

The North 40
Property

VISIONING

PUBLIC FORUM

Town Hall

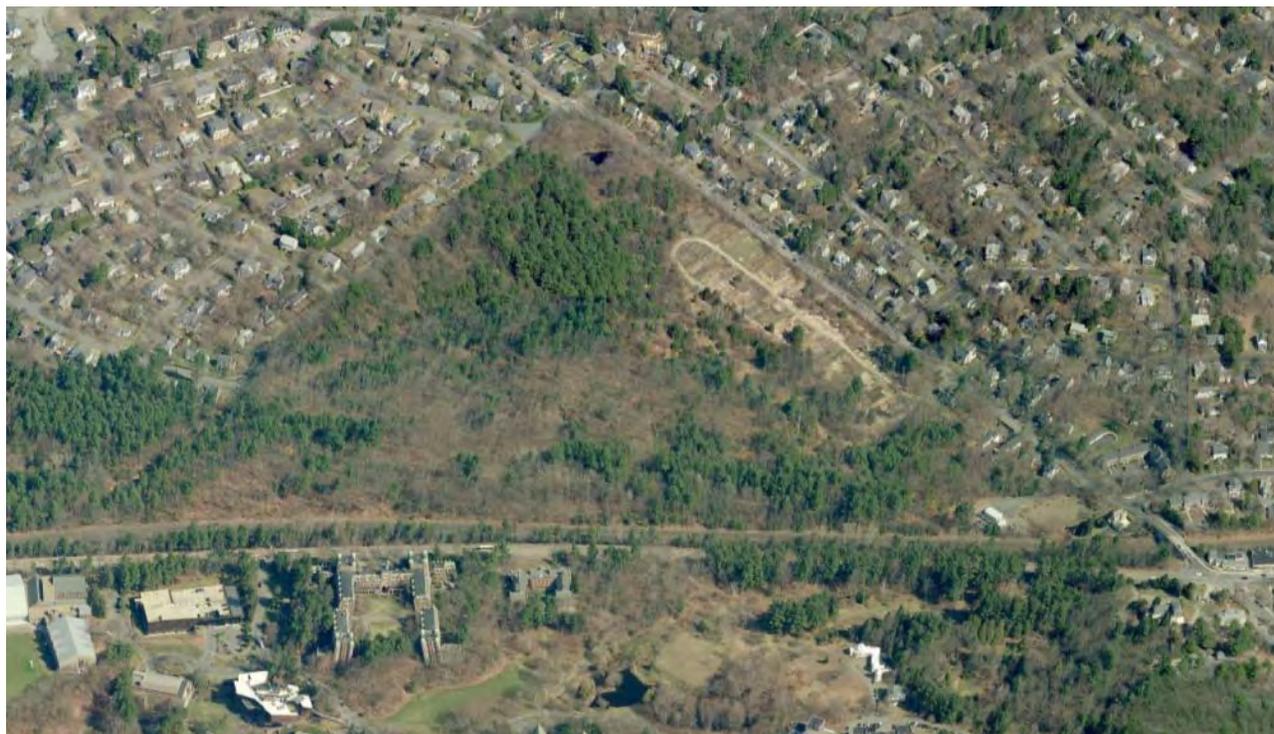
Monday, Sept. 29th, 2014

7 to 9 PM



DODSON & FLINKER
Landscape Architecture and Planning

*Brovitz/Community
Planning & Design*



The North 40
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PUBLIC FORUM

Monday, Sept. 29th, 2014

AGENDA

- 1. Welcome and Introductions**
Overview of North 40 Process to date
- 2. Update on Site Conditions and Analysis**
- 3. Summary of Public Visioning Workshops**
Internal Workshop Results
Neighborhood Workshop Results
Town-Wide Workshop Results
- 4. Potential Future Use Scenarios Based on Current Regulations**
- 5. General Discussion on North 40 Goals, Preferred Land Use Alternatives, and Site Control**
- 6. Wrap Up and Next Steps**



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WELCOME AND INTRODUCTIONS

N40 Steering Committee, Town Staff, Consulting Team

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
 - **9/29 – Public Forum on Preferred Use Alternatives**
- Final Report and Recommendations (10/17)

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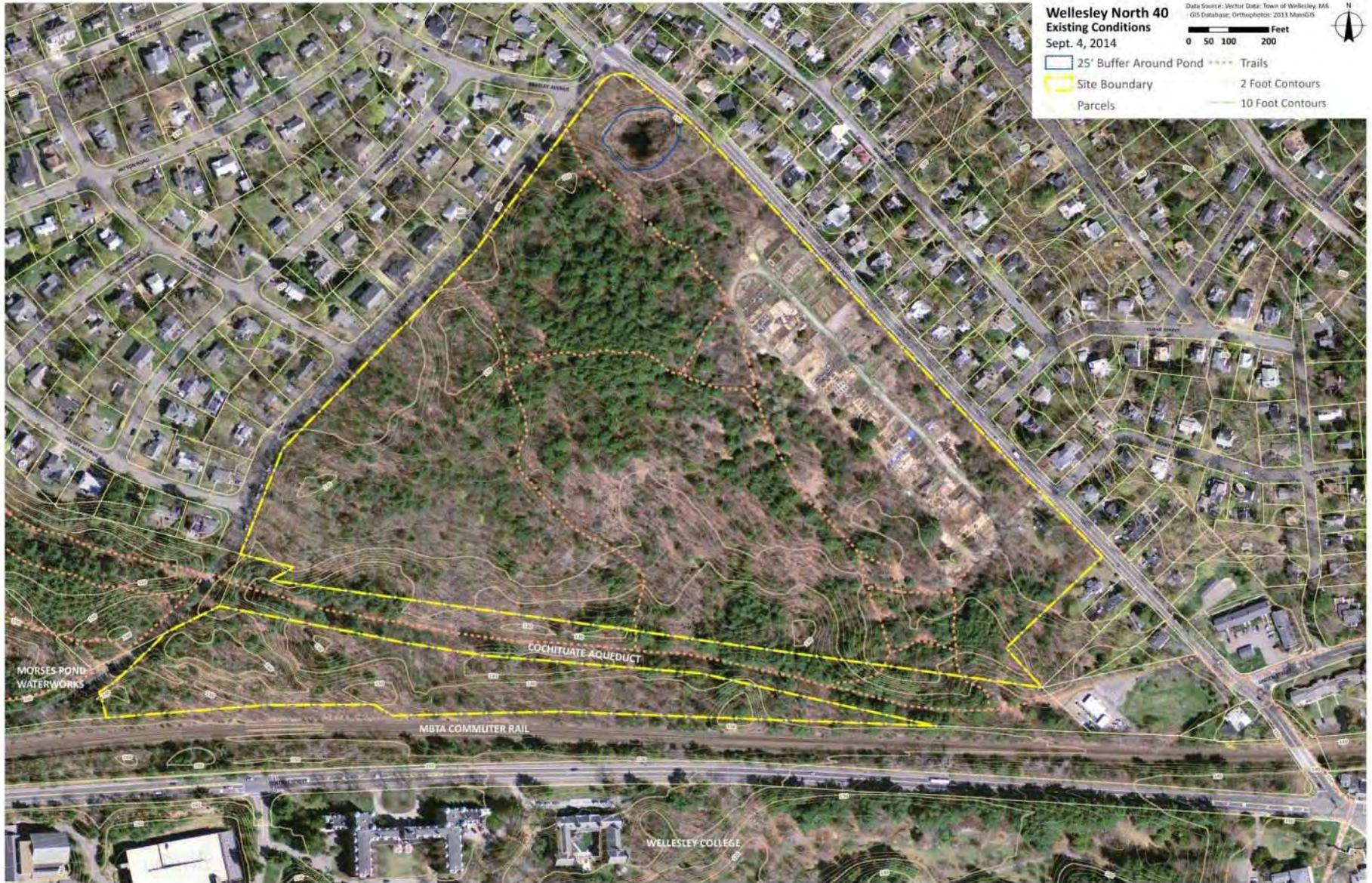
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SITE CONDITIONS AND ANALYSIS

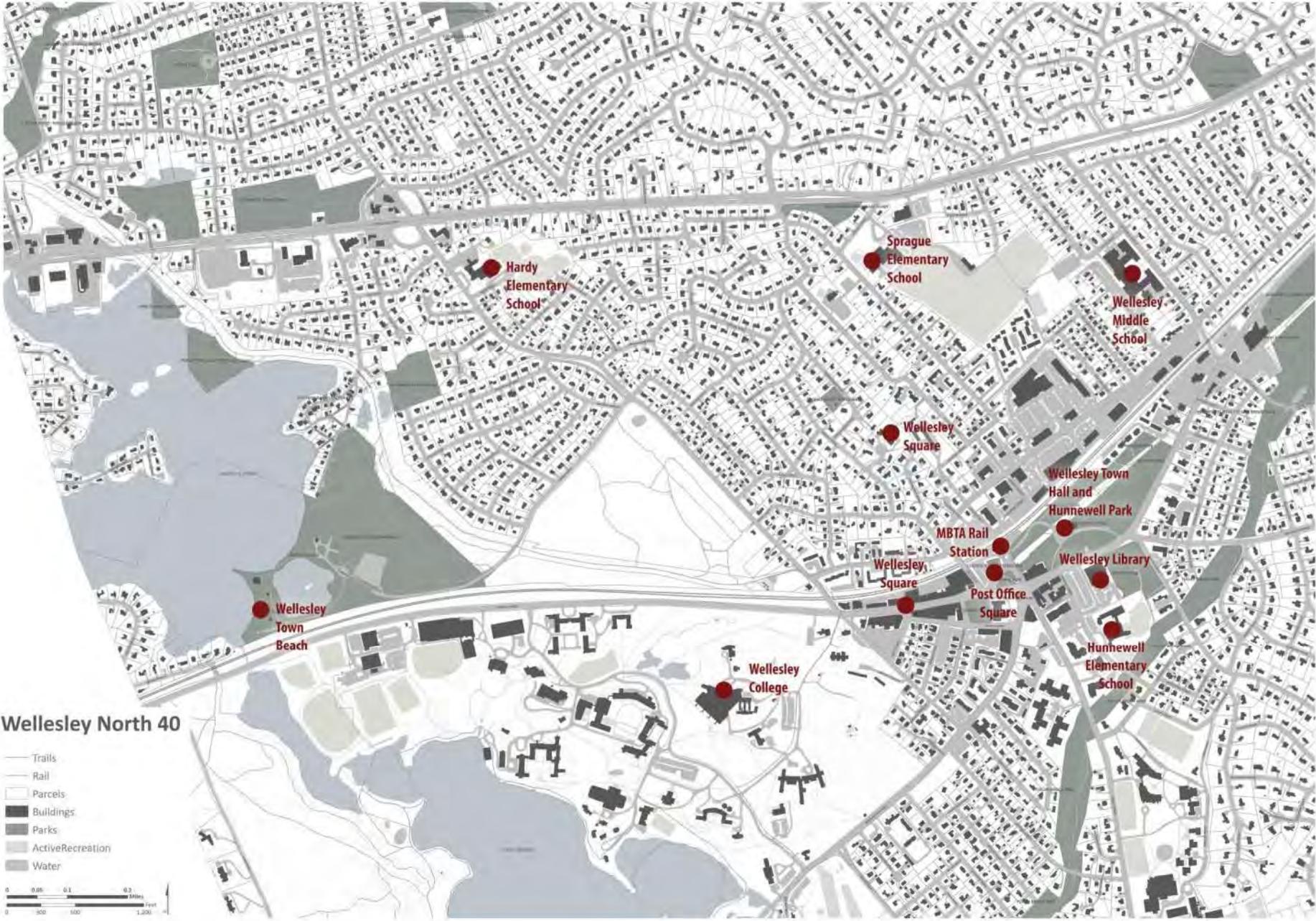
- Context of N40 within Town and Surrounding Neighborhood
- Property boundaries, size and ownership characteristics
- Past and present uses on the property
- Natural attributes, constraints and ecology
- Scenic and cultural resources
- Site access and circulation (pedestrian, bike and vehicle)
- Current zoning and other applicable land use regulations
- Other relevant studies, policies, and regulations

