

Boxborough Buildout and Alternative Futures



Background and Preliminary Results

Boxborough Planning Board

13 January 2014

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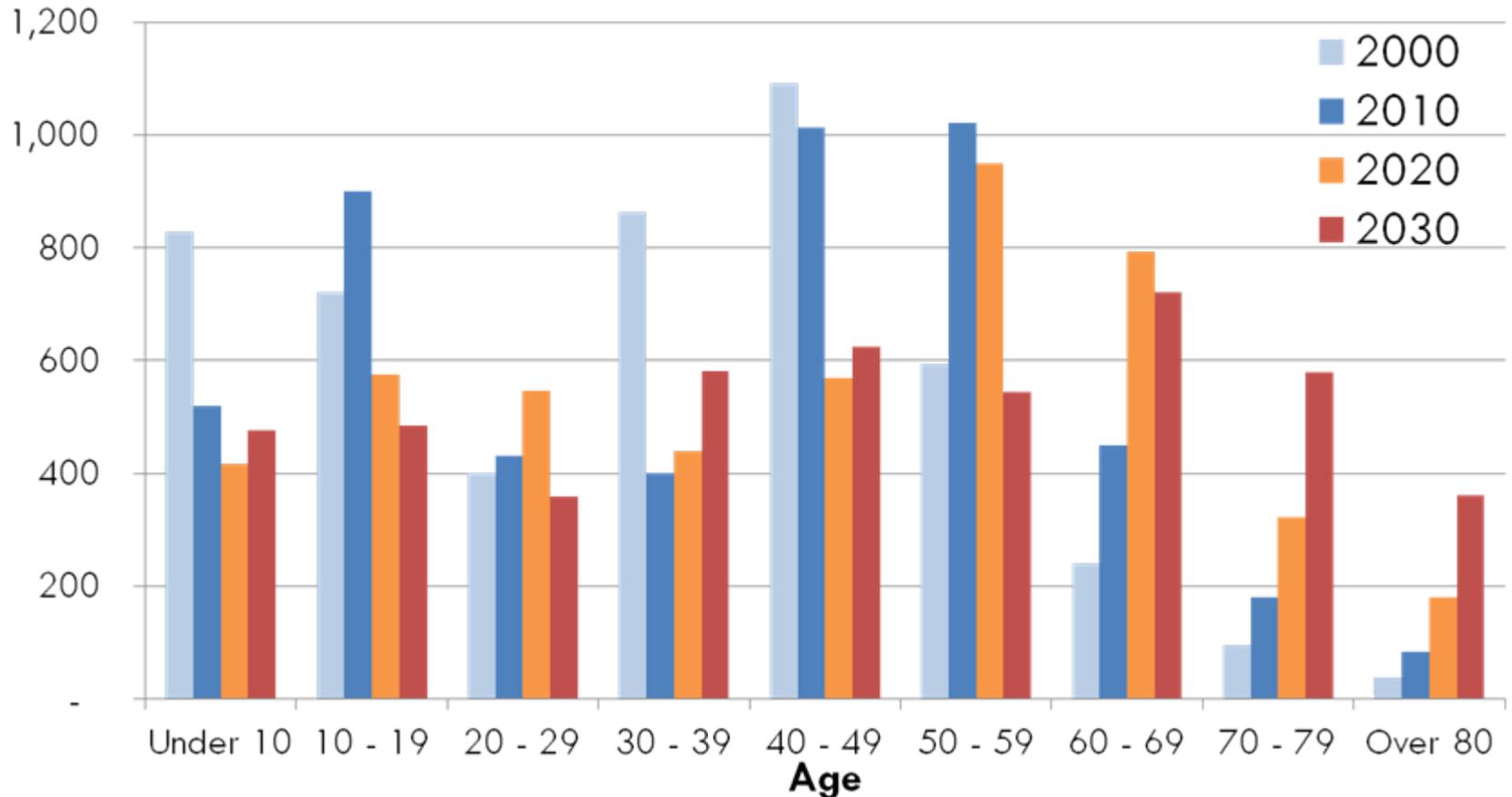
Manager of Planning Research

Metropolitan Area Planning Council



Boxborough Population

Population by Age, Town of Boxborough,
2000 - 2030, Status Quo Scenario

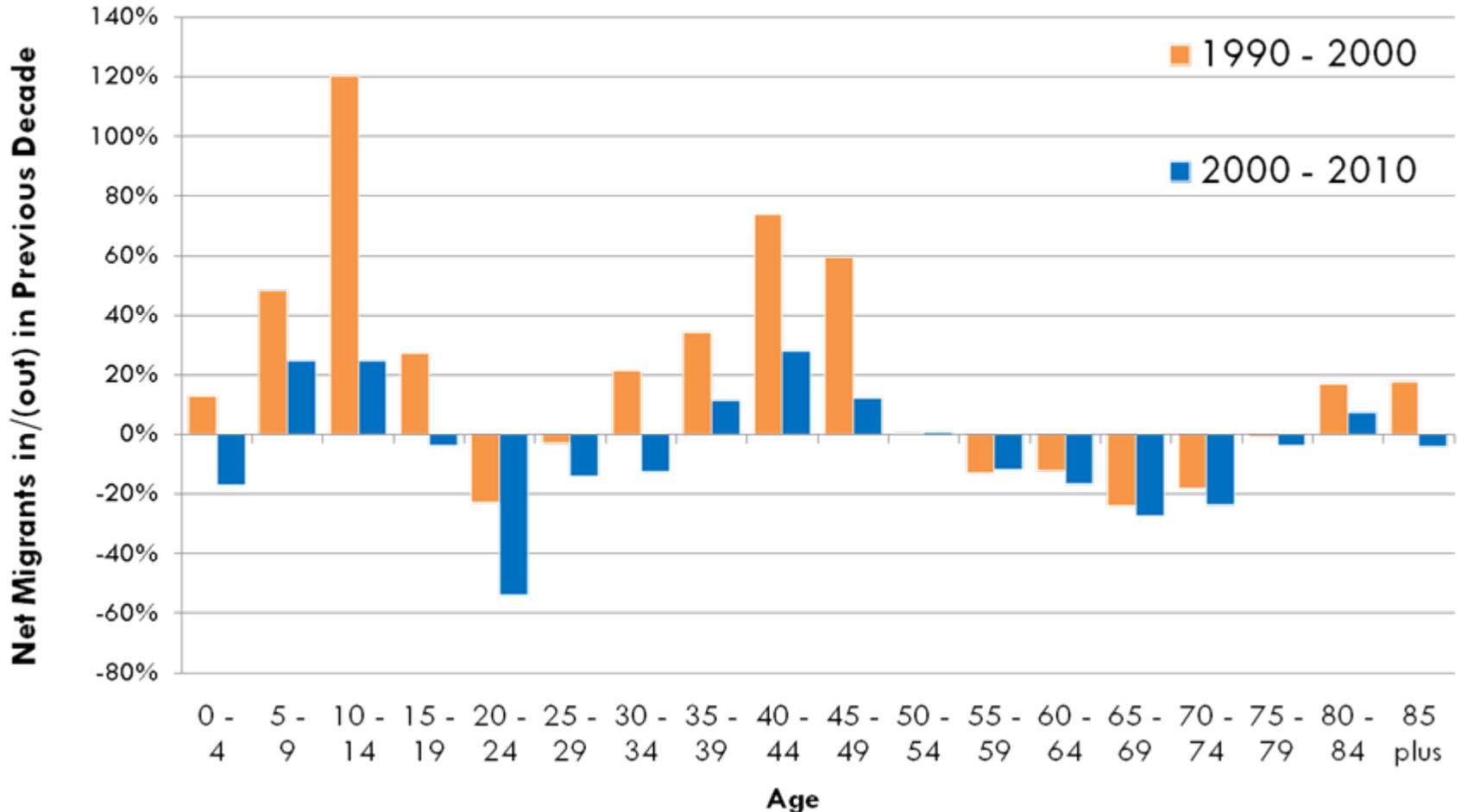


Population increased by 128 people from 2000 – 2010

May decline by 260 people from 2010 - 2030

Migration to/from Boxborough

Net Migration by Age, Town of Boxborough
1990s and 2000s



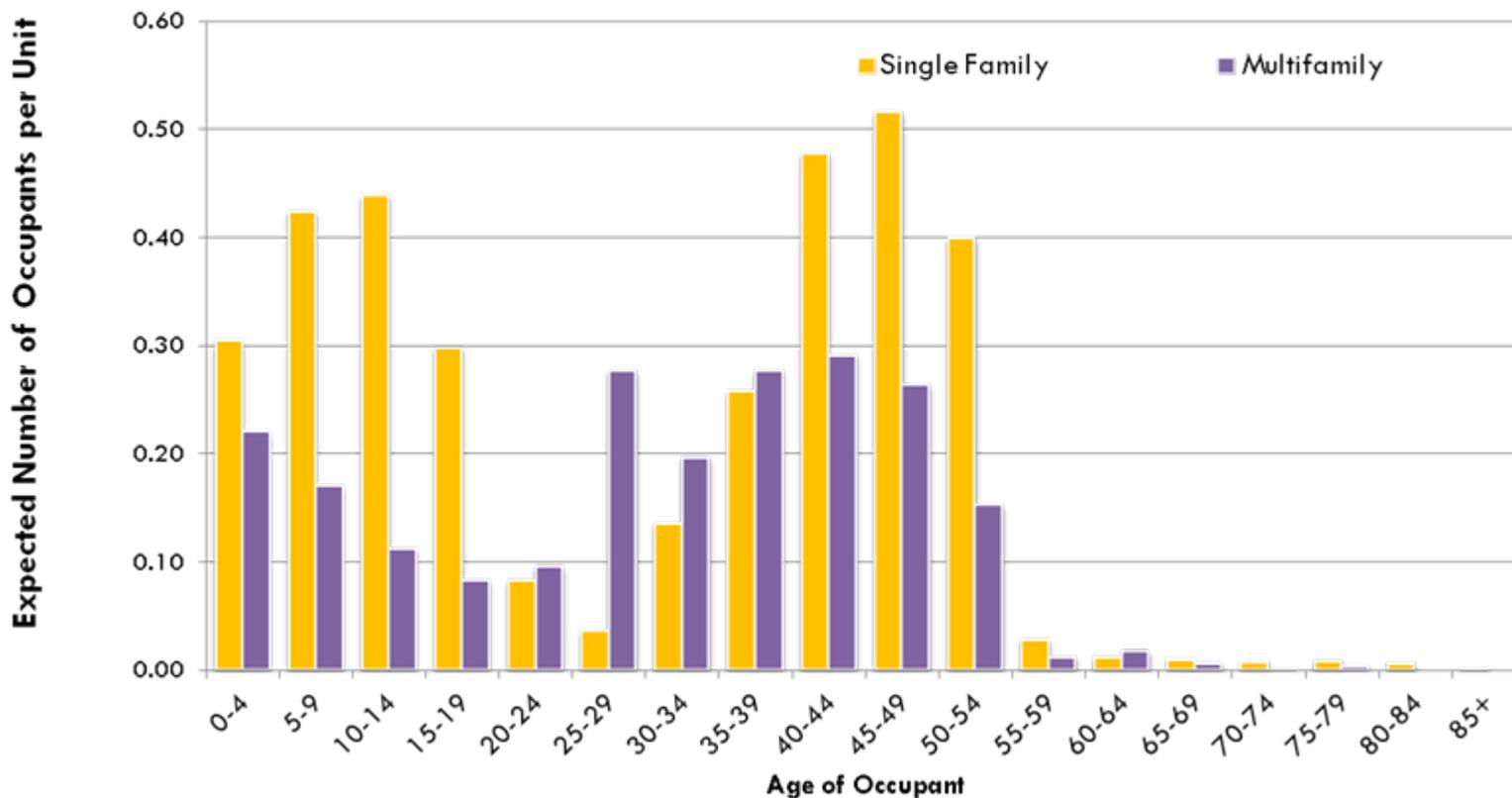
Source: U.S. Census, MassCHIP, MAPC Analysis

