

The North 40
Property

VISIONING

TOWN-WIDE WORKSHOP

Wellesley High School
Sunday, Sept. 14th, 2014
2-4 PM and 7-9 PM



DODSON & FLINKER
Landscape Architecture and Planning

*Brovitz/Community
Planning & Design*



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Sunday, Sept. 14th, 2014

AGENDA

- 1. Welcome and Introductions (5 min.)**
N40 Steering Committee, the Consultant Team, Staff, Project Work Plan
- 2. Update on Analysis of Site Conditions and Future Potential Uses (10 min.)**
Attributes, Constraints, Potential Uses and Development Scenarios
- 3. Summary of Internal Workshop and Neighborhood Workshop Results (5 min.)**
Identified Issues, Opportunities and Relationships with the Neighborhood
- 4. Group Visioning Exercise (55 min.)**
Potential Future Land Use Changes and Development Scenarios
- 5. Group Presentations to Full Workshop (20 min.)**
- 6. General Discussion of Preferred Land Use Alternatives (20 min.)**
- 7. Wrap Up and Next Steps (5 min.)**



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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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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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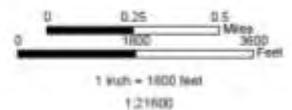
EXISTING OPEN SPACE



TOWN OF WELLESLEY, MASSACHUSETTS

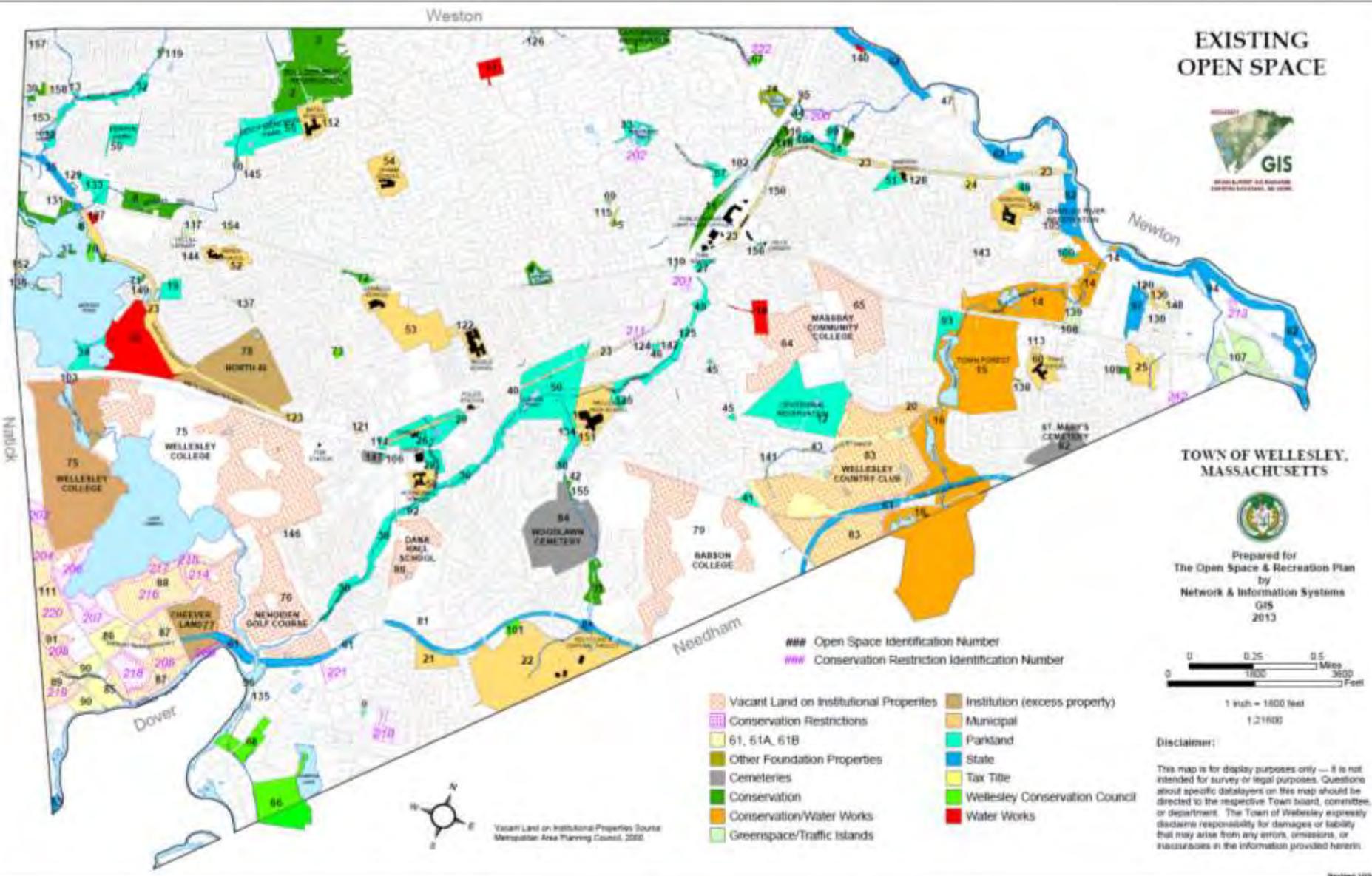


Prepared for
The Open Space & Recreation Plan
by
Network & Information Systems
GIS
2013



Disclaimer:

