

Purchase of 900 Worcester Street



“A once in a lifetime opportunity”

Wellesley Townsman

**Presentation to
Public Meetings**

May 2, 3 and 6, 2012

AD HOC COMMITTEE

Ad Hoc Committee



- **The Committee includes representatives from the following boards and staff:**
 - Board of Selectmen
 - Planning Board
 - Recreation Commission
 - Community Preservation Committee
 - Advisory Committee
 - Natural Resources Commission
 - Town Counsel
 - Staff from Selectmen, Planning, NRC and Public Works

Agenda



- **Special Town Meeting Articles**
- **Existing Conditions**
- **Planning Efforts**
- **P&S Terms**
- **Proposed Financing of Acquisition**
- **Recreational Plan**
- **Post Closing**

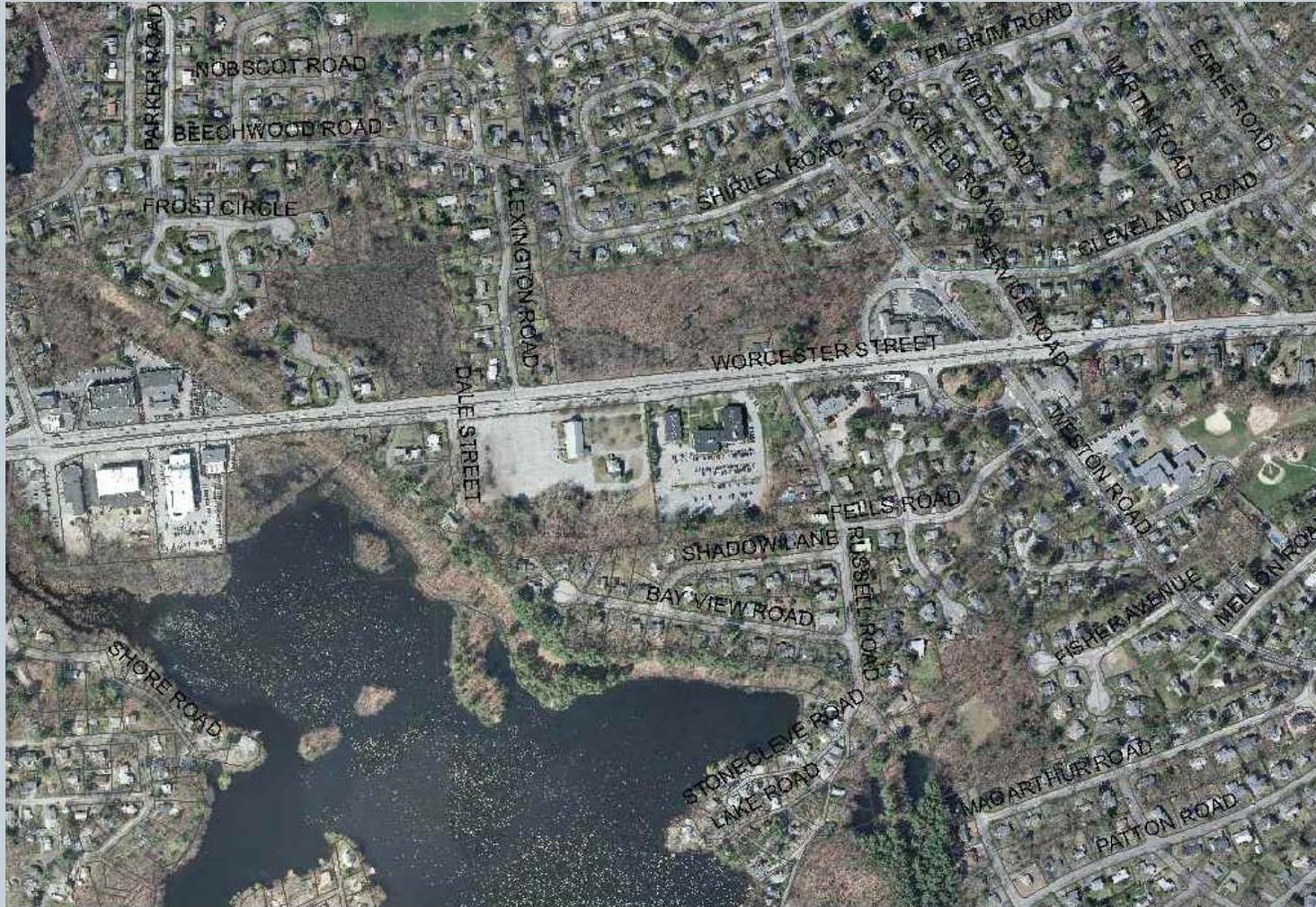
Special Town Meeting Articles



Two Articles Proposed- Article 2 & 3

- **Article 2**
 - Appropriate funds to acquire 900 Worcester Street Site for municipal purposes
- **Article 3**
 - Establish a Committee to study the potential uses
 - Determine the membership of said Committee(s)
 - Determine the charge of said Committee(s)
- **Ad Hoc Committee will recommend a formal committee be established for the recreational purposes outlined in this presentation**