Existing Conditions

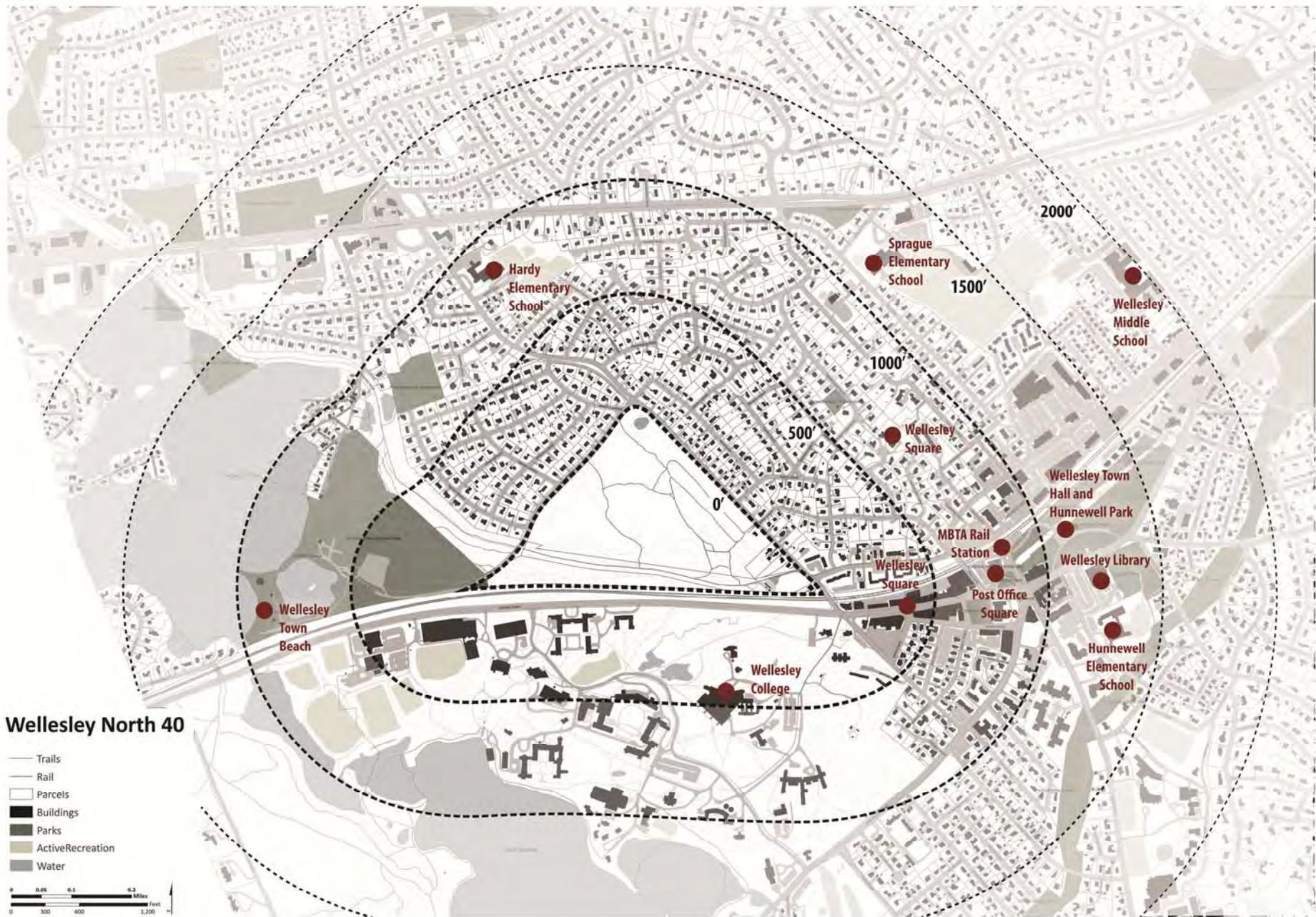


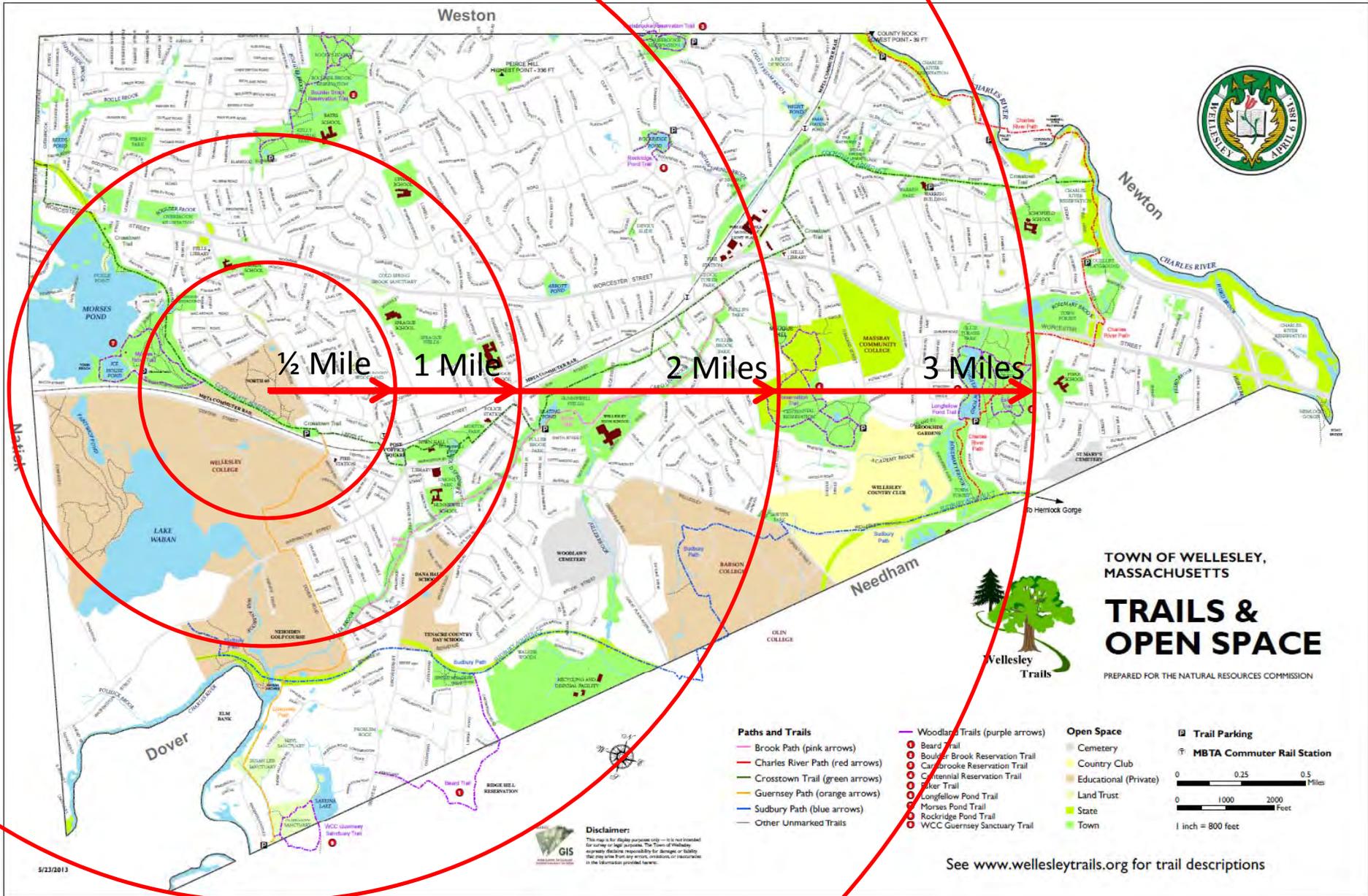


Context of the North 40 Property



Walking Distance from North 40 Property to Surrounding Areas





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) — Guernsey Path (orange arrows) — Sudbury Path (blue arrows) — Other Unmarked Trails | <ul style="list-style-type: none"> — Woodland Trails (purple arrows) ● Beard Trail ● Boulder Brook Reservation Trail ● Canisrooke Reservation Trail ● Centennial Reservation Trail ● Deer Trail ● Longfellow Pond Trail ● Morres Pond Trail ● Rockridge Pond Trail ● WCC Guernsey 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> <p>Ⓜ MBTA Commuter Rail Station</p> <p>0 0.25 0.5 Miles</p> <p>0 1000 2000 Feet</p> <p>1 inch = 800 feet</p> |
|--|---|---|---|

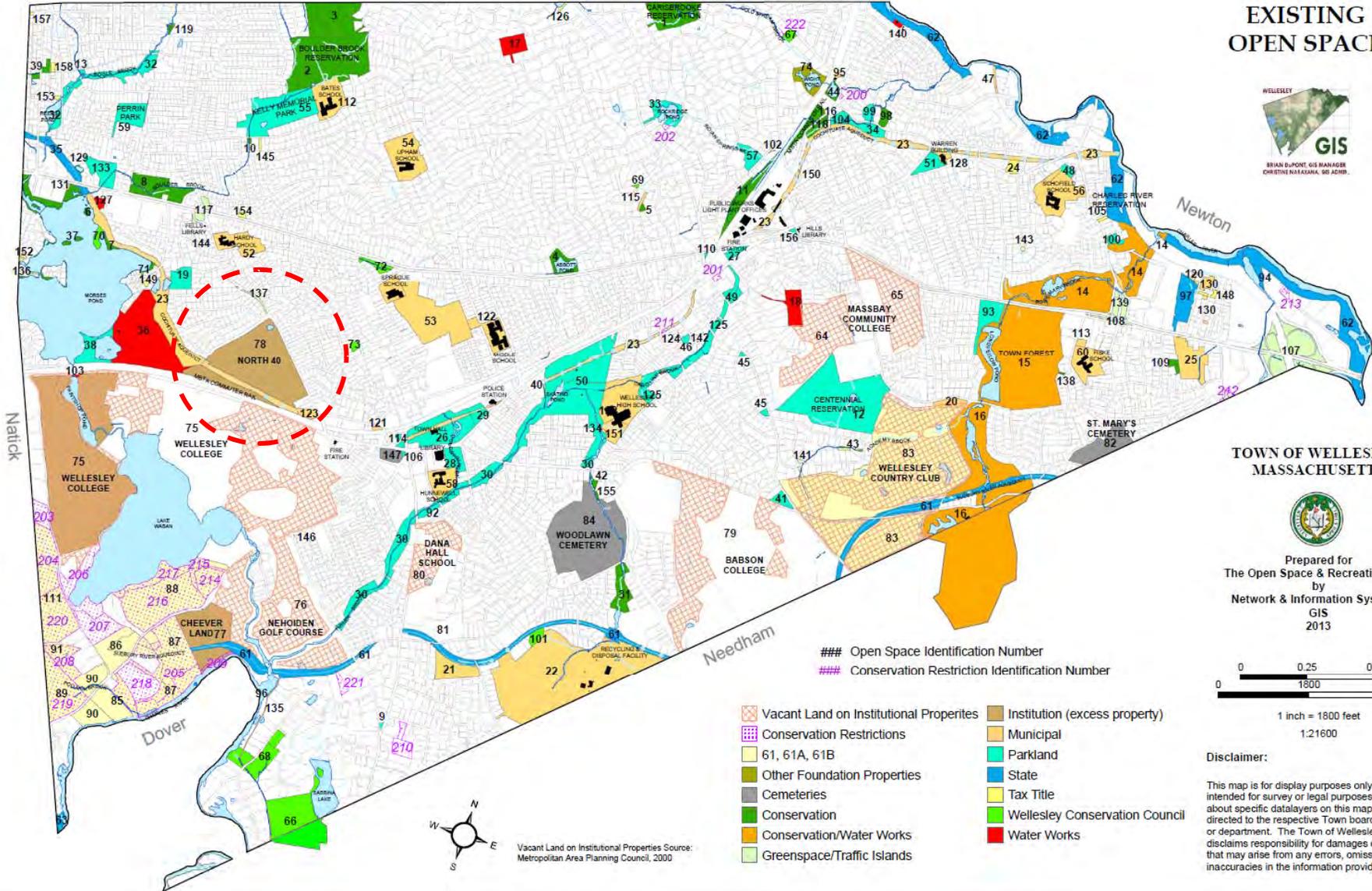
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See www.wellesleytrails.org for trail descriptions



Weston

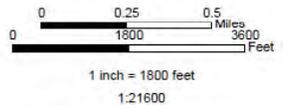
EXISTING OPEN SPACE



TOWN OF WELLESLEY, MASSACHUSETTS



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



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Open Space Identification Number
Conservation Restriction Identification Number

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

Vacant Land on Institutional Properties Source: Metropolitan Area Planning Council, 2000