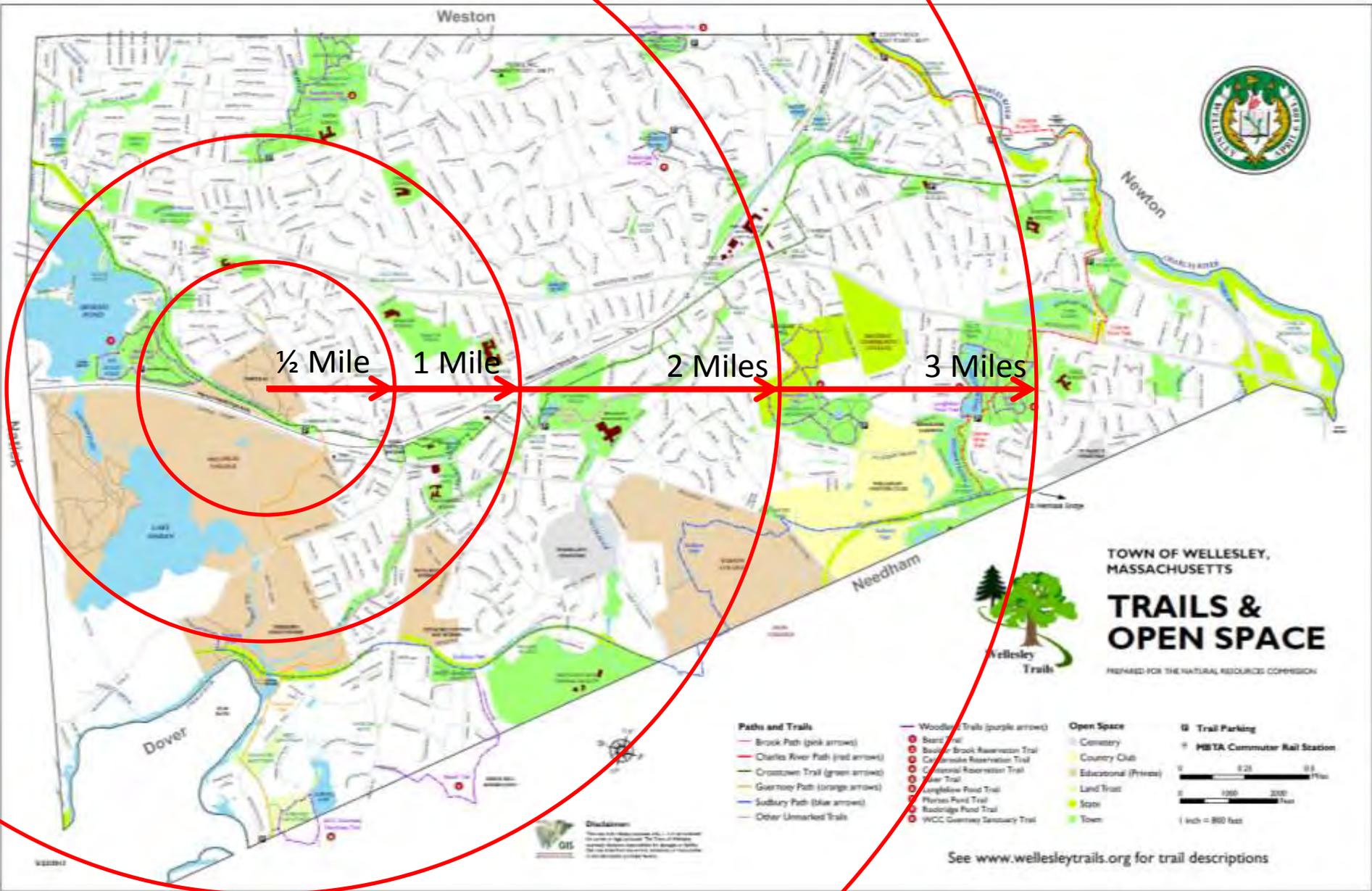
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Open Space Identification Number
Conservation Restriction Identification Number

- Vacant Land on Institutional Properties
- 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, 2002



TOWN OF WELLESLEY,
MASSACHUSETTS

TRAILS & OPEN SPACE

PREPARED FOR THE NATURAL RESOURCES COMMISSION



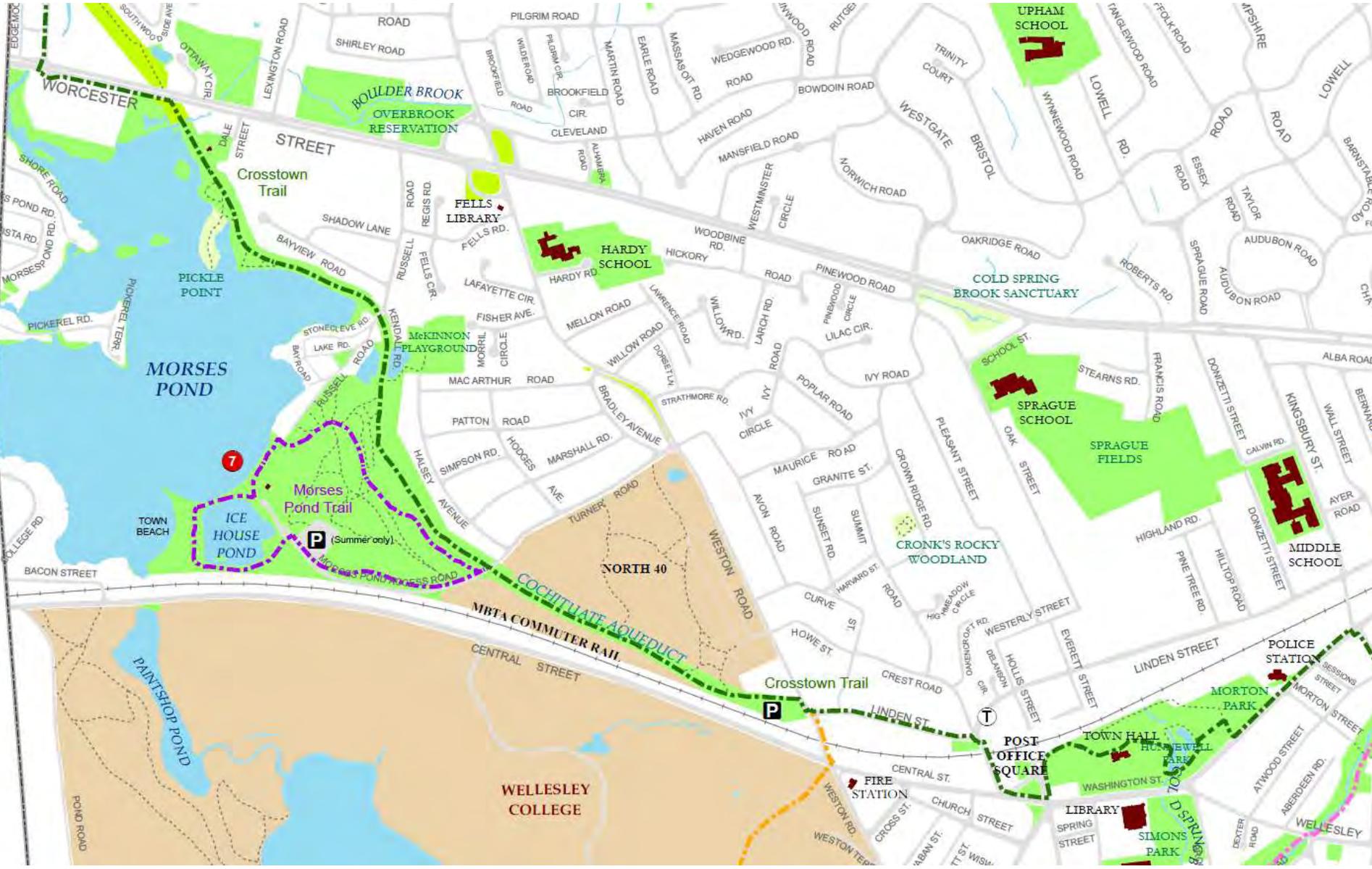
- | | | | |
|--------------------------------|---------------------------------|-----------------------|----------------------------|
| Paths and Trails | Woodland Trails (purple arrow) | Open Space | Trail Parking |
| Brook Path (pink arrow) | Bentley Hill | Conservatory | MBTA Commuter Rail Station |
| Charles River Path (red arrow) | Beverly Brook Reservation Trail | Country Club | |
| Croxtown Trail (green arrow) | Centerville Reservation Trail | Educational (Private) | |
| Guernsey Path (orange arrow) | Clear Trail | Land Trust | |
| Sudbury Path (blue arrow) | Englewood Pond Trail | State | |
| Other Unmarked Trails | Phonon Pond Trail | Town | |
| | Rodriguez Pond Trail | | |
| | WCC Guernsey Sanctuary Trail | | |