Locus Map



Existing Conditions



- Approximately 8 acres south of Route 9 and east of Dale St.
- Currently occupied by 17,600 sq ft church, 4,200 sq ft rectory and 2.5 acres of parking
- Surrounding areas:
 - Residential to south, west and north
 - Office Park to east
 - Morses Pond to southwest
- Wetlands in southwestern portion of site
- Significant grade change to south
- Estimated buildable area of approximately 4 acres

Existing Site and Constraints



Existing Conditions - Zoning



- **Zoned Single Family 10,000 sq ft**
 - Municipal uses permitted pursuant to special permit
 - Club uses permitted pursuant to special permit
- **Within Water Supply Protection District**
- **Western portion of site is within 100 year Flood Plain and new Flood Plain District effective July 17, 2012**

Purchase and Sale Agreement



PRICE

- **\$3.8 Million**
- **No deposit**
- **Payment in nature of option to purchase**
 - **Property tax until closing at \$28,000 per year**

CONDITIONS

- **Town Meeting Approval**
- **Environmental Inspections**
- **Land and Wetlands Surveys**

Purchase and Sale Agreement



TIMING

- **Town Meeting Approval (6/13)**
- **60 days following TM approval for site review due diligence**
 - *Additional 30 days if necessary*
- **Closing 30 days following satisfactory due diligence**

Purchase and Sale Agreement



OTHER TERMS

- **Restrictions on Use**
- **“Claw-back” on portions of proceeds of sale within 5 years**
- **Resolution of Church Appeals**
- **Parishioners holding vigil**
- **Historical Plaque**

Financing of Land Acquisition



- **Community Preservation Funds**
 - Up to 70% of purchase price
 - ✦ Open Space
 - ✦ Recreation
 - 70% figure based on recreation plan
 - Other uses may result in reduced CPA funding
 - Restrictions to be placed on site
- **Town Funds**
 - Balance of purchase price
 - Due Diligence and Closing Costs

Special Town Meeting Appropriation*



CPC Portion

70% of purchase price	<u><u>\$ 2,660,000</u></u>
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General Fund Portion

30% of purchase price	\$ 1,140,000
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Property tax bills	56,933
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Survey, site assessment & wetlands delineation	53,742
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Building demolition	60,000
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Traffic study including peer review	35,000
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Legal fees	20,000
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<u><u>\$ 1,365,675</u></u>

* Assumes Recreational Plan described in this presentation

Planning Efforts



- **2007-2017 Comprehensive Plan Recreation Objectives**
 - Continue to develop recreational programs that will fit the needs of Wellesley's changing population
 - Identify opportunities to acquire new open space and permanently protect and preserve existing open space
- **Previous studies including the Comprehensive Plan and West Gateway Study determined St. James site ripe for development.**
- **Planning Board hired Concord Square to investigate potential land use options for the site, should site be sold.**
 - Three land use options were evaluated and public forums were conducted in February and March 2010.

Concord Square Study - Findings



- **Possible Alternative Land Uses**
 - **Retail /Office (More Intense Density)**
 - ✦ 4 Buildings (1 retail, 3 office)
 - ✦ Approximately 94,000 s.f. of leasable space
 - **Residential (Moderate Density)**
 - ✦ 8 Single Family units
 - ✦ 32 Multi-Family or Townhouse units
 - ✦ Reuse of existing church
 - **Recreation – Overwhelmingly supported**
 - ✦ Fields
 - ✦ Recreational facilities for the community (ice rink, pool)

Ad Hoc Committee Created



- **Concord Square Study piqued interest in feasibility of recreation plan** (based on PFTF recommendation).
- **Committee first met in May 2010**
- **In June, CPC authorized \$25,000 to the committee for a fit test and appraisal of the property.**
- **Gale Engineering was hired to conduct a feasibility study – complete and follows**
- **Colliers, Meredith and Grew was hired to appraise the property**

