

North 40 Steering Committee

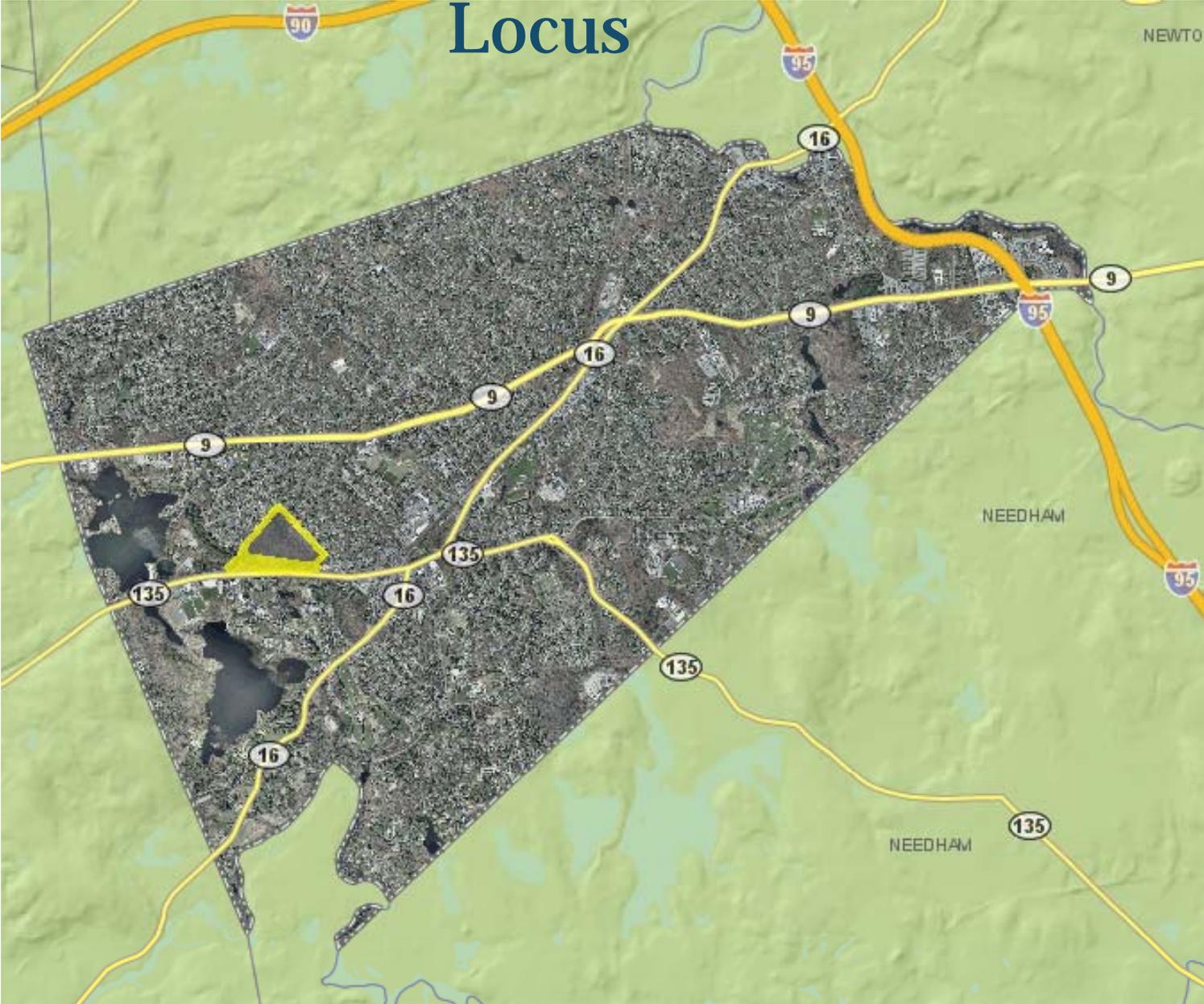
**PRESENTATION TO ADVISORY COMMITTEE
SEPTEMBER 17, 2014 – 8:00 PM**

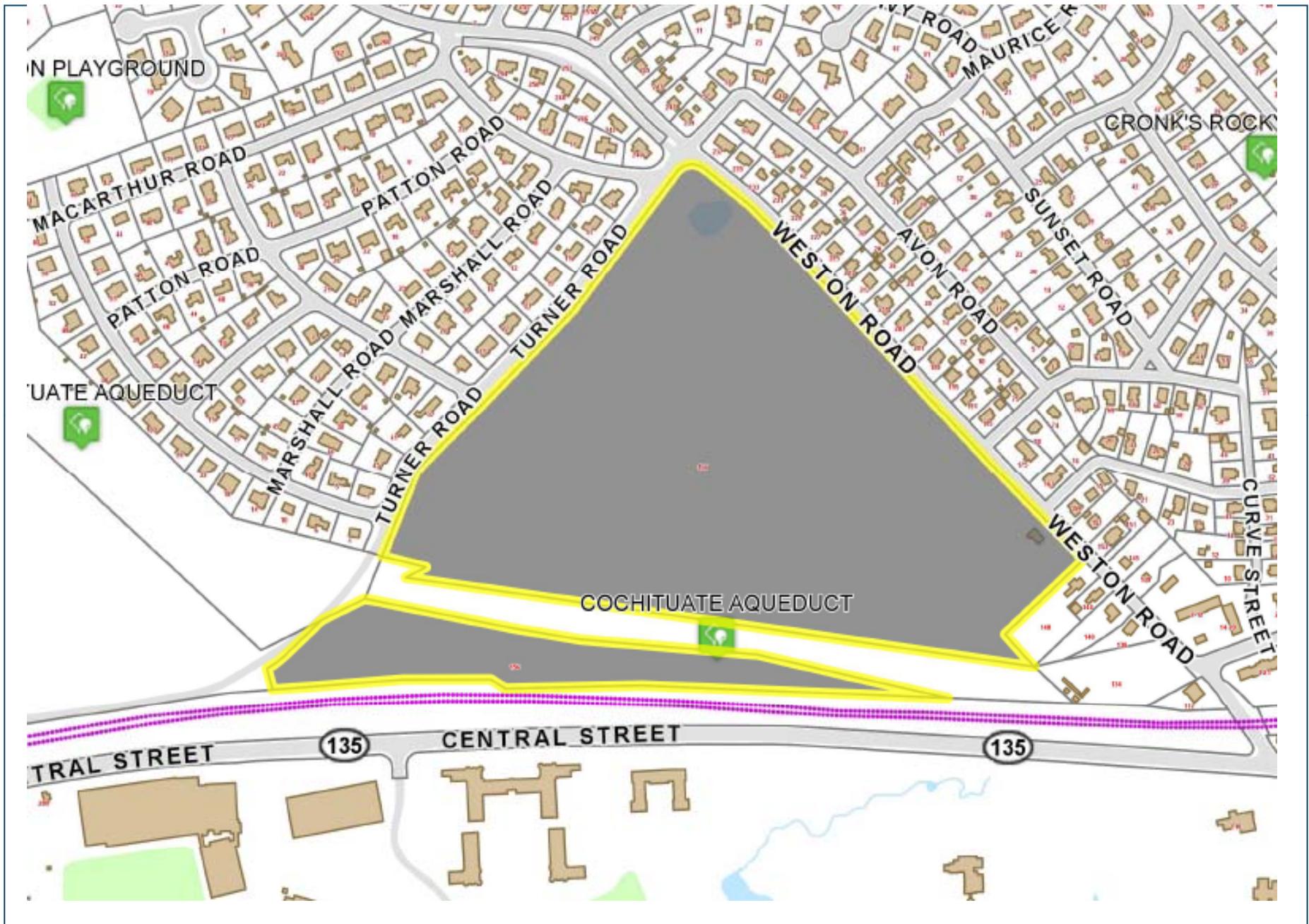
AGENDA



- **Site Overview**
- **Reports Update**
- **Visioning Sessions**

Locus





WELLESLEY COLLEGE NORTH:
EXISTING CONDITIONS

Legend

- Parcel Boundaries
- 5-foot Contours
- Ponds and Streams
- Wetland
- 100-year Flood Zone
- 500-year Flood Zone
- Permanently Protected Open Space