See www.wellesleytrails.org for trail descriptions

Disclaimer:
The Town of Wellesley, Massachusetts, is not responsible for any injuries or damages that may occur while using the trails. The Town of Wellesley is not liable for any injuries or damages that may occur while using the trails. The information is provided for informational purposes only.

W202012



MORSES POND

7

ICE HOUSE POND

Morses Pond Trail

P (Summer only)

WELLESLEY COLLEGE

NORTH 40

MBTA COMMUTER RAIL

WORCESTER STREET

Crosstown Trail

FELLS LIBRARY

HARDY SCHOOL

UPHAM SCHOOL

COLD SPRING BROOK SANCTUARY

SPRAGUE SCHOOL

SPRAGUE FIELDS

MIDDLE SCHOOL

CRONK'S ROCKY WOODLAND

Crosstown Trail

POST OFFICE SQUARE

FIRE STATION

LIBRARY

POLICE STATION

TOWN HALL

SIMONS PARK

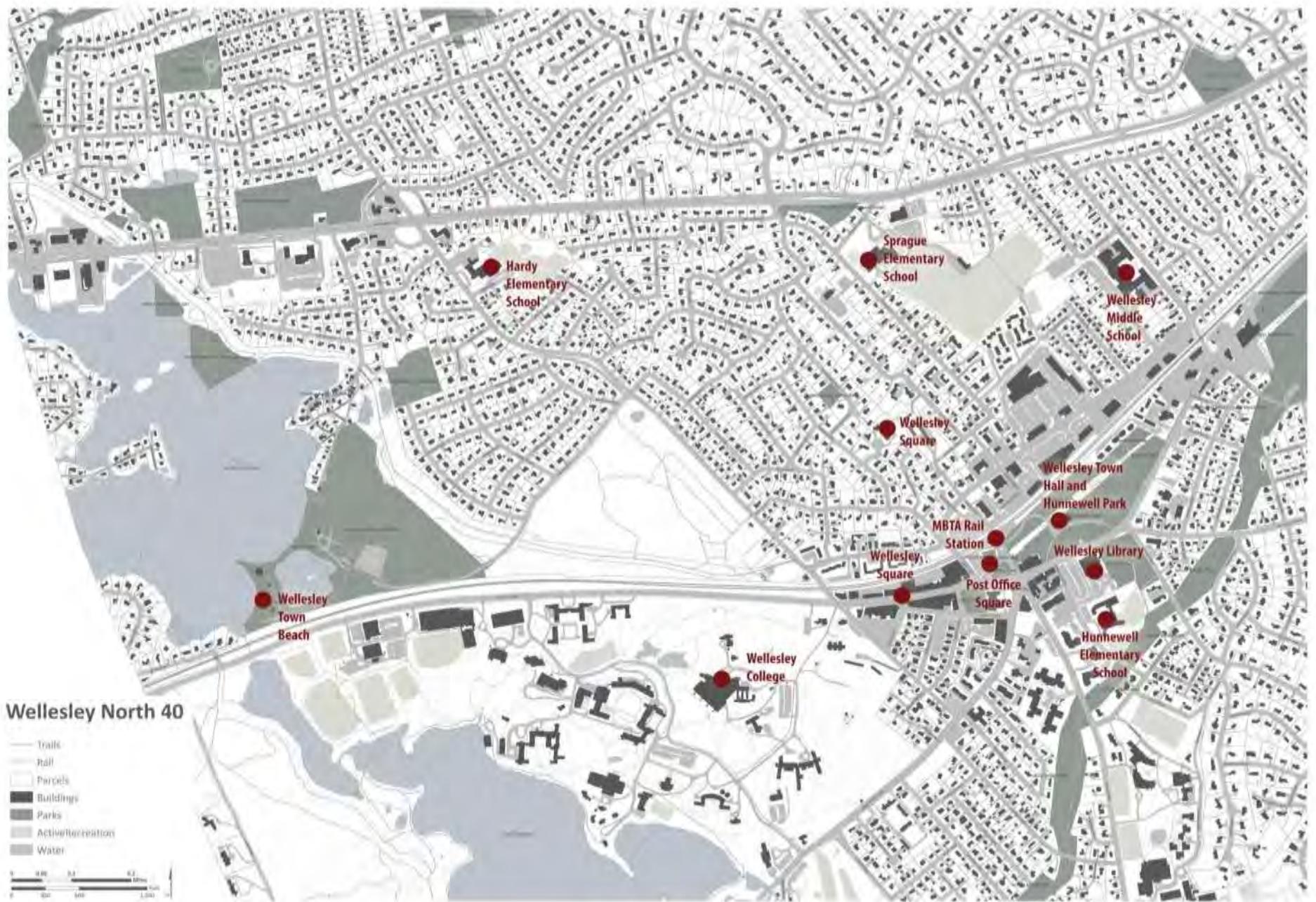
HUGH NEWELL PARK

MORTON PARK

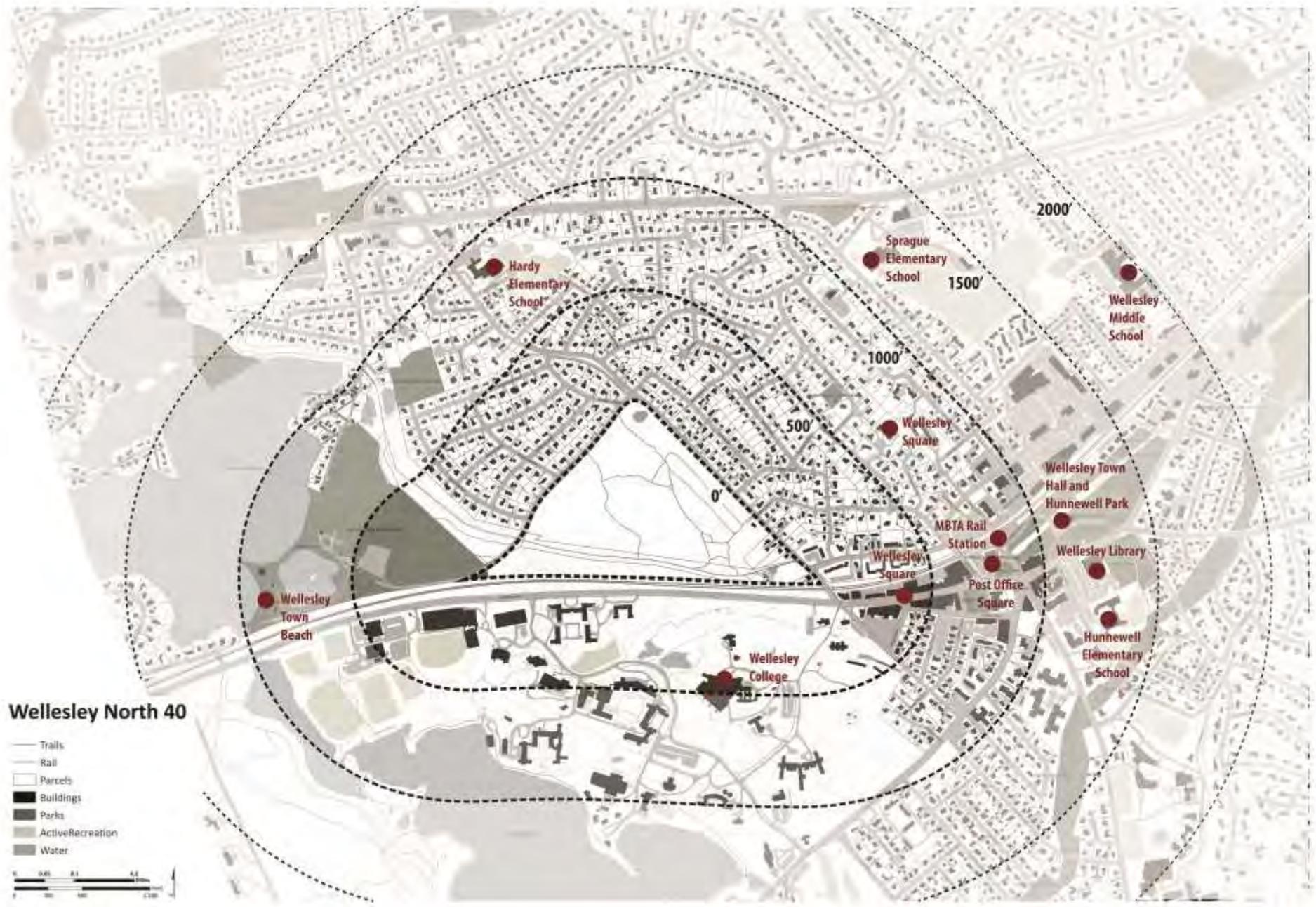
WELLESLEY

WELLESLEY

Context of the North 40 Property



Walking Distance from North 40 Property to Surrounding Areas



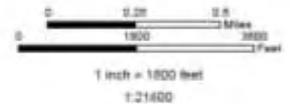
GROUNDWATER RESOURCES



TOWN OF WELLESLEY, MASSACHUSETTS