Net inmigration of 990 residents from 1990 – 2000

Net outmigration of 250 residents from 2000 - 2010

Housing Occupancy – Under 55

Population per Unit, Householders under 55,
by Housing Unit type, Boxborough PUMA



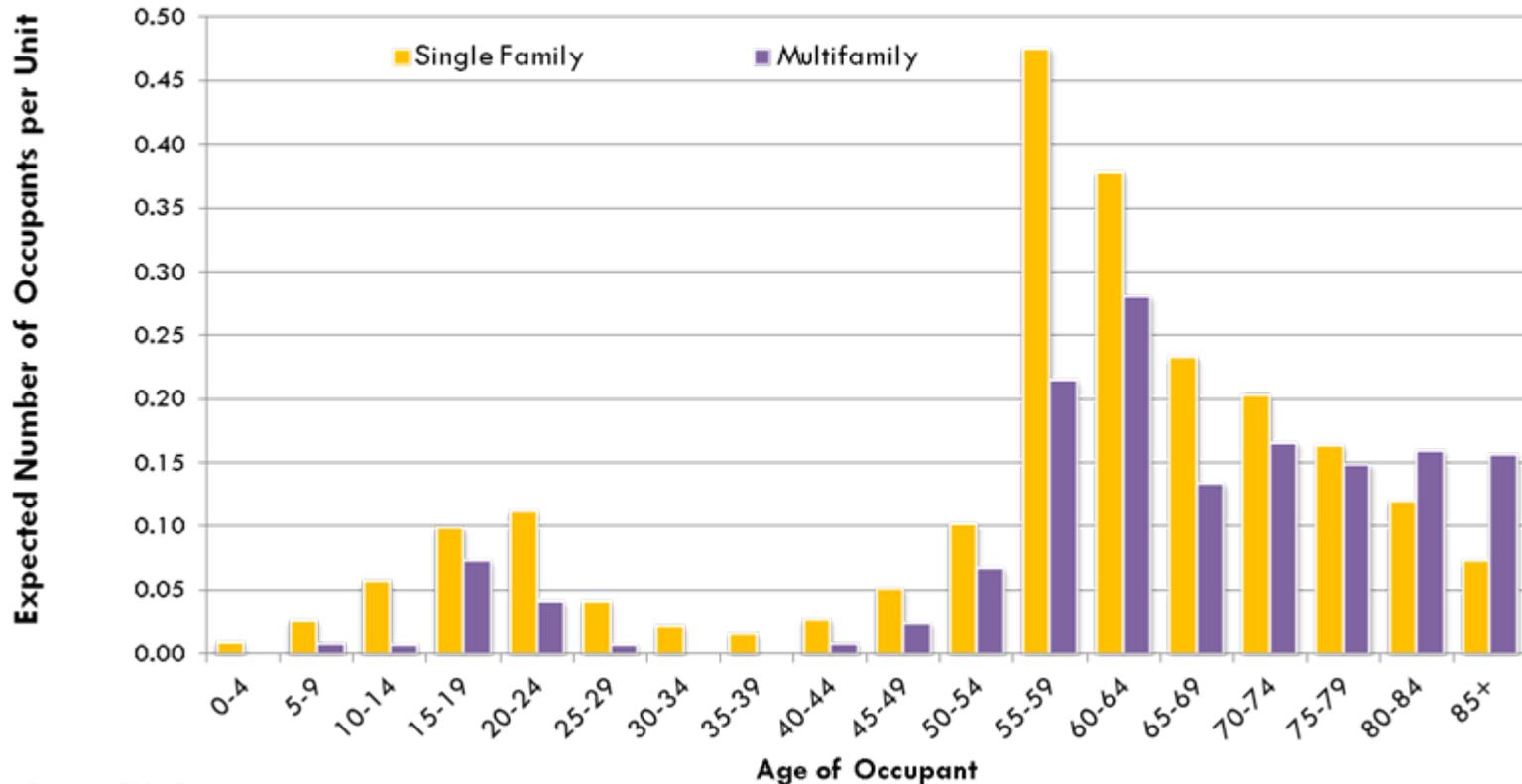
Source: PUMS 2006-10

Average Single Family HH size: 3.45, with 1.15 under age 15

Average Multifamily HH size: 2.18 with 0.5 under age 15

Housing Occupancy – Over 55

Population per Unit, Householders over 55,
by Housing Unit type, Boxborough PUMA

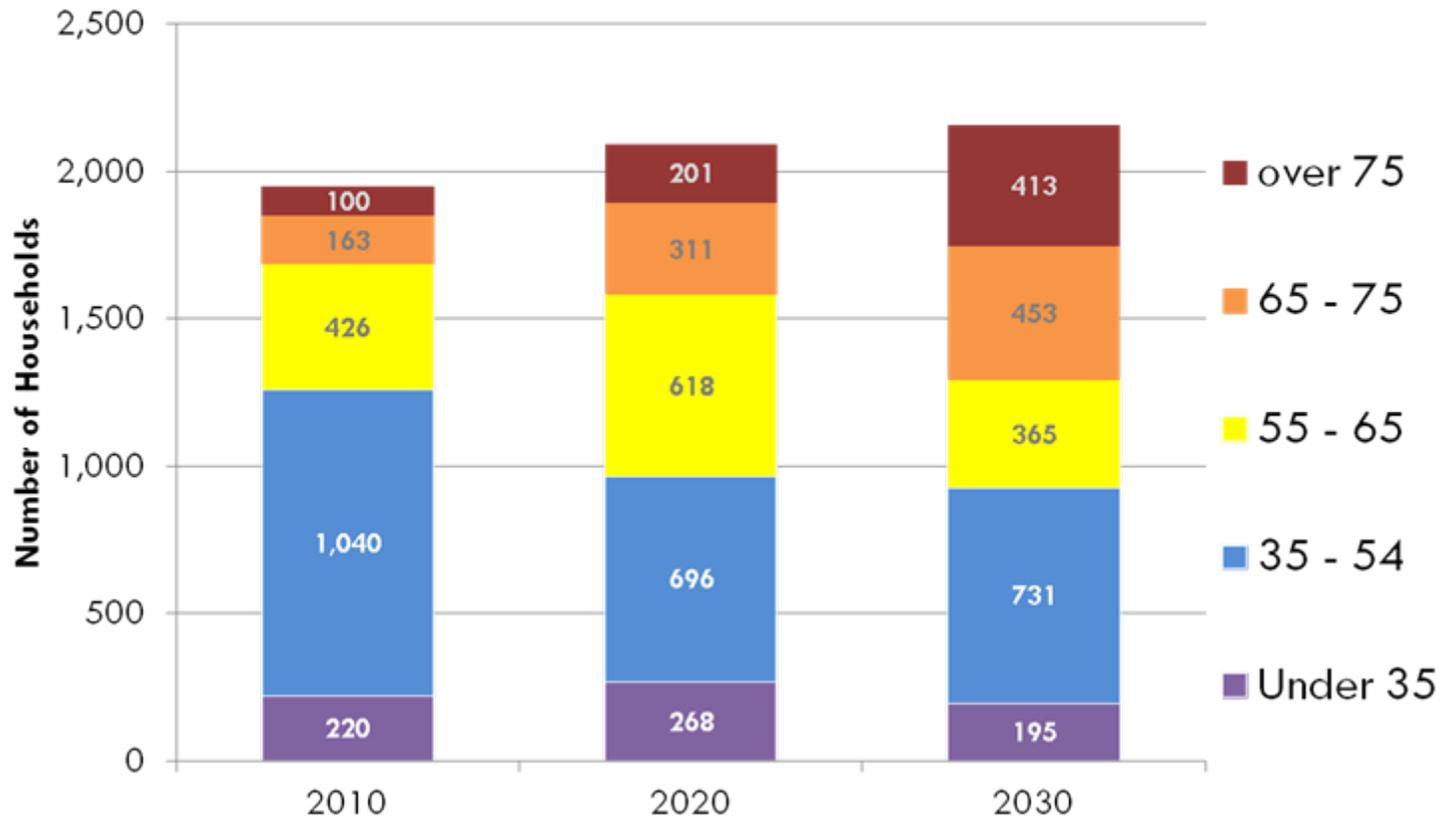


Source: PUMS 2006-10

Senior HH are smaller, with fewer children
Oldest seniors more likely in multifamily units

Increasing Senior Households

Households by Age of Householder,
Town of Boxborough, 2010 - 2030, Status Quo



40% of Householders will be over 65 in 2030,
up from 13% in 2010

Population & Housing Demand Projections

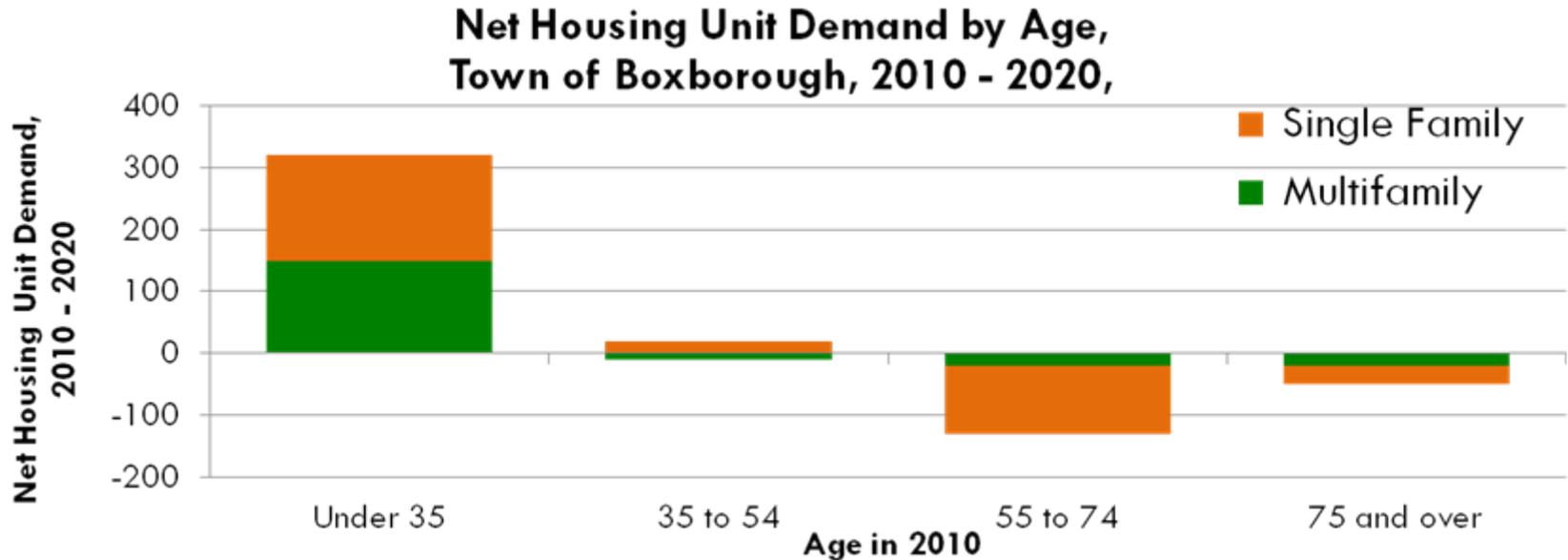
Projected Housing Demand to 2030: **210 units**

