



October 26, 2017

Mr. Marc Laredo
Chairman
Land Use Committee
Newton City Hall
1000 Commonwealth Avenue
Newton, MA 02459-1449

Re: 400 Langley Road Special Permit Application- School Age Children Calculations

Dear Chairman Laredo:

This letter is submitted in connection with the Special Permit Application to the City of Newton dated September 11, 2017, by Langley Montrose, LLC for 400 Langley Road, Newton, MA (the "Subject Property"). As proposed, the Subject Property will include 18 new residential rental units and replace 2 housing units for a total of 20 rental units. The Subject Property will result in no net new school age children, as further detailed below.

The table below outlines the number of proposed units by unit type and income level.

Table 1: 400 Langley Road Unit Mix

	AMI	Studio	One	Two
Market		5	8	4
Affordable	50%	1	0	1
Affordable	80%	0	1	0
Total		6	9	5

This table shows that the Subject Property will contain 3 affordable units (2 units at 50% AMI and 1 unit at 80% AMI) in accordance with the City of Newton Inclusionary Zoning Ordinance as well as 17 market rate units. The 20 units will be comprised of 6 studios, 9 one-bedrooms, and 5 two-bedrooms. Studio and one-bedroom units have not been found to generate any measurable or sustainable level of school age children. Therefore, we focused solely on the number of school age children that the 5 two-bedroom units will generate.

The table below summarizes the number of school age children generated by two and three-bedroom units at two mixed-income apartment developments in Newton with 50% and 80% AMI units.

Table 2: School Age Children at Newton Mixed-Income Developments

Development	Year Built	# Units	# Students	Affordable Units	AMI Level	Affordable %	1 BR	2 BR	3 BR	Total Students Per Unit	Total 2+3 BR	Total Students Per 2+3 BR
Arborpoint at Woodland	2007	180	22	36	50%	20%	75	96	9	0.12	105	0.21
Avalon Chestnut Hill	2007	204	22	43	50%/ 80%	21%	44	100	59	0.11	159	0.14
Total/Average Per Unit		384								0.12		0.17

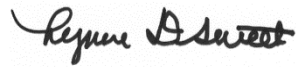
This table shows that mixed-income apartment developments in Newton have generated an average of *.17 students per two- and three-bedroom unit*. Applying this two- and three-bedroom student generation rate of .17 to the 5 proposed two-bedroom units at the Subject Property results in the generation of one new student.

The Subject Property currently contains a two-family home with 1 two-bedroom and 1 four-bedroom unit, which will be demolished. Currently, there is one student living in the four-bedroom unit. Therefore, upon completion, the Subject Property will result in no net new school age children.

We look forward to answering any questions you may have.

Thank you for your time and attention.

Sincerely,
LDS Consulting Group, LLC



By: _____
Lynne D. Sweet, Managing Member