

The North 40
Property

VISIONING

NEIGHBORHOOD WORKSHOP

Wellesley High School
Sunday, Sept. 7th, 2014
7 PM to 9 PM



DODSON & FLINKER
Landscape Architecture and Planning

*Brovitz/Community
Planning & Design*



NEIGHBORHOOD
WORKSHOP

Sunday, Sept. 7th, 2014

AGENDA

- 7:00pm **Welcome and Introductions**
N40 Steering Committee, the Consultant Team, Staff
- 7:05pm **Update on Analysis of Site Conditions**
Overview of Project Work Plan and Schedule
- 7:15pm **Discussion on Strengths and Weaknesses**
Current Uses, Values, and Relationships with the Neighborhood
- 8:00pm **Future Opportunities and Threats (Break Out Groups)**
Potential Future Land Use Changes and Development Scenarios
- 8:45pm **Break Out Group Reports to Full Workshop**
- 9:00pm **Wrap Up and Next Steps**

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PROJECT UPDATE

Work Plan Elements and Schedule

- Project Initiation and Research
- Analysis and Assessment of Existing Conditions
- Public Participation and Visioning
 - 8/13 – Public Officials Internal Workshop
 - 9/7 – Neighborhood Visioning Workshop
 - 9/14 – Town-Wide Visioning Workshop
 - 10/2 – Public Forum on Preferred Use Alternatives
- Final Report and Recommendations (10/17)



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PROJECT UPDATE

Analysis of Site Conditions

- Context of the N40 in the Neighborhood
- Existing land uses and property characteristics
- Natural resources and constraints
- Site access (pedestrian and vehicle), parking and circulation
- Possible land uses and zoning
- Other relevant reports, studies, and policies



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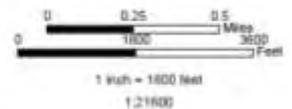
EXISTING OPEN SPACE



TOWN OF WELLESLEY, MASSACHUSETTS

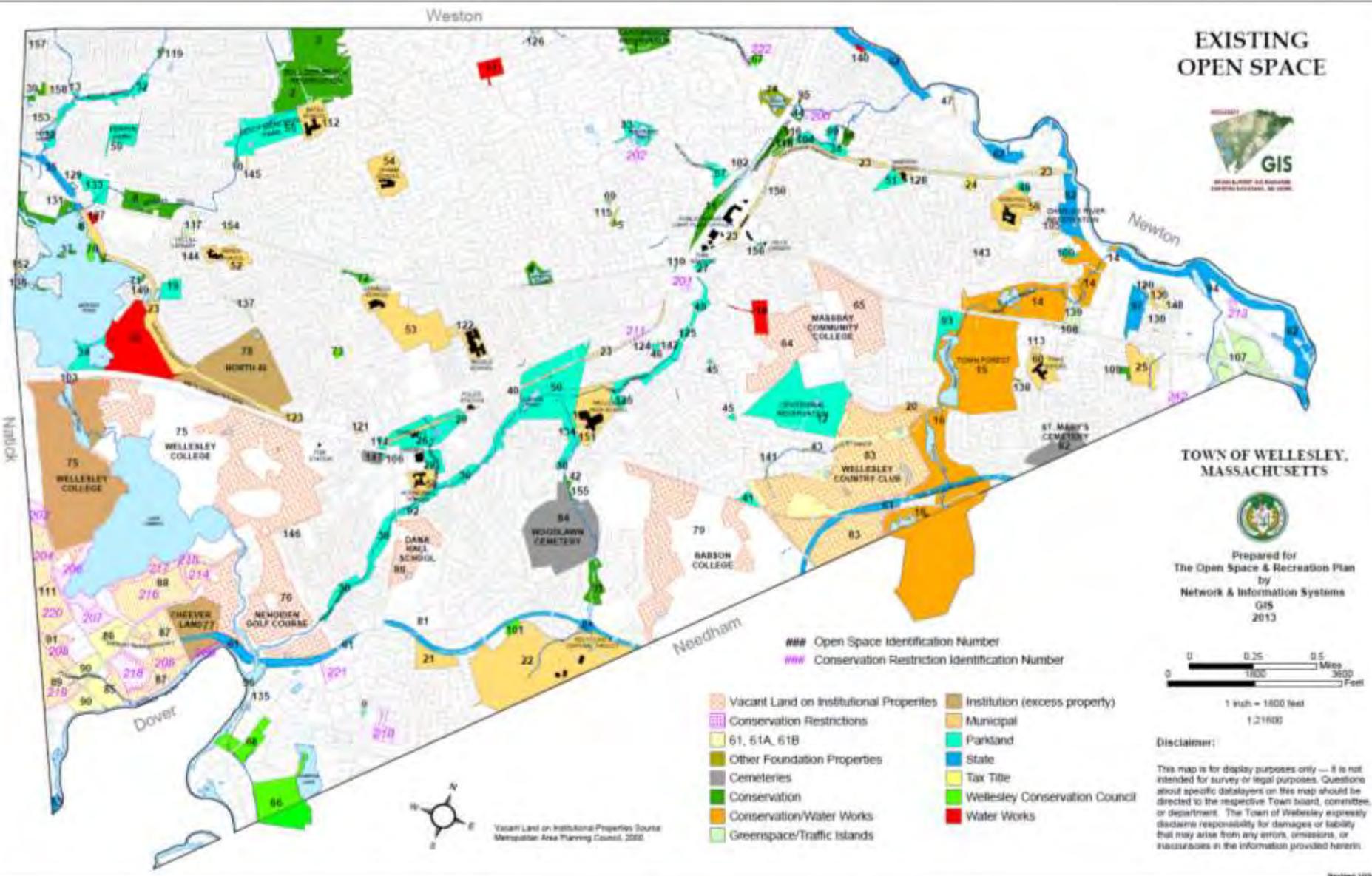


Prepared for
The Open Space & Recreation Plan
by
Network & Information Systems
GIS
2013



Disclaimer:

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Open Space Identification Number
Conservation Restriction Identification Number

- Vacant Land on Institutional Properties
- Institution (excess property)
- Conservation Restrictions
- 61, 61A, 61B
- Other Foundation Properties
- Cemeteries
- Conservation
- Conservation/Water Works
- Greenspace/Traffic Islands
- Parkland
- State
- Tax Title
- Wellesley Conservation Council
- Water Works

Vacant Land on Institutional Properties Source
Metropolitan Area Planning Council, 2002