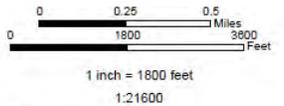
DEVELOPABLE AND UNPROTECTED OPEN SPACE



TOWN OF WELLESLEY, MASSACHUSETTS



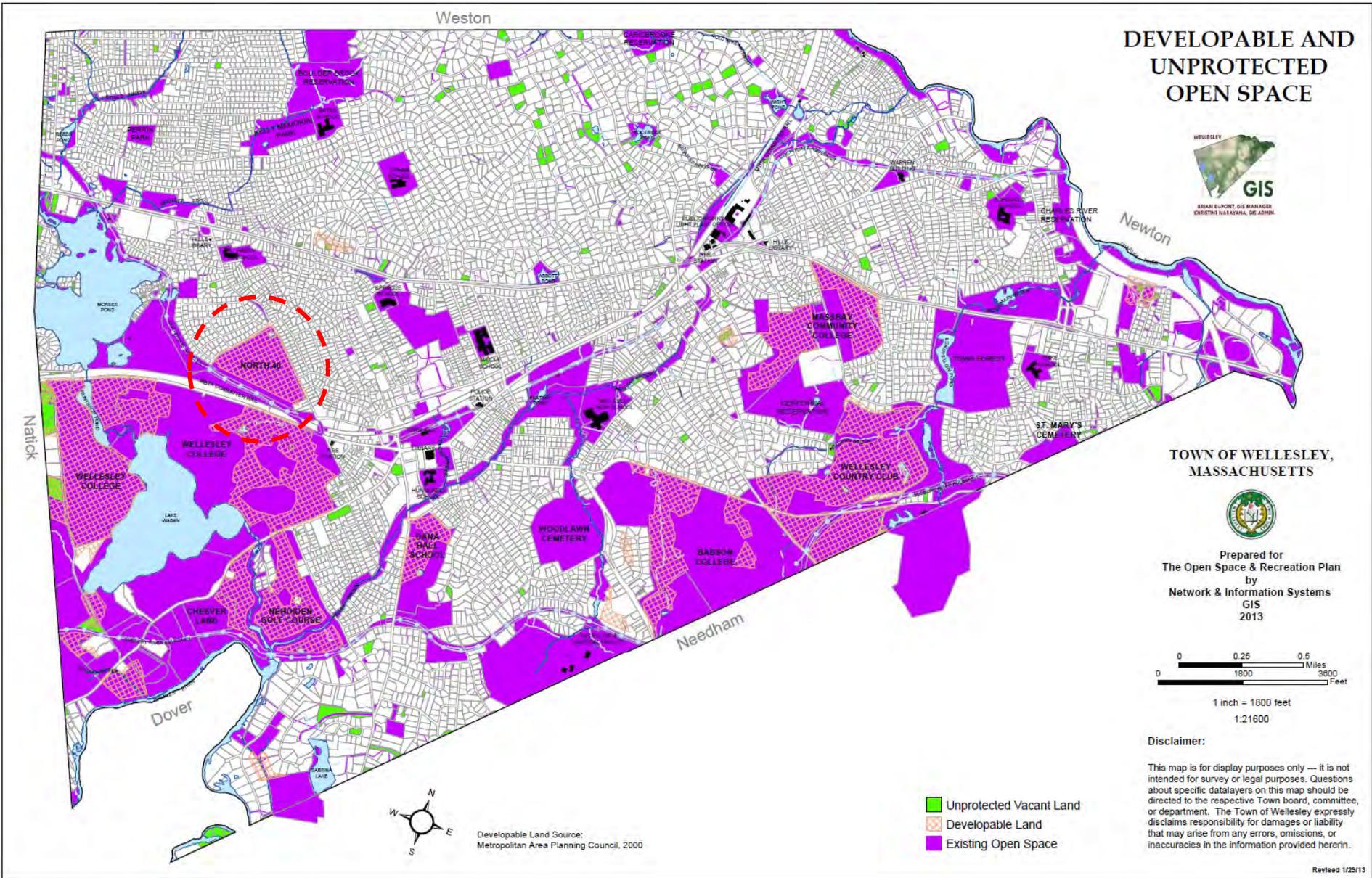
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- Unprotected Vacant Land
- Developable Land
- Existing Open Space

Developable Land Source:
Metropolitan Area Planning Council, 2000



Site Constraints



Site Constraints: Public Ownership



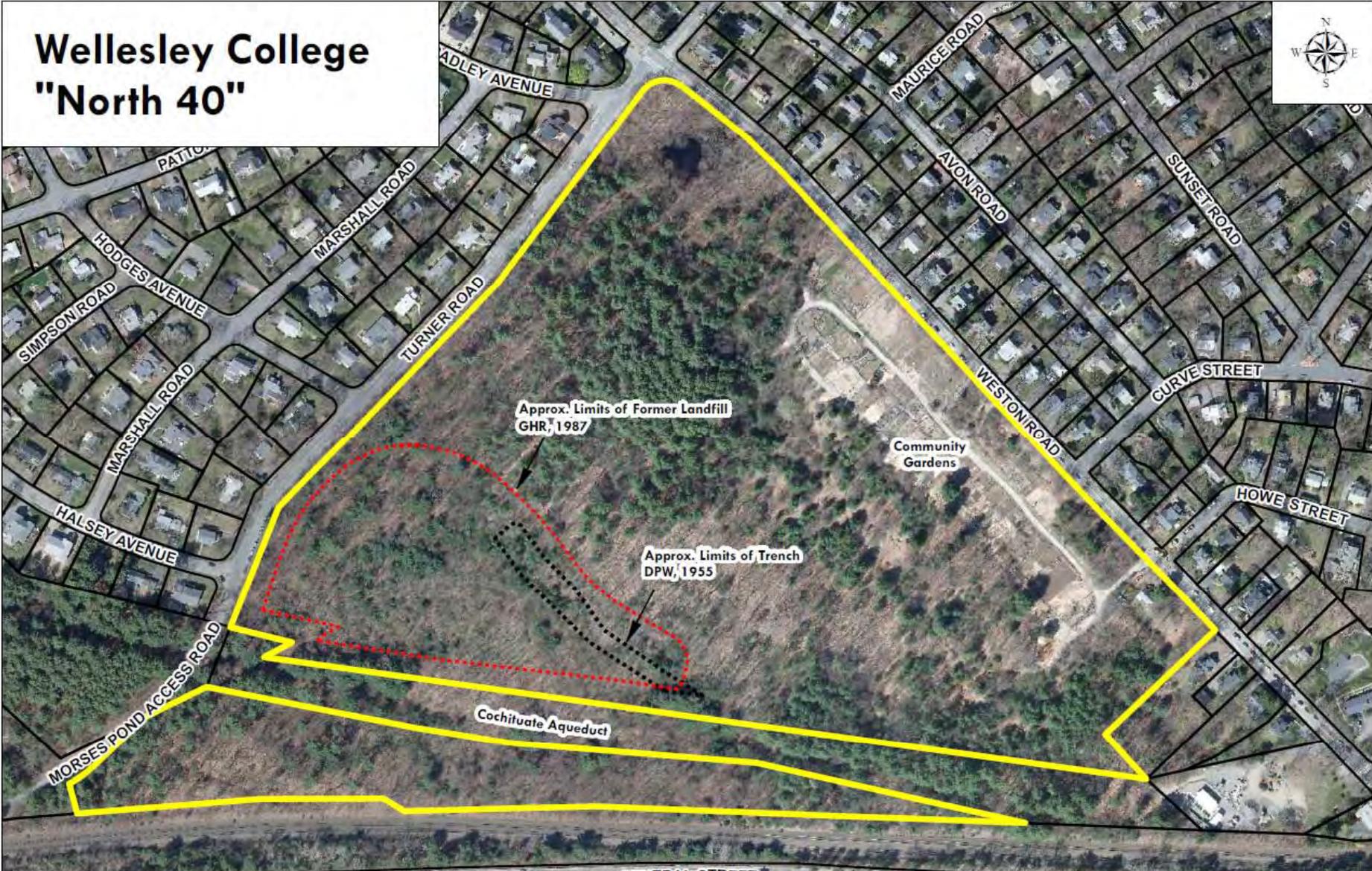
Site Constraints: Community Gardens



Site Constraints: Landfill



Wellesley College "North 40"

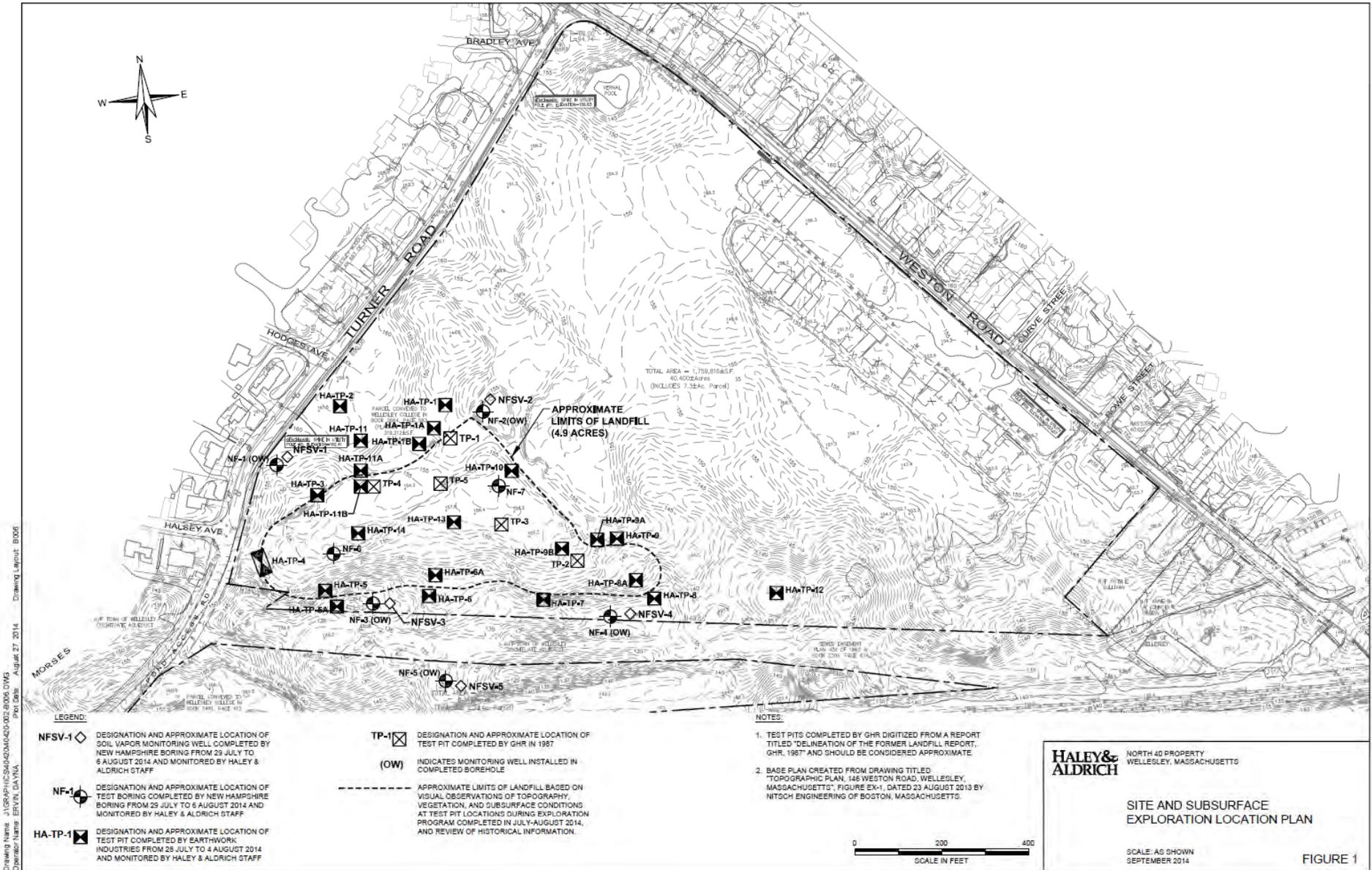


 North 40 (approx.)
Scale 1" = 300'
July 9, 2014

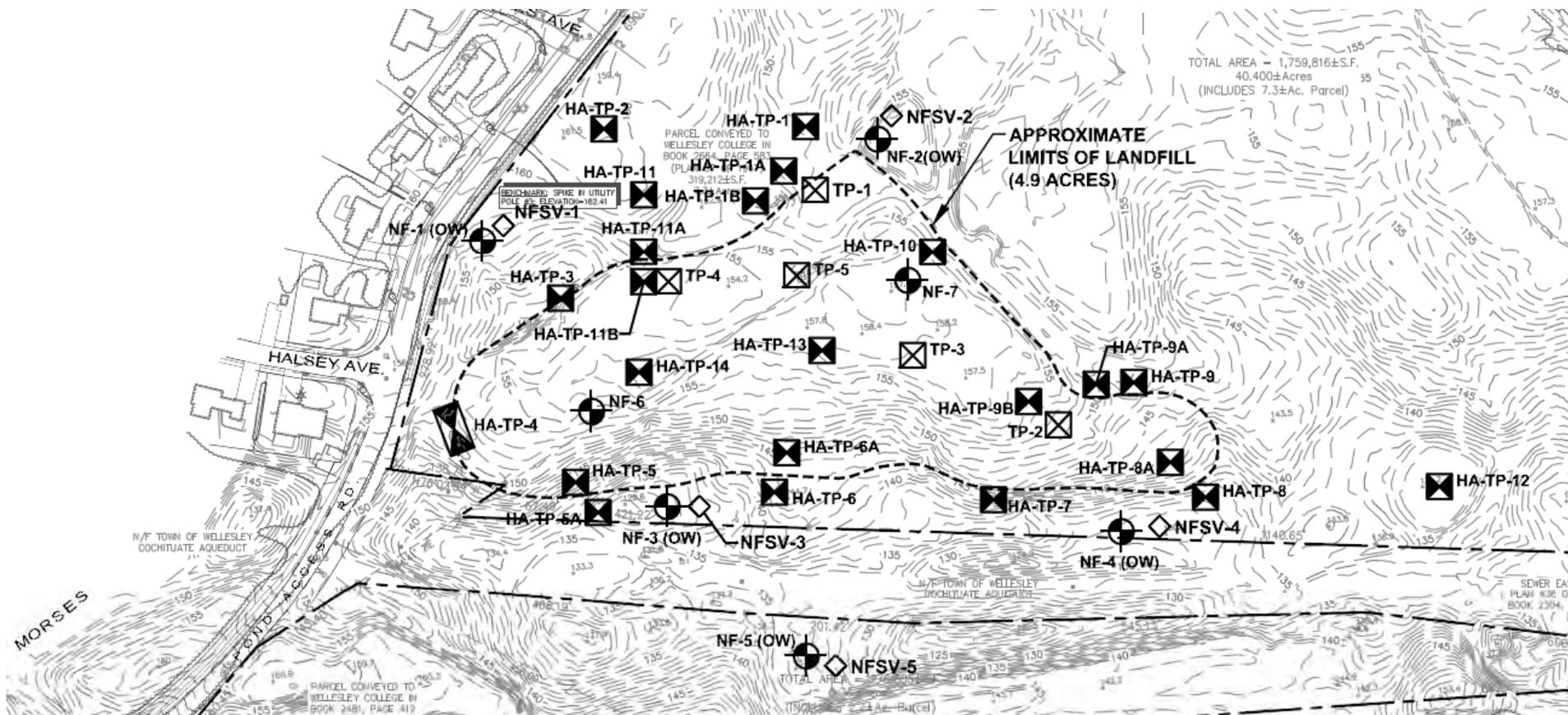




Prior Uses – Landfill and Farmland



Drawing Name: J:\GPR\PHCS\040640-002-0006.DWG
 Operator Name: ENVY, DANYA
 Date: August 27 2014
 Drawing Layout: BOOF