Potential Recreation Facilities



Based on Gale Associates' Report:

- **Full Size Soccer/Football/Lacrosse field**
- **Ice Rink**
 - ✦ Full size rink with 6 locker rooms and stands for fans
 - ✦ Basic concession stand and equipment shop
- **Pool and Fitness Center**
 - ✦ 25 Meter, 10 lane pool with diving area
 - ✦ Tot splash area and warm water therapy pool
 - ✦ Fitness area with machines and weights
 - ✦ Locker rooms and stands
- **Access and egress using current Rt. 9 entrances/exits**
- **Parking for approx. 200 cars**

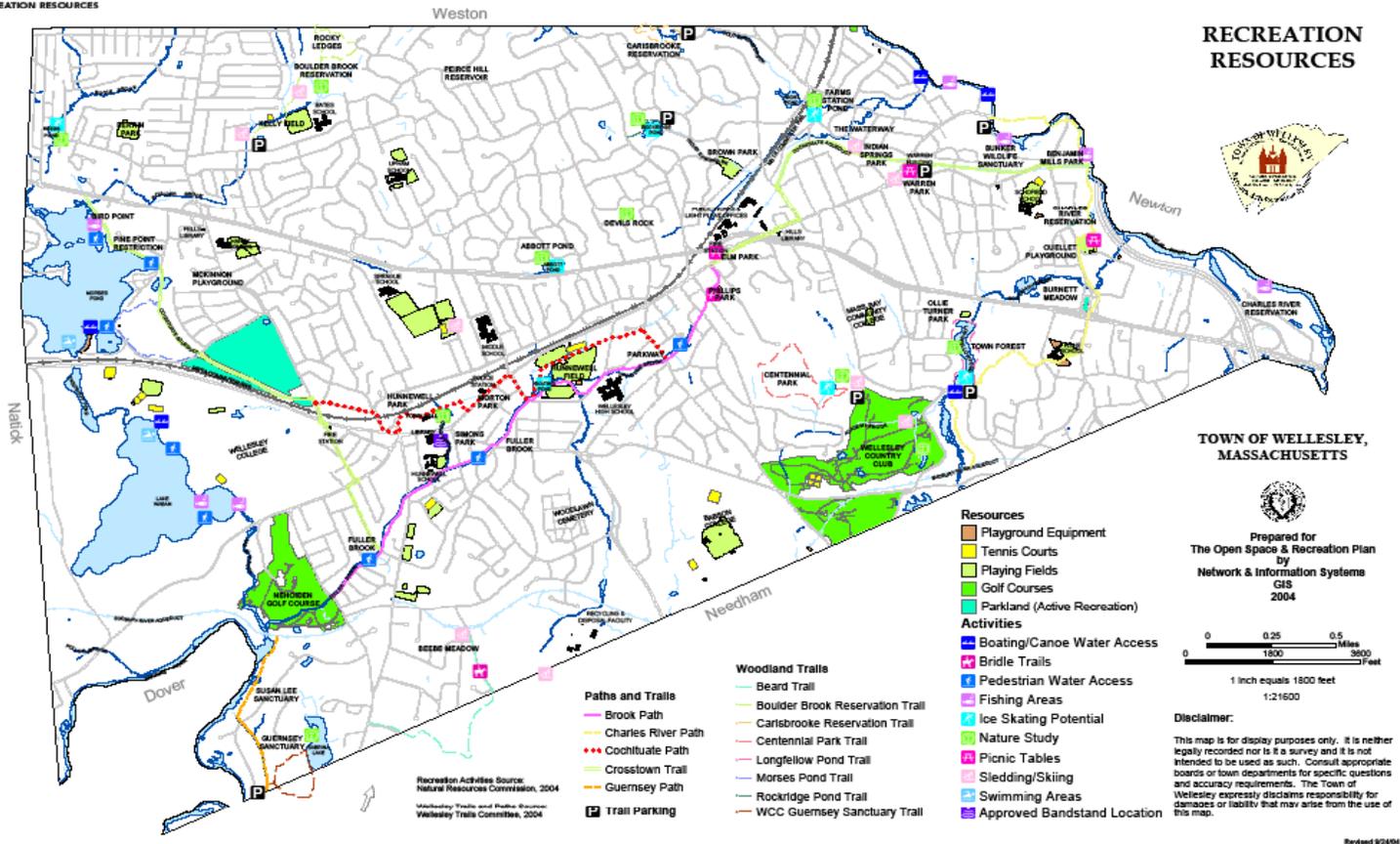
PFTF Field Sources and Needs Analysis

- **Estimated participants by age and gender over time**
 - Use WPS enrollment projection
 - Determine participation rate using current participation over current enrollment
 - Private school participants elevates nominal rate but gives good estimate
 - Assume current participation rates by sport remains fixed – conservative
 - Analyzed sports: soccer, little league baseball, softball, lacrosse, football
- **Calculated estimated fields required by size**
 - Number of teams by age/gender - # of Participants / team size
 - Determine number of fields needed per week (practices & games)
 - Determine size of fields used by age/gender
- **Conclusion – Need more full-size field time slots**
 - Add turf and lights – safety and extended usability
 - Find more land to make more fields

Comprehensive Plan - Recreation

town of wellesley comprehensive plan update 2007-2017

FIGURE B.3. RECREATION RESOURCES



Wellesley Lacks a Town Ice Rink



- Wellesley currently has one rink located at Babson College with limited availability.
- Current Wellesley Youth Hockey Association (WYHA) enrollment is almost 600 participants.
- WPS has 6 hockey teams (130+ participants)
 - Boys & girls Varsity teams, boys & girls J-V teams (no practice ice available), & boys and girls Middle School teams (minimal practice ice available)
- Ice time is used 7 days a week for practices and games.
 - Estimated cost of ice time annually is approx. \$500,000
- Meets needs for public open skating
 - Broomball league, youth commission events, daytime (seniors) skate, youth lessons, senior curling

Town Pool



- **Wellesley currently has no public pool facility.**
- **The Town has existing aquatic programs including:**
 - High School Boys and Girls Swim Team
 - Youth Swim Team (200 Members)
 - New pool would facilitate creation of WMS Teams