North 40 - General Land Use



- **Land Owner: Wellesley College**
- **Total Land Area: 46 acres, bisected by Cochituate Aqueduct (Town Owned) – northern tract approx. 40 acres, southern tract approx. 6 acres**
- **Location: Parcels are delineated by Weston Road to the east, Turner Road to the north, Rt.135 to the south, and Morses Pond/Town Land to the west.**

North 40 - Development Potential



- Zoned Single Family Residential with 15,000 square foot lot requirements.
- Subject to Natural Resource Protection Zoning
- Within the Water Supply Protection Overlay District
- One-Family Dwellings, Religious, and Educational uses allowed by-right.
- Municipal uses allowed with Special Permit

North 40 - Development Potential



- Under conventional subdivision development, 70-90 Single-Family Dwellings could be constructed.
- Any development would be subject to permitting
 - Subdivision Control or Project Approval including Project of Significant Impact and Site Plan Review.
 - Permitting includes municipal systems impact analysis and comprehensive traffic analysis and mitigation
- Estimated tax revenue for 75 new \$1M homes is \$900,000
- Estimated tax revenue for 300 unit 40B (\$85.9M) is \$1,031,184

(estimated based on 6x valuation of Hastings Village- 52 Units – \$14,322,000)

Report Update



- **Environmental**
 - VHB
 - EcoTec, Inc
 - Haley & Aldrich
- **Natural Resources Commission**
- **School Committee**
- **Playing Fields Task Force**
- **Department of Public Works**
- **Beta Engineering**

Environmental Site Assessment



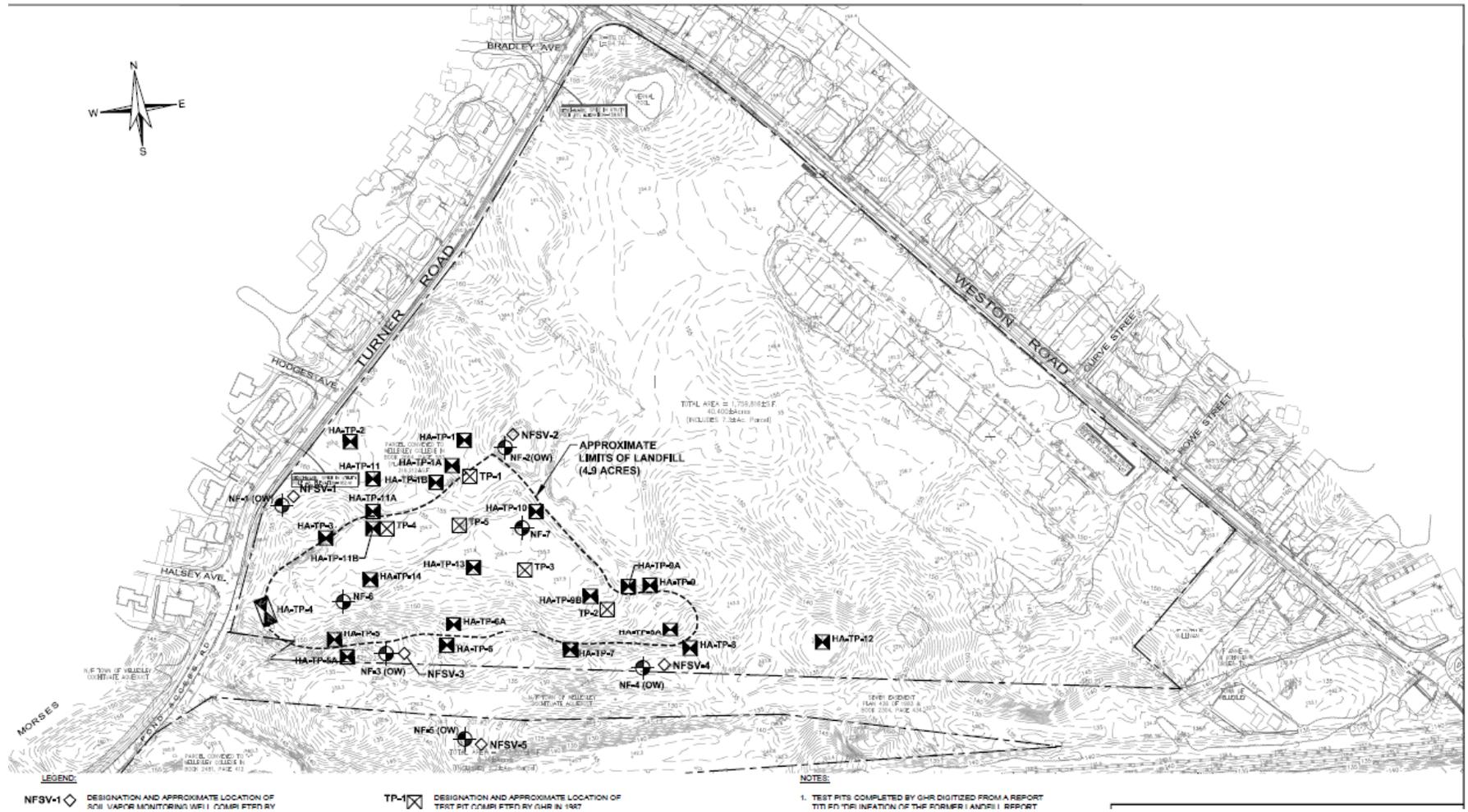
- **College hired VHB to conduct Natural Resources site analysis.**
 - Identified one Vernal Pool/Wetland in the northern corner of site.
 - Found no other state regulated resources on site.
- **Town hired John Rockwood, EcoTec, Inc. to conduct a peer review of VHB's findings and walk the site.**
 - EcoTec concurred with VHB on wetlands
 - EcoTec found the site is identified as Habitat of Potential Regional or Statewide Importance