LEGEND:

- NFSV-1** ◊ DESIGNATION AND APPROXIMATE LOCATION OF SOIL VAPOR MONITORING WELL COMPLETED BY NEW HAMPSHIRE BORING FROM 29 JULY TO 6 AUGUST 2014 AND MONITORED BY HALEY & ALDRICH STAFF
- NF-1** ⊕ DESIGNATION AND APPROXIMATE LOCATION OF TEST BORING COMPLETED BY NEW HAMPSHIRE BORING FROM 29 JULY TO 6 AUGUST 2014 AND MONITORED BY HALEY & ALDRICH STAFF
- HA-TP-1** ⊠ DESIGNATION AND APPROXIMATE LOCATION OF TEST PIT COMPLETED BY EARTHWORK INDUSTRIES FROM 28 JULY TO 4 AUGUST 2014 AND MONITORED BY HALEY & ALDRICH STAFF

- TP-1** ⊠ DESIGNATION AND APPROXIMATE LOCATION OF TEST PIT COMPLETED BY GHR IN 1987
- (OW)** INDICATES MONITORING WELL INSTALLED IN COMPLETED BOREHOLE
- APPROXIMATE LIMITS OF LANDFILL BASED ON VISUAL OBSERVATIONS OF TOPOGRAPHY, VEGETATION, AND SUBSURFACE CONDITIONS AT TEST PIT LOCATIONS DURING EXPLORATION PROGRAM COMPLETED IN JULY-AUGUST 2014, AND REVIEW OF HISTORICAL INFORMATION.

NOTES:

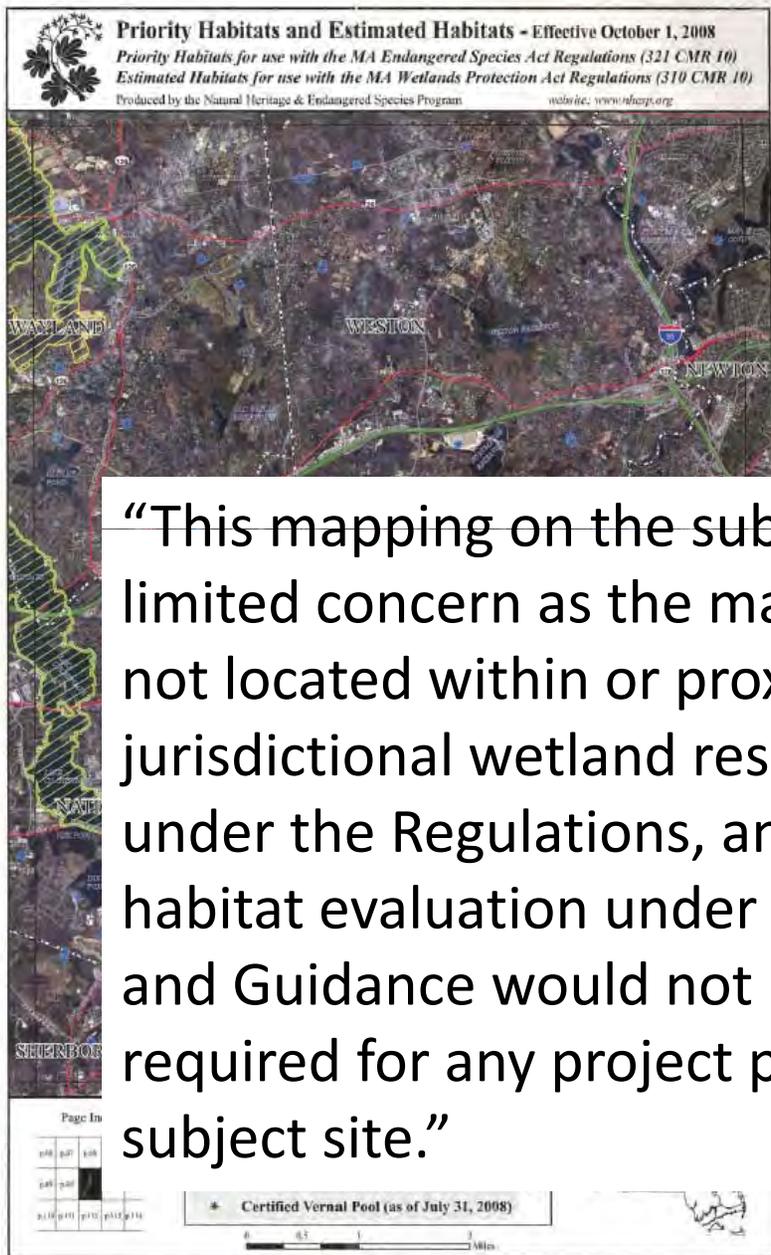
1. TEST PITS COMPLETED TITLED "DELINERATION I GHR, 1987" AND SHOULD
2. BASE PLAN CREATED FROM "TOPOGRAPHIC PLAN, MASSACHUSETTS", FIG NITSCH ENGINEERING

Site Constraints: Steep Slopes



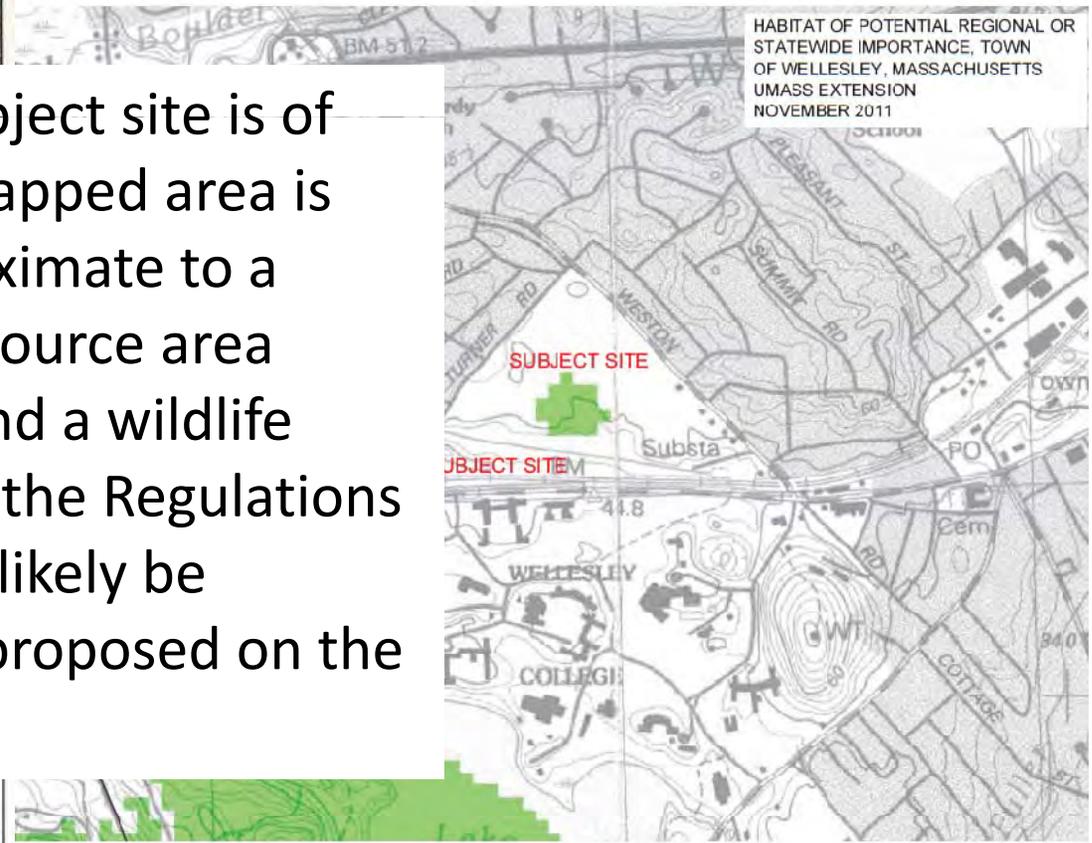
Site Constraints: Vernal Pools





MassDEP's June 2006
**Massachusetts Wildlife Habitat
 Protection Guidance for Inland Wetlands**
 Umass Conservation and
 Prioritization System ("CAPS")

"This mapping on the subject site is of limited concern as the mapped area is not located within or proximate to a jurisdictional wetland resource area under the Regulations, and a wildlife habitat evaluation under the Regulations and Guidance would not likely be required for any project proposed on the subject site."



Site Constraints

W:\hb\proj\Wat-LDI09733.26\reports\InvasiveManagement\Aerial.mxd



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



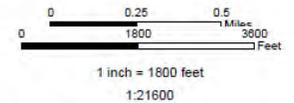
GROUNDWATER RESOURCES



TOWN OF WELLESLEY, MASSACHUSETTS



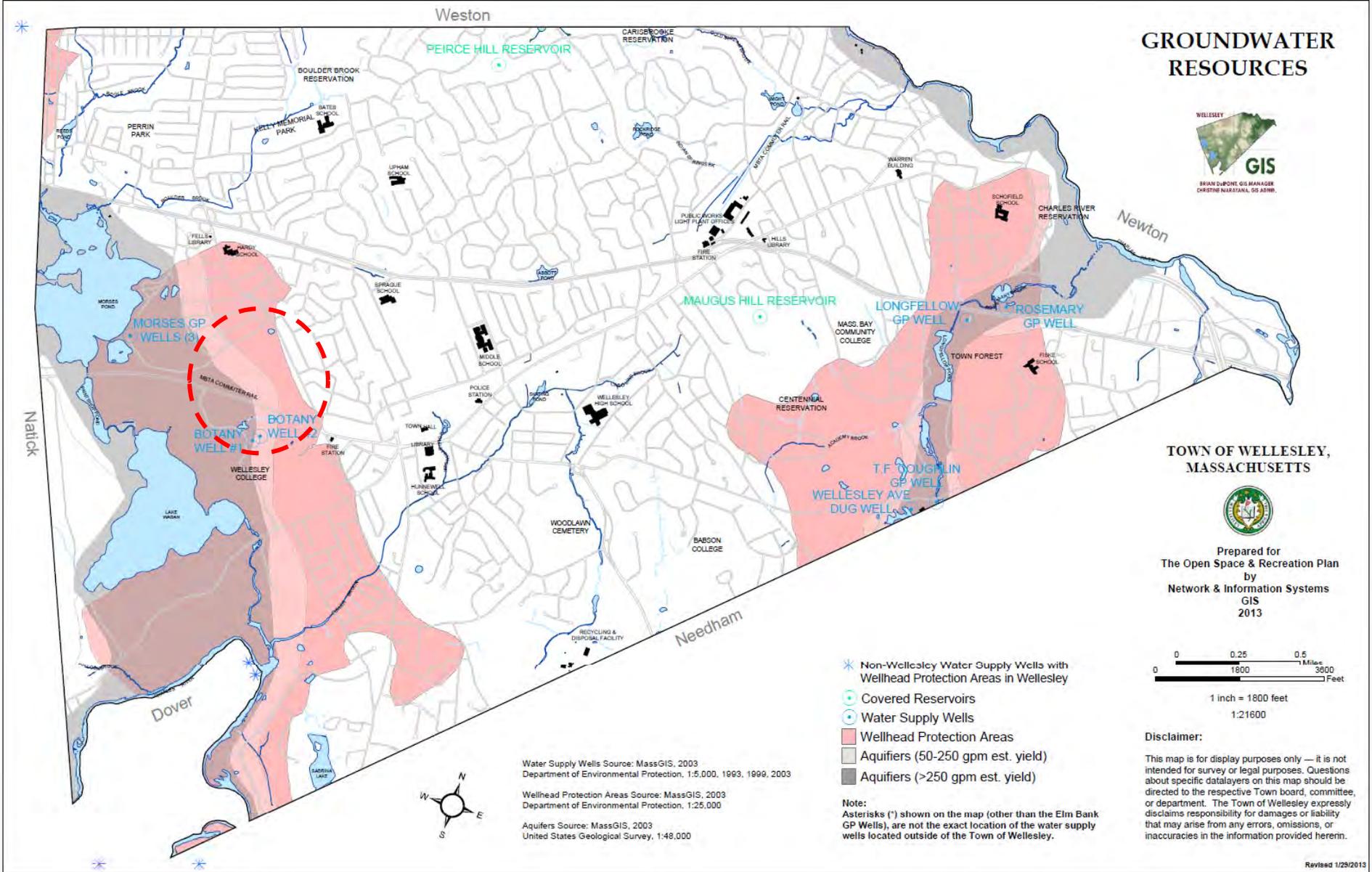
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Revised 1/29/2013



