



St. James the Great

Public Forum, February 11th, 2010

Ted Carman and Karen Cullen, AICP
Concord Square Planning & Development



CONCORD SQUARE
PLANNING & DEVELOPMENT, INC.

Tonight's Agenda

- Introductory comments
- Analysis to Date
 - Context and existing site conditions, preliminary development ideas, and financial reality
- Land use preference survey
- Hands-on exercise
- Discussion of results
- Open public input
- Wrap-up comments



INTRODUCTION

Introduction

- St. James the Great Church property may be up for sale within the foreseeable future
- Town of Wellesley is being proactive in planning for future uses of the site
- Concord Square was hired to look at potential land use options for the site
- Here to get input on land uses that you think most appropriate for this site.

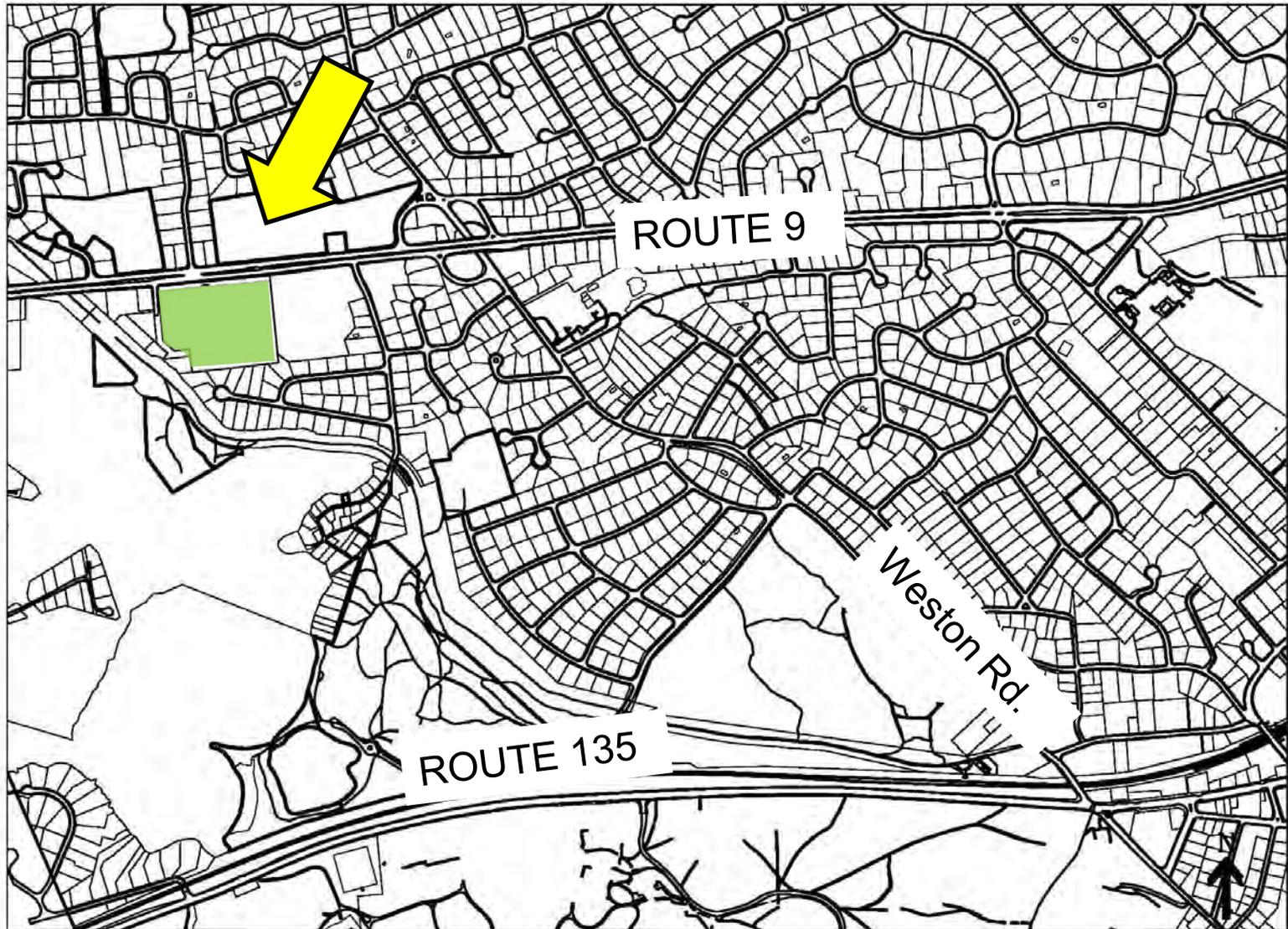
Baseline Value & Tax Revenue

- Property value established by current zoning
- Single family subdivision w/12 lots, 9 market rate
- \$450,000 sale price each lot (w/o house)
- Rough property value then = \$4-5 million (land)
- Tax rate = \$10.48
- Median residential tax bill = \$8,500
- Rough tax revenues = \$80,000