~80 single family units

~120 condominiums, apartments, or townhouses

Total population declines by 200 people

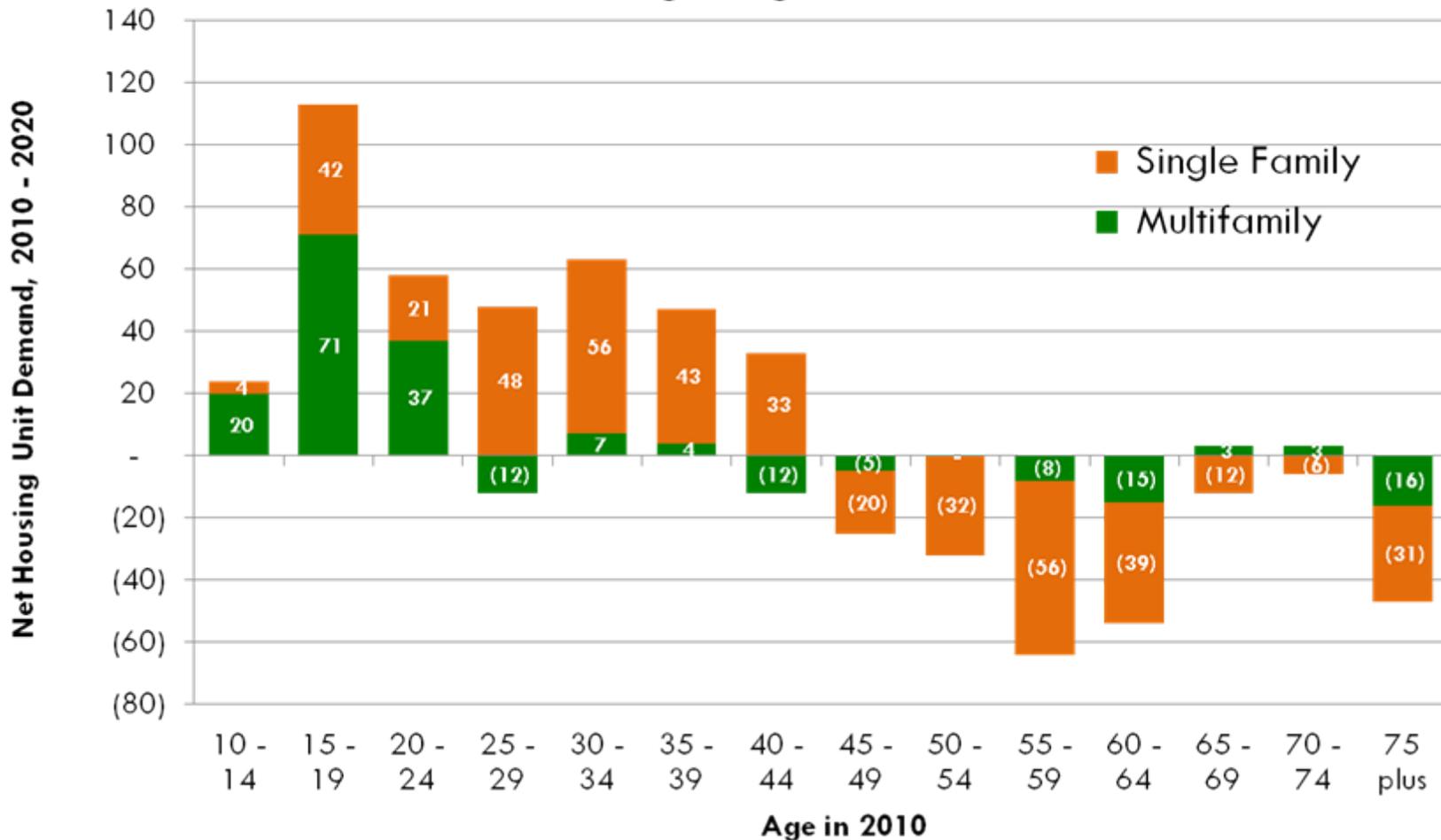
Under-15 population declines 25%



Source: MAPC Population Projections 2013, Stronger Region Scenario

Life Cycle Housing Demand

Net Housing Unit Demand by Age,
Town of Boxborough, 2010 - 2020,
Stronger Region Scenario