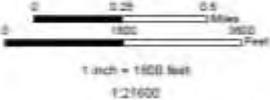
DEVELOPABLE AND UNPROTECTED OPEN SPACE



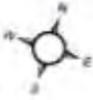
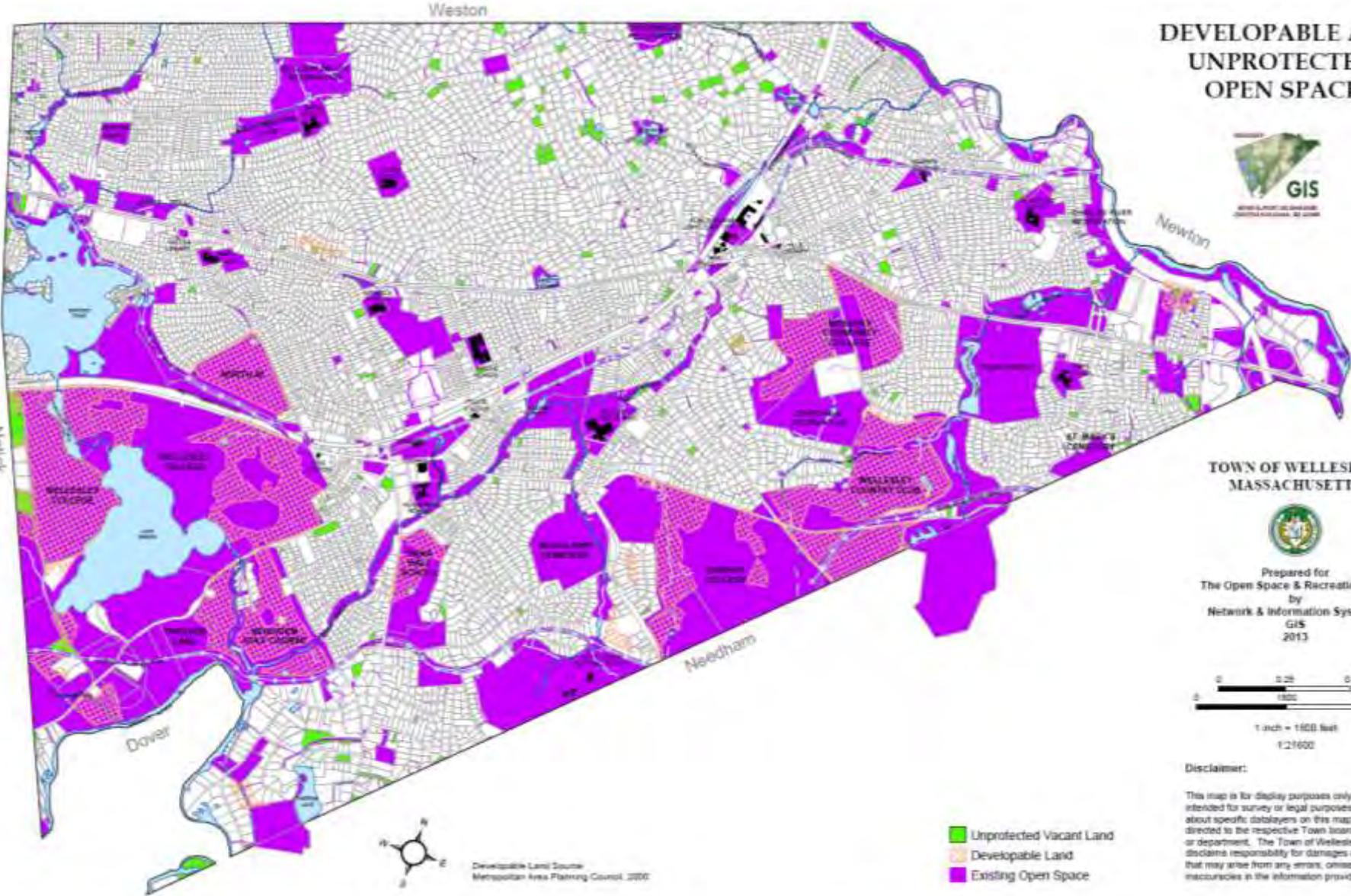
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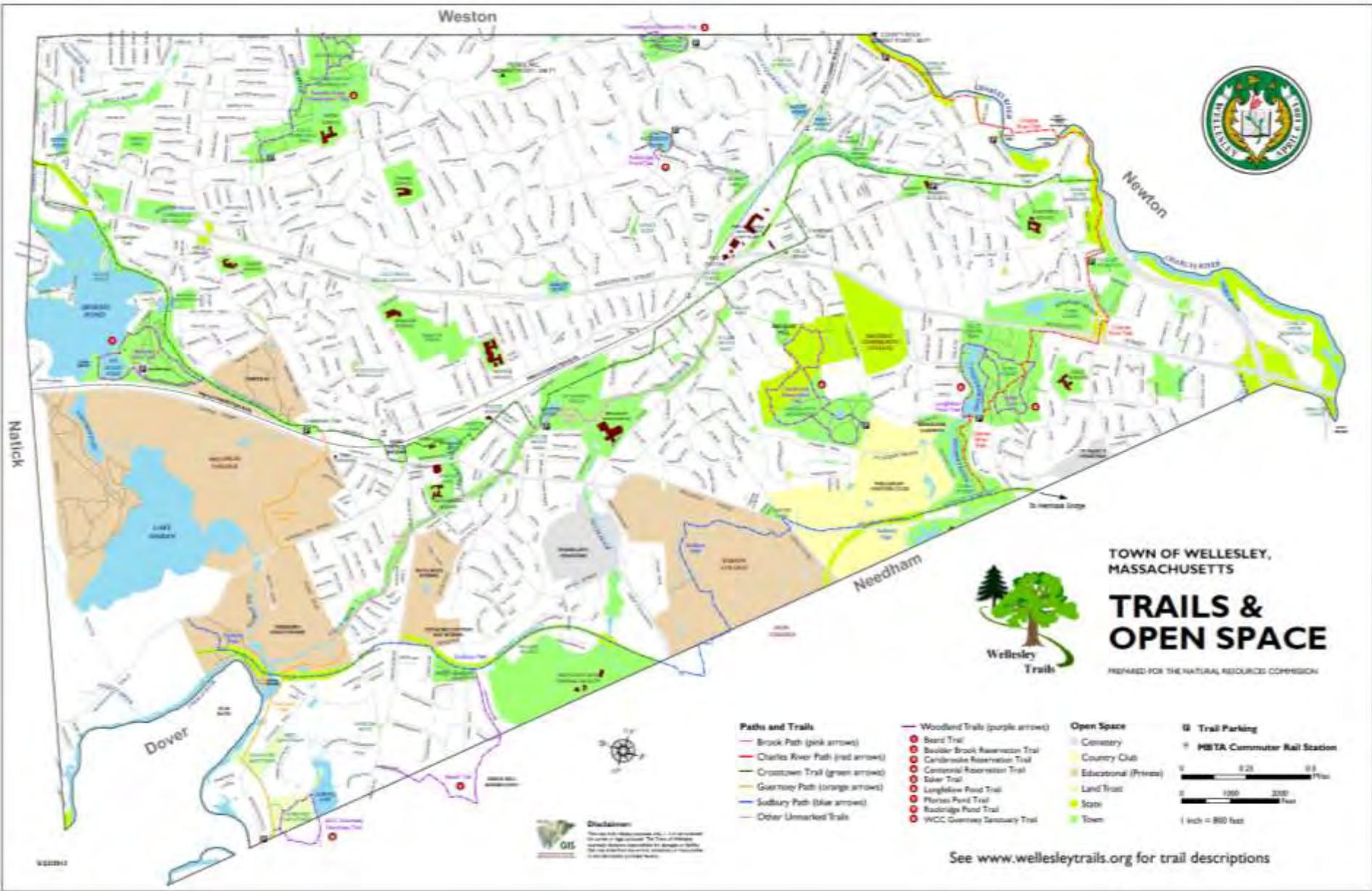


