

Purchase of 900 Worcester Street



“A once in a lifetime opportunity”

Wellesley Townsman

**Presentation to
Advisory Committee**

May 16, 2012

ST. JAMES COMMITTEE

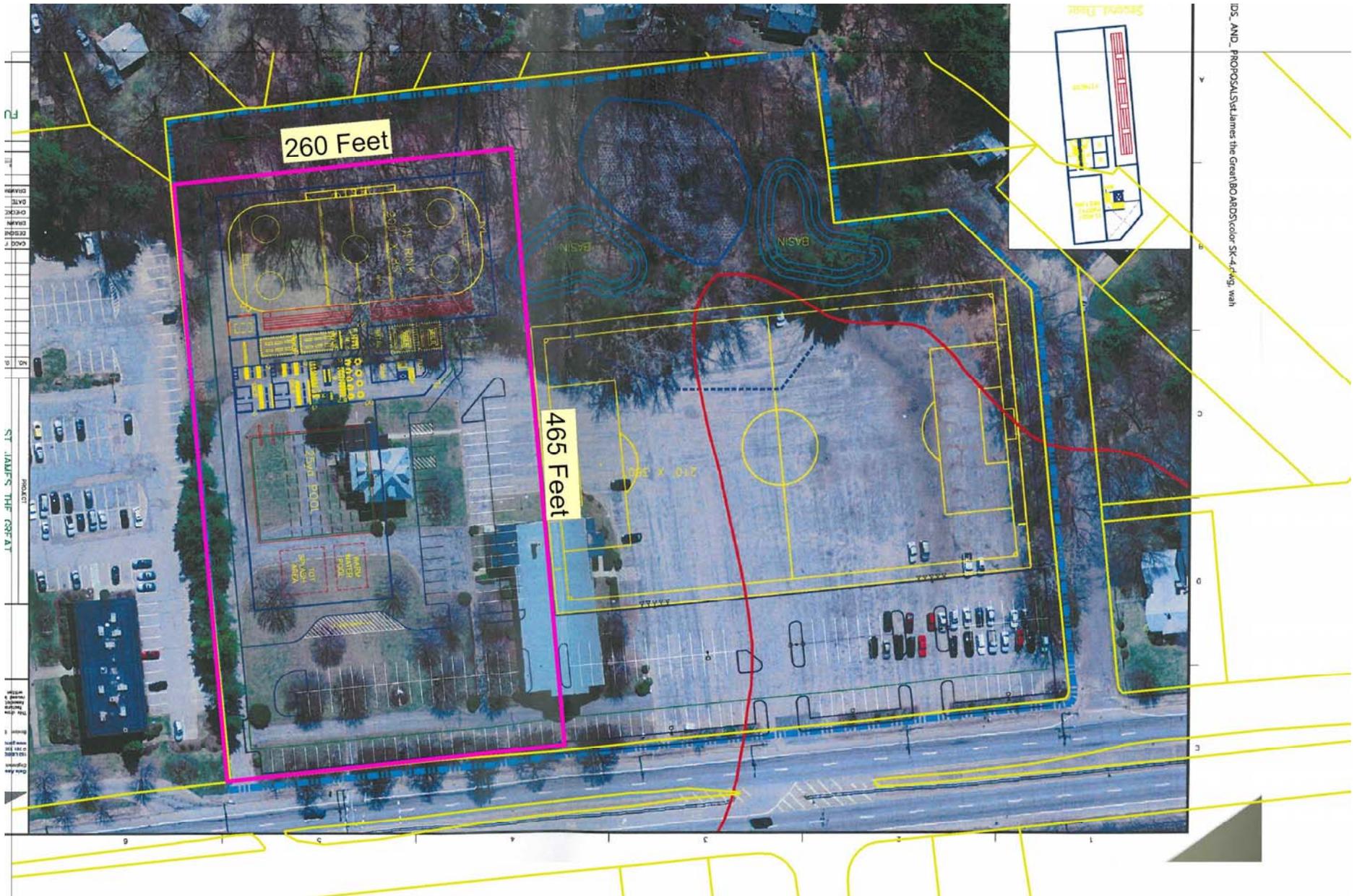
Into Existing Site and Constraints



Revised Layout



Allocating Space



Layout Specifics

Elements of Plan	Dimensions	Totals
900 Worcester Street	8 Acres	348,480* square feet
Rink Width (Gale)	214 Feet	
Pool Width (Gale)	111 Feet	
Side Yard Setback	20 Feet	
Length of Rec. Complex (Gale)	332 Feet	
Parking** + Buffer @ Rt. 9	133 Feet	
Parking** + Buffer in front of Pool Entrance	129 Feet	
Proposed Width	260 Feet	Accommodates: Rink Width, Setback, Parking and Buffer to Field in front of Pool.
Proposed Length	465 Feet	Rec. Complex Length, Parking, Buffer @ Rt. 9
Total Area Unrestricted	260' x 465'	120,900 square feet
Percentage of Site Unrestricted	120,900/348,480	34.69%

* 8 Acres from Deed of Waldo Maffei to Roman Catholic Archbishop of Boston 12/19/46 from Norfolk County Registry of Deeds Book 2654 Page 459

** Parking is based on layout in attached plan. Parking spaces are 18 feet long and drive aisles are 24 feet wide.

Special Town Meeting Appropriation*



	<u>Total</u> <u>Appropriation</u>	<u>CPA</u>	<u>General</u> <u>Fund</u>
Purchase price	\$ 3,800,000	\$ 2,375,000	\$ 1,425,000
Property tax bills	56,933	35,583	21,350
Survey, site assessment & wetlands delineation	53,742	33,589	20,153
Oil tank removal	5,500	3,438	2,063
Building demolition	80,000	50,000	30,000
Traffic study including peer review	35,000	21,875	13,125
Legal fees	20,000	12,500	7,500
Consultant	25,000	15,625	9,375
	<u>\$ 4,076,175</u>	<u>\$ 2,547,609</u>	<u>\$ 1,528,566</u>

* Assumes Recreational Plan described in this presentation

Estimated Total Project Costs*



	<u>Tax Impact</u>	<u>CPA</u>	<u>Private</u>	<u>Total</u>
Land acquisition	\$ 1,528,566	\$ 2,547,609		\$ 4,076,175
Parking, drainage & landscaping	284,550	94,850		379,400
Traffic mitigation	400,000			400,000
Field	600,000	570,000		1,170,000
Safety netting	17,600			17,600
Lights		287,541	12,459	300,000
Rink			5,000,000	5,000,000
Design pool			500,000	500,000
Pool			9,000,000	9,000,000
	<u>\$ 2,830,716</u>	<u>\$ 3,500,000</u>	<u>\$14,512,459</u>	<u>\$20,843,175</u>

* Assumes Recreational Plan described in this presentation

Conclusions



- **Revised Site Layout eases wetlands permitting and preserves development potential of eastern part of the site**
- **Conservation restrictions can apply to 5/8 of site**
- **CPA funding for 62.5% of acquisition costs**