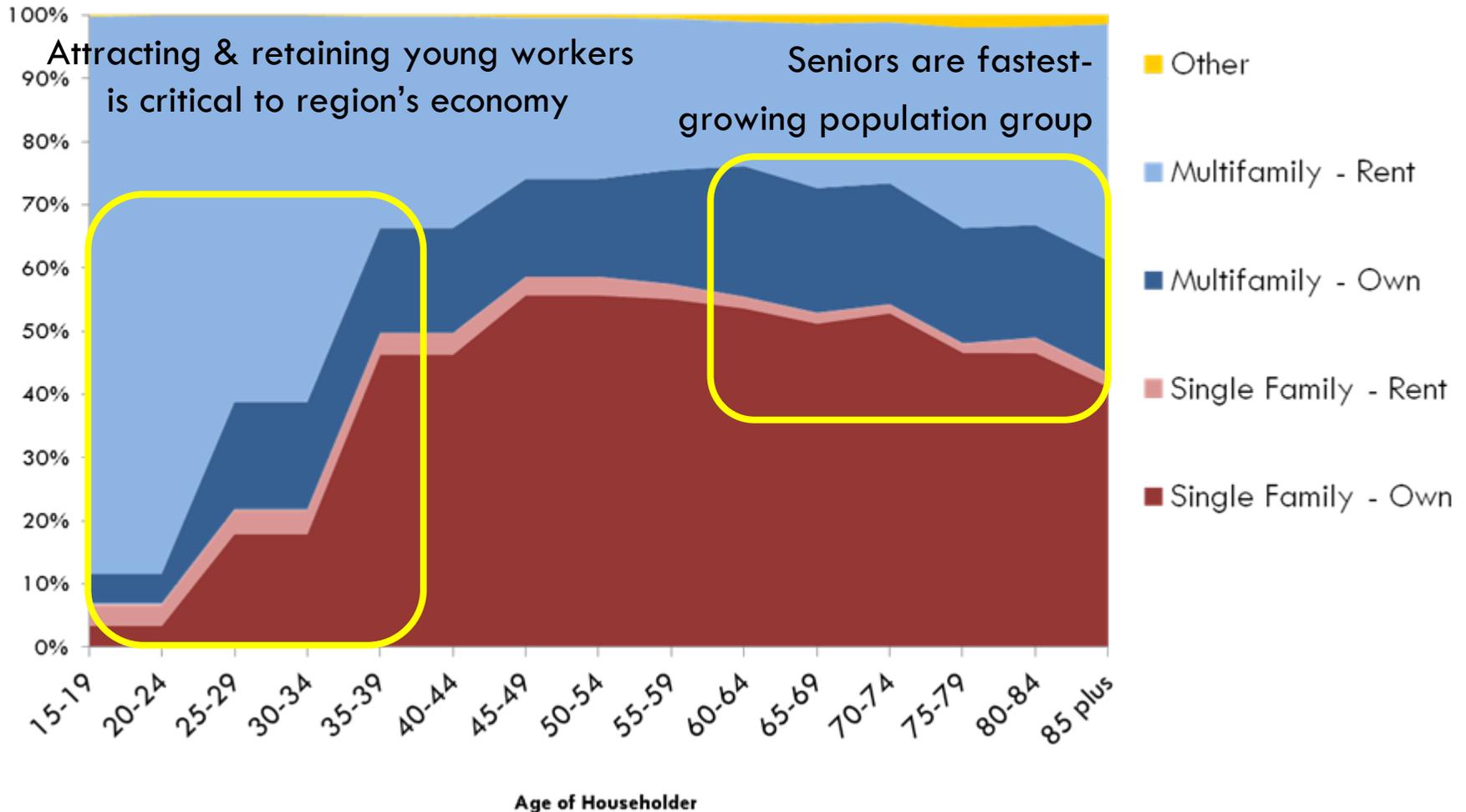


Source: MAPC Population Projections 2013

Net Demand for 161 housing units from 2010 - 2020

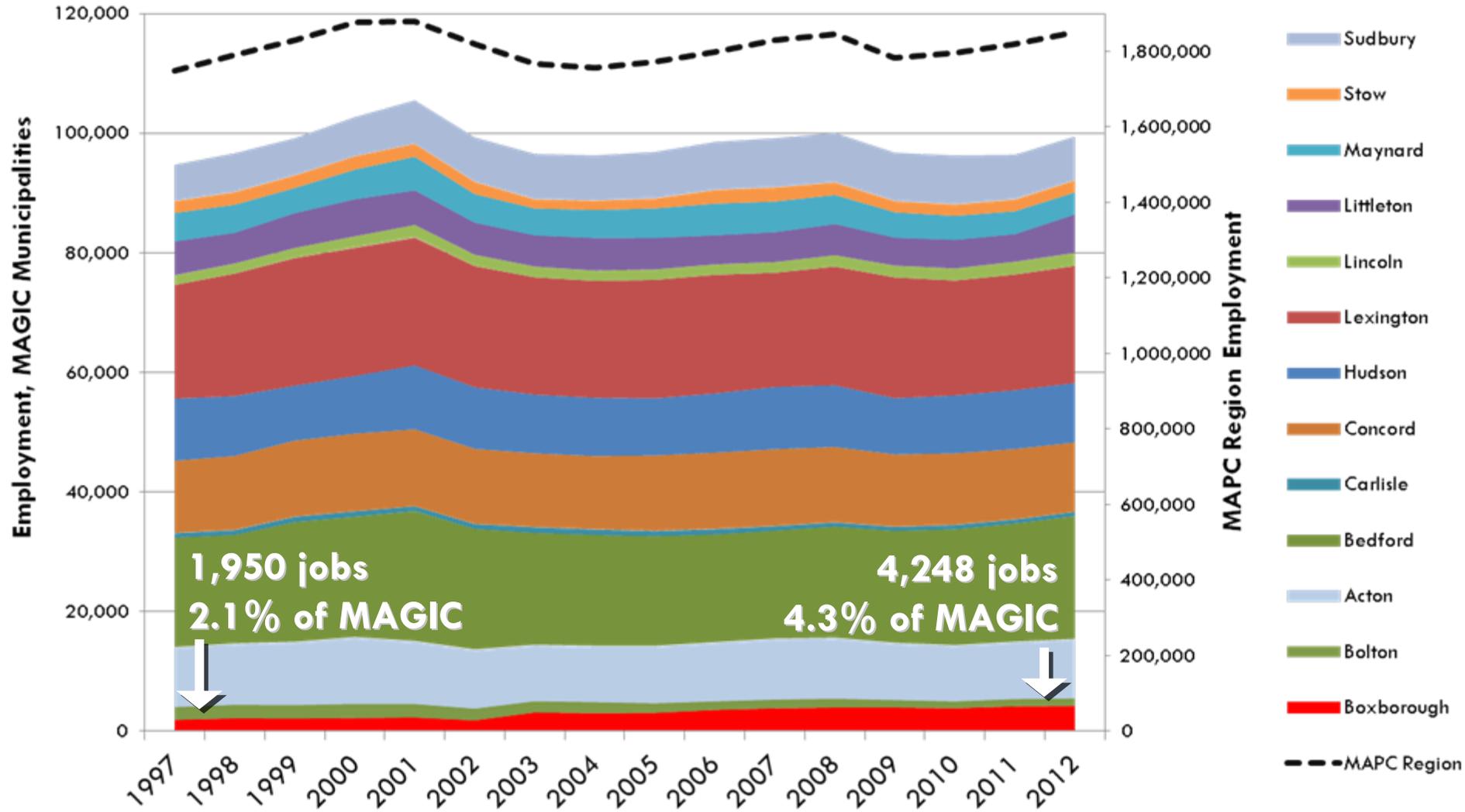
Housing Needs Are Changing

Housing Occupancy by Age, Housing Type, and Tenure, 2010, Metro Boston



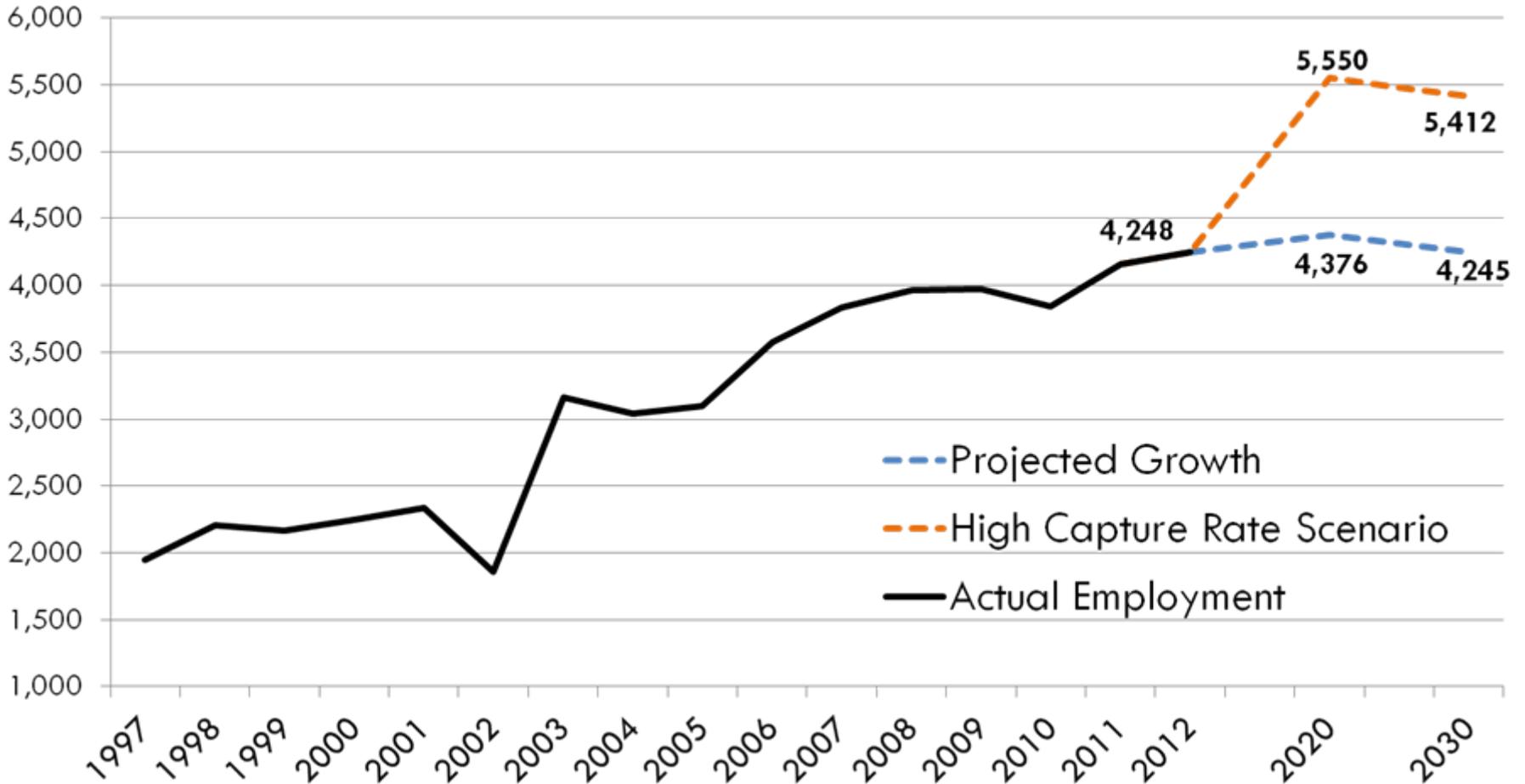
A Small but Growing Job Center