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Developable Land Source:
Metropolitan Area Planning Council, 2000

- Unprotected Vacant Land
- Developable Land
- Existing Open Space



TOWN OF WELLESLEY,
MASSACHUSETTS

TRAILS & OPEN SPACE

PREPARED FOR THE NATURAL RESOURCES COMMISSION

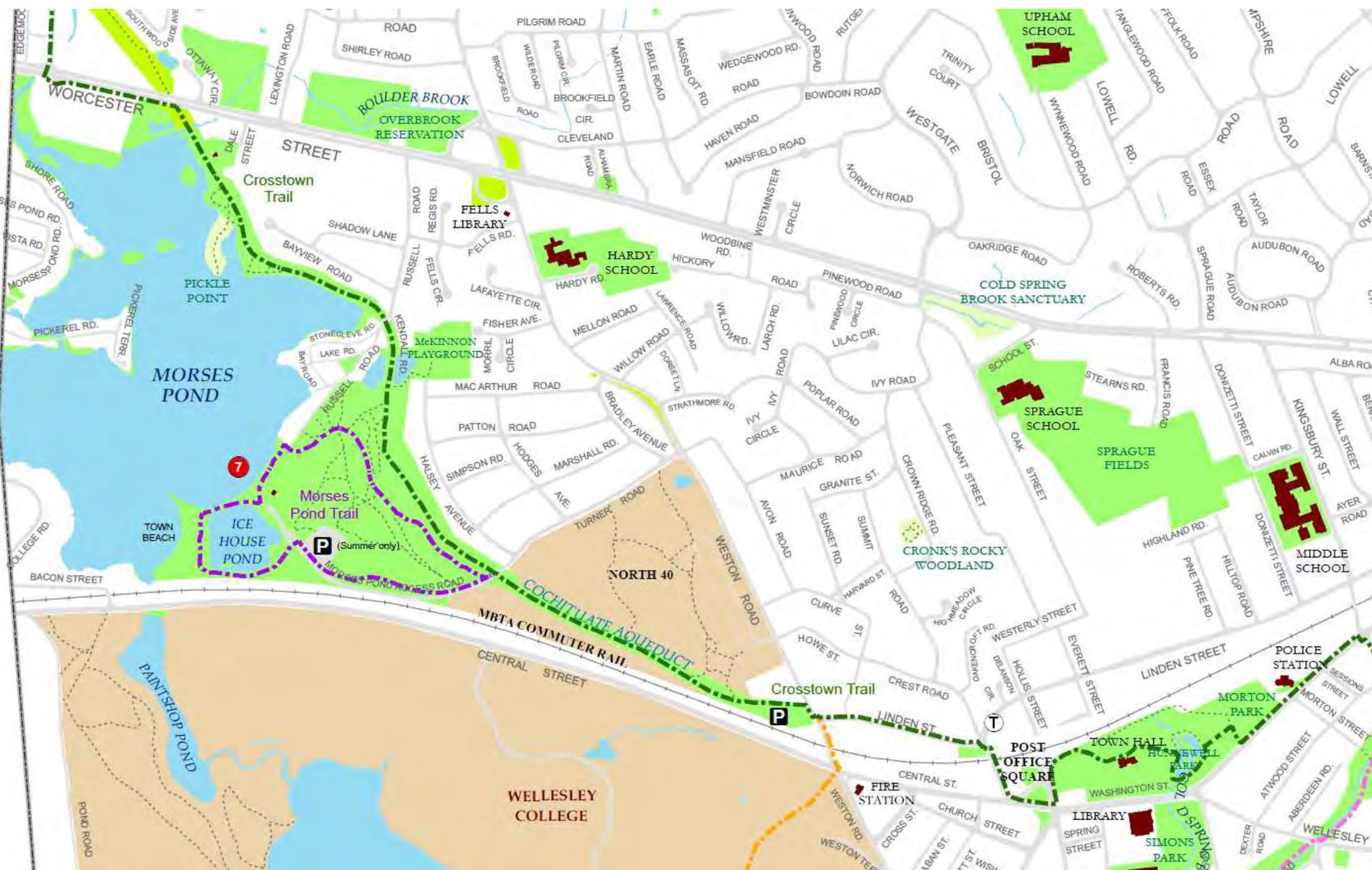
- | | | | |
|--|--|---|--|
| <p>Paths and Trails</p> <ul style="list-style-type: none"> — Brook Path (pink arrows) — Charles River Path (red arrows) — Crosstown Trail (green arrows) — Gurnsey Path (orange arrows) — Subury Path (blue arrows) — Other Unmarked Trails | <ul style="list-style-type: none"> — Woodland Trails (purple arrows) ● Bear Trail ● Boulder Brook Reservation Trail ● Carletons Reservation Trail ● Centennial Reservation Trail ● Elder Trail ● Longfellow Pond Trail ● Morse Pond Trail ● Redbridge Pond Trail ● WCC Gurnsey Sanctuary Trail | <p>Open Space</p> <ul style="list-style-type: none"> □ Cemetery □ Country Club □ Educational (Private) □ Land Trust □ State □ Town | <p>Trail Parking</p> <ul style="list-style-type: none"> ⊕ MBTA Commuter Rail Station |
|--|--|---|--|



Disclaimer:
This map is a representation of the current state of the town's trails and open space. It is not intended to be a legal document. The Town of Wellesley is not responsible for any errors or omissions. The map is provided for informational purposes only.