CONTEXT

Context Map



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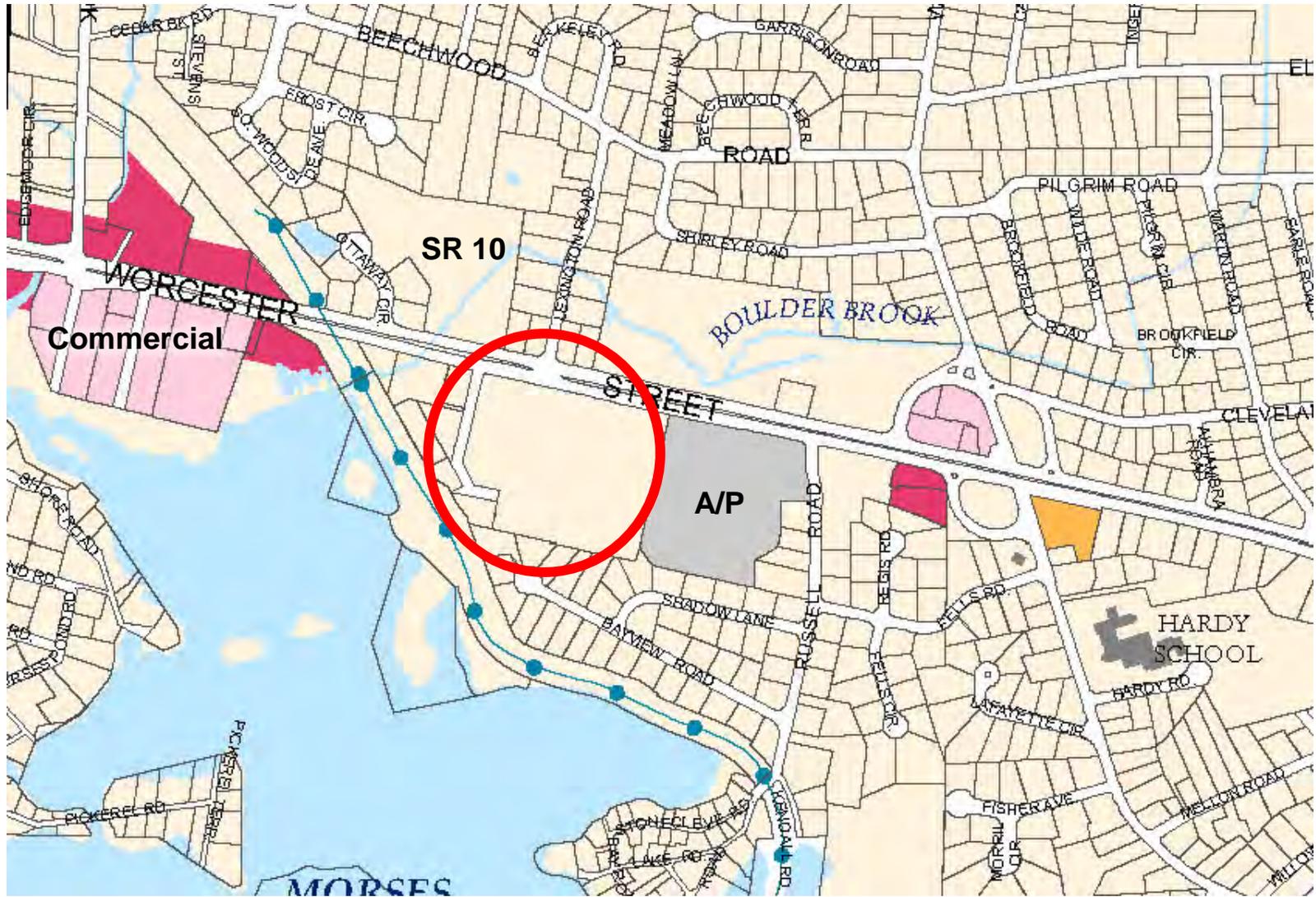
Aerial View

Context



Zoning Map

Context



Source: Town of Wellesley

Trails and Parks

Context



Source: Town of Wellesley



EXISTING CONDITIONS





Legend

 Site Parcel Boundary



Legend

-  Site Parcel Boundary
-  Steep Slopes



Legend

-  Site Parcel Boundary
-  Steep Slopes
-  Wetlands



Legend

-  Site Parcel Boundary
-  Steep Slopes
-  Wetlands
-  Wetlands Buffer (100')



Legend

- Site Parcel Boundary
- Steep Slopes
- Wetlands
- Wetlands Buffer (100')
- Floodplain



Legend

- Site Parcel Boundary
- Steep Slopes
- Wetlands
- Wetlands Buffer (100')
- Floodplain
- Route 9 Buffer (30')