Annual Employment, 1997 - 2012, MAGIC Subregion



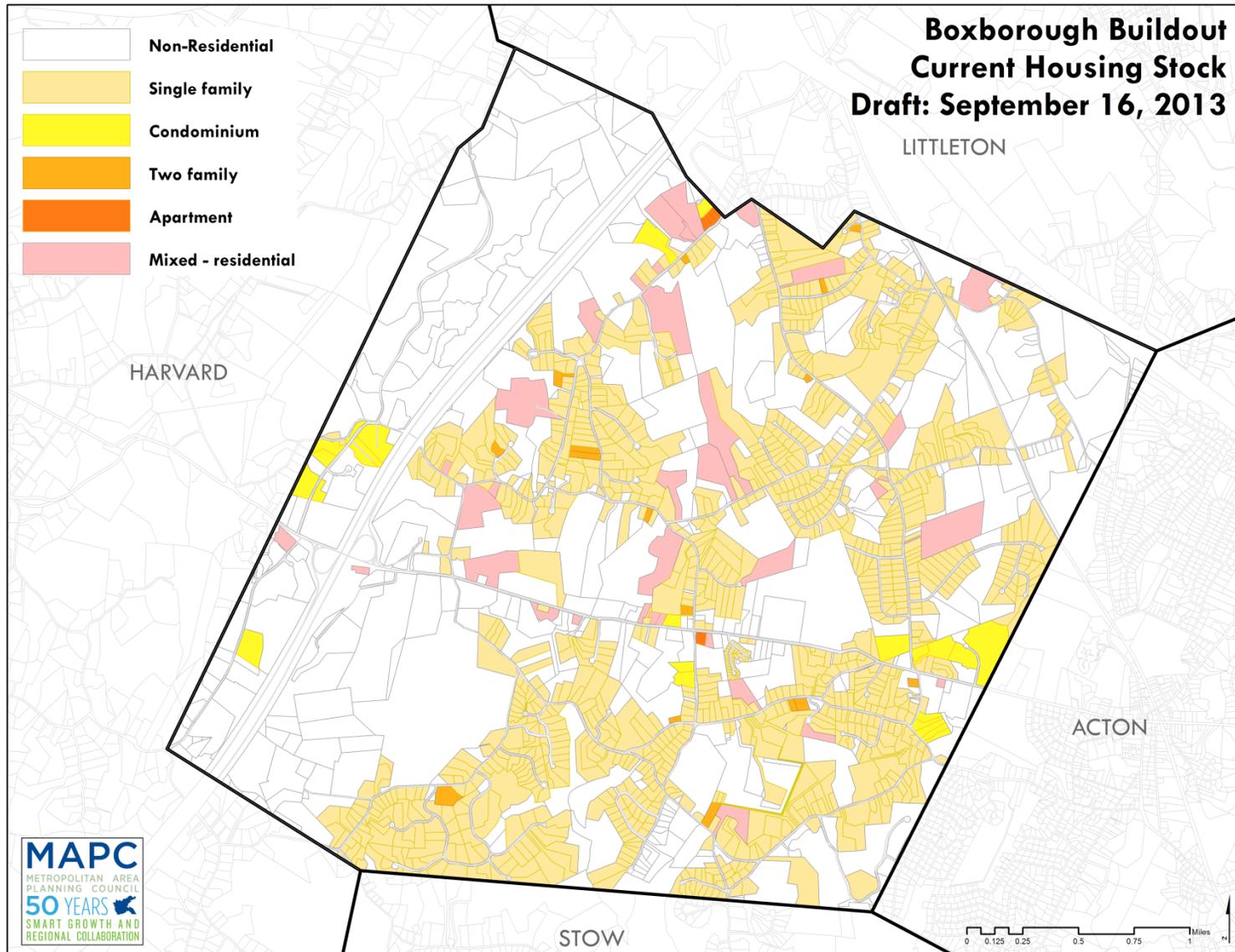
Projected Job Growth

Boxborough Employment, 1997 - 2030

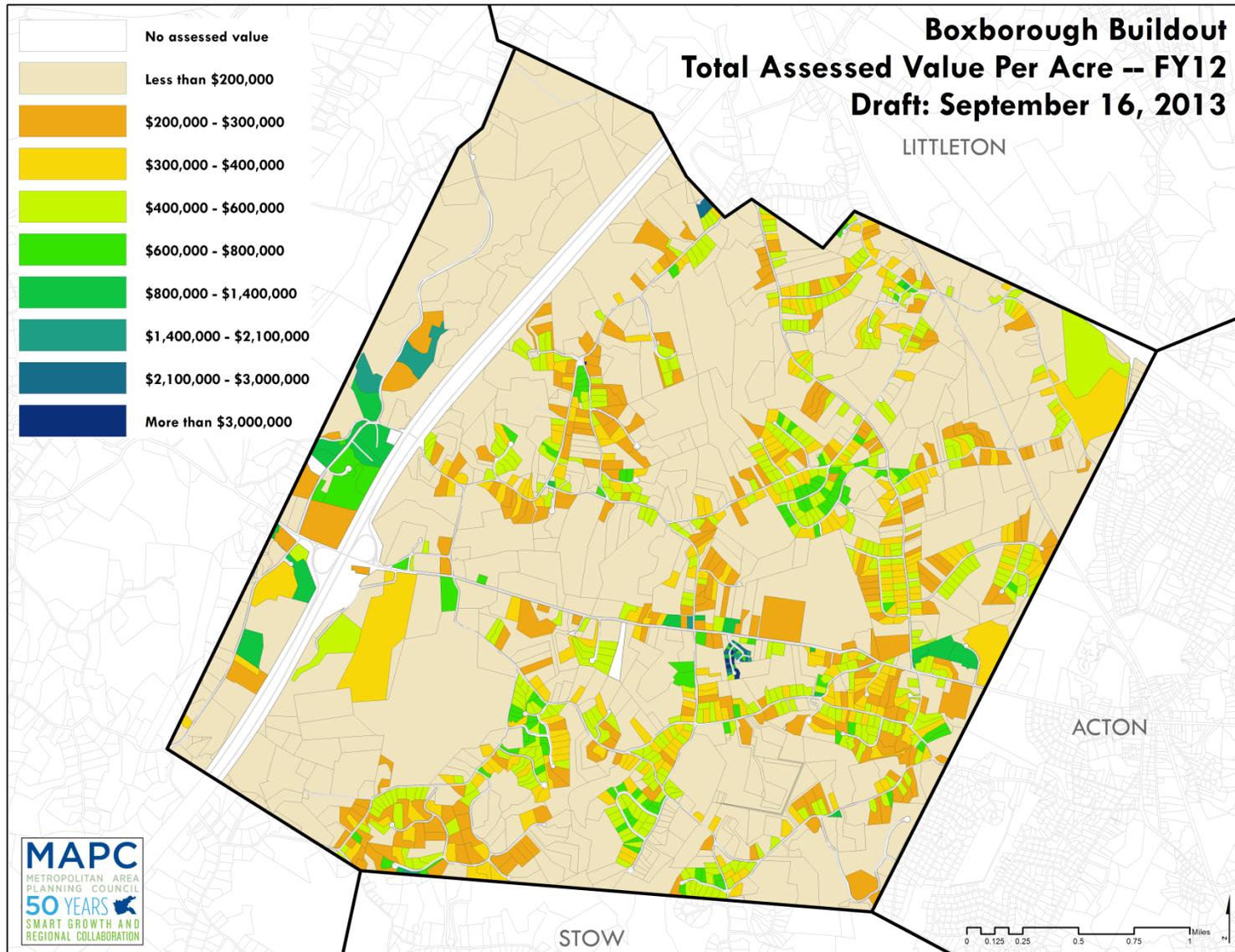


Town may gain **125 jobs** by 2020 under current projections
Up to 1,300 if subregional capture rate continues to increase

Current Housing Stock

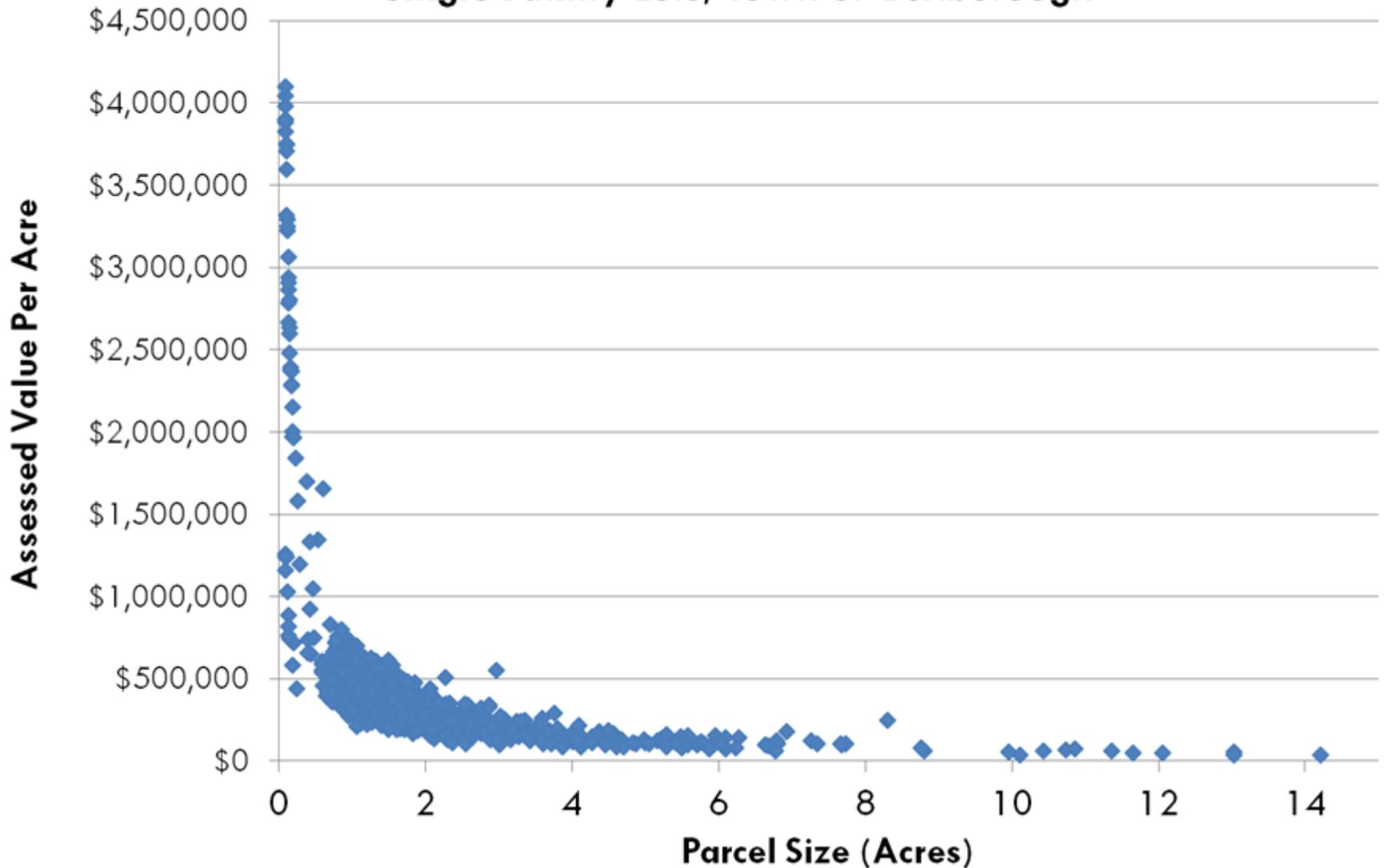


Value "Density"