See www.wellesleytrails.org for trail descriptions



MORSES POND

7

Morses Pond Trail

ICE HOUSE POND

(Summer only)

WELLESLEY COLLEGE

NORTH 40

COCHETUATE AQUEDUCT

MBTA COMMUTER RAIL

Crosstown Trail

POST OFFICE SQUARE

TOWN HALL

MORTON PARK

LIBRARY

SIMONS PARK

POLICE STATION

MIDDLE SCHOOL

SPRAGUE SCHOOL

HARDY SCHOOL

FELLS LIBRARY

UPHAM SCHOOL

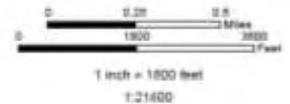
GROUNDWATER RESOURCES



TOWN OF WELLESLEY, MASSACHUSETTS

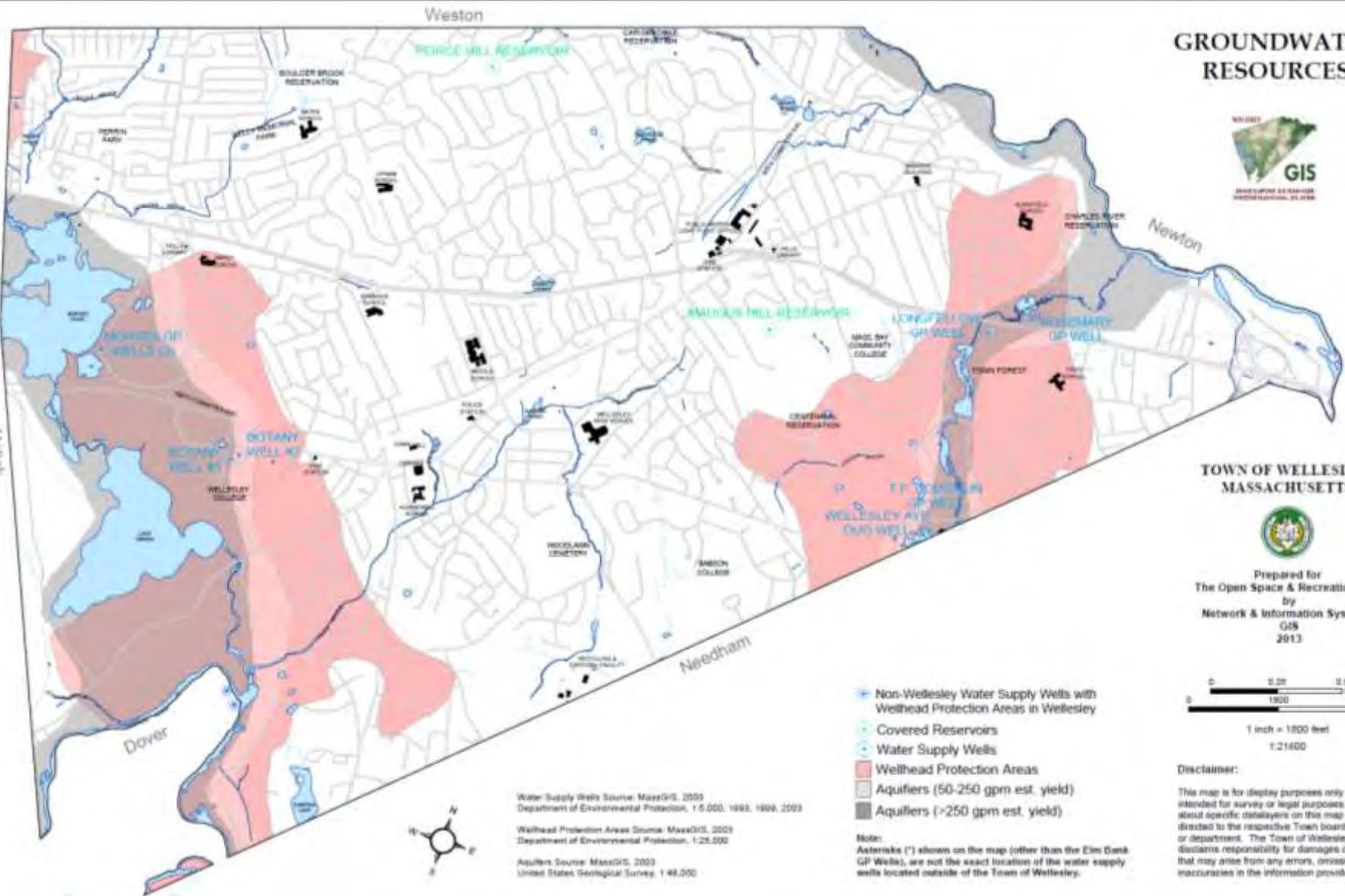


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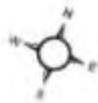
- Non-Wellesley Water Supply Wells with Wellhead Protection Areas in Wellesley
- Covered Reservoirs
- Water Supply Wells
- Wellhead Protection Areas
- Aquifers (50-250 gpm est. yield)
- Aquifers (>250 gpm est. yield)

Note:
Asterisks (*) shown on the map (other than the Elm Bank GP Wells), are not the exact location of the water supply wells located outside of the Town of Wellesley.