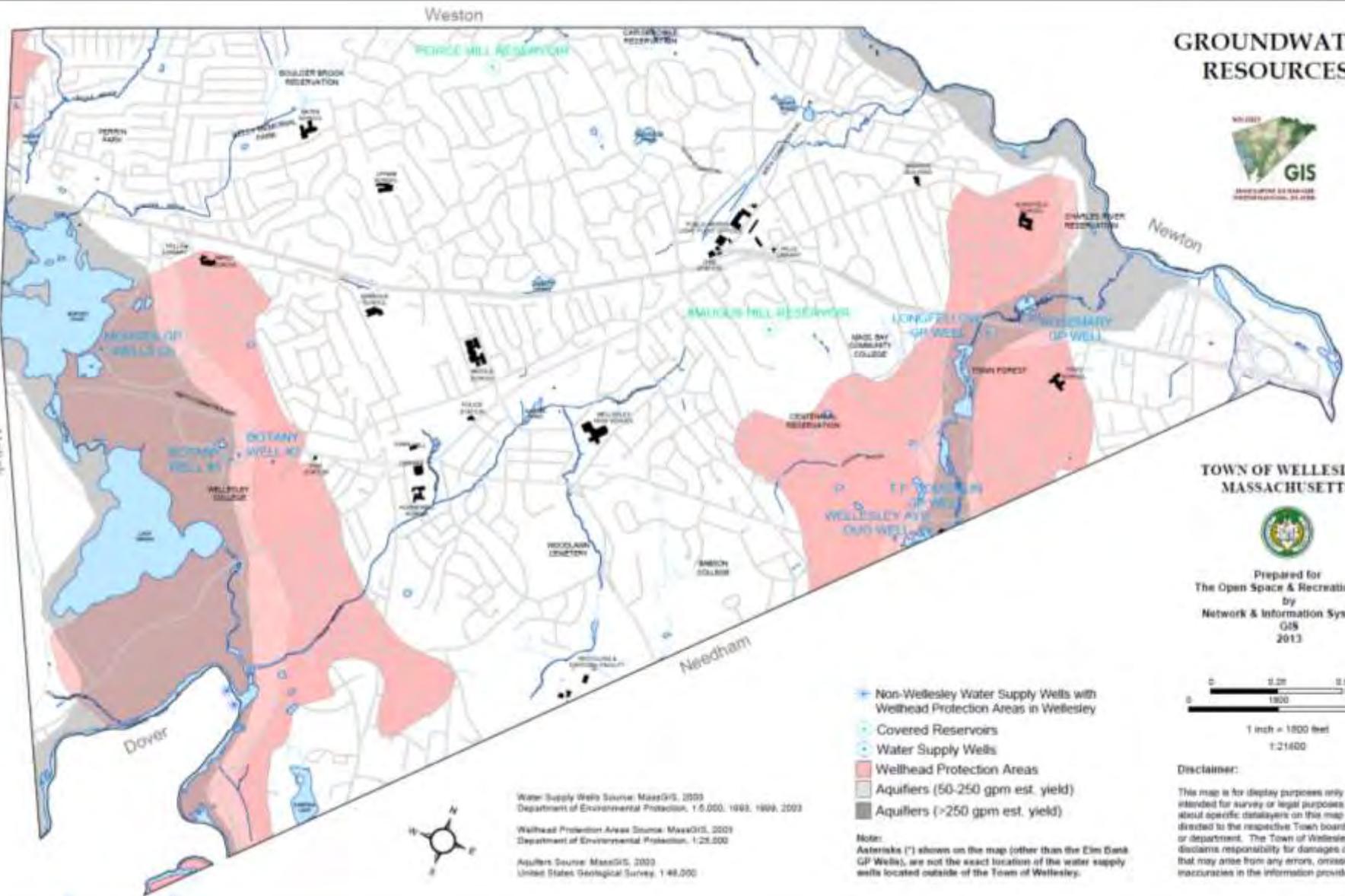


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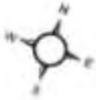
- Non-Wellesley Water Supply Wells with Wellhead Protection Areas in Wellesley
- Covered Reservoirs
- Water Supply Wells
- Wellhead Protection Areas
- Aquifers (50-250 gpm est. yield)
- Aquifers (>250 gpm est. yield)

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.

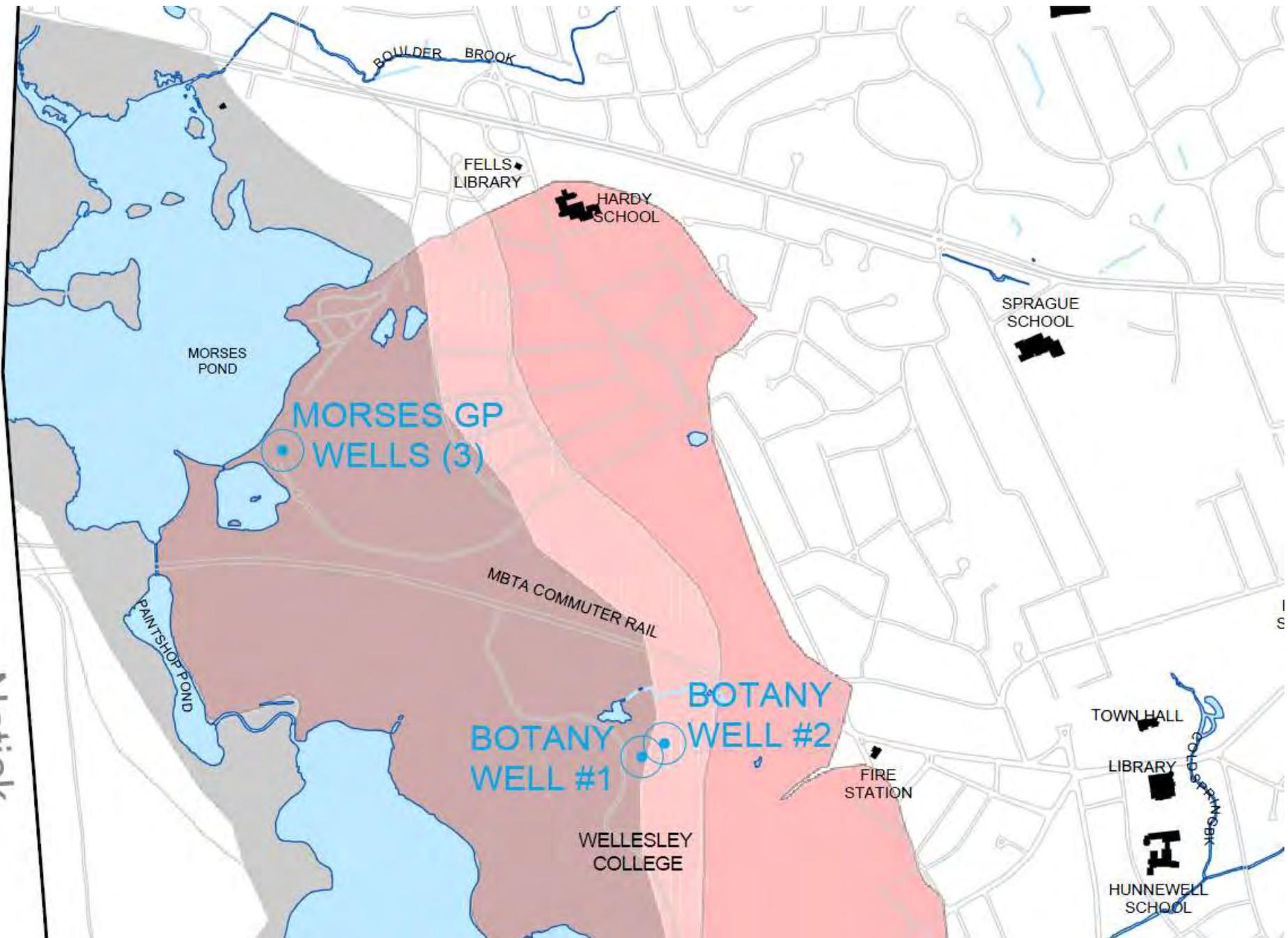
Water Supply Wells Source: MassGIS, 2003
Department of Environmental Protection, 1:5,050, 1983, 1989, 2003