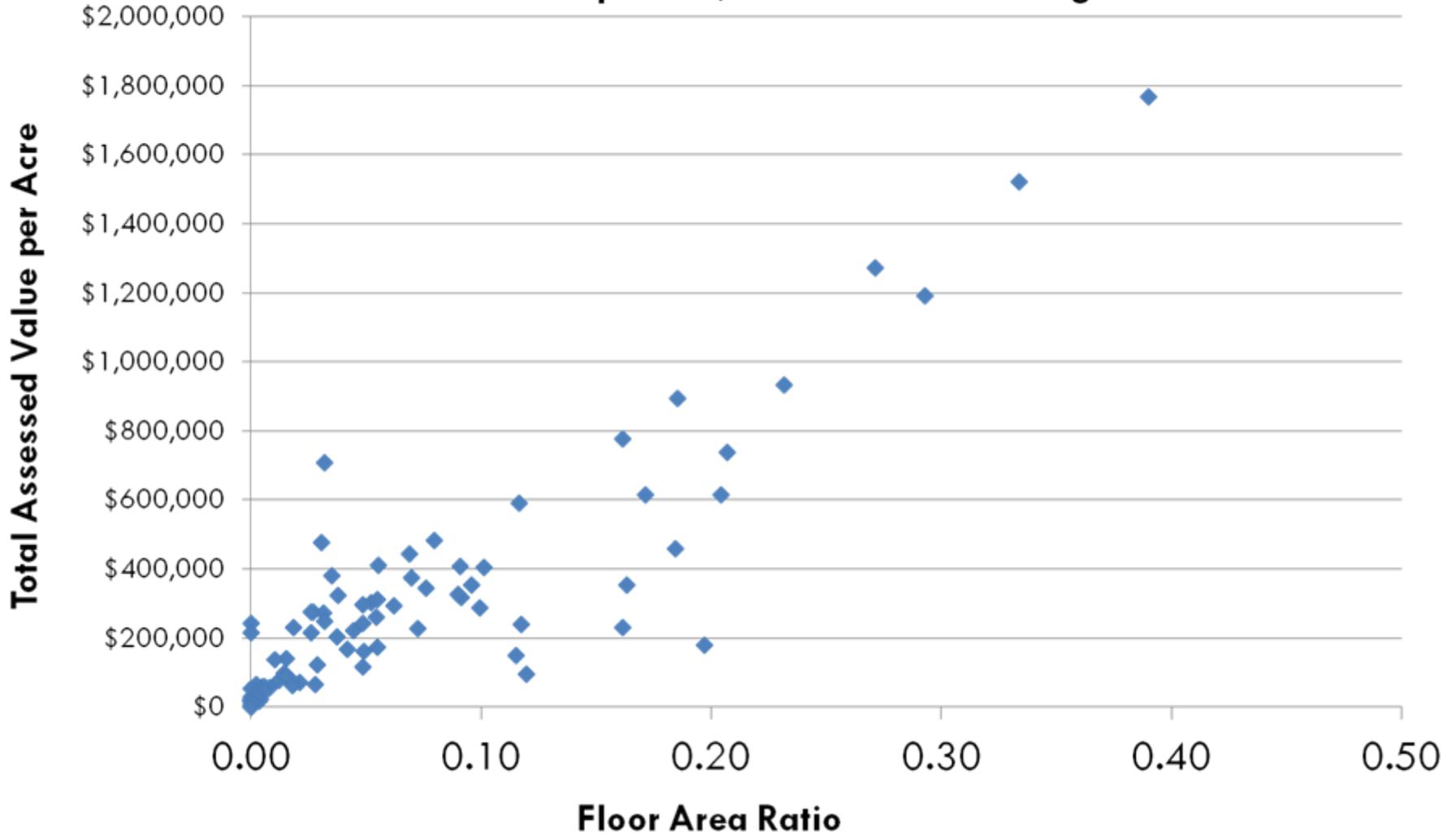
Tax Revenue and Density

**Assessed Value per Acre and Parcel Size,
Single Family Lots, Town of Boxborough**



Tax Revenue and Density

**Assessed Value Density and Floor Area Ratio,
Commercial Properties, Town of Boxborough**



Considerations for Buildout

Zoning parameters

Housing unit density

Height limits

Parking requirements

Setbacks

Wetlands and W District

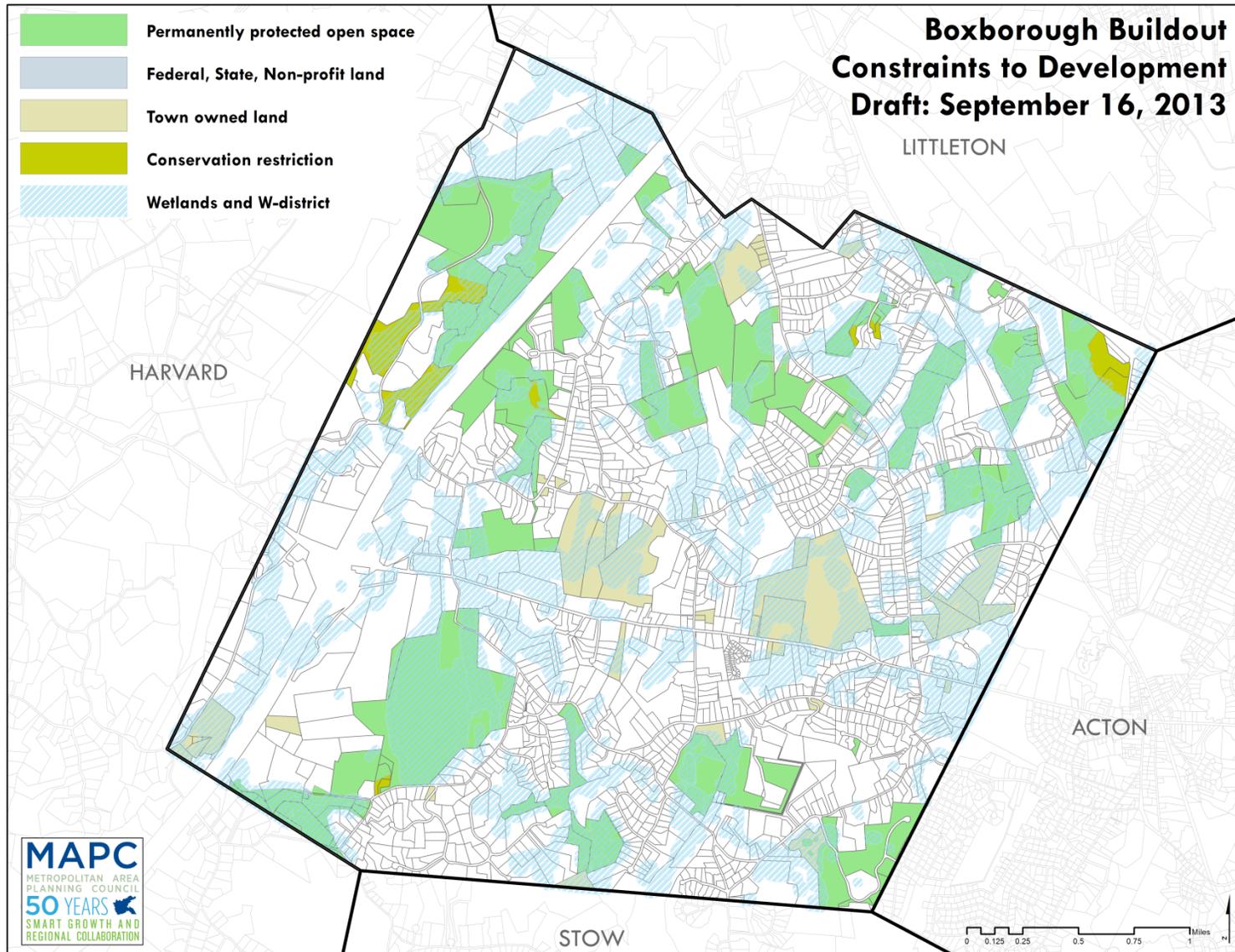
Flood Zones

Steep slopes

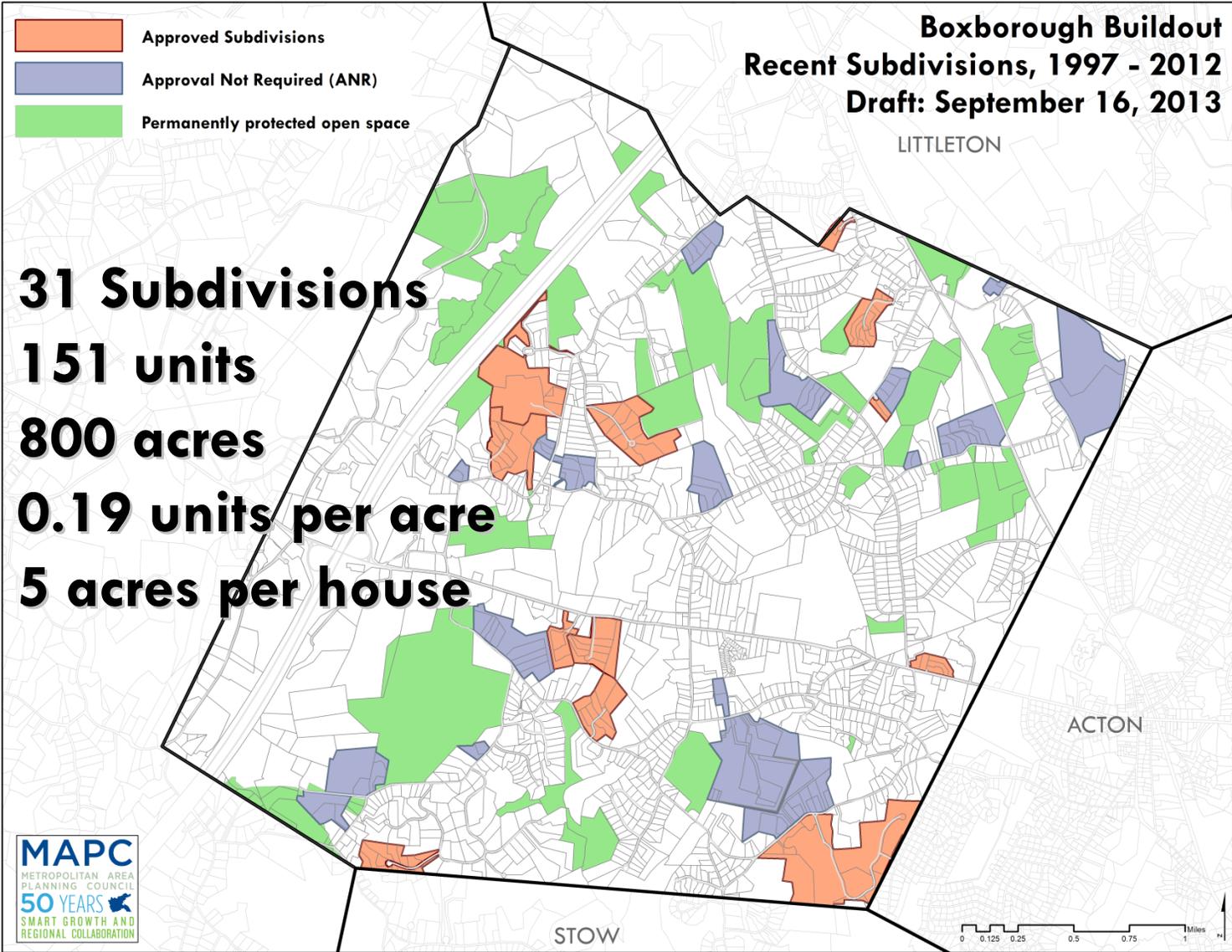