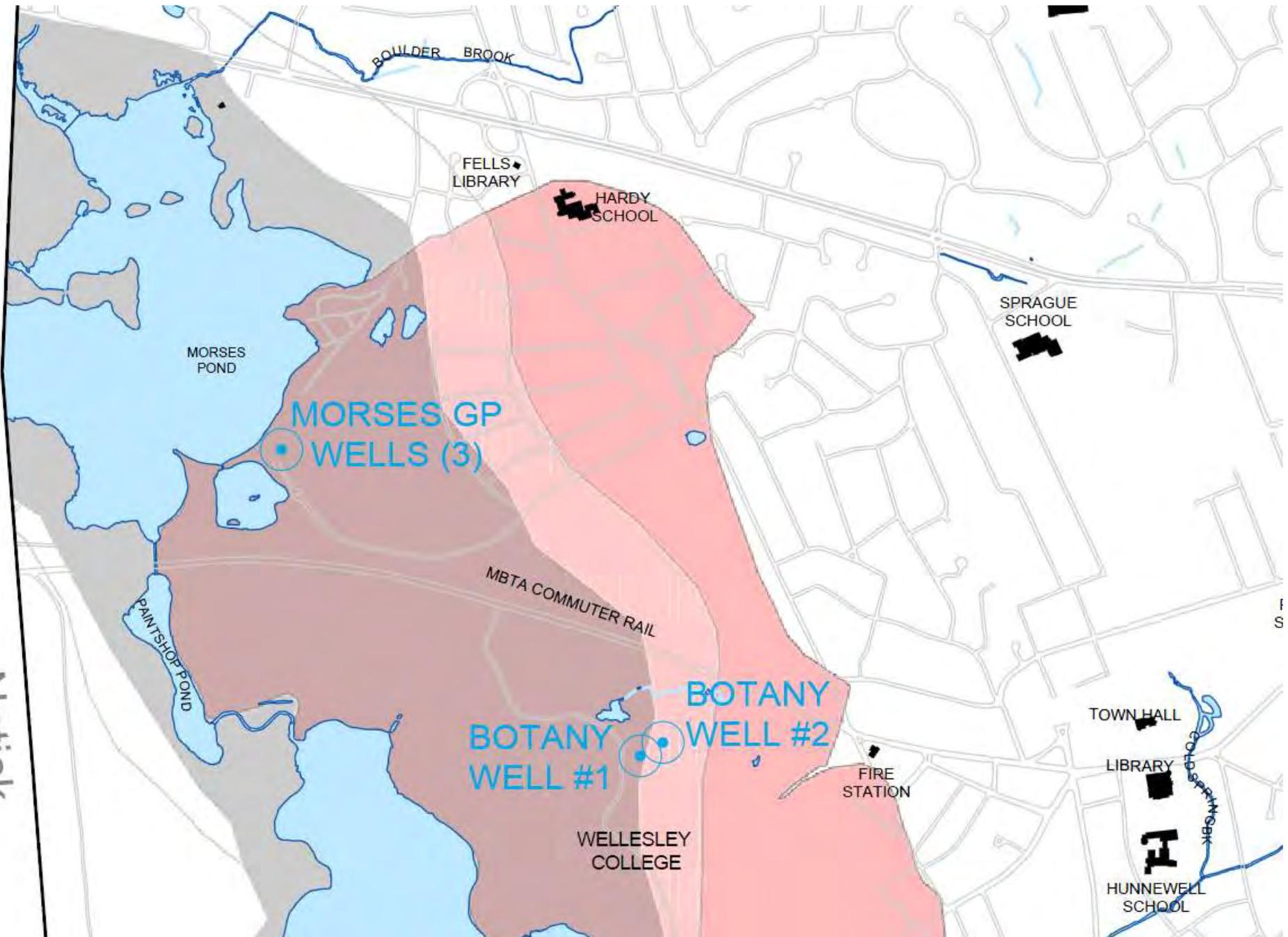
Water Supply Wells Source: MassGIS, 2003
Department of Environmental Protection, 1:5,050, 1983, 1989, 2003

Wellhead Protection Areas Source: MassGIS, 2003
Department of Environmental Protection, 1:25,500

Aquifers Source: MassGIS, 2003
United States Geological Survey, 1:48,000



Natick





Source: MassGIS 2013, VHB 2014, N

Natural Resources Due Diligence
North 40 Parcel
Wellesley, Massachusetts

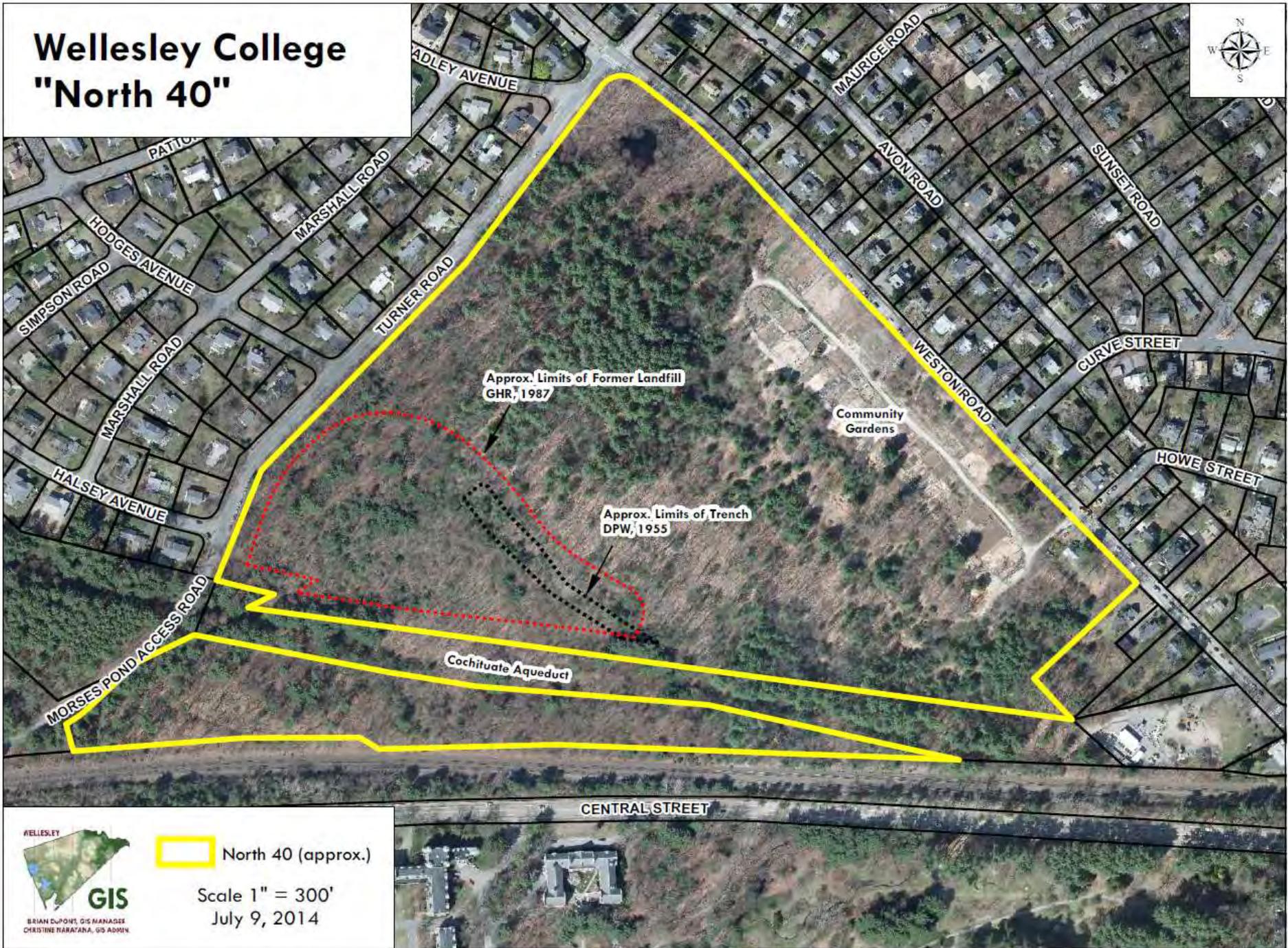
Vanasse Hangen Brustlin, Inc.