Environmental Site Assessment



- **Haley & Aldrich evaluated the landfill portion of the site and a former oil pump house (south of aqueduct), including subsurface investigations.**
 - Town landfill was smaller than previously believed and is estimated to be approximately 4.9 acres with trash found at depths from 7.5' to 29'.
 - Landfill investigation found primarily household waste, no obvious signs of industrial waste.
 - Identified conditions that require reporting to MA DEP within 120 days: elevated level of PCB found at 1 location, elevated level of arsenic in one groundwater monitoring well.
 - Identified no adverse impacts spreading beyond the landfill's footprint
 - Found no evidence of petroleum or other contamination at the pump house location.

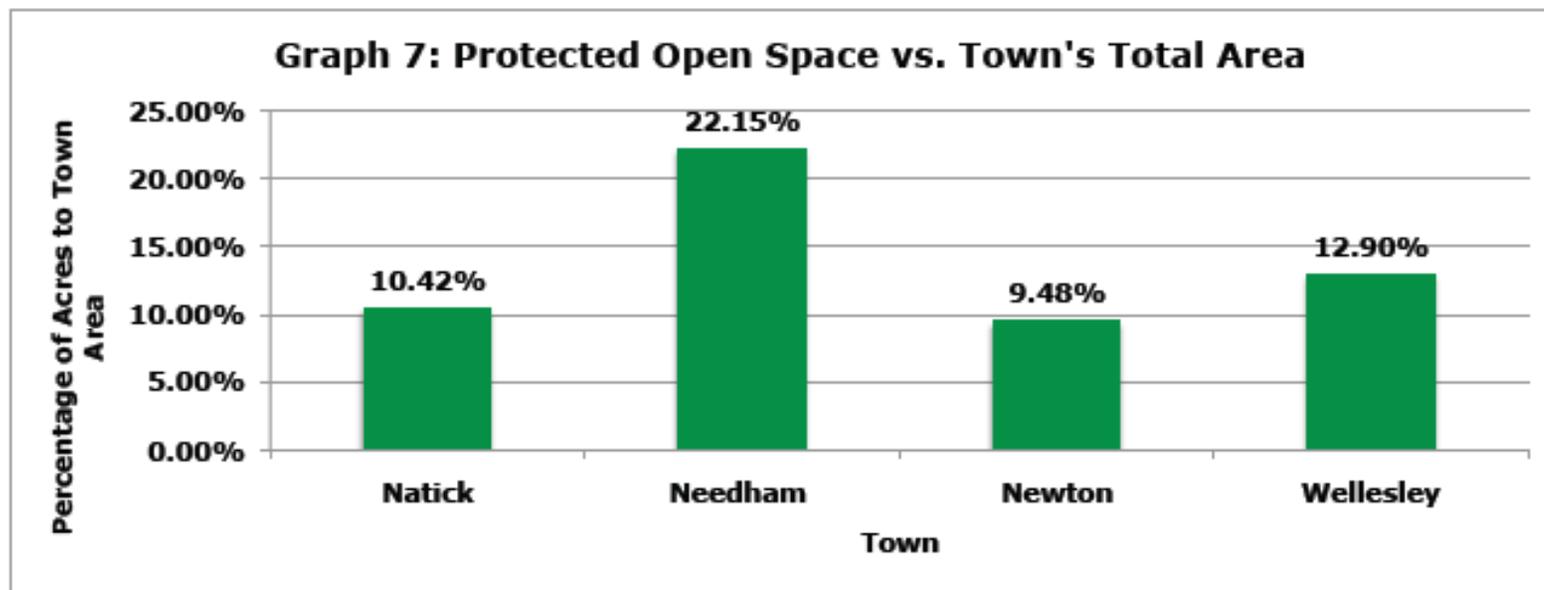
Updated Landfill Delineation



NRC Report



- Wellesley has the lowest percentage of protected open space compared to Natick, Needham, and Newton with only 40% as permanently protected open space.



NRC Report



- **NRC wants to acquire more open space, and recommends acquiring North 40 for open space and recreation including:**
 - Preservation of Community Gardens
 - Trail and Demonstration Garden
 - Walking and Hiking Trails
 - Bike Paths
 - Innovative Playground
 - Playing Fields

School Report- Developer Purchase



- **Single Family Development**
 - 100 single-family residential units could generate approximately 70 students at a cost of \$1,200,430/yr.
 - Analysis indicates average age of new home sales with children are 25% under the age of 5, and 45% are between 5-10.
 - Elementary Schools would feel greatest impact from new students.
- **40B Development**
 - 40B, non age-restricted development, 300 units could generate approximately 252 students at a cost of \$4,321,548/yr.
 - Analysis indicates over 51% of new students would be in grades K-5.

School Report – Town Purchase



- School Committee continues to evaluate Hardy, Hunnewell, and Upham Schools which are at capacity.
