	198,563	(1,520)	(114)	702	52,643	360	
Area Outside Flood Zones	575,676	273	273						677	50,754	347.16	
Area Inside Flood Zones	21,425	10	10	0.79					677	50,754	347.16	
Offices (4)	292,270	10	10	0.55								
Area Inside Flood Zones	21,425	10	10	0.79								
Offices (4)	8,570	10	10	0.55								
RIO Area 2	436,951	345	345			317,870	(317,870)	(23,840)	856	64,206	439.17	
Area Outside Flood Zones	436,951	345	345	0.79					856	64,206	439.17	
Area Inside Flood Zones	-	-	-						-	-	-	
RIO Area 3	112,281	86	86						214	16,081	109.99	
Area Outside Flood Zones	112,281	86	86	0.77					214	16,081	109.99	
Area Inside Flood Zones	-	-	-						-	-	-	
RIO Area 4	138,377	102	102			13,827	59,513	4,463	254	19,046	130.27	
Area Outside Flood Zones	138,377	102	102	0.53					254	19,046	130.27	
Area Inside Flood Zones	-	-	-						-	-	-	
RIO Area 5	132,983	102	102		45	122,229	(122,229)	(9,167)	254	19,046	130.27	
Area Outside Flood Zones	132,983	102	102	0.77					254	19,046	130.27	
Area Inside Flood Zones	-	-	-						-	-	-	
RIO Area 6	231,894	373	373		15	76,737	(76,737)	(5,755)	583	43,698	298.89	
Area Outside Flood Zones	231,894	373	373	1.34					583	43,698	298.89	
Area Inside Flood Zones	-	-	-						-	-	-	
RIO Area 7	467,922	65	65		25	146,137	(87,109)	(6,533)	224	16,792	114.86	
Area Outside Flood Zones	467,922	65	65	0.20					224	16,792	114.86	
Area Inside Flood Zones	-	-	-						-	-	-	
Sub-Total Residential Districts:	5,663,498	208	208		85	875,363	(545,952)	(40,946)	516	38,737	264.96	
Sub-Total RIO Districts:	2,117,589	1,211	1,211		85	875,363	(545,952)	(40,946)	2,833	212,464	1,453.26	
Grand Total:	7,721,087	208	1,419		85	875,363	(545,952)	(40,946)	3,349	251,202	1,718.22	

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MAFPC Metropolitan Area Planning Council GIS Lab
 Produced by the Metropolitan Area Planning Council GIS Lab, 60 Temple Place, Boston, MA 02111 (617) 451-2770

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