Water Supply Wells Source: MassGIS, 2003
Department of Environmental Protection, 1:5,000, 1993, 1999, 2003

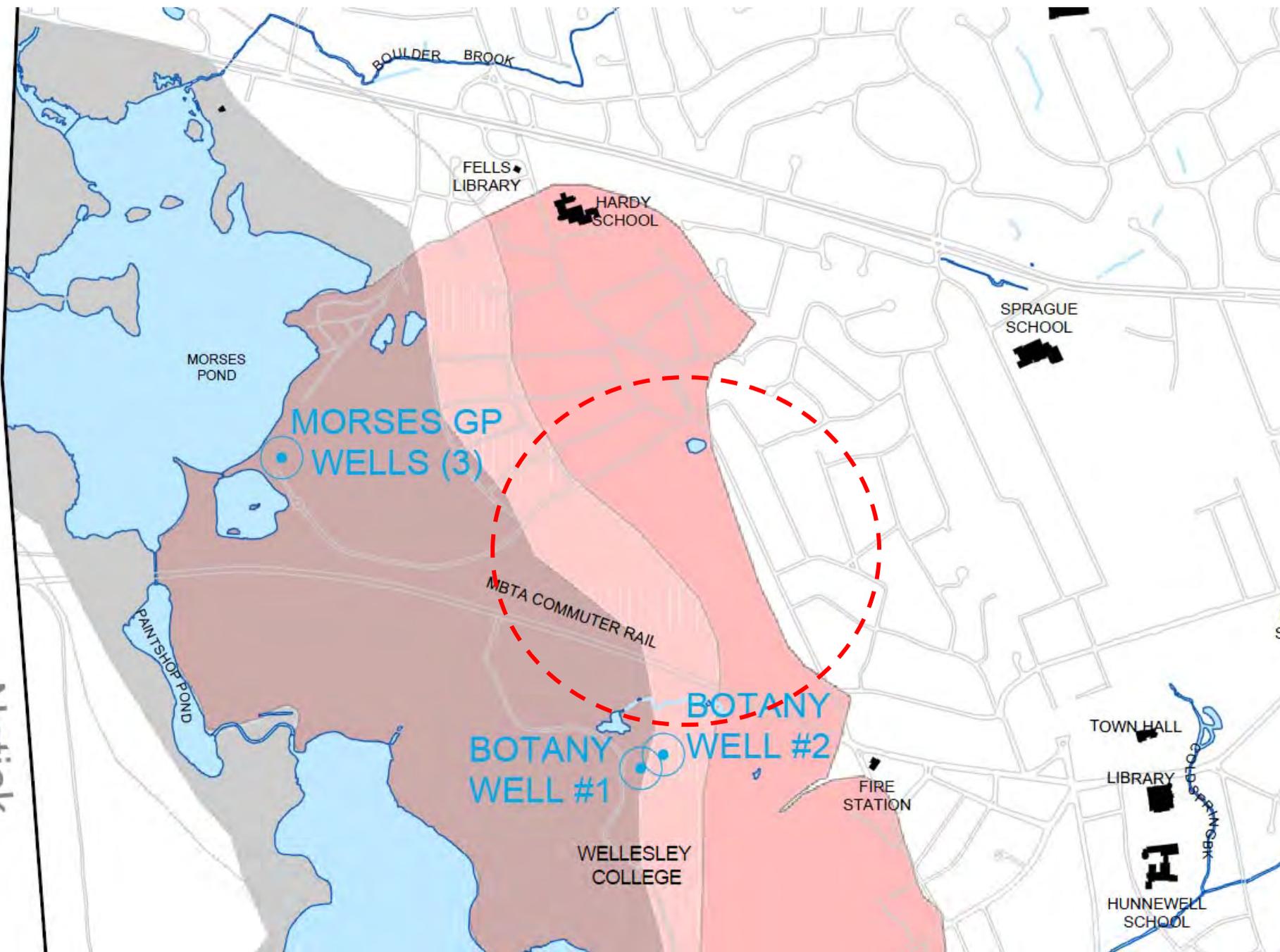
Wellhead Protection Areas Source: MassGIS, 2003
Department of Environmental Protection, 1:25,000

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

- * 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.

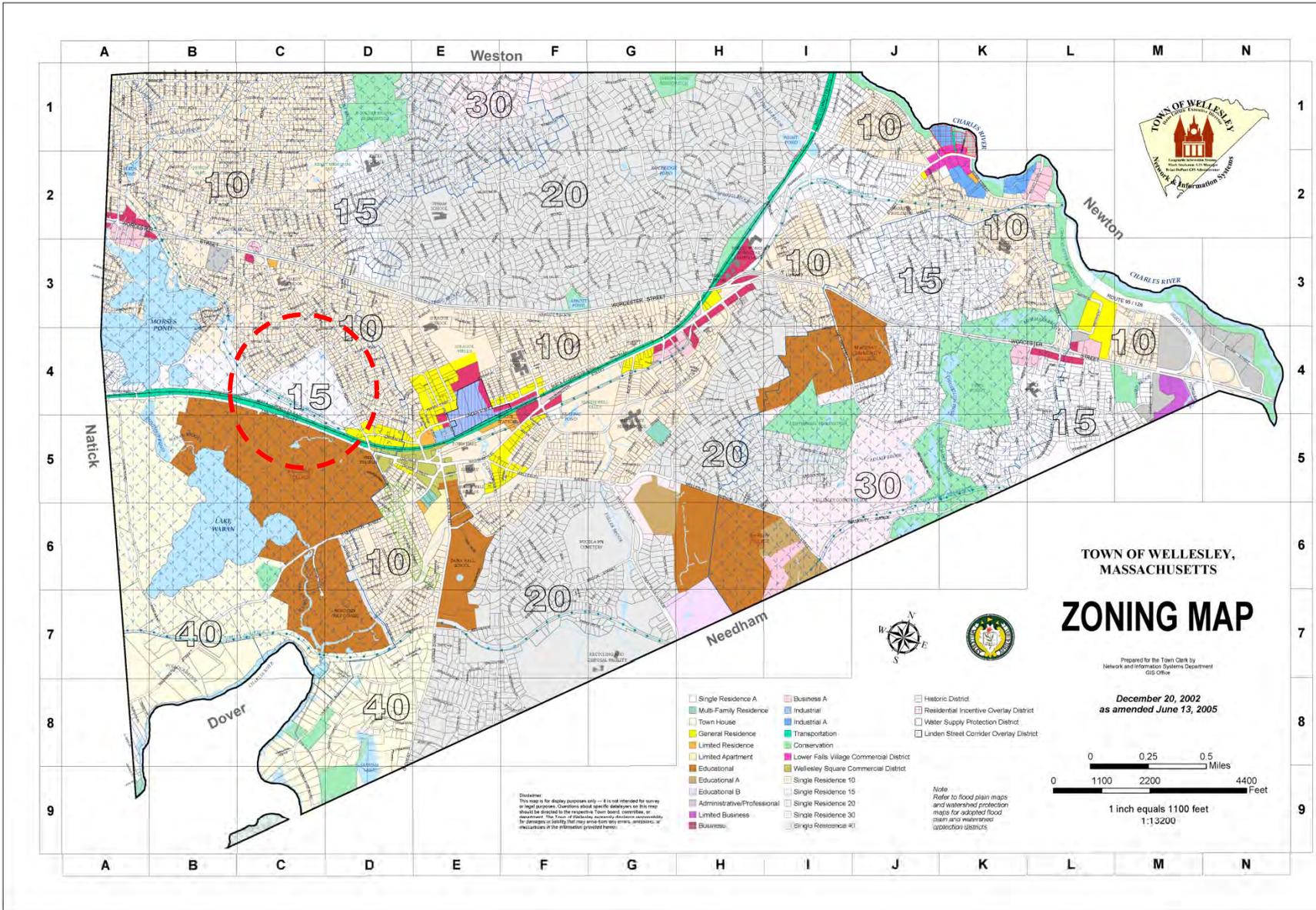
Natick



Site Constraints: DPW Zone II



Site Constraints: Zoning



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SITE CONDITIONS AND ANALYSIS

Allowable Uses Under Current Development Regulations

- Existing Uses - Open Space, Forest Land, Agriculture, Trails
- Conservation and Preservation – Protected open space
- Residential Uses
 - Single Family Homes (SRD15 – 15,000 sf MLS, 100' frontage)
 - ANR Frontage Lots (SF Homes on Weston Rd and Turner Rd)
 - NRPD Cluster Subdivision (SF subdivision 5+ units)
 - Chapter 40B (affordable, higher density, multiple res. types)
- Municipal Uses – Community center, recreation, senior, etc.
- Educational and Religious Uses
- Day Care Facility

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SUMMARY OF VISIONING WORKSHOPS

Internal Workshop Results

- Potential interest and impacts on town boards, services and facilities

Neighborhood Workshop Results

- Current utilization and relationships
- Opportunities and threats

Town-Wide Workshop Results

- Potential future uses, benefits and concerns



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SUMMARY OF VISIONING WORKSHOPS

Internal Visioning Workshop

- 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 of new development on Town services

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SUMMARY OF VISIONING WORKSHOPS

Neighborhood Visioning Workshop

- 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

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SUMMARY OF VISIONING WORKSHOPS

Town-Wide Visioning Workshop

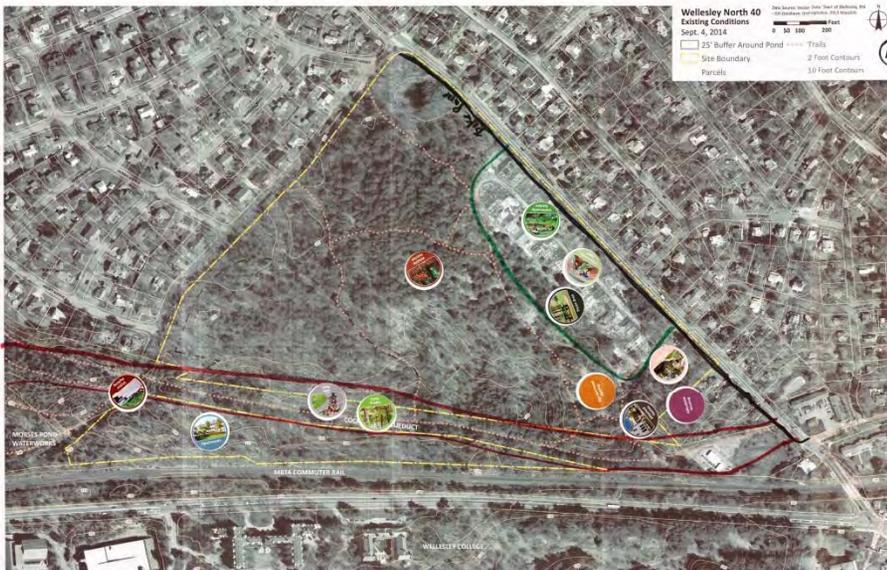
- Open Space uses - preserving the garden plots, trails woodlands, wildlife habitat, picnic area were highly rated
- Housing Uses – Attached and age-restricted homes were favorable to the majority
- Community Uses – Bike path and solar farms were highly rated; ballfields and BMX track were moderately supported; elementary school was less supported



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Townwide Workshops



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

- 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?

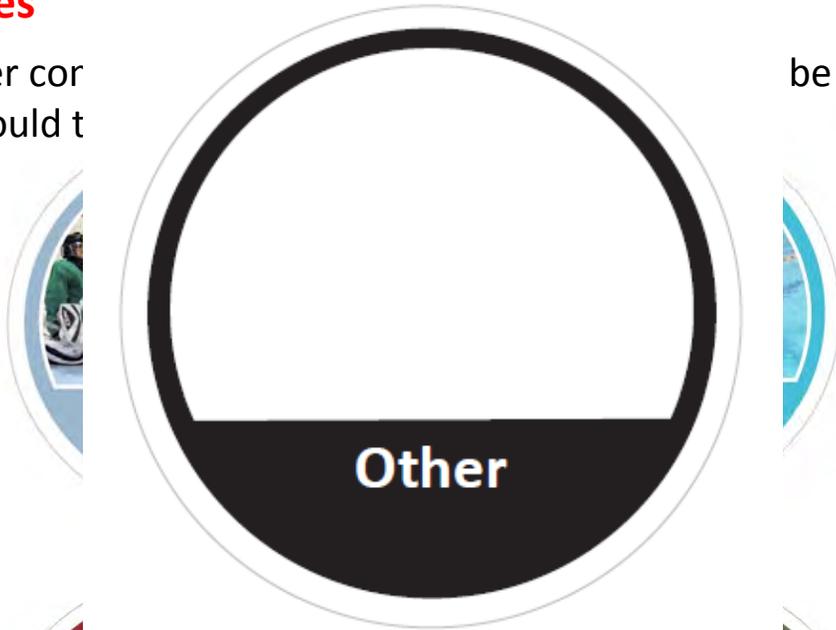




Community Uses

- What other cor
- Where should t

be considered?



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?