- Redistricting does not offer relief.
- New school would require approximately 12 acres.
- **Pros of North 40**
 - Would allow construction on an open site, rather than logistics of building on an in-use site.
 - New site would allow for an optimal building layout and site circulation plan.
 - No “swing space” required.
- **Cons of North 40**
 - Traffic concerns with Weston Road
 - Restrictions due to landfill
 - Site not centrally located

Playing Field Task Force Report



- **Participation in Town sports is on the rise**
 - Lacrosse increased by 240% in 10 years
 - Soccer has increased by 19% in past 6 years and already leases fields at Elm Bank due to shortage
- **After school recreation programs have to be limited due to lack of field availability.**
- **Recommend installation of 3 rectangular fields**
 - 2 Fields possible with the addition of lights or bubble
- **Youth Basketball has doubled in past 5 years**
 - Recommend additional court space

WHDC Report



- Town currently has 6.16% of required 10% affordable housing
- Goals are to promote the creation of housing options for a range of income, age, family size and needs.
- Mission is to promote affordable housing to households with incomes at or below 80% of the area median income.
- Town Acquisition -Supports the limited development of a mix of both market and affordable housing on a portion of the site in a “Cluster” Development.
- Developer Acquisition – Will work to see 20% of the units are affordable under Inclusionary Zoning
 - Will work with 40B developers to find best suitable housing options.

DPW Report



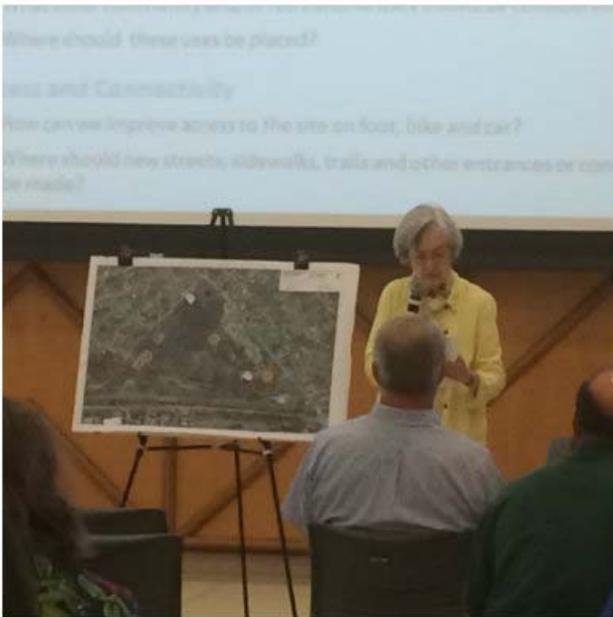
- The Town's water, sewer, stormwater, and electric infrastructure is suitable for expansion.
- Town or Private developer would pay cost of any upgrades needed under PSI and permitting.
- Potential maintenance and operating costs are below. The costs would be additive for multiple uses.

