

Draft Municipal Use Study Framework

Once the Committee is constituted, the scope of the Study shall be finalized. Suggested tasks for the Committee and/or selected consultants may include:

- Conceiving a structure and schedule of public participation activities including social media, interviews, survey, public hearings and/or charrettes to develop a vision statement and mission.
- Developing and inventorying existing conditions land use conditions and concerns, including narrative, maps and relevant data including environmental assessment and preliminary traffic analysis.
- Determine the extent of the inventory, which may include:
 - Historic resources
 - Natural resources, landscape, and garden features
 - Public access and circulation
 - Scenic resources
 - Stormwater and utilities
 - Water quality (point and nonpoint sources)
- Focus public participation and activities to help participants reveal ways in which they currently use and value the North 40 and surrounding area, and the varied relationships between the North 40 and the adjacent neighborhood and Morses pond.
- Participants shall be encouraged to identify additional issues and opportunities for alternative land uses, and to develop goals for any development located on the site. The following points of consideration shall be vetted in public sessions:
 - Consolidation of elementary schools
 - If a consolidation were to occur, alternative land use proposals for the existing school sites
 - Desirable recreational uses of the property including both passive and active including playgrounds, playing fields (all sports both turf and grass), swimming, ice skating, skateboard park, etc.
 - Desirable open space amenities, opportunities and connections
 - Whether integration or separation from existing residential neighbors is appropriate and/or feasible
 - Desirable site buffers

- Visual impacts of proposed uses
 - Sustainable design elements and criteria
 - Mixed use potential
 - Access, use, and/or impact on the existing rail line
 - Access, use, and/or impact on the Cochituate Aqueduct/Cross Town Trail
 - Pedestrian and bicycle amenities with attention to safety and links to and between existing uses in the area, through the area, and adjacent to the area.
 - Traffic circulation, destination-traffic, through-traffic and traffic calming of desired uses.
 - Transportation Demand Management (if applicable)
 - Off street parking availability and management for top uses selected.
 - Potential impact on retention and protection of water resources.
- Develop a preferred land use vision. The final products shall include a vision statement, graphic illustrations of the vision, and a preliminary work-up of specific actions, strategies and recommendations for implementation of the vision.
 - Following the establishment of a vision for the site, a minimum of three alternative development scenarios for the study area, reflecting the prioritized uses or mix of uses established from the public participation activities shall be generated.
 - A detailed description of the implementation steps necessary for each of the top three land use development scenarios chosen by the North 40 Steering Committee shall be produced and shall identify implementation strategies, and how development or change in this area might assist, mitigate, lessen impacts of other projects or developments and otherwise “fit” into the Town as a whole.

The aforementioned are offered to describe the general extent of tasks to be executed by the Committee and consultants and is not necessarily all-inclusive. The Committee and the Consultant will determine any tasks or alternatives and services deemed necessary to satisfactorily address the charge issued by the Board of Selectmen.