I. Open Space Uses



Northern
40 Acres



Southern
6 Acres



Cochituate
Aqueduct

Use	Session 1					Session 2					Students
	Table 1	Table 2	Table 3	Table 4	Table 5	Table 1	Table 2	Table 3	Table 4	Table 5	
 Community Farm											
 Community Garden											
 Wildlife Habitat											
 Hiking Trails											
 Picnic Area											
 Playground											
 Visitor Parking											
 Fenced Dog Park											

II. Housing Uses

 Northern
40 Acres

 Southern
6 Acres

 Cochituate
Aqueduct

Use		Session 1					Session 2					Students
		Table 1	Table 2	Table 3	Table 4	Table 5	Table 1	Table 2	Table 3	Table 4	Table 5	
	Cottages											
	Attached Homes											
	Single Family Homes											
	Apartments											
	Affordable Housing											
	Age-Restricted Housing											
	Market-Rate Housing											

III. Community Uses

 Northern
40 Acres

 Southern
6 Acres

 Cochituate
Aqueduct

Use		Session 1					Session 2					Students
		Table 1	Table 2	Table 3	Table 4	Table 5	Table 1	Table 2	Table 3	Table 4	Table 5	
	Bike Path											
	Skateboard Park											
	BMX Trail											
	Indoor Recreation											
	Solar Farm											
	Wind Farm											
	Senior Center											
	Community Center											
	Elementary School											
	Ballfield											
	Skating Rink											
	Swimming Pool											

IV. Other uses



Northern
40 Acres



Southern
6 Acres



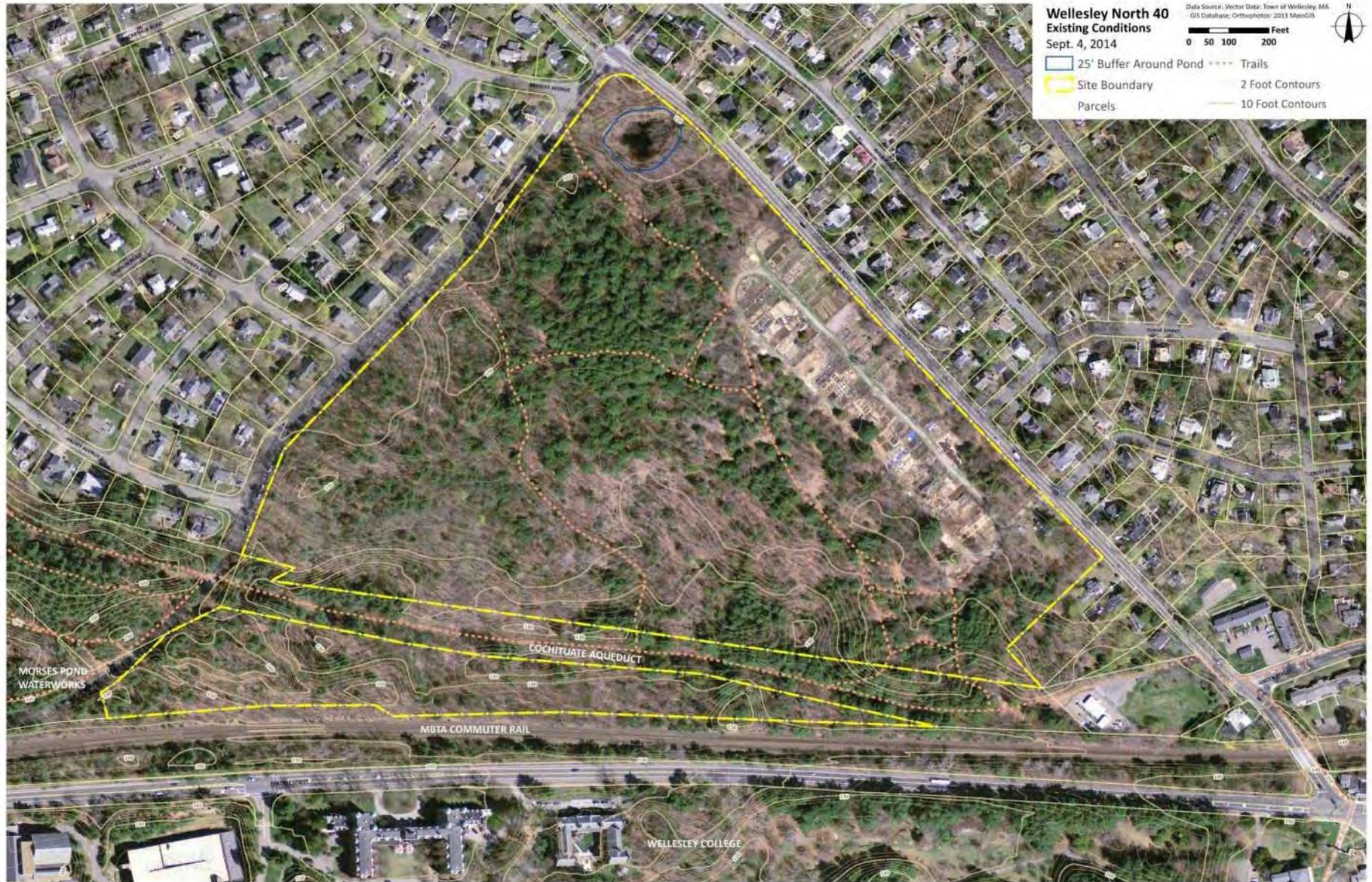
Cochituate
Aqueduct

Use		Session 1					Session 2					Students
		Table 1	Table 2	Table 3	Table 4	Table 5	Table 1	Table 2	Table 3	Table 4	Table 5	
	Multi-use Path											
	Walking Paths											
	Maintain Character of Site											
	Tennis Court											
	LEED/Sustainable Certified Building											
	Train Station											
	No Visitor Parking											
	No Development											
	No New Roads											
	No Fields											
	"Leave for Later"											
	Open Field											

T ownwide Workshop Maps



Town-wide Workshop Maps



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POTENTIAL FUTURE LAND USE SCENARIOS

Based on Visioning Workshops, N40SC and Allowed by Regulations



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Open Space Uses:

- Hiking Trails
- Community Gardens
- Community Farm
- Wildlife Habitat
- Playground
- Picnic Area
- Fenced Dog Park
- Visitor Parking Lot

Housing:

- Single-Family Homes
- Attached Homes
- Cottages
- Apartments
- Affordable Housing
- Age-Restricted Housing
- Market-Rate Housing

Community Uses:

- Elementary School
- Ball Fields and Tennis Courts
- Skating Rink
- Swimming Pool
- Community Center
- Senior Center
- Wind Farm
- Bike and Multi-Purpose Path
- BMX Trail
- Indoor Recreation
- Skateboard Park

Other Uses:

- LEED Certified Buildings
- Train Station
- Visitor parking
- Maintain site character

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POTENTIAL FUTURE LAND USE SCENARIOS

Allowable Residential Uses Under Current Regulations

- Single Family Homes - SRD15 Zoning; 15,000 lots; 100' frontage
- Approval Not Required Subdivision (ANR) - By Right SF Homes on 15,000 sf lots and 100 ft frontage along Weston Rd and Turner Rd
- Natural Resource Protection Overlay District (NRPD) – Cluster Subdivision over 5 units; SF homes on 7,500 sf lots with 50% open space
- Inclusionary Zoning – Requires 20% of new homes to be affordable.
- Chapter 40B Housing Development
 - Higher density with % affordable units
 - “Large project” = 300 units
 - Broad range of housing types such as:
 - SF Homes (conventional, cottage courts, co-housing, etc.)
 - Multi-family (ownership and rental units)
 - Group living (i.e. graduated care/retirement communities)
 - Age-restricted, workforce, etc.

Existing Conditions



Approval Not Required (ANR) Frontage Lots



NRPD Subdivision "Yield Plan"



Site Constraints: Slope – Closer Analysis



Conservation Subdivision Under NRPD

- SF homes on 7,500 sf lots
- 50% open space



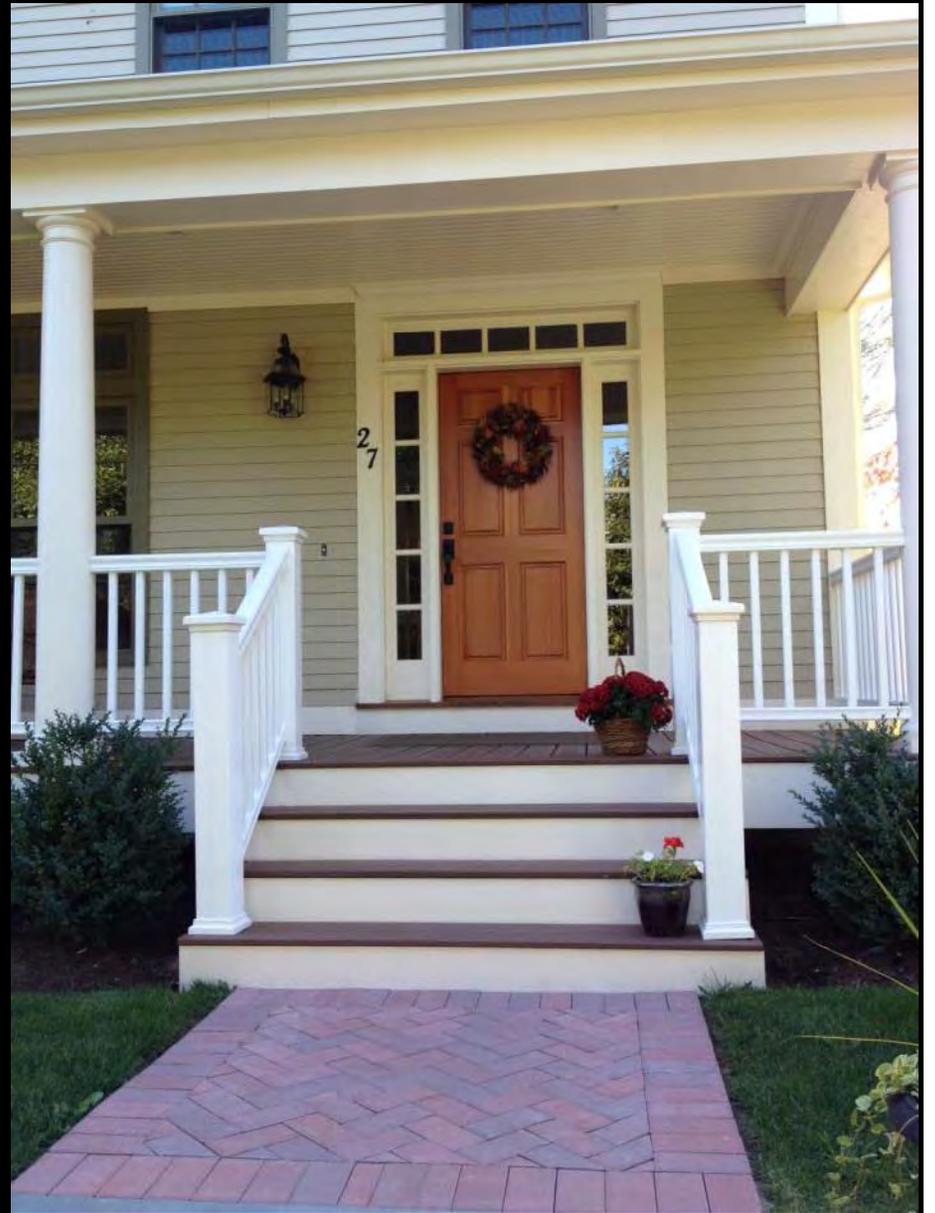
ANR Frontage Lots/NRPD Cluster Subdivision



Old Village Square (Medfield, MA)