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



BOULDER BROOK

FELLS LIBRARY

HARDY SCHOOL

SPRAGUE SCHOOL

MORSES POND

MORSES GP
WELLS (3)

MBTA COMMUTER RAIL

PAINTSHOP POND

BOTANY WELL #1
BOTANY WELL #2

FIRE STATION

WELLESLEY COLLEGE

TOWN HALL

LIBRARY

HUNNEWELL SCHOOL

SOUTH NATICK BROOK



Source: MassGIS 2013, VHB 2014, N

Natural Resources Due Diligence
North 40 Parcel
Wellesley, Massachusetts

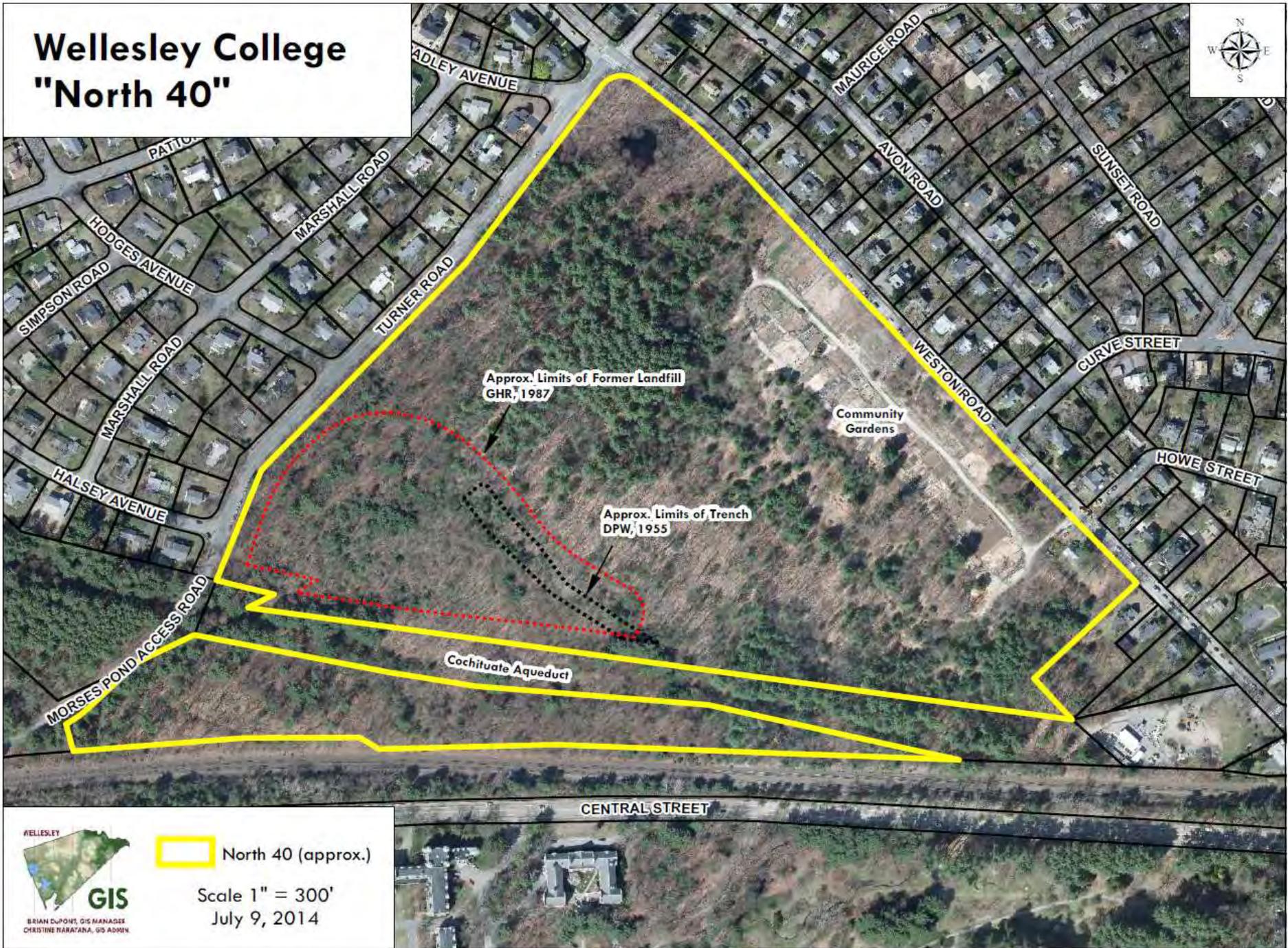
Vanasse Hangen Brustlin, Inc.

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



Site Constraints: Community Gardens



Site Constraints: Landfill



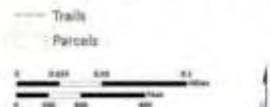
Site Constraints: Steep Slopes



Site Constraints: Vernal Pools



Wellesley North 40



Site Constraints: DPW Zone II



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POTENTIAL FUTURE LAND USES

Allowable Uses and Development Regulations

- Existing Uses - Open Space, Forest Land, Agriculture, Trails
- Conservation and Preservation – Protected open space
- Single Family Homes - SRD15 Zoning; 15,000 lots; 100' frontage
- Approval Not Required Subdivision - 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
- Chapter 40B Housing Development - Higher Density with Affordable homes, “Large project” = 300 units.
- Inclusionary Zoning - 20% affordable DUs
- Educational and Religious Uses
- Municipal Uses – Community center, recreation, senior, etc.
- Day Care Facility



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Existing Conditions



Site Constraints: Slope – Closer Analysis



NRPD Subdivision "Yield Plan"