Irregular lot sizes

Existing development & land value

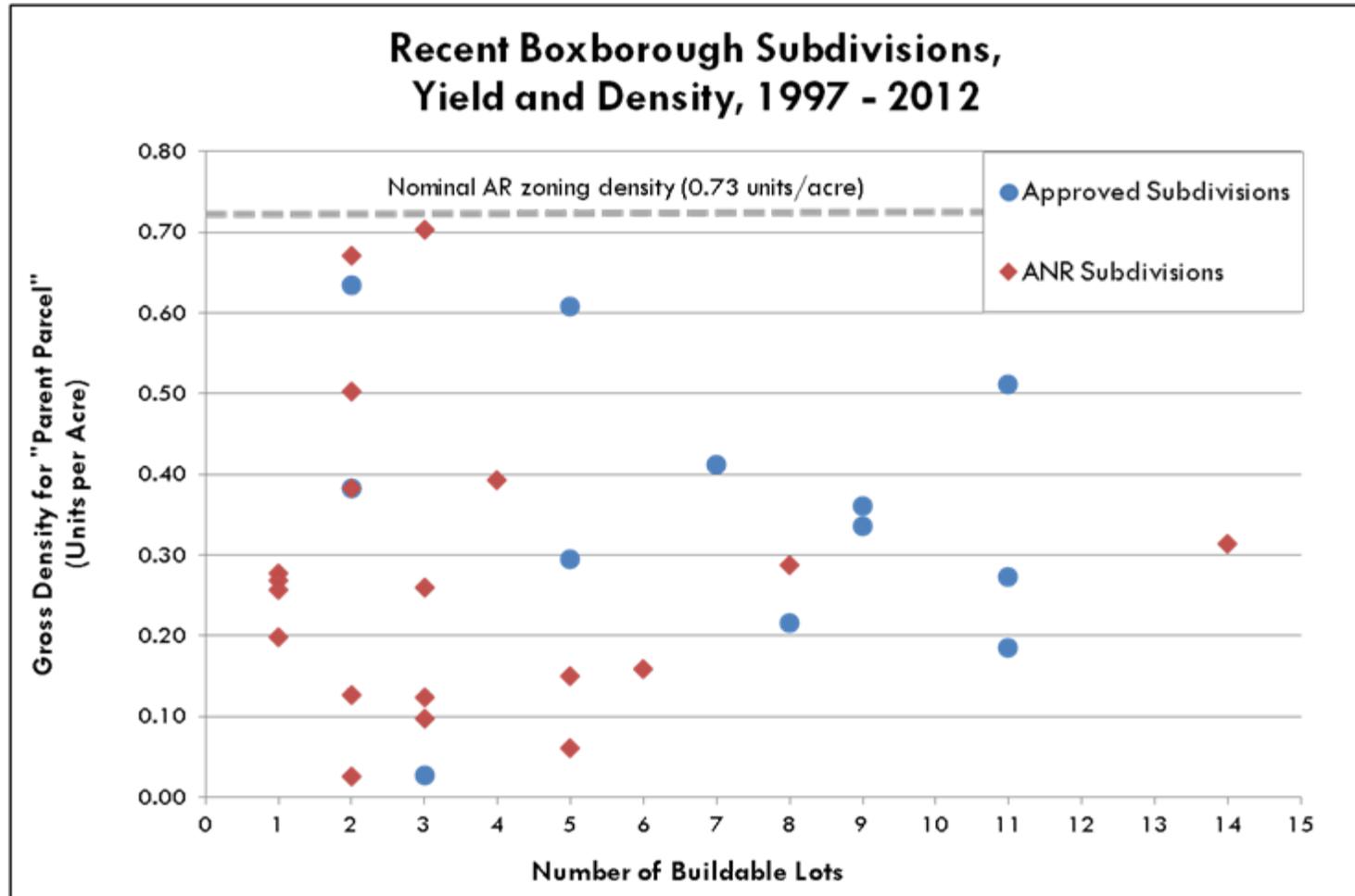
Constraints to Development



Recent Subdivisions

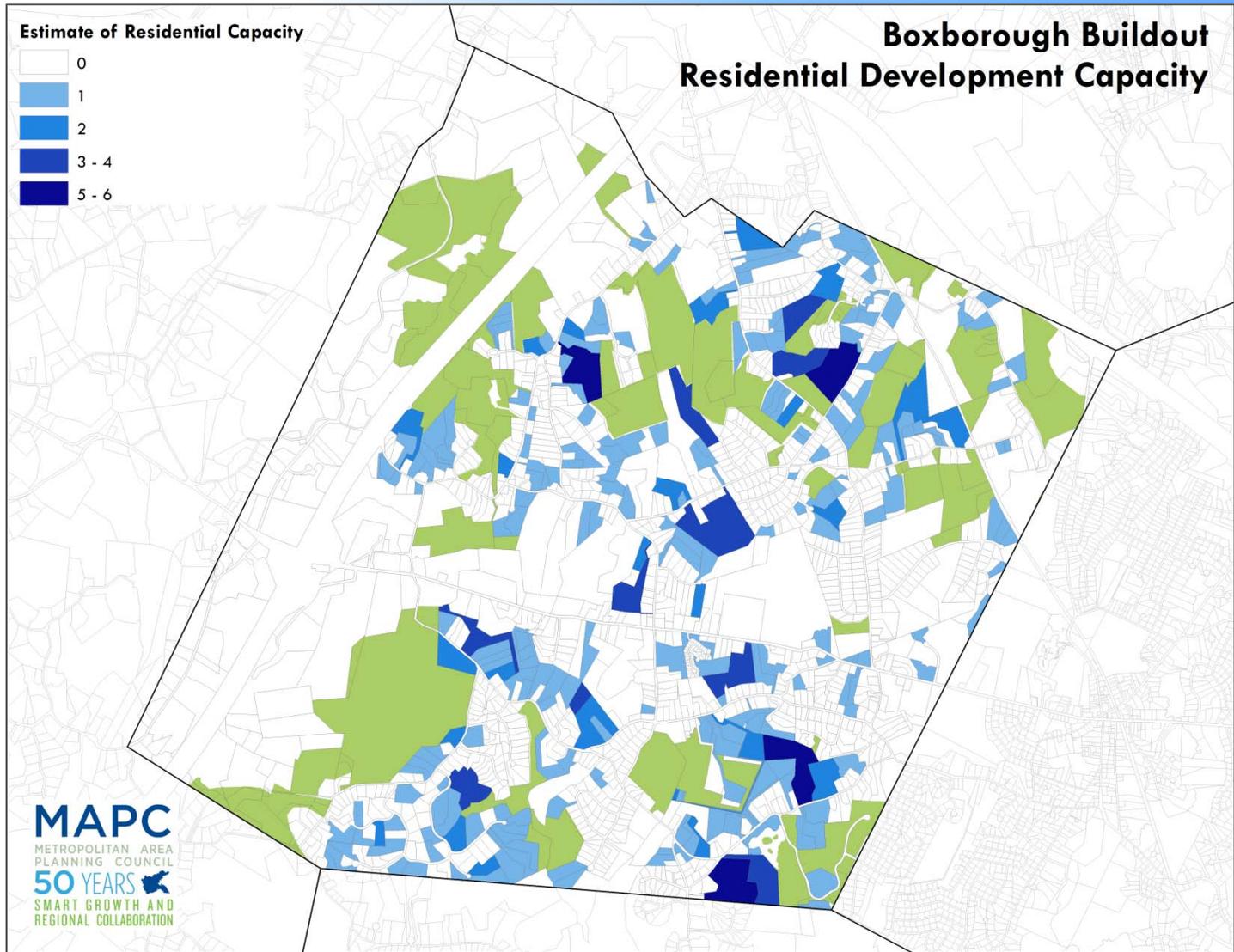


Recent Subdivisions: Yield & Density



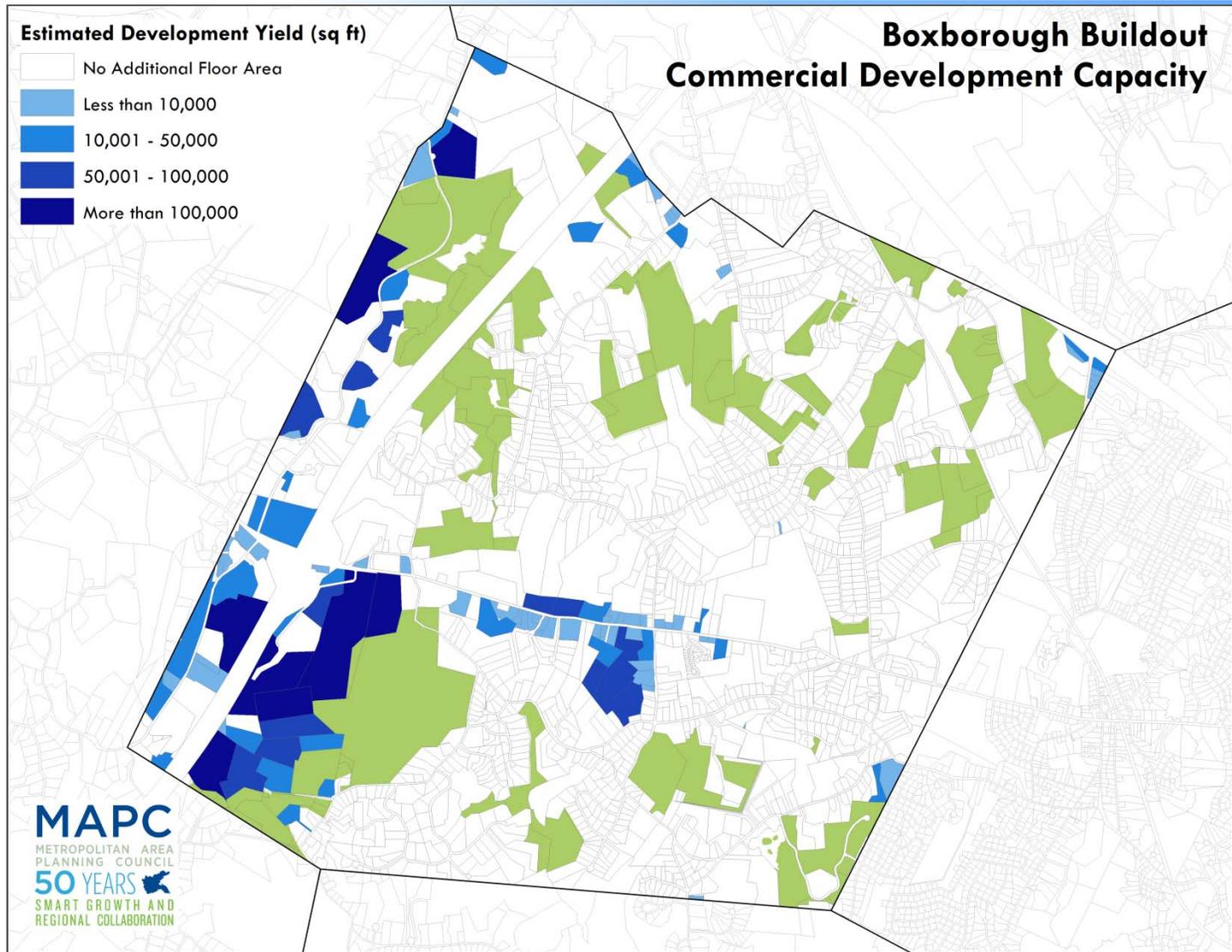
151 units in 31 Subdivisions covering 800 acres
Overall average density 0.19 units per acre

Residential Development Capacity



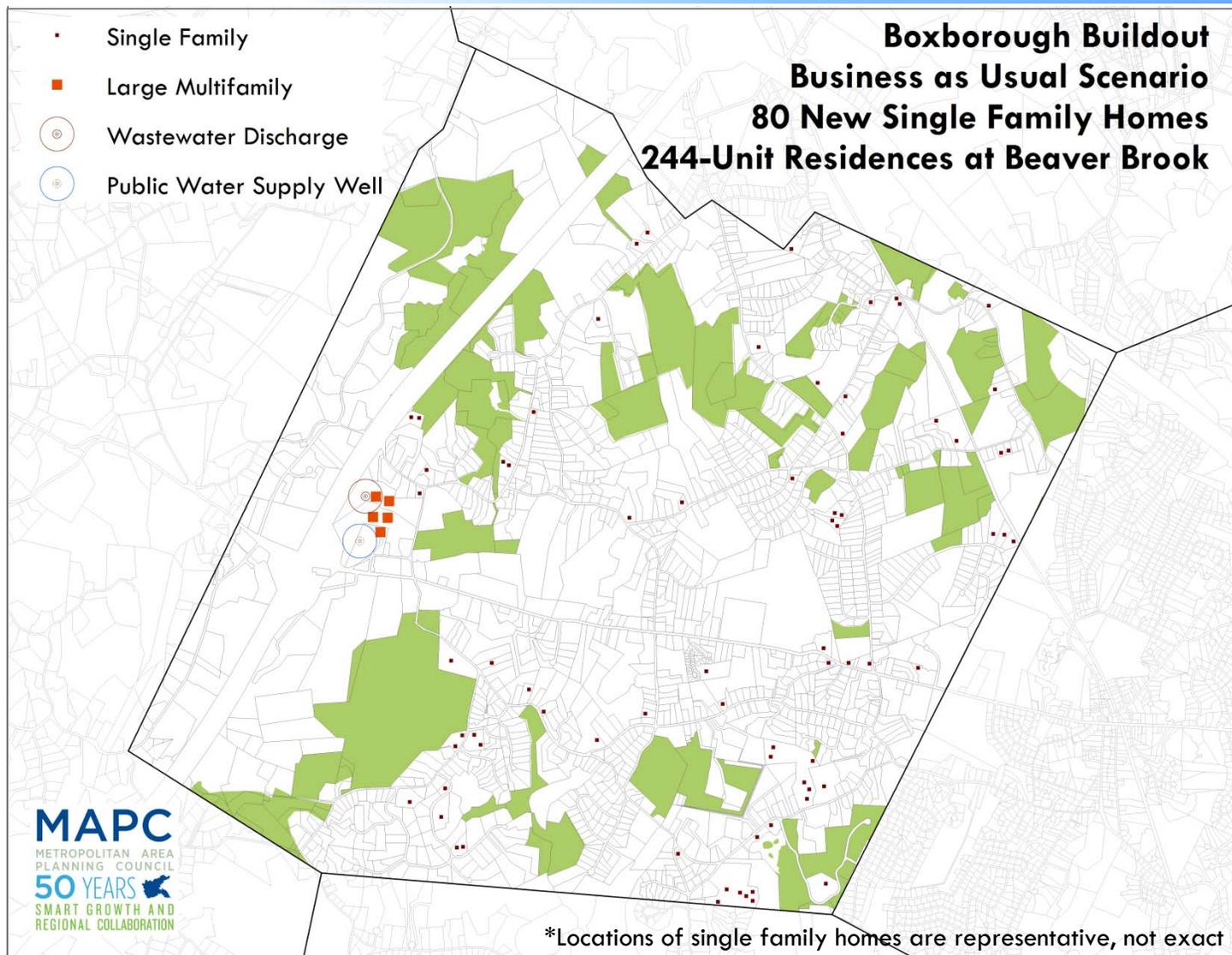
Total Estimated Lot Yield: 321 Single Family Homes