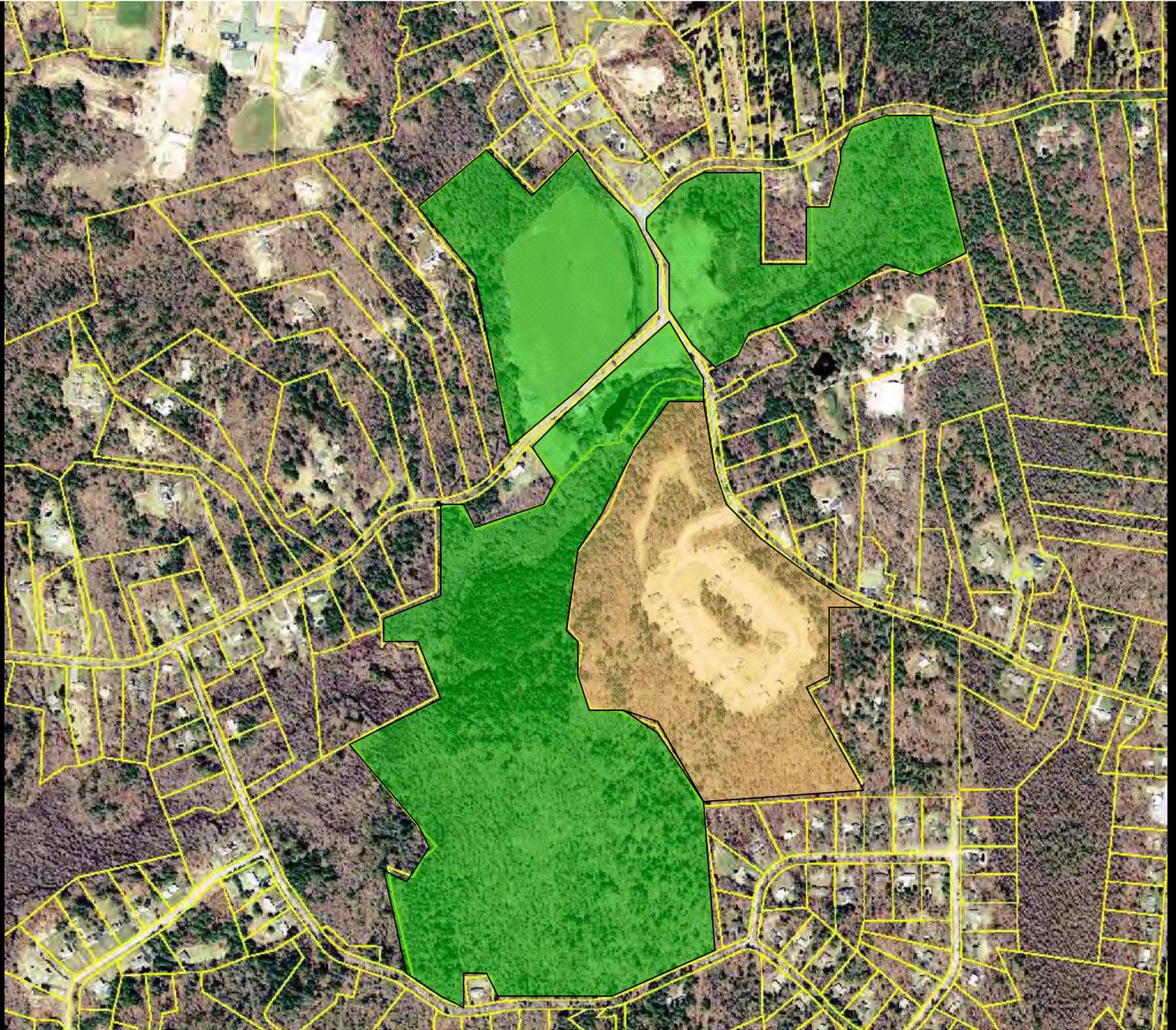








Donovan's Farm
Norwell, Massachusetts









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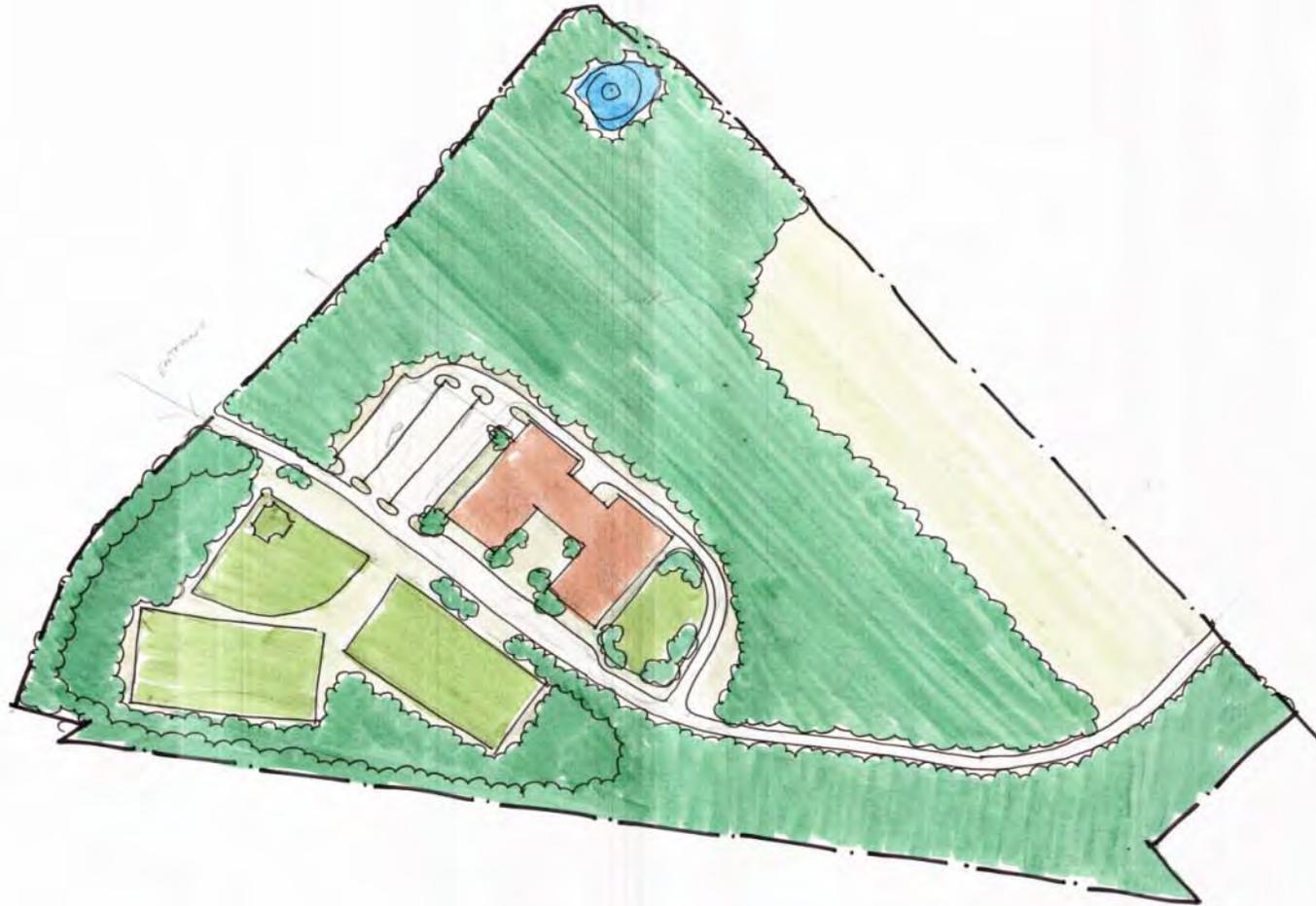
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POTENTIAL FUTURE LAND USE SCENARIOS

Allowable Non-Residential Uses Under Current Regulations

- Existing Uses - Open Space, Forest Land, Agriculture, Trails
- Conservation and Preservation – Protected open space
- Municipal Uses – Community center, recreation, senior, etc.
- Educational and Religious Uses
- Day Care Facility

Potential School Location



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GENERAL DISCUSSION ON FUTURE OF N40

Goals for the N40

Preferred Land Use Alternatives

- Conservation and Recreation
- Community Uses
- New Development
- Access and Connectivity
- Other

Future Site Control

- Town
- Private Developer
- Other

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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!

EXTRA SLIDES

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PROJECT WORK PLAN AND SCHEDULE

1. Project Initiation and Research

- Review relevant plans, studies, regulations and maps
- Work with N40SC on structure/schedule for public participation activities including:
 - social media, interviews, and surveys
 - public visioning workshops , forums and hearings
 - Other techniques with goal of achieving a consensus-based vision for N40
- Compile all available GIS data on the property
- Prepare database and any base maps



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PROJECT WORK PLAN AND SCHEDULE

2. Assessment of Existing Conditions

- Participate in ongoing environmental assessment and preliminary traffic analysis
- Prepare existing site conditions inventory to include:
 - historic and scenic resources
 - natural resources and ecology
 - site access, parking and pedestrian and vehicular circulation
 - site drainage and stormwater management.
- Prepare a physical /digital model of the site to illustrate issues of drainage, orientation, and scale of potential uses
- Prepare site graphics illustrating issues, opportunities and potential constraints on various uses for the site.



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PROJECT WORK PLAN AND SCHEDULE

3. Public Participation and Visioning Program

- Public Officials Internal Workshop (8/13/14)
 - Potential issues, opportunities and constraints by department, board and committee
- Neighborhood Visioning Workshop (9/7/14)
 - Evaluate the analysis of site conditions
 - Current uses and values the North 40 to the neighborhood and surrounding area
 - Define relationships between the North 40 and the adjacent neighborhood and Morses Pond.



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PUBLIC FORUM

Monday, Sept. 29th, 2014

PROJECT WORK PLAN AND SCHEDULE

3. Public Participation and Visioning Program

- Town-Wide Visioning Workshop (9/14/14)
 - Presentation about existing site conditions, environmental analysis and traffic studies
 - Visioning and scenario-building exercises
 - General discussion/evaluation of alternatives
 - Define which alternatives are worth pursuing further
 - Prepare clear list of shared goals and objectives
 - Vision statement to serve as a touchstone for shared decision-making about the future of the site



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The North 40
Property

VISIONING

PUBLIC FORUM

Monday, Sept. 29th, 2014

PROJECT WORK PLAN AND SCHEDULE

3. Public Participation and Visioning Program

- Public Forum on Preferred Use Alternatives (10/2/14)
 - Report on the results of the first three workshops
 - Based prior workshop results, develop and present final plan with alternative proposals
 - Presentation of the final analysis and assessment
 - Recommendations moving forward
 - Facilitate a discussion on alternatives,
 - Verify shared goals and objectives
 - Test the level of consensus in support of the various land use alternatives.



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PROJECT WORK PLAN AND SCHEDULE

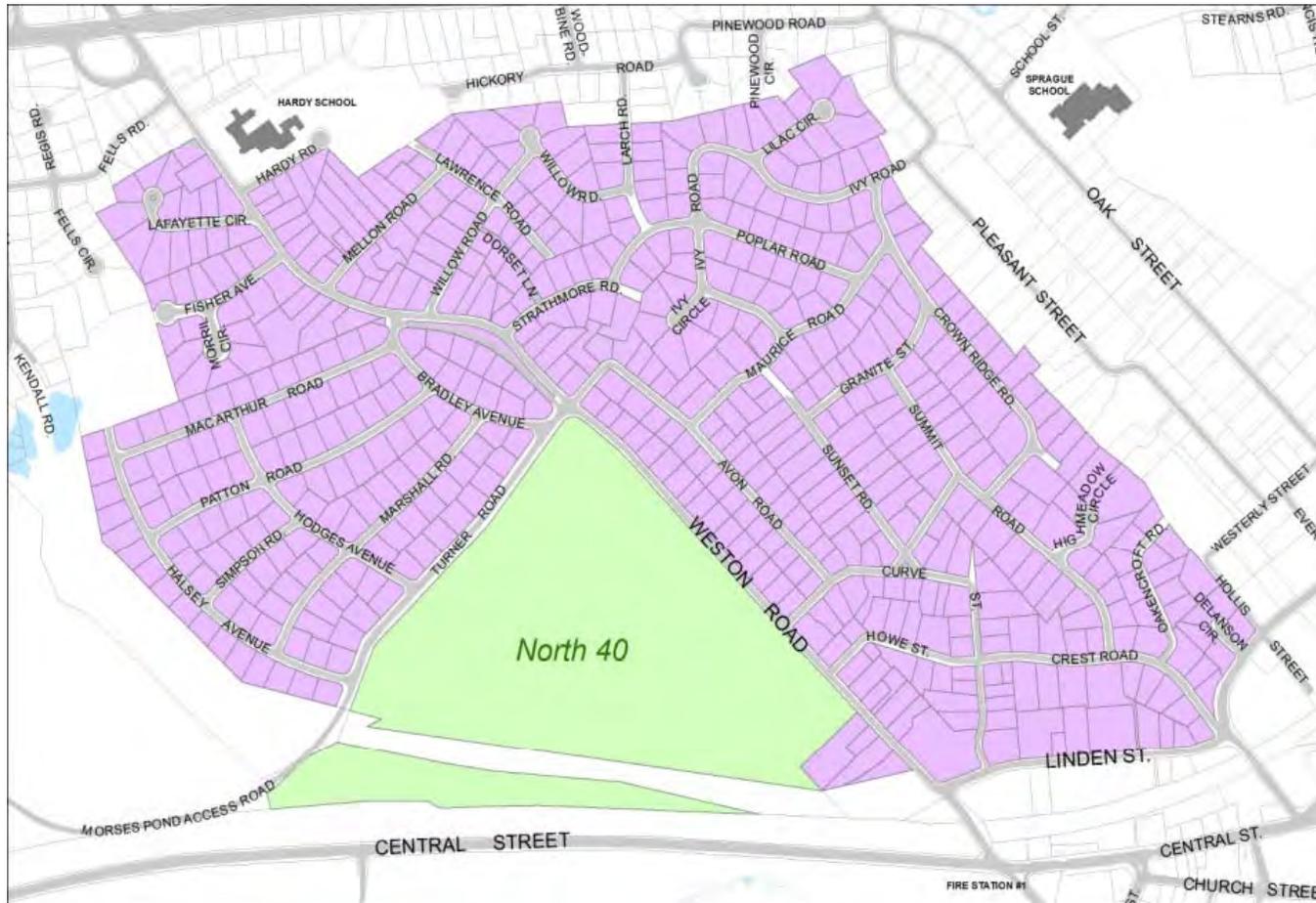
4. Final Report and Recommendations

- Preferred land use vision based on existing site conditions and N40SC and public input
- Vision statement
- Graphic illustrations of the vision
- Preliminary actions, strategies and recommendations for implementation of the vision
- Work with N40SC on alternative development scenarios reflecting the preferred uses
- Detailed description of the steps necessary to implement each of the land use development scenarios
- Identify final implementation strategies
- Identify how development or change in the North 40 might otherwise “fit” into the Town as a whole.