72 UNITS -

YIELD PLAN UNDER R15,000 ZONING = 72 LOTS

Conservation Subdivision Under NRPD



ANR Frontage Lots Subdivision

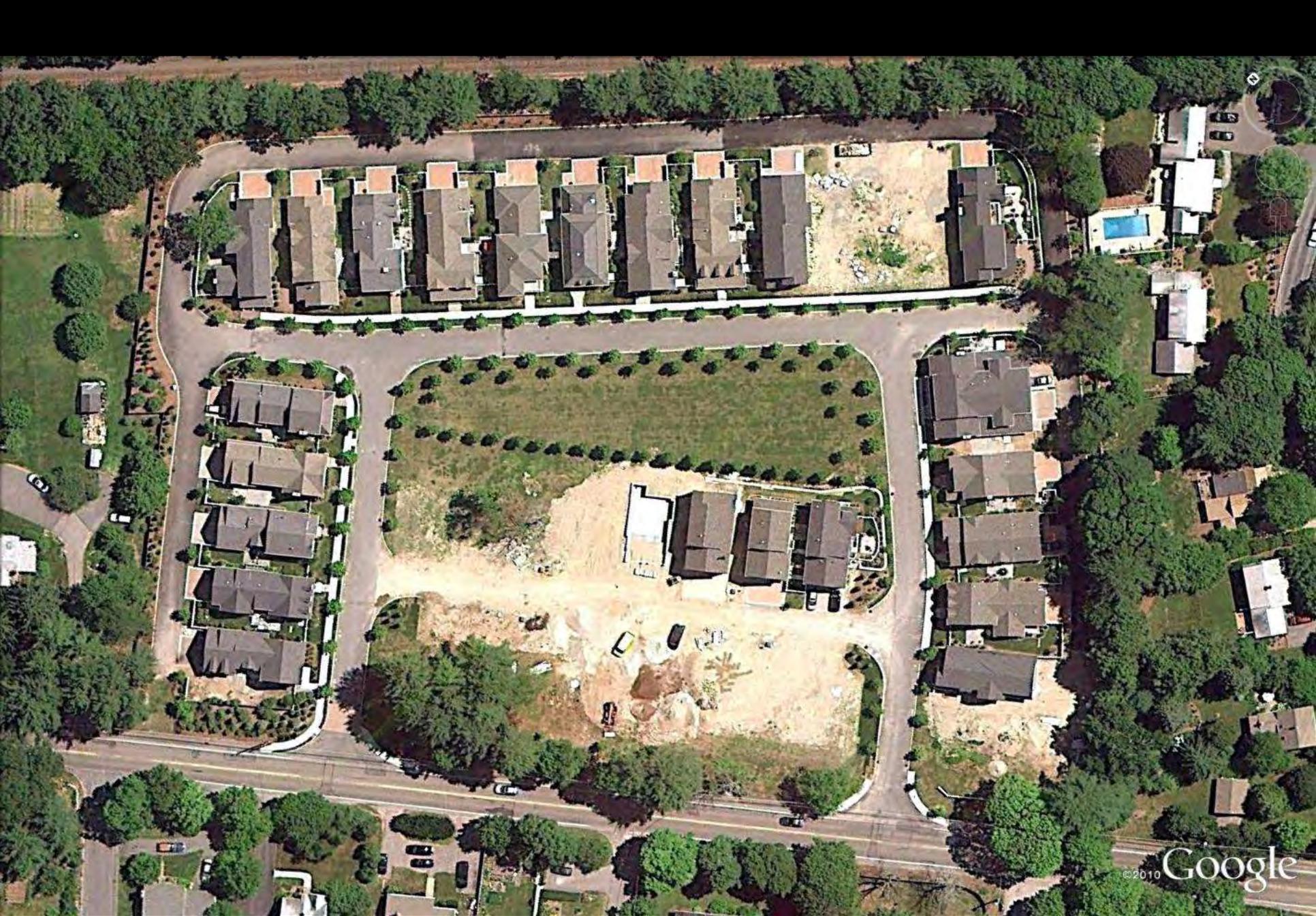


Old Village Square (Medfield, MA)