Scenario	Tax Impact	Water/Sewer Impact	Additional Permanent Staff	Additional Seasonal Staff
Conservation	\$14,000	\$0	0	0
Passive Recreation	\$187,000	\$1,000	0	0
Active Recreation	\$222,000	\$5,000	1	2
100 Homes	\$213,000	\$5,000	0	0
300-400 Housing Units	\$240,000	\$7,000	0	0
School	\$200,000	\$5,000	.5	1

Visioning



- **N40 Steering Committee hired Dodson & Flinker, Inc. and Brovitz Community Planning to conduct a visioning study for the North 40.**
- **4 public workshops were held with good attendance**
 - 8/13 – Internal Workshop with Town Officials and Staff
 - 9/7 – Neighborhood Workshop for Weston Road/Woodlands
 - 9/14 – Two Town-Wide Workshops
- **Public Forum to discuss findings is scheduled for 9/29**



Visioning Questions

- **Open Space and Conservation**

- What features of the site should be preserved the way they are?
- What are preferred future uses for open space areas?

- **Housing**

- What type(s) of housing is appropriate for the site?
- Where are the best locations for housing?
- What proportion of that housing should be market rate and/or affordable or age-restricted?

- **Community Uses**

- What other community and/or recreational uses should be considered?
- Where should these uses be placed?

- **Access and Connectivity**

- How can we improve access to the site on foot, bike and car?
- Where should new streets, sidewalks, trails and other entrances or connections be made?

Conservation and Recreation

- What features of the site should be preserved the way they are?
- What are preferred future uses for open space areas?



Housing

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The North 40
Property

VISIONING

TOWN-WIDE WORKSHOP

Sunday, Sept. 14th, 2014

INTERNAL VISIONING WORKSHOP

Summary of Results

- Consider new uses (affordable housing, public school, athletic fields, community facility, conservation, others)
- Passive and active recreational amenities desirable
- Improved pedestrian and bicycle amenities and links
- Integrate or buffering from neighborhood where appropriate
- Address potential impact on rail line and Crosstown trail
- Address traffic circulation and congestion issues with reasonable alternatives
- Address impact on retention /protection of water resources
- Minimize impact on Town services from new development



DODSON & FLINKER
Landscape Architecture and Planning

*Brovitz/Community
Planning & Design*

The North 40
Property

VISIONING

**TOWN-WIDE
WORKSHOP**

Sunday, Sept. 14th, 2014

NEIGHBORHOOD VISIONING WORKSHOP

Summary of Results

- Preserve integrity and current relationships with the surrounding neighborhood and adjacent open spaces
- Garden plots, trails woodlands are of critical importance
- Traffic and loss of forest lands are a major concern
- Expanded gardens, improved trails, and permanently protected land is of high important
- Buffers from the RR tracks, Crosstown Trail, surrounding streets of high importance
- Dog-walking area, picnic area, athletic fields of interest
- Improved access and bicycle and pedestrian facilities needed



DODSON & FLINKER
Landscape Architecture and Planning

*Brovitz/Community
Planning & Design*

Next Steps



- **North 40 Steering Committee to complete recommendation to Selectmen**
- **Appraisal to be finalized**
- **Selectmen to make offer on land**
- **Expect Town offer to be part of review process**
- **Selectmen to complete and circulate financial modeling**
- **Should the Town's bid be accepted**
 - Town Meeting
 - Debt Exclusion Vote
- **Should the Town fail to acquire the property**
 - Additional funds to study and determine next steps in remediating the landfill with College and/or new buyer will be necessary

Questions