Figure 1
July 2014

- Approximate Limits of North 40 Parcel
- Certified Vernal Pool
- Approximate Significant Tree Locations



Wellesley College "North 40"



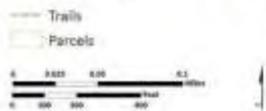
Site Constraints



Site Constraints: Public Ownership



Wellesley North 40



Site Constraints: Community Gardens



Site Constraints: Landfill





Site Constraints: Steep Slopes



Site Constraints: Vernal Pools



Site Constraints: DPW Zone II



Site Constraints: Development Suitability



Existing Conditions



Site Constraints: Slope – Closer Analysis





72 UNITS

YIELD PLAN UNDER R15,000 ZONING 72 LOTS

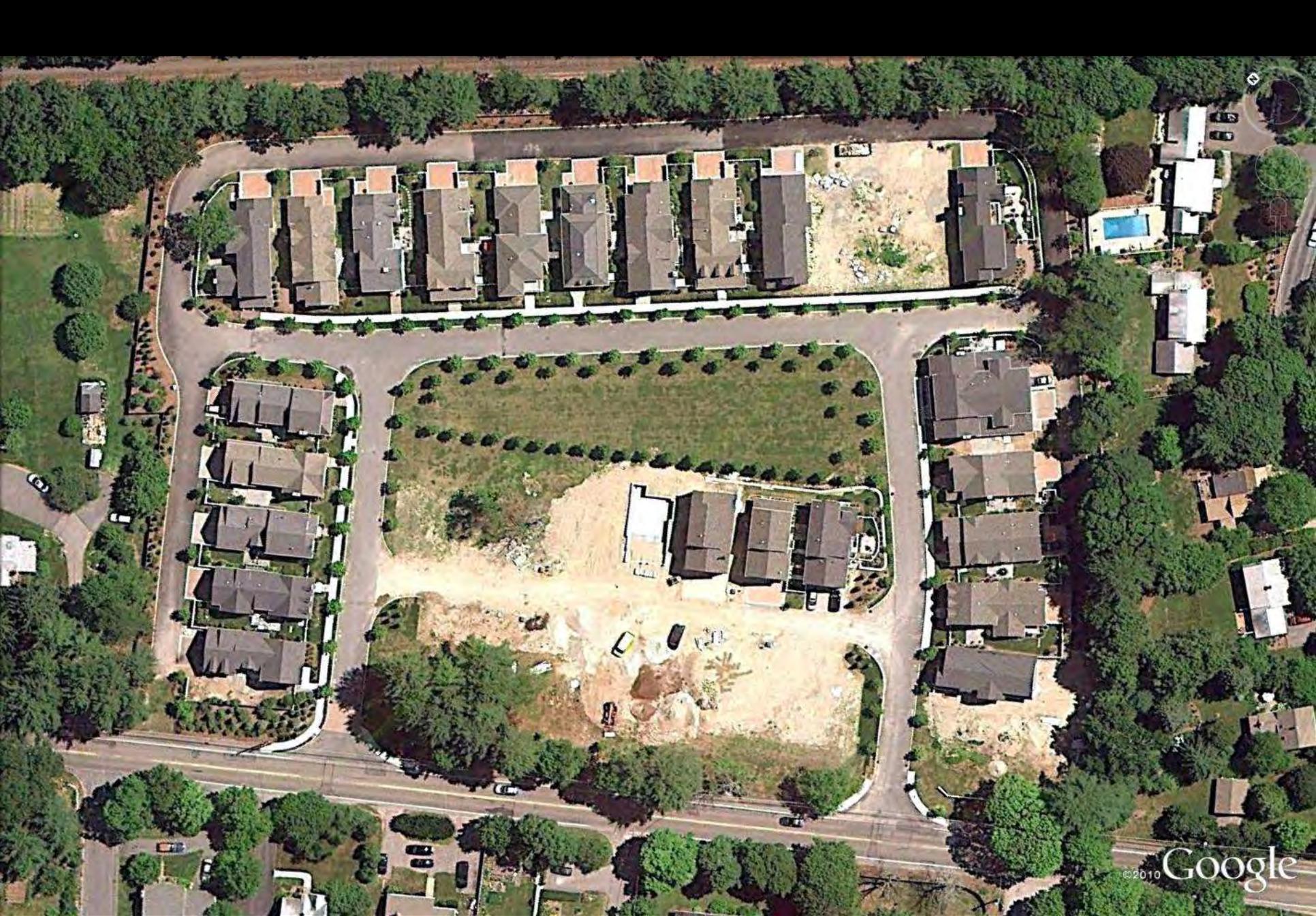


Old Village Square (Medfield, MA)