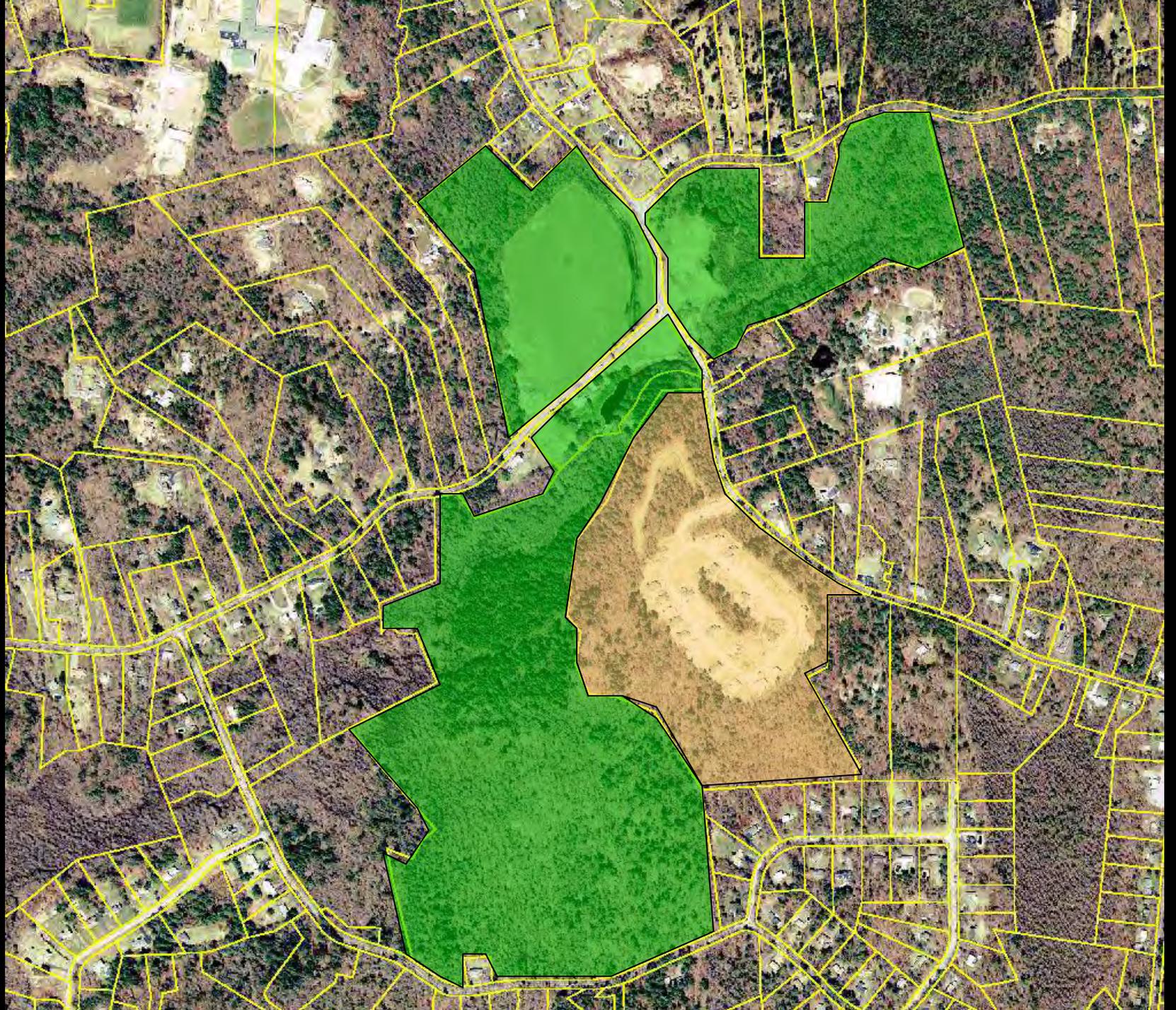








Donovan's Farm
Norwell, Massachusetts

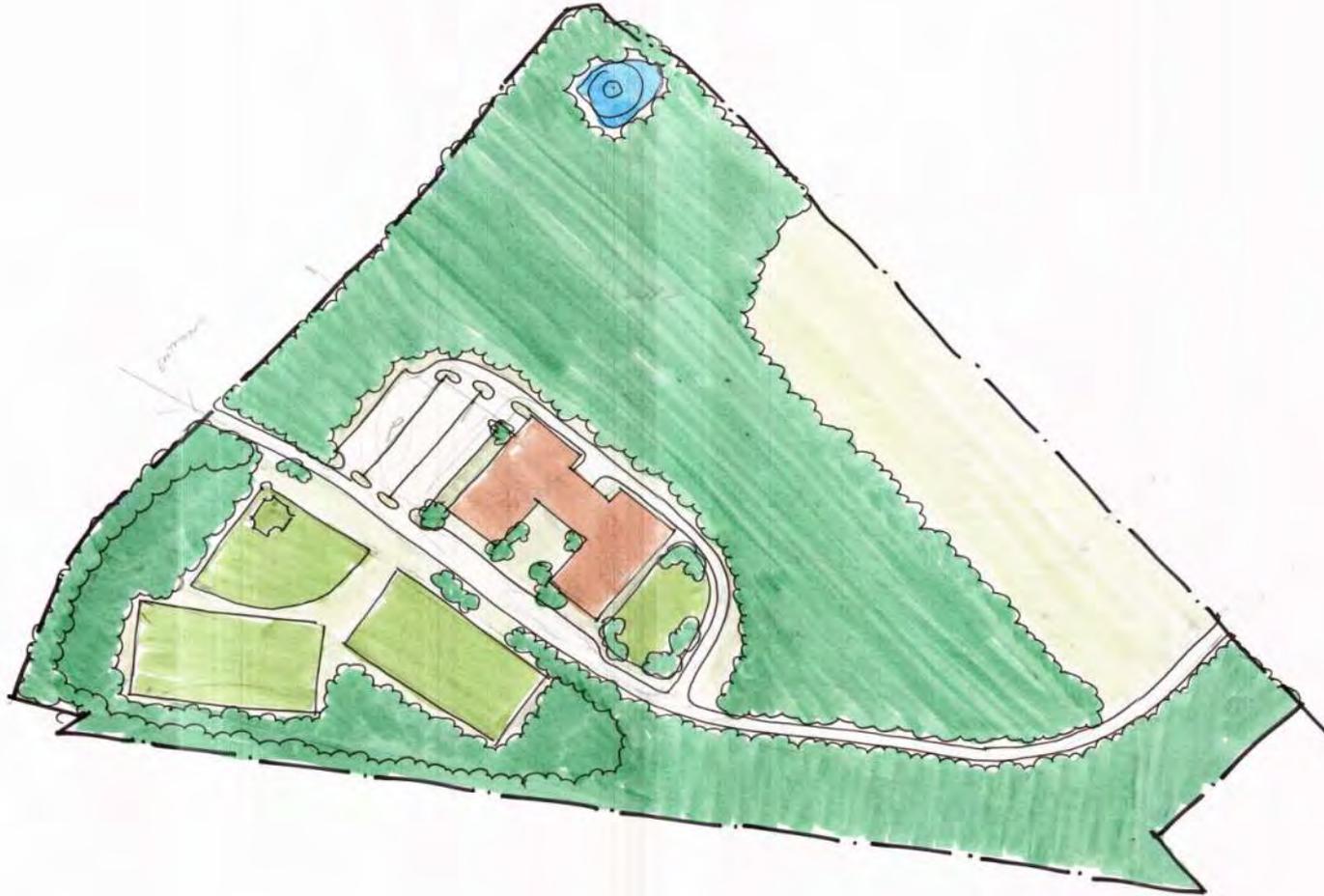








Potential School Location



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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



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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



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POTENTIAL FUTURE LAND USES

Identified by Visioning Workshops and N40SC

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
- Skating Rink
- Swimming Pool
- Community Center
- Senior Center
- Wind Farm
- Bike Path
- BMX Trail
- Indoor Recreation
- Skateboard Park

Other Uses:



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GROUP VISIONING EXERCISE

- **Groups of 5 – 10 Participants**
- **N40 Steering Committee represented in Each Group**
- **Use Base Maps to Locate Preferred Future Land Uses and Opportunities (Existing and Alternative)**
- **Identify Potential Future Impacts on the Neighborhood and Town**
- **Groups Report Back to All Workshop Participants**
- **1 Hour and 15 Minutes Total**

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?



Cottages



**Attached
Homes**



**Single Family
Homes**



Apartments

**Affordable
Housing**

**Age-Restricted
Housing**

**Market-Rate
Housing**



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?



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GROUP VISIONING EXERCISE

Conservation and Recreation

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

New Development

- 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

- 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?

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PREFERRED LAND USE ALTERNATIVES

Conservation and Recreation

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

New Development

- 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

- 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?

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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!