- **Growing Senior population swims at private/commercial facilities in the area.**
- **Pool would enhance Council on Aging Programs and Recreation Department Programs.**
- **Other underserved aquatic needs include STARS**

Pool Options



- **Range of pool options to be explored**
- **10 Lane “Bubbled” pool (Wayland)**
 - Limited Use
 - Lower Cost
 - Reduced Parking Need
- **Pool and Fitness Center (Concord)**
 - Year Round Use
 - More Expensive
 - Greater Parking Need
- **Wellesley Town Pool- Study Needed**

Pool and Rink – Development Spectrum



- **Town builds and Recreation Department runs**
 - Enterprise Fund Established
 - Recreation Department to operate facility
- **Lease to private entity**
 - Town leases land to developer
 - Developer builds and operates rink/pool
 - Through lease terms Town receives time and rent
- **Recommended option to be returned to Town Meeting for vote**

Development Process



- **Special Town Meeting**
- **Due Diligence Phase**
- **Closing**
- **Plan Selection**
- **Permitting**
- **Financing**
- **Construction**

After Closing - Plan Selection



- **Analysis of Models for Development**
 - Field and Lights
 - ✦ Private and CPA funds
 - Skating Rink
 - Pool
- **Site Analysis**
 - Layout of site with location of structures, field and parking
- **Traffic Analysis**
 - Preliminary work to determine potential costs of mitigation

Project Development Process



- **Analysis of Phasing of Development of Uses**
 - Permitting
 - Mitigation (Traffic, Flood Plain, Stormwater, Wetlands)
 - Costs
 - Timing
- **Analysis of Funding Options**
 - Use of CPA Funds
 - Private Participation
 - “Town” Funds consistent with Town Wide Financial Plan

Development Timeline

Best Case



Design

- Close on Property (9/2012)
- Determine Desired Use of Site (11/2012)
- Return to Town Meeting for Design Funds (4/2013)

Permitting

- Wetlands (9/2013)
- Project of Significant Impact (1/2014)
- Site Plan Review (7/2014)

Building

- Return to Town Meeting for Construction Funds if needed (11/2014)
- Put Construction of Field and Rink out to Bid (12/2014)
- Building Permit (6/2015)
- Construction of Field Complete (11/2015)
- Construction of Ice Rink Completed (11/2016)
- Construction of Pool to be determined

Future Town Meeting Approvals



- **2013 ATM**
 - Seek funding to move forward with development of site, field, and rink
 - Future Town Meeting approval required to appropriate funds for construction.