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- *North 40 (Green)*
- *Properties in the Vicinity (Purple)*

In Vicinity of the North 40

584 properties (see map below)

104 residential properties bought/sold between Nov. 2009 and Oct. 2013.

477 children between the ages of 2 and 17.

133 of these children live in homes bought/sold between Nov. 2009 and Oct. 2013.

Age distribution is consistent with Town-wide numbers (see WSC Report to N40SC)



Recommended natural buffer of the Crosstown Trail Wellesley Trail Committee



TRAFFIC AND CIRCULATION

Existing Conditions

General Traffic Factors

- Average daily traffic volume on Weston Road approx. 16,000 vehicles
- School drop off/pick up significant traffic generator (300-student school = approx. 280 trips at peak hour.

Weston/Linden Intersection

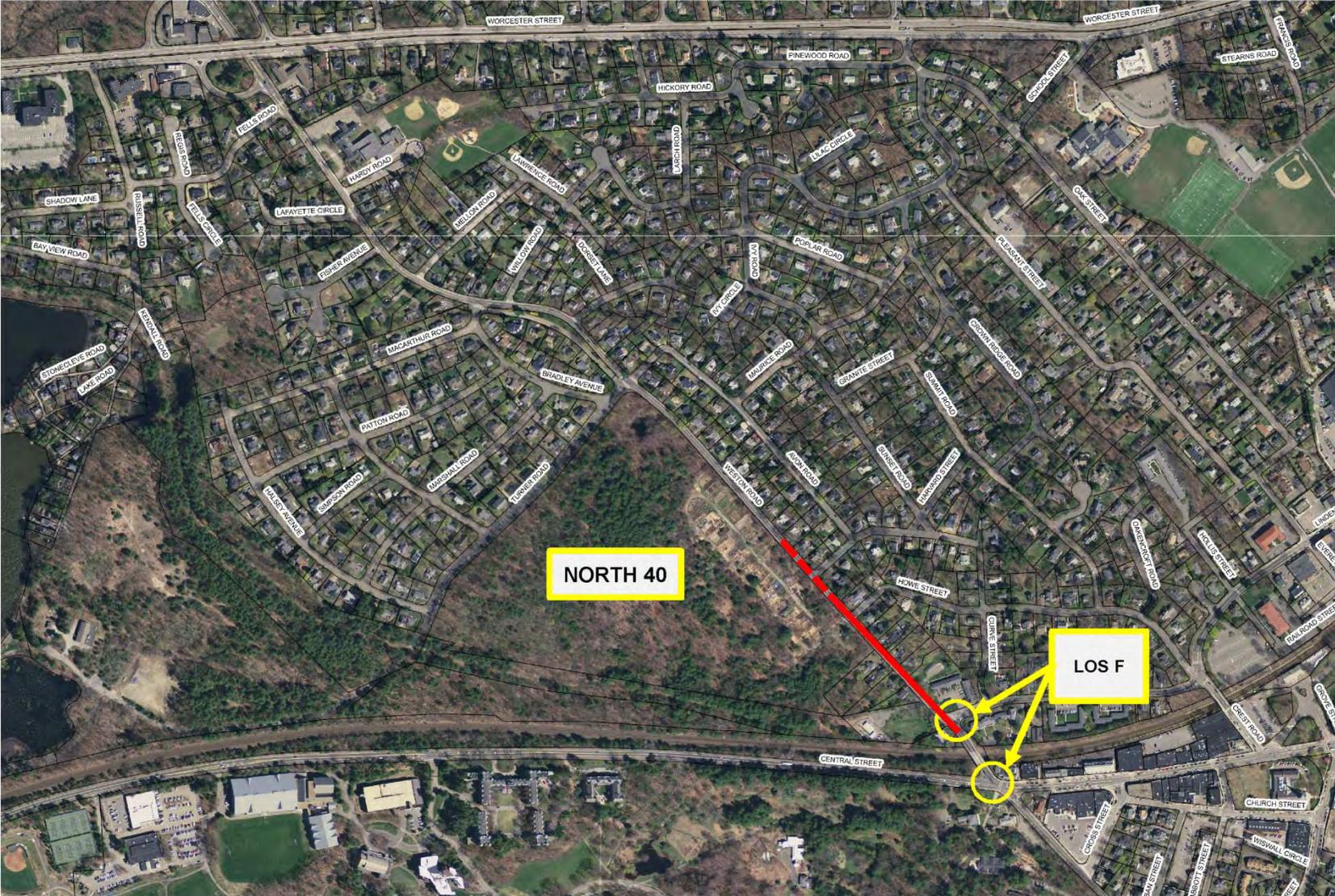
- LT from Weston onto Linden St is LOS F (significant delays)
- LT Queue is 1,200 feet at peak traffic hours

Central/Weston Intersection

- LOS F – 800 vehicle capacity/1,300 veh. at peak hour
- RR Bridge clearance requirements from 18' (1995) to 21' today

BETA Evaluation of Potential Traffic Circulation Improvements

Existing Conditions



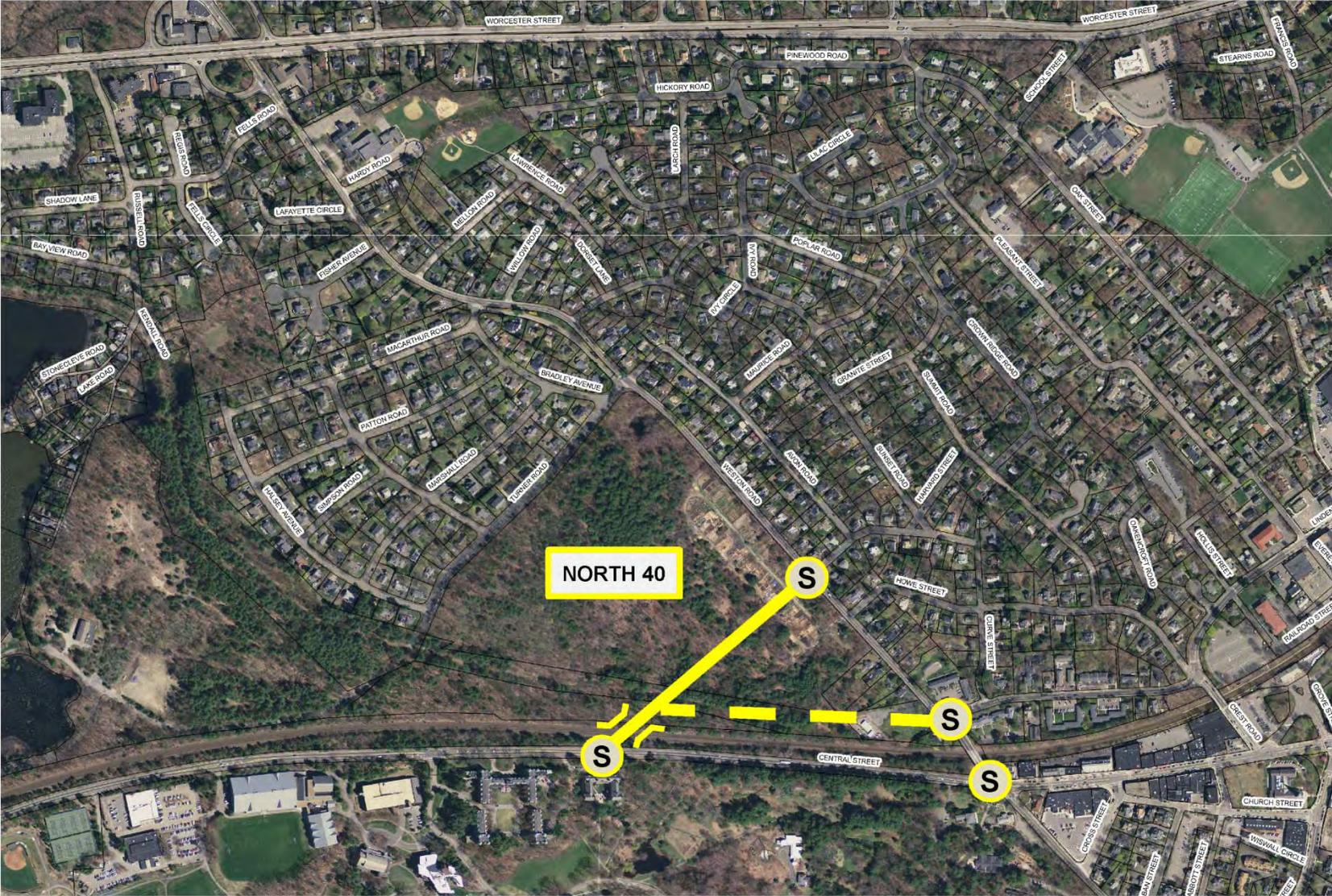
BETA Evaluation of Potential Traffic Circulation Improvements

Alternative 3 - Linden Street Extension



BETA Evaluation of Potential Traffic Circulation Improvements

Alternative 4 - Bridge Connect to Curve St



BETA Evaluation of Potential Traffic Circulation Improvements

Alternative 5A – Bridge Connect to Turner Rd



The North 40
Property

VISIONING

TRIP GENERATION RATES FOR SPECIFIC USES

Code	Description	Unit of Measurement	Daily Rate/ Equation	AM Peak Hour		PM Peak Hour	
				In/Out	Rate/Eq.	In/Out	Rate/Eq.
<u>Residential</u>							
210	Single Family Detached Housing	Dwelling Unit	10	25/75	0.75	63/37	1.00
220	Apartment	Dwelling Unit	6.65	20/80	$T = 0.49(X) + 3.73$	65/35	0.62
230	Condo/Townhouse	Dwelling Unit	6.65	17/83	$\ln(T) = 0.80 \ln(X) + 0.26$	67/33	0.52
251	55+ SF Detached	Dwelling Unit	3.68	35/65	0.22	61/39	0.27
252	55+ SF Attached	Dwelling Unit	3.44	34/66	0.2	54/46	0.25
<u>Recreational</u>							
411	Town Park	Acres					0.19
435	Multi-Purpose Recreational Facility	Acres					5.77
488	Soccer Complex	Fields					17.7
498	Recreational Community Center	1,000 SF					1.45
<u>Institutional</u>							
520	Elementary School	Students	1.29	55/45	0.45	49/51	0.15
522	Middle School/Junior HS	Students	1.62	55/45	0.54	49/51	0.16
560	Church/Synagogue	1,000 SF	9.11	62/38	0.56	48/52	0.55
565	Day Car Center	1,000 SF	74.06	53/47	12.18	47/53	12.34

FUTURE DEVELOPMENT SCENARIO

Projected School-Age Studies and Case Studies from Housing Development

- Typical SF Home in Wellesley = .78 students/DU (61% K-5)
- C40B Affordable Housing Development = .84 students/DU (51% K-5)
- 10% of Wellesley students attend private schools

The North 40
Property

VISIONING

HOUSING DEVELOPMENT SCENARIO

FY2013 MSA MEDIAN HOUSEHOLD INCOME IN WELLESLEY

Median Income	Income Limit Category	Size of Household (Persons Per HH)							
		1	2	3	4	5	6	7	8
\$ 94,400	Very Low (50%) Income	\$ 33,050	\$ 37,800	\$ 42,500	\$ 47,200	\$ 51,000	\$ 54,800	\$ 58,550	\$ 62,350
	Extremely Low (30%) Income	\$ 19,850	\$ 22,650	\$ 25,500	\$ 28,300	\$ 30,600	\$ 32,850	\$ 35,100	\$ 37,400
	Low (80%) Income	\$ 47,150	\$ 53,900	\$ 60,650	\$ 67,350	\$ 72,750	\$ 78,150	\$ 83,550	\$ 88,950

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

- 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?





Wind Farm



Senior Center



Community Center



Elementary School

Community Uses

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



Ballfield



Skating Rink



Swimming Pool



Bike Path



Skateboard Park



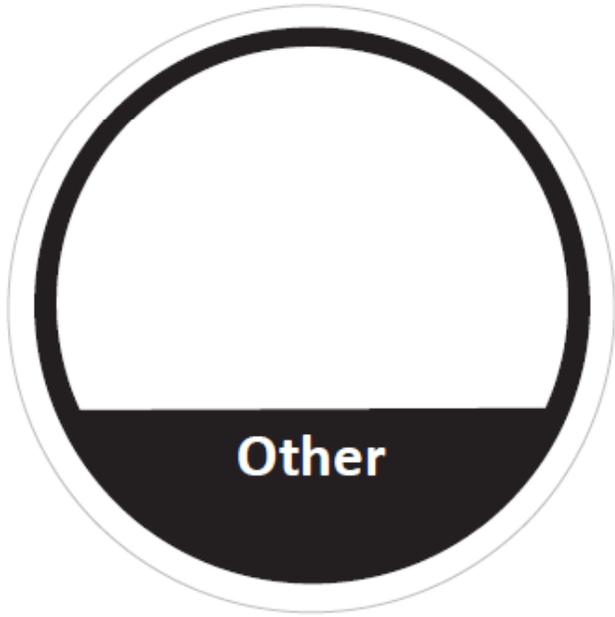
BMX Trail



Indoor Recreation



Solar Farm



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?