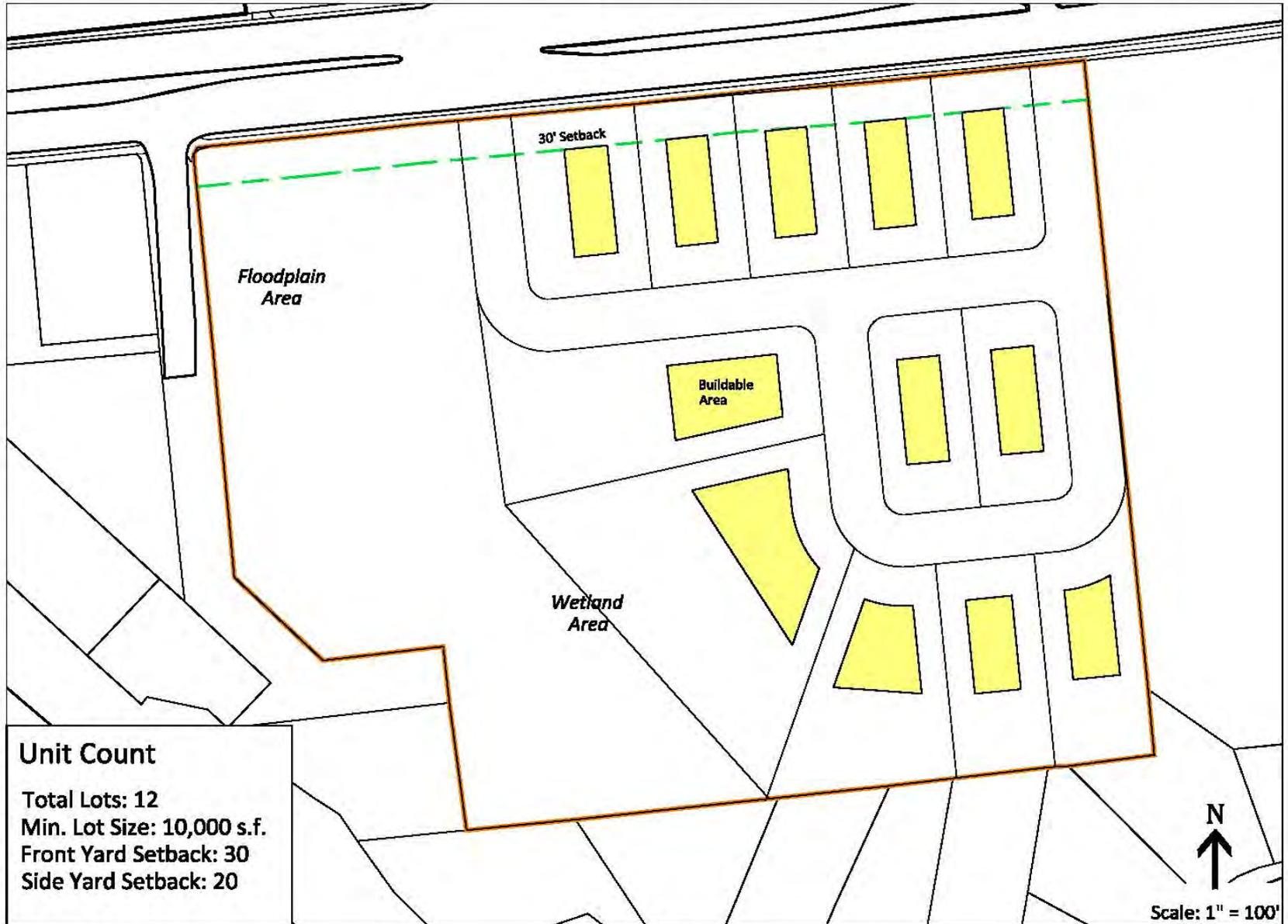
Legend

-  Site Parcel Boundary
-  Areas to Avoid



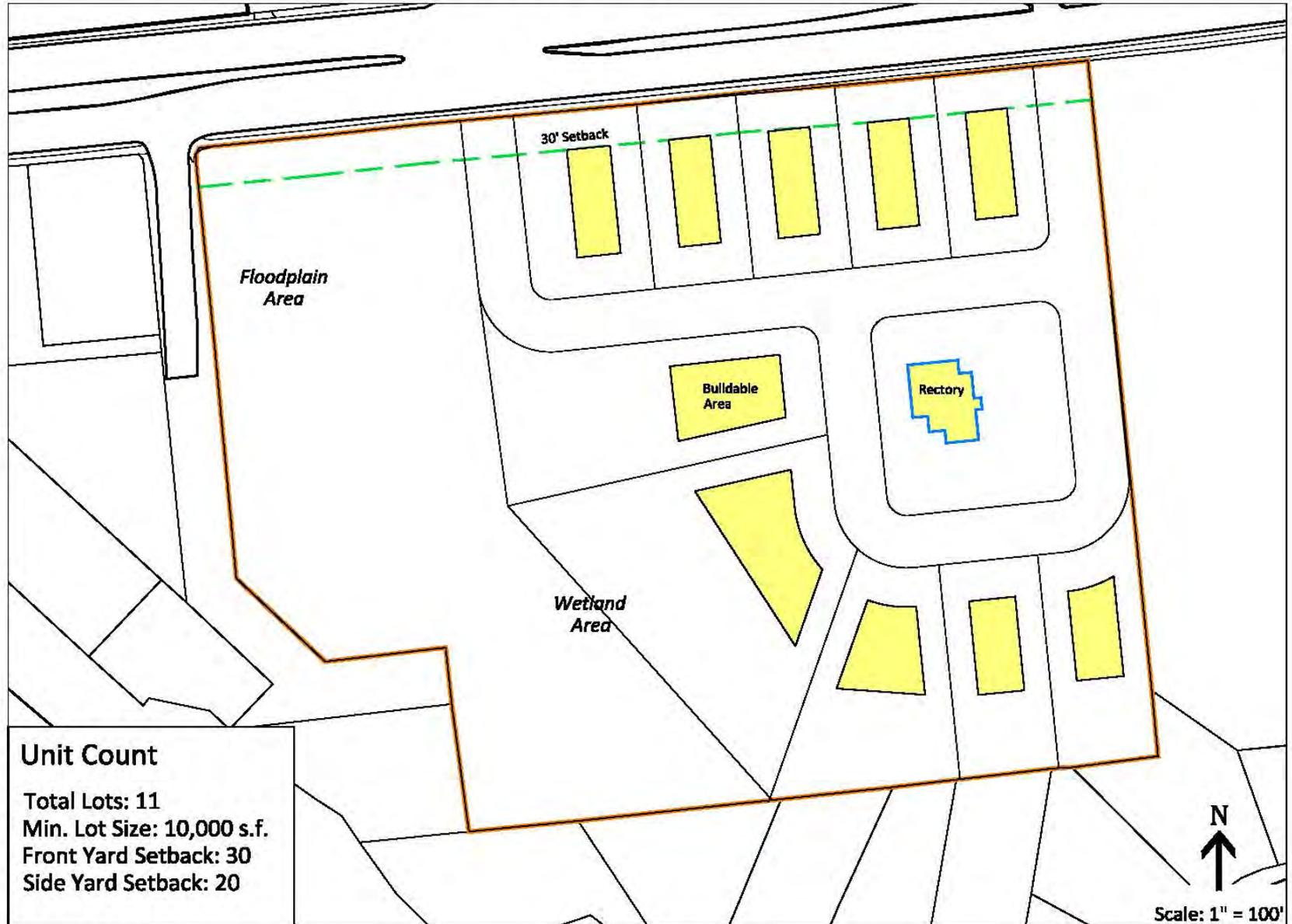
Initial Concept Drawings

Maximum Development with Current Zoning



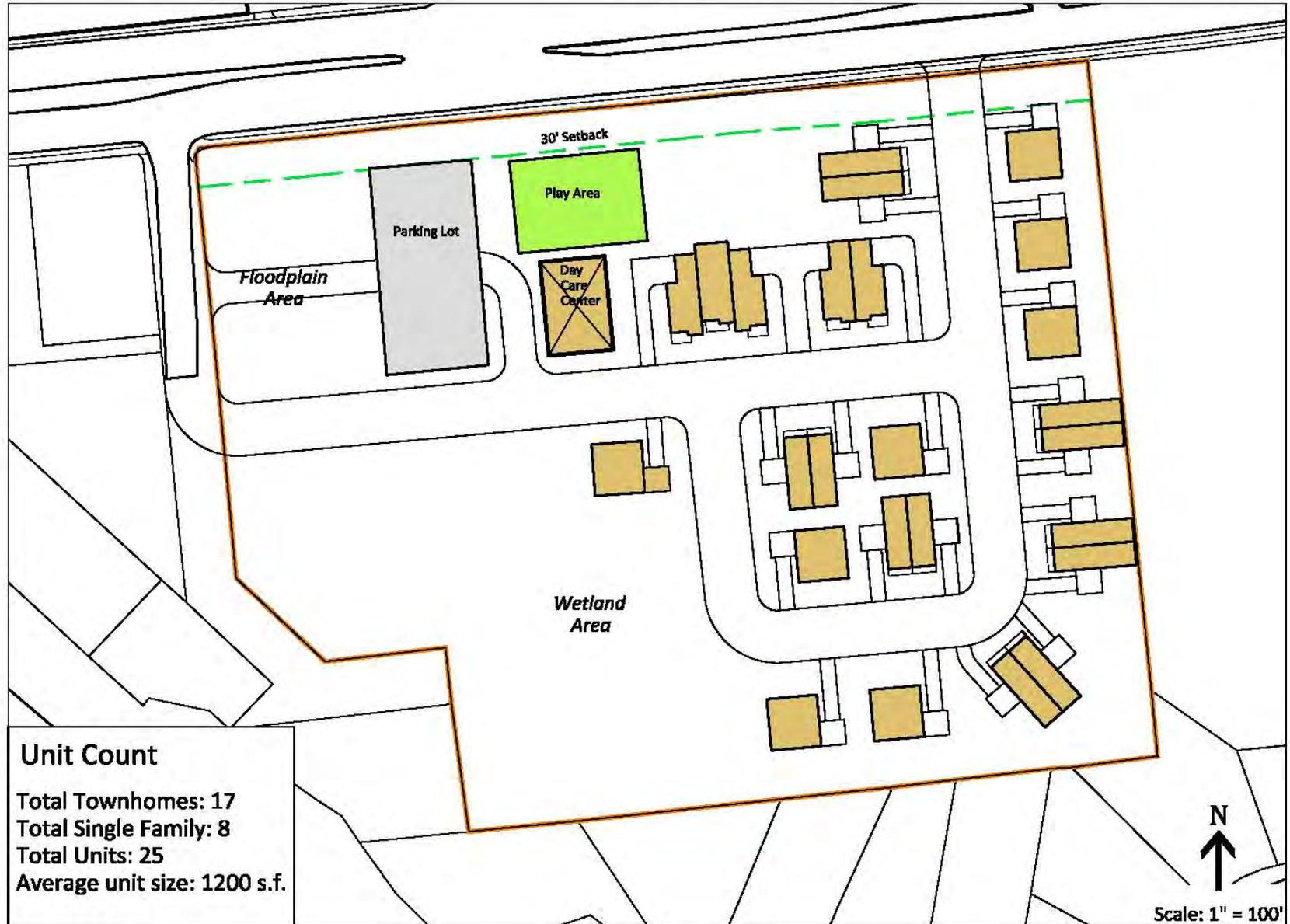
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Max. Development with Current Zoning & Rectory Converted



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Single Family and Townhouse Condos with Day Care Center