Committee Recommendations



- **Town should purchase site (Article 2)**
- **Town should appoint a committee to develop plans for use of site as a recreation center (Article 3)**

Appendixes



Debt Service Implications



- **Borrowing assumptions**
 - Inside-the-levy
 - 4.5% interest
 - 20 year amortization
- **Initial 3 years of debt service**
 - FY14 - \$126,000 (approx. 1% increase in total debt svc.)
 - FY15 - \$123,000
 - FY16 - \$120,000

Appendix - Field Specifics, Users, & Traffic



- **Full size field - 70 yds x 120 yds**
 - Turf and lights to support maximum use
 - Supports many sports
 - ✦ Youth lacrosse (600+ participants)
 - ✦ New Wellesley Pop Warner football (100+)
 - ✦ Youth soccer (2,000+)
 - Provides 43 incremental 90 minute field timeslots
 - ✦ M-F 3:30pm – 10:00pm
 - ✦ Sat-Sun 8:00am – 10:00pm

- **Traffic generation**
 - 40-45 cars / hour based upon Gale Associates estimate

Appendix - Rink Specifics, Users & Traffic



- **214 ft x 145 ft – approx (31,000 sf) – rink and ¼ common space**
 - 200 x 85 rink, locker rooms , concessions, seating for TBD (parking dependent)
 - Supports WYH (550+ participants), WPS, figure skating, adult league
 - ✦ Primetime** M-F 6am-7am, 3:30pm – 8pm
Sat-Sun 6am – 8pm
 - ✦ Adult hockey at night M-Sun 8pm – 11pm
 - ✦ Lessons, public skate, figure skating, rink rental M-F 8am - 3pm

- **Traffic generation**
 - 40-50 cars / hour based upon multiple traffic studies
 - Satellite parking needed to support WPS home games

** 90% of Primetime ice purchased by WYH and WPS.

Appendix - Pool Specifics, Users, & Traffic



- **208' x 140' – (approx 29,000 sf) - Pool and $\frac{3}{4}$ of common space**
 - Multi-pool, multi-use facility
 - Fitness equipment area supports membership model
 - Plan based upon 1996 Recreation Study of Town Pool
 - ✦ 8,000 surveys, 1,911 respondents (~25%)
 - ✦ 1,333 respondents (70%) want an indoor pool,
 - ✦ 1,227 respondents (64%) want town funds used.
 - Plan also based upon successful Beede Pool in Concord, MA
 - Estimated 5,000+ users - WPS, WSA, seniors, families, entire community
- **Traffic generation**
 - Peak of 100 cars/hr in early am M-F and evening commute

Appendix - Parking Needs

	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug
Soccer / Lacrosse/Football*	50	50	50					50	50	50		
Field Summer Camps											Drop &	leave
Wellesley Youth Hockey*	60	60	60	60	60	60	60					
WPS practices & camps								30	30	drop	and	leave?
Pool & Fitness Use*	60	60	70	80	80	80	80	70	60	50	50	50
WSA & WPS practices^		20	20	20	20	20	20					
Swimming camp										drop	and	leave
Total w/o games or meets	170	190	180	140	140	140	140	150	140	less	less	less
WPS Varsity games				Upto	250-	350	cars					
WPS / WSA meets				Upto	200	cars						
Satellite Parking needed												

- Fall and Winter are busiest times
- 200 spots is a reasonable number for the St James facility
- Meets and games will require smart scheduling and satellite parking could be met by the use of Haynes lot

Phasing



- **Field and parking**
 - Easiest to build
 - Best understood for permitting
- **Rink**
 - Rink Requirements well understood
 - Potential “Private Funding” promising
- **Pool**
 - Multiple choices for a facility
 - Fund raising may take more time
- **Other uses while Pool being developed**

Alternative Uses – Commercial



- **Retail /Office**
 - 4 Buildings (1 retail, 3 office)
 - Approximately 94,000 s.f. of leasable space
 - Based on Concord Square Study
- **Tax Impact**
 - Value of approx \$20,000,000
 - Tax revenues of approx \$200,000
- **Cons**
 - Town has traditionally not favored commercial development on Rt. 9
 - New Commercial Development may negatively impact existing Commercial Districts
 - Neighborhood opposition to nearby commercial development

Alternative Uses - Housing



- **Residential (by right)**
 - 12 single family homes
- **Residential (Moderate Density – with rezoning)**
 - 8 Single Family and 32 Multi-Family or Townhouse units
 - Possible reuse of existing church or rectory
- **Cons**
 - Rt. 9 location not desirable
 - Not consistent with Town policies that affordable housing be scattered and near amenities and transportation
 - Significant impact on schools

Other Alternative Uses



- **Senior Center**
- **Housing with a Recreational Component**
- **New Recreation Building**