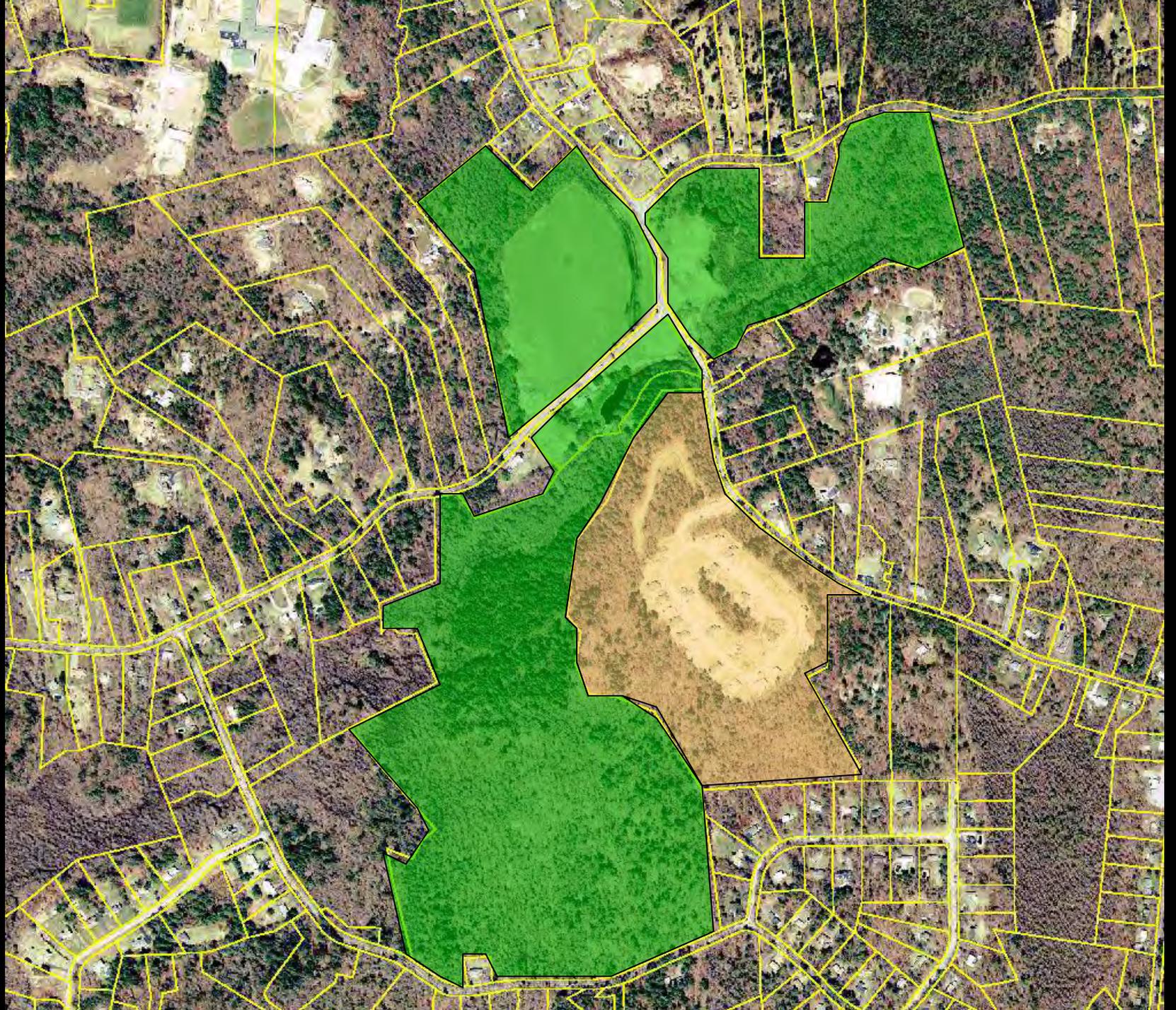




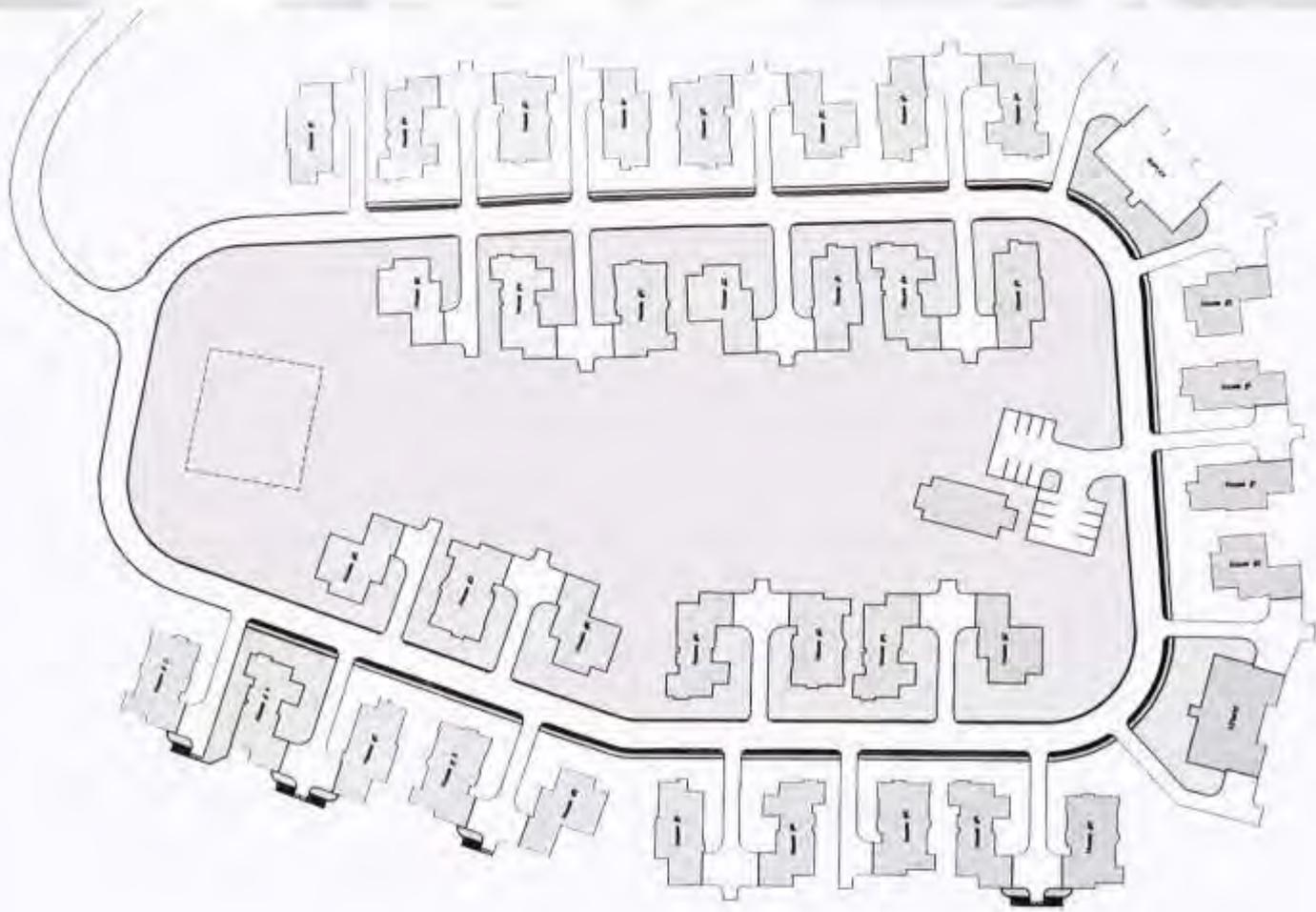




Donovan's Farm
Norwell, Massachusetts





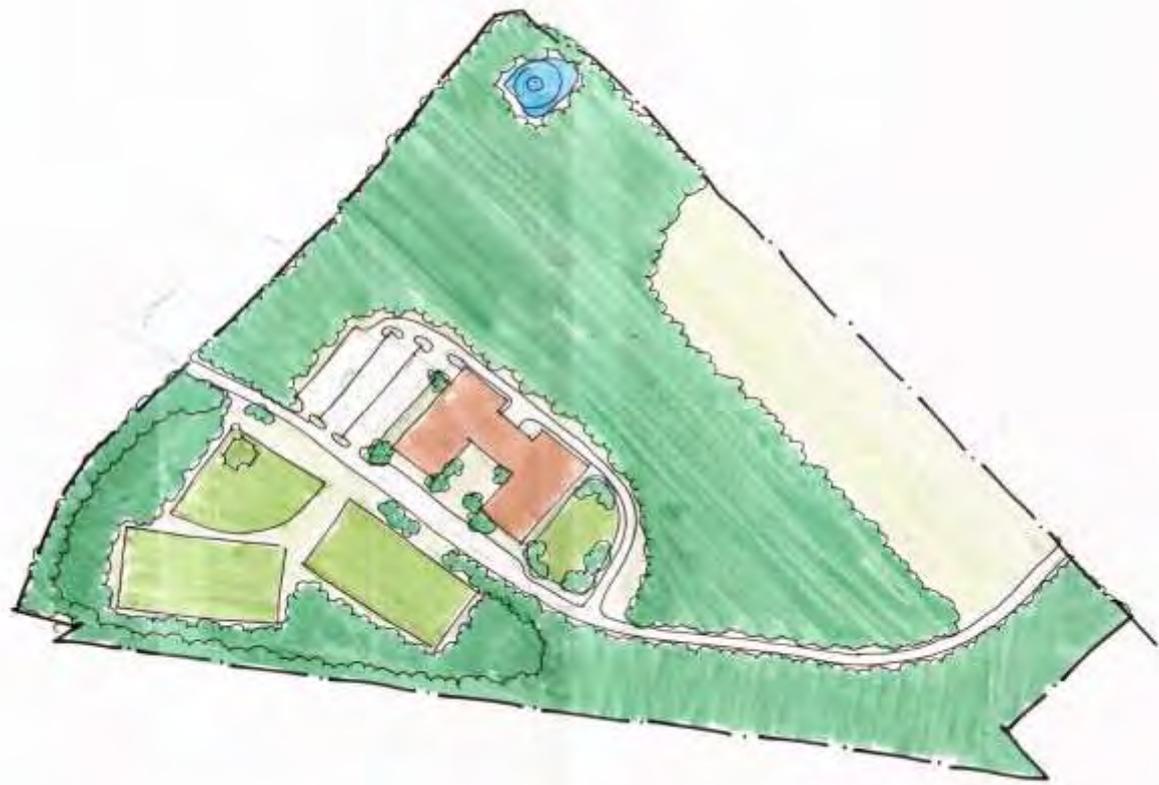


Donovan's Farm, Norwell













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STRENGTHS & WEAKNESSES

- Current uses and relationships with the Neighborhood and surrounding area (including Morses Pond)
- Existing values and goals for the North 40
- Other points of discussion:
 - Uses of critical importance
 - Recreational amenities
 - Pedestrian and bicycle amenities and connections
 - Site buffers, streetscapes, and access points
 - Integrating /connecting with the neighborhood
 - Natural resource protection

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FUTURE OPPORTUNITIES & THREATS BREAK-OUT SESSION

- Groups of 5 – 10 Participants
- N40 Steering Committee represented in Each Group
- Use Base Maps to Identify Opportunities and Threats
- Identify Preferred Future Land Use Opportunities and Relationships with the Surrounding Area
- Identify Potential Future Threats and Impacts on the Neighborhood
- Groups Report Back to All Workshop Participants
- 1 Hour Total



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Conservation and Recreation

- What attributes or features of the site should be preserved the way they are?
- What open spaces, views, trails or landmarks should be preserved?
- What are potential future uses for open space areas?

New Development

- What areas are appropriate for alternative land uses?
- What are some appropriate types of new land uses or building development?
- How would new uses or buildings impact (positively or negatively) the surrounding neighborhood?
- What should development look like?

Access and Connectivity