Unit Count

Total Townhomes: 17

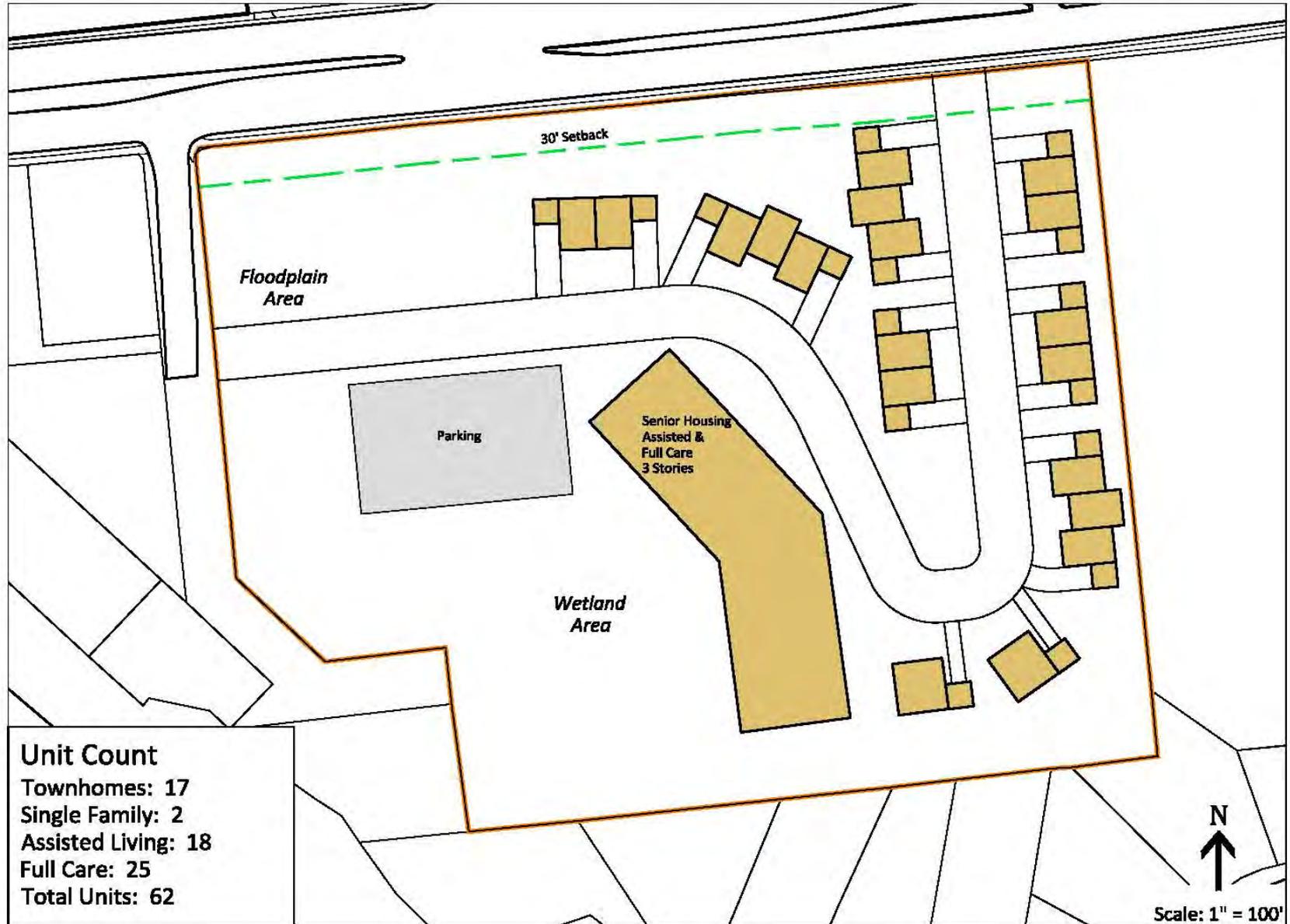
Total Single Family: 8

Total Units: 25

Average unit size: 1200 s.f.

