

# **Residential Development Projects & School Aged Children Estimates**

## **June 2020 UPDATE**

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Merrimack Community Development Department



# Projects Discussed in Previous 2018 Presentation (still active)

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- Flatley Mixed Use Project
- Edgebrook Heights Mixed Use Project
- Merrimack Park Place Mixed Use Project
- Chestnut Hill Cluster Subdivision
- Greenfield Farms Cluster Subdivision
- Goshen Cluster Subdivision
- Executive Park Drive Multi-Family
- NeighborWorks of Southern NH
- Bowers Landing Phase VI



# Residential Projects considered by Planning Board 2018 - Present

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- **Oak Ridge Subdivision**
- **Crosswoods Path III**
- **Merrimack 360 Residential**



# Flatley Project

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- **Location: DW Highway (near Homestead Restaurant and St Gobain)**
- **Status:**
  - **4 buildings completed (192 units)**
  - **5<sup>th</sup> and final residential building approved (48 units), pending construction.**
  - **240 units at full buildout.**
- **School Aged Children multiplier: 0.17 school aged children (SAC) per unit.**
- **Estimated SAC: 41 SAC**



# Edgebrook Heights Project

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- **Status:**
  - **Conditional Use Permit (CUP) re-submitted, revised, and approved in 2019.**
  - **Site Plan for residential phases approved in 2019, awaiting construction to begin.**
  - **Mixed use - 156 multi-family units, 76 elderly housing units, 34,400 square feet of commercial/retail/office space, 4,000 square foot gas/convenience store.**
- **School Aged Children multiplier: 0.17 school aged children (SAC) per multi-family unit, 0.0 per elderly unit.**
- **Estimated SAC: 27 SAC**



# Merrimack Park Place Project

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- **Location: Premium Outlets Blvd**
- **Status:**
  - **Conditional Use Permit (CUP) received final approval in January 2018.**
  - **Site Plan amended in 2019.**
  - **Phase 1 includes hotel, restaurant, and multi-family residential (224 units).**
  - **Phase 2 TBD at future date (will require Planning Board approval)**
- **SAC multiplier (hybrid used): 0.17 for 2BR units, 0.046 for 1BR units & 0.0 for studios.**
- **Estimated SAC: 4 studio, 110 1BR, 110 2BR = 24 SAC**



# Chestnut Hill Cluster Subdivision

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- **Location: Old Blood Rd/Madeline Bennett Ln**
- **Status:**
  - Amended in 2020 to 77 lot cluster subdivision.
  - Off-site sewer and road improvements under construction.
- **SAC multiplier: Single Family homes have a multiplier range from 0.09 (2BR homes) to 0.99 (for 4+ BR homes). This averages to a multiplier of 0.64 for all single family homes.**
- **Estimated SAC:**
  - “Average” estimate: 50 SAC
  - “High” estimate (if all 4+ BR): 77 SAC



# Greenfield Farms Cluster Subdivision

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- **Location: between Wire Rd and Whispering Pines**
- **Status:**
  - **66 lot cluster subdivision was signed by the Planning Board in October 2017.**
  - **Under construction, several homes now occupied.**
- **SAC multiplier: Same range as Chestnut Hill.**
- **Estimated SAC:**
  - **“Average” estimate: 43 SAC**
  - **“High” estimate (if all 4+ BR): 66 SAC**





# Goshen Cluster Subdivision

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- **Location:** extension of Watkins Rd (off Amherst Rd)
- **Status:**
  - 12 lot cluster subdivision approved by the Planning Board in 2018.
  - Under construction
- **SAC multiplier:** Same range as Chestnut Hill.
- **Estimated SAC:**
  - “Average” estimate: 8 SAC
  - “High” estimate (if all 4+ BR): 12 SAC



# Executive Park Dr Project

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- **Location: 4 & 6 Executive Park Dr**
- **Status:**
  - **280 unit multi-family site plan approved by the Planning Board in 2018.**
  - **Under construction, 2 buildings now completed**
- **School Aged Children multiplier: 0.17 SAC per unit.**
- **Estimated SAC: 48 SAC**



# Neighborworks Project

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- **Location: Off Angelo Dr (location of previously approved 57 unit elderly housing project)**
- **Status:**
  - **Approved by Planning Board in 2019.**
  - **45 Townhouse units.**
  - **Currently under construction.**
- **School Aged Children multiplier: 0.17 SAC per unit.**
- **Estimated SAC: 8 SAC**



# Bowers Landing Phase VI Project

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- **Location: Bowers Landing Drive**
- **Status:**
  - **65 unit detached “single family” development, same as previous phase, approved by Planning Board in 2019**
  - **All 2 Bedroom units**
  - **Currently under construction.**
- **School Aged Children multiplier (Technically a multi-family project): 0.17 SAC per unit: Estimated SAC: 11 SAC**
- **Using Single family multiplier for 2BR units (0.09): Estimated 6 SAC**



# Oak Ridge Subdivision

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- **Location: Off Wilson Hill Road (Whitetail Ridge Circle)**
- **Status:**
  - 12 lot subdivision approved in 2019
  - Currently under construction
- **School Aged Children multiplier: Same range as Chestnut Hill.**
- **Estimated SAC:**
  - “Average” estimate: 8 SAC
  - “High” estimate (if all 4+ BR): 12 SAC



# Crosswoods Path III

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- **Location: DW Hwy/Crosswoods Path Blvd**
- **Status:**
  - **Site plan for 21 multi-family units and office space**
  - **Conditionally Approved by Planning Board in 2019, awaiting final approval.**
- **SAC multiplier: 0.17 SAC per unit.**
- **Estimated SAC: 4 SAC**



# Merrimack 360 Apartments

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- **Location: 360 DW Highway (proposed behind current Merrimack 360 Plaza)**
- **Status:**
  - **40 multi-family units conditionally approved by Planning Board in 2019, awaiting final approval.**
- **SAC multiplier: 0.17 SAC per unit.**
- **Estimated SAC: 7 SAC**



# Summary

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- **1,238 new residential units\***
  - 167 single family lots\*
  - 1,071 multi-family units\*
- **Estimated # of School Aged Children in total from the highlighted projects:**
  - Low estimate – 274
  - High Estimate – 337

*\* includes completed units at several projects partially completed, elderly housing units in Edgebrook not included in total*