- How do you get to the site on foot or by car or bike?
- Where should new streets, sidewalks, trails and other ped/bike entrances or connections be made?

Community

- What existing and future civic uses support, or would support, quality-of-life in the neighborhood?

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FUTURE OPPORTUNITIES & THREATS

Possible Topics for Discussion

- Desirable mix of uses (existing and new)
- Consideration of new uses (housing, public school, athletic fields, community facility, others)
- Desirable passive and active recreational amenities
- Desirable pedestrian and bicycle amenities and links
- Desirable site buffers, streetscapes, and access points
- Integrating /connecting or buffering from neighborhood
- Access, use, impact on rail line and Cochituate Aqueduct
- Potential traffic circulation, access and egress alternatives
- Potential impact on retention /protection of water resources
- Potential impact on Town services from new development

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WORKSHOP WRAP UP

- **Next Steps**
- **Adjournment**



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Thank You for Your Participation!

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NORTH 40 STEERING COMMITTEE

Don McCauley (Chair), Board of Selectmen

Deborah Carpenter (Vice Chair), Planning Board

Patti Quigley, School Committee

Allan Port, Community Preservation Committee

Owen Dugan, Board of Public Works

Jim Conlin, Recreation Commission

Robert Kenney, Wellesley Housing Development Corporation

Heidi Gross, Natural Resources Commission

Thomas Fitzgibbons, Weston Road Neighborhood Representative

Maria Vijil-Davis/Elisa Romano, Woodland Neighborhood
Representative

Thank You for Your Participation!