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Senior Housing

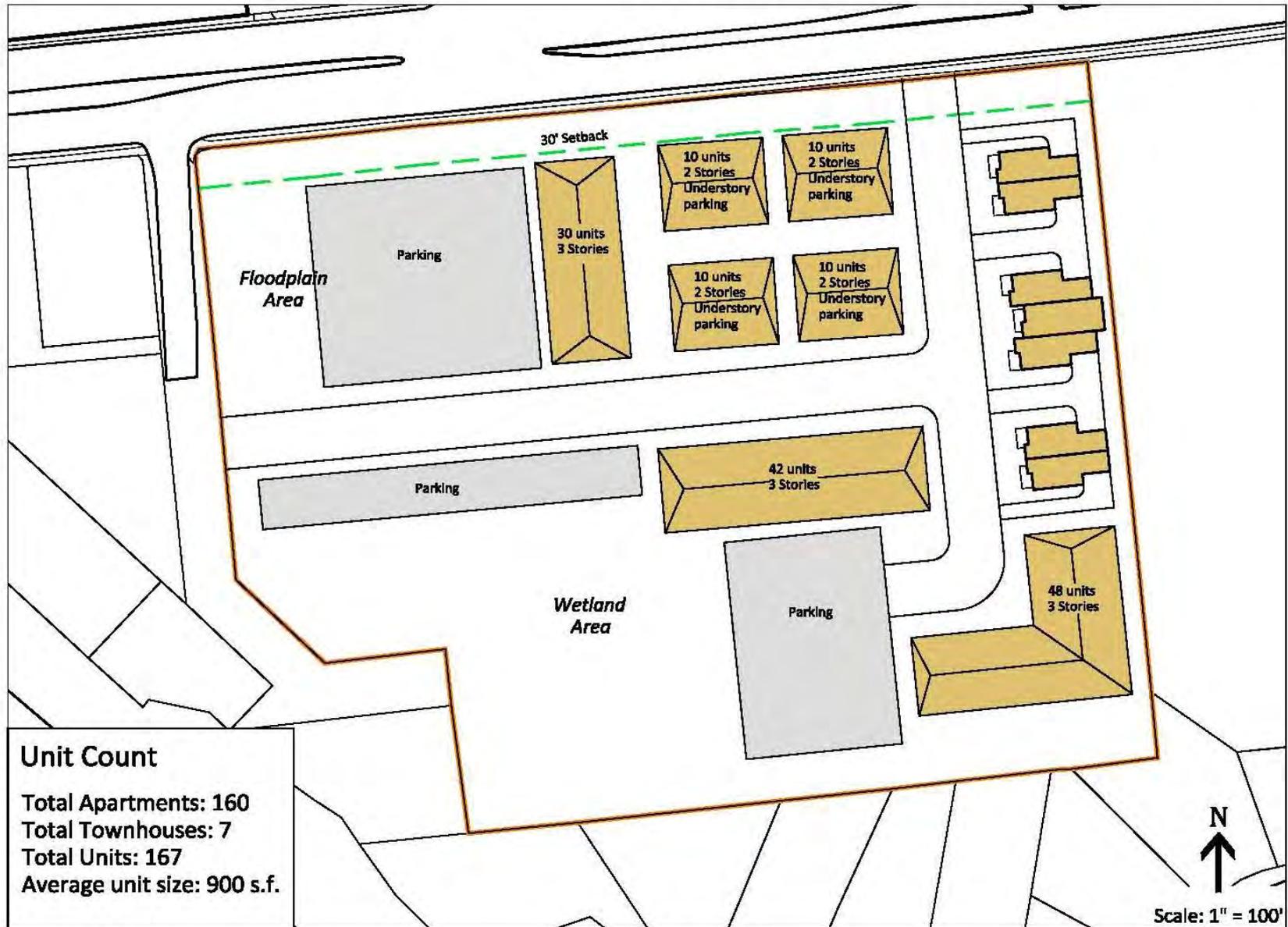


Unit Count

Townhomes: 17
Single Family: 2
Assisted Living: 18
Full Care: 25
Total Units: 62

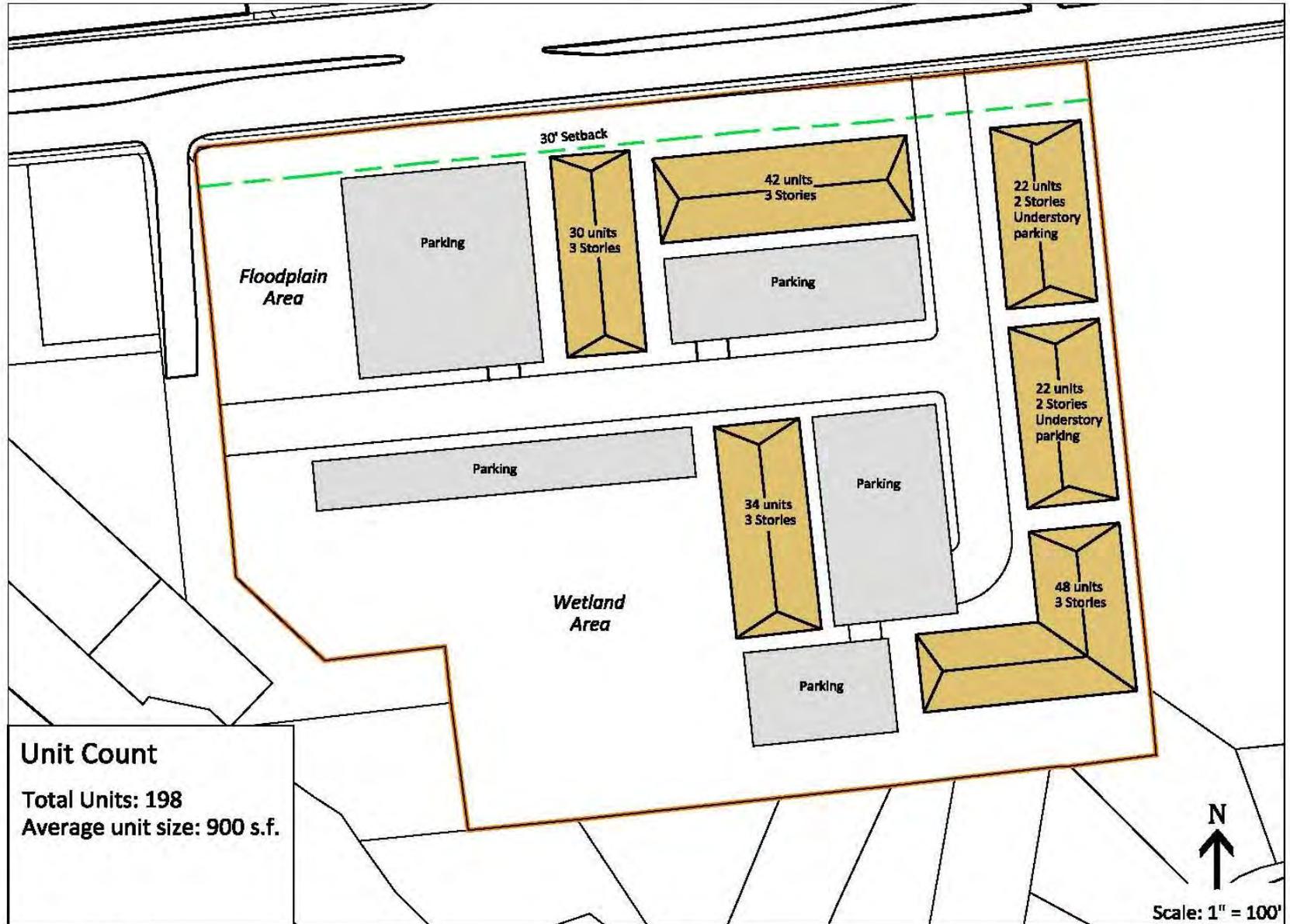
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High Density Housing- Apts. & Twnhms.