Commercial Development Capacity

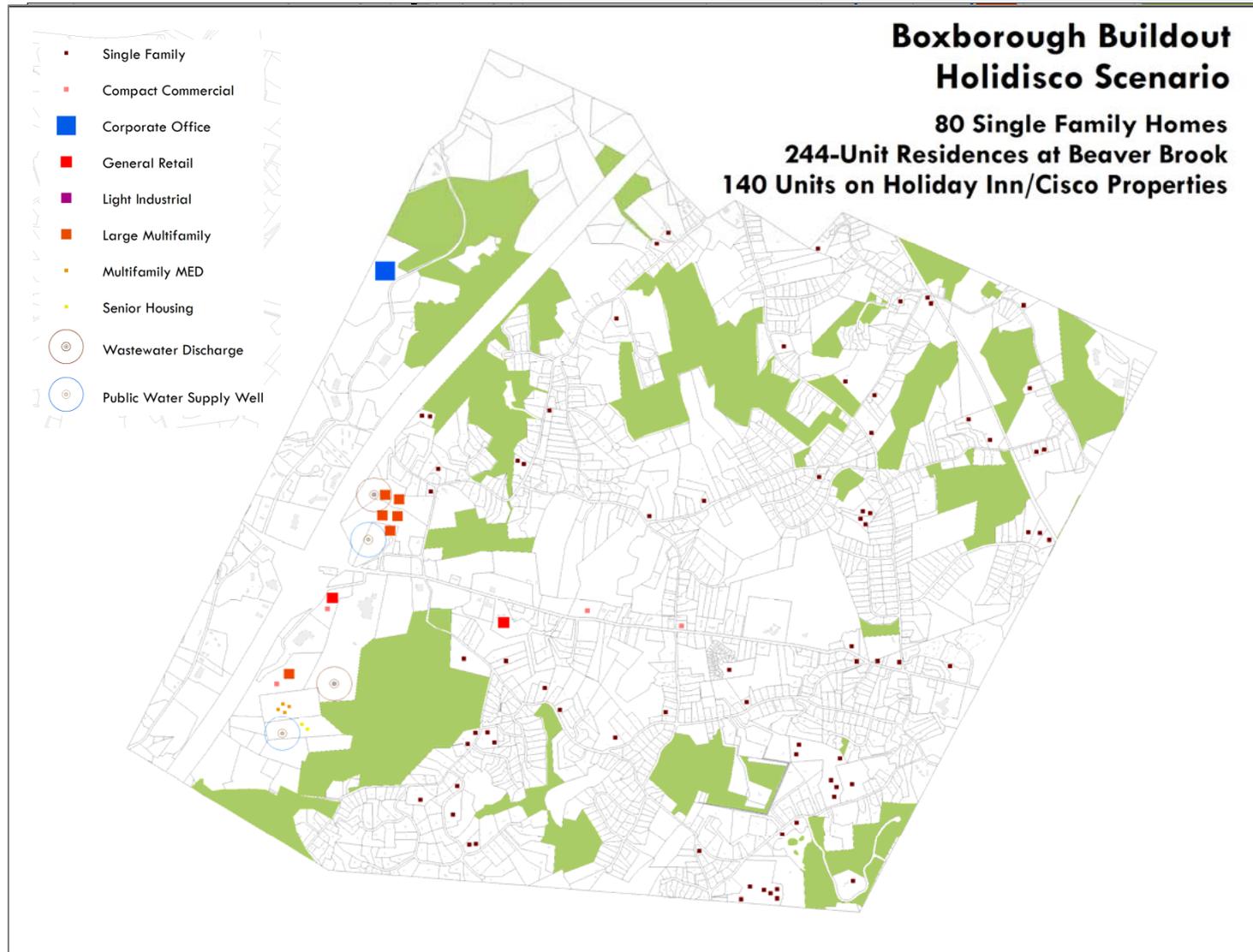


Approximately **3 million square feet** of nonresidential development possible
Might accommodate **7,000 new jobs**

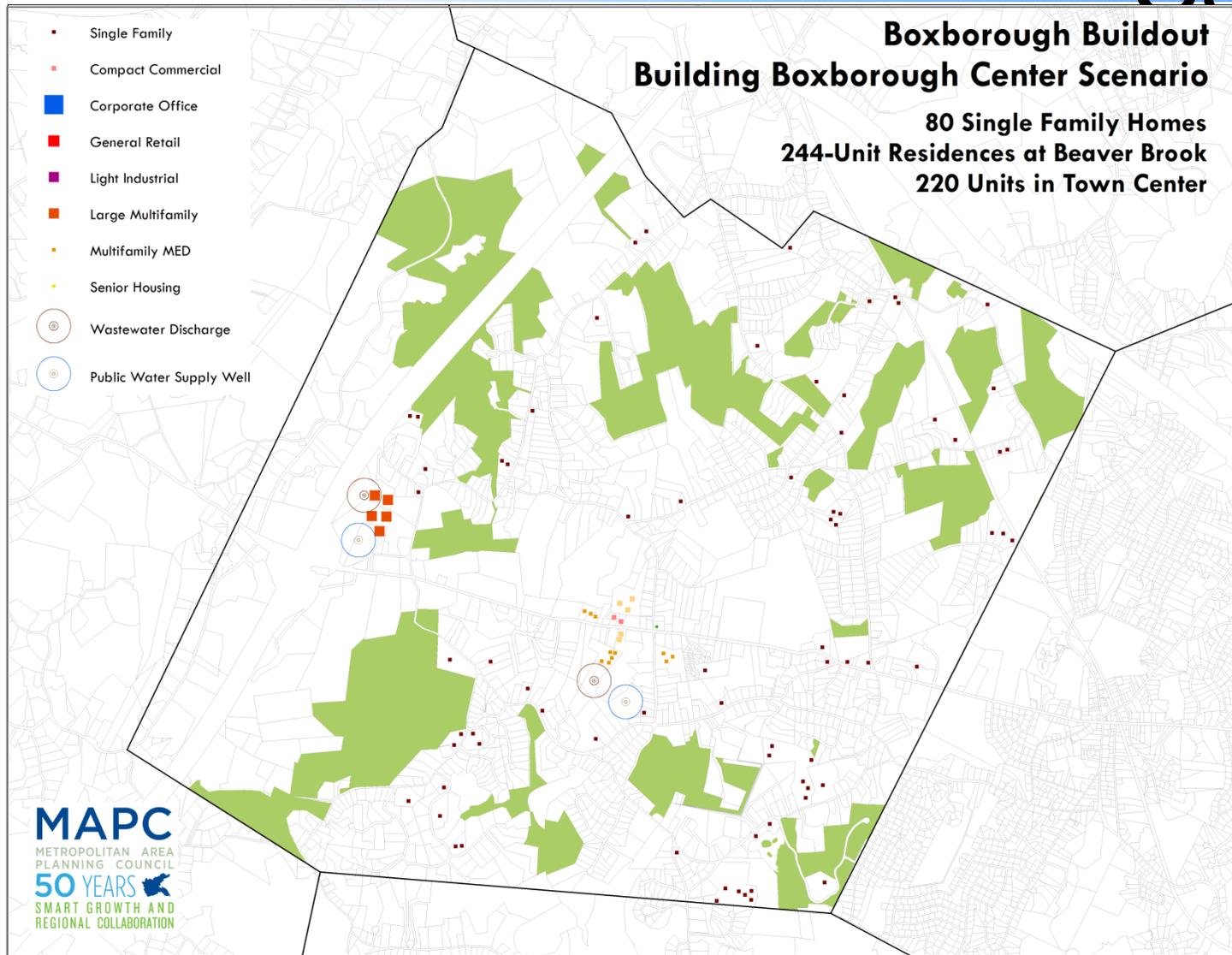
Scenario: Business as Usual



Scenario: New Life in “Holidisco”

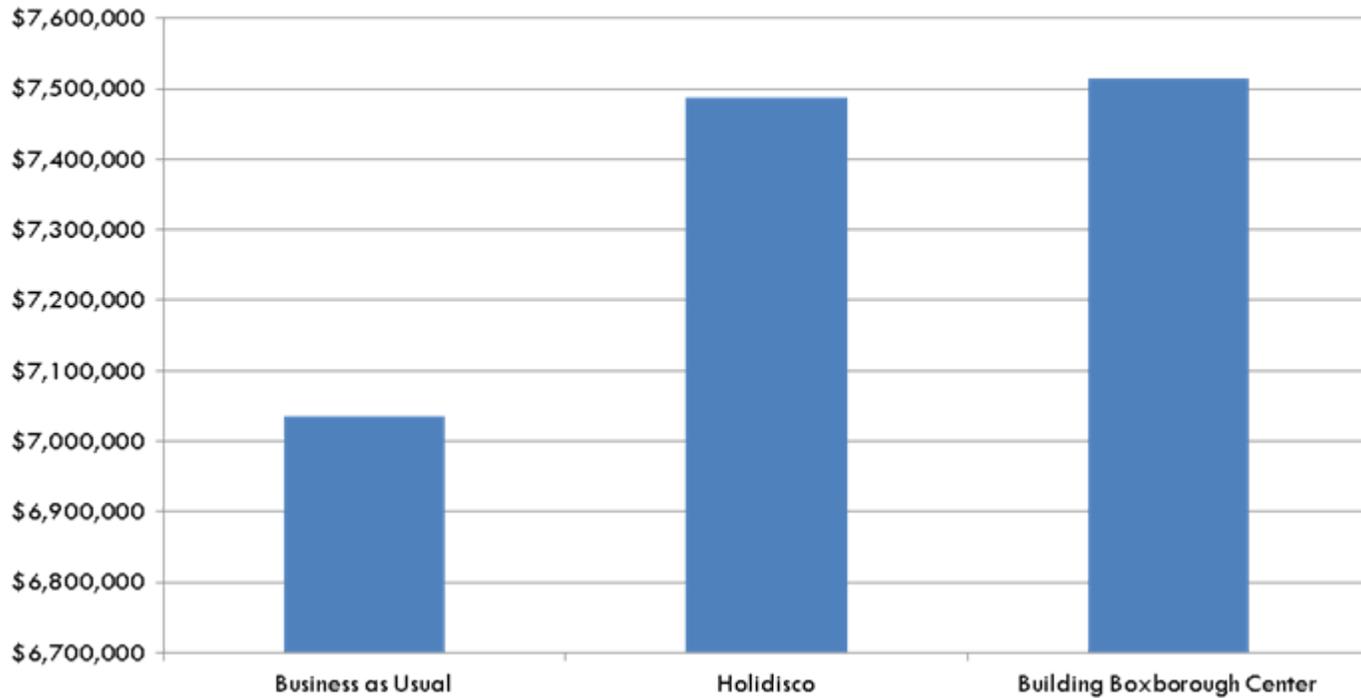


Scenario: Building Boxborough Center



Estimated Tax Revenue

**Estimated Additional Tax Revenue, Boxborough
Development Scenarios**



School-Age Population

**Total School Age Population (age of 5 to 14)
Boxborough, 2000 to 2030**