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Maximum Density Housing- Apartments

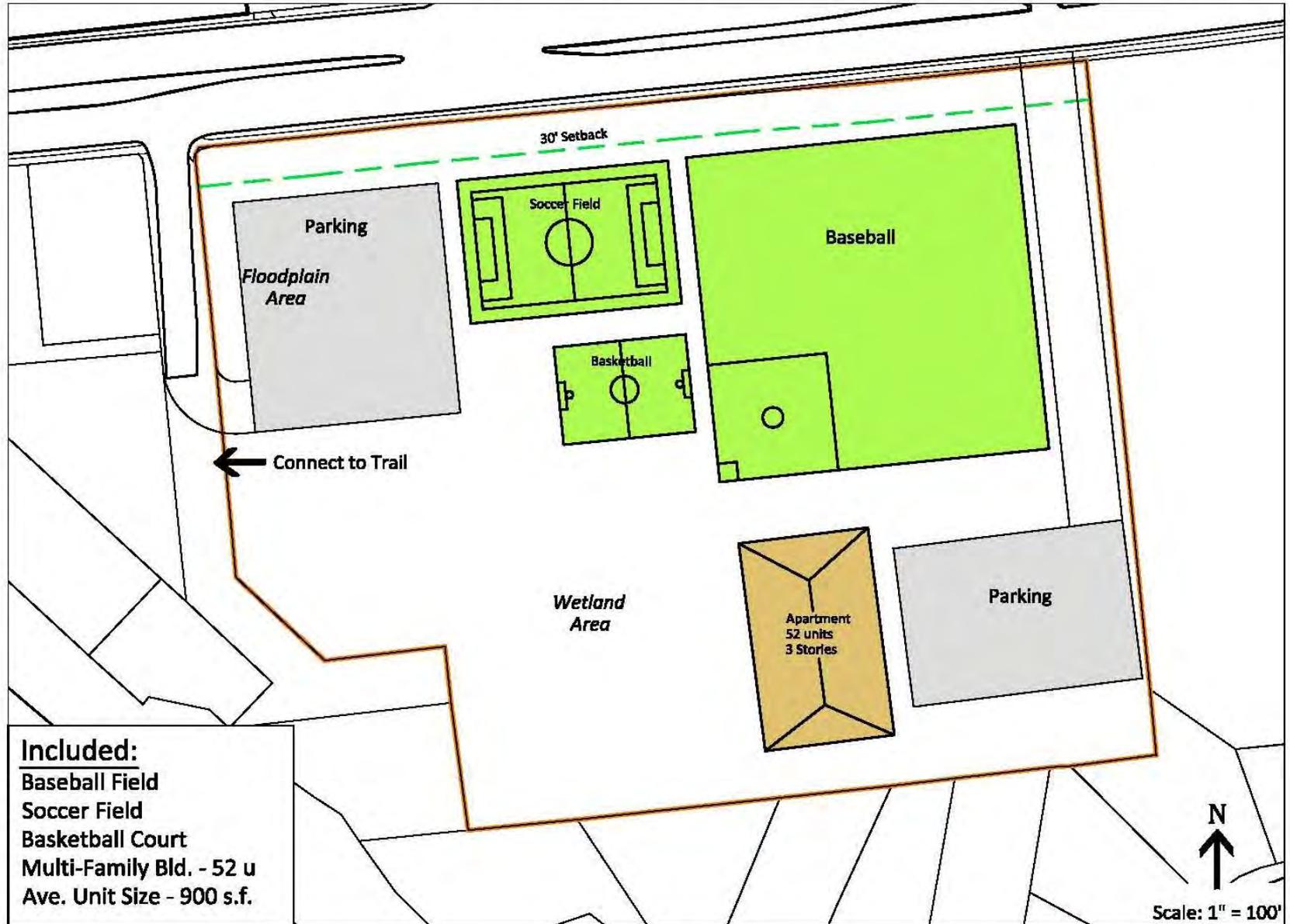


Unit Count

Total Units: 198
Average unit size: 900 s.f.

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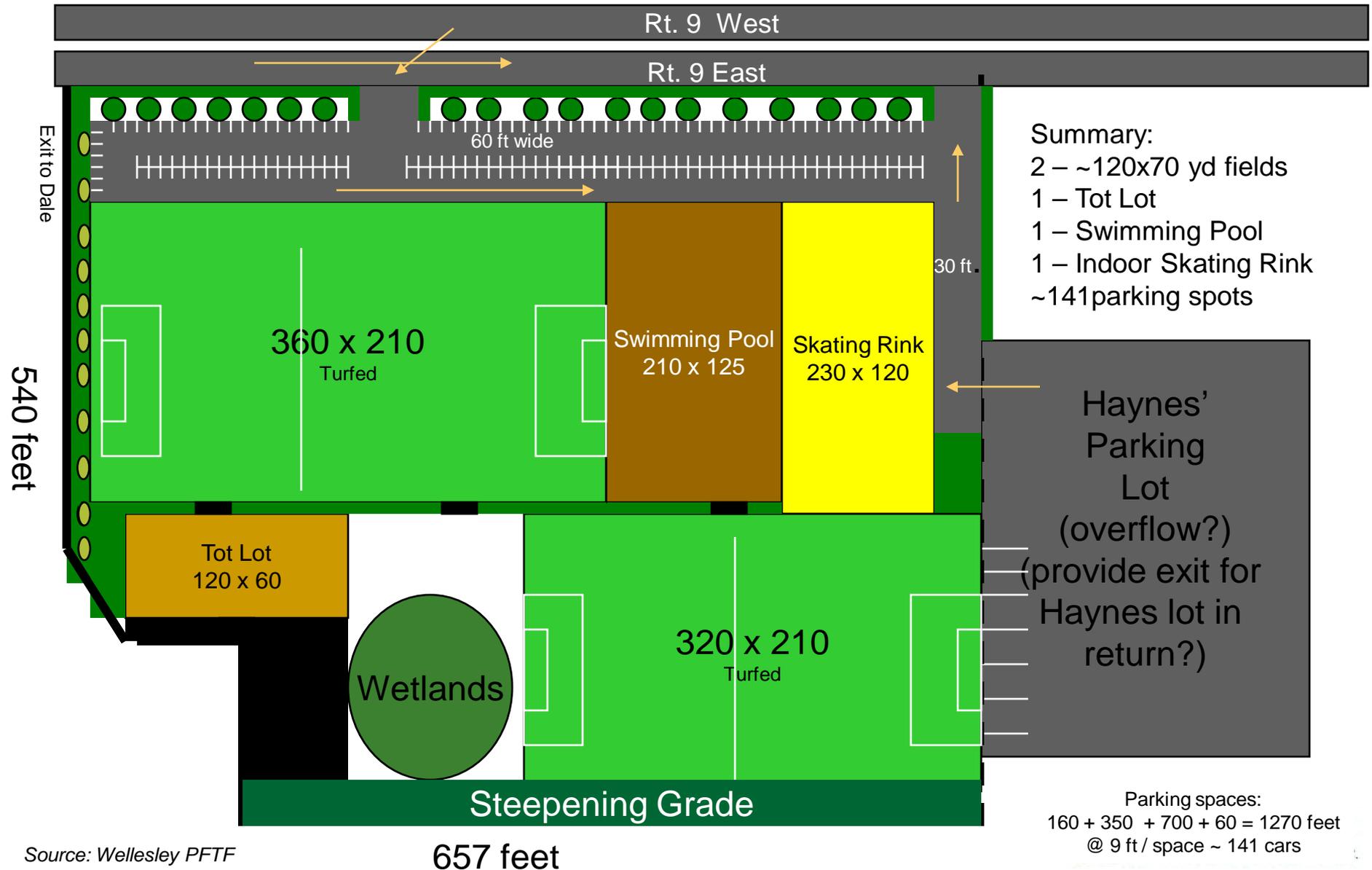
Recreational Facilities and Multi-Family Housing or Retail



- Included:**
Baseball Field
Soccer Field
Basketball Court
Multi-Family Bld. - 52 u
Ave. Unit Size - 900 s.f.

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Potential Layout of St. James Athletic Complex



Big Box Store



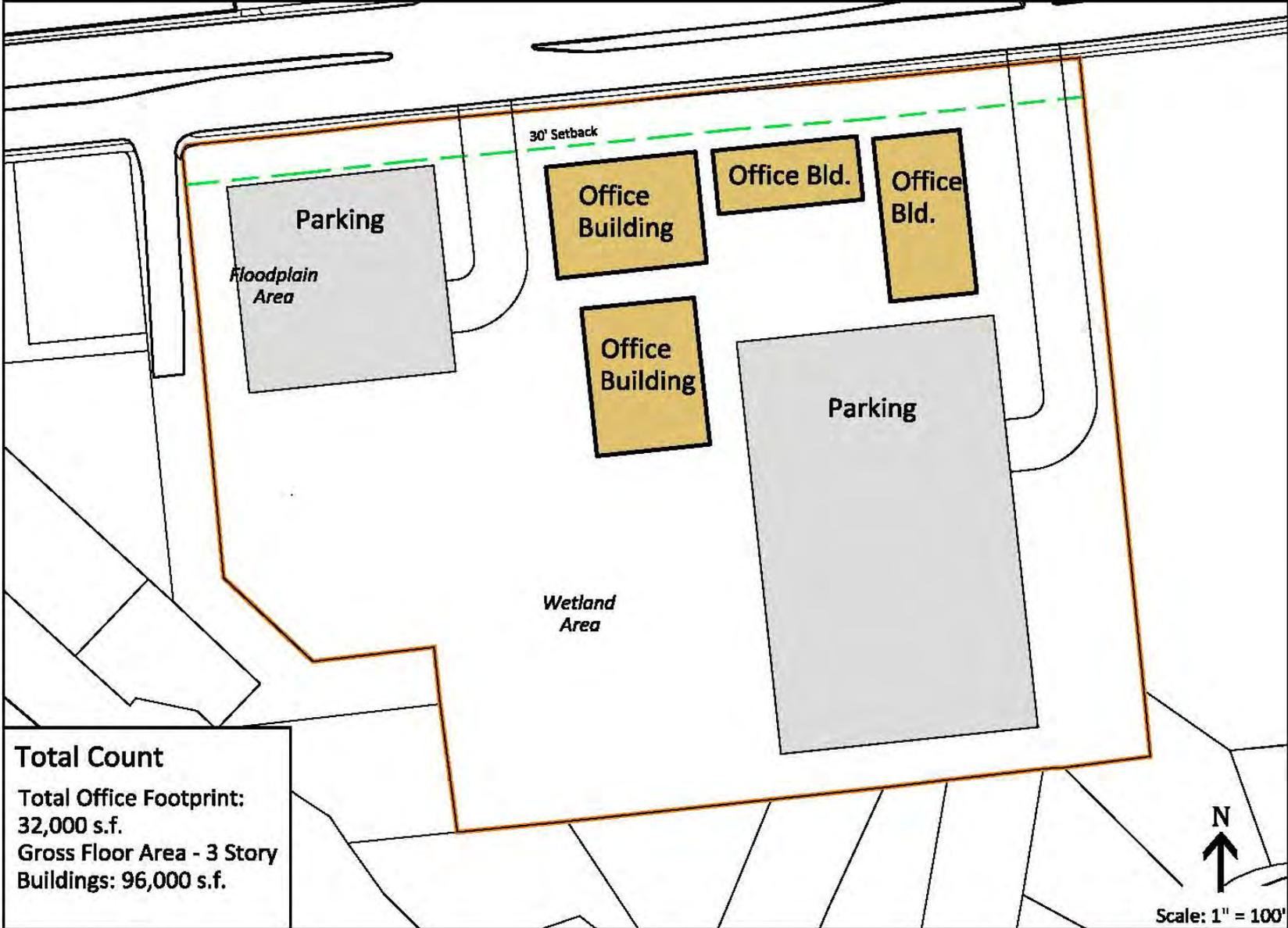
Total Count
Total Square Feet: 31,500



Scale: 1" = 100'

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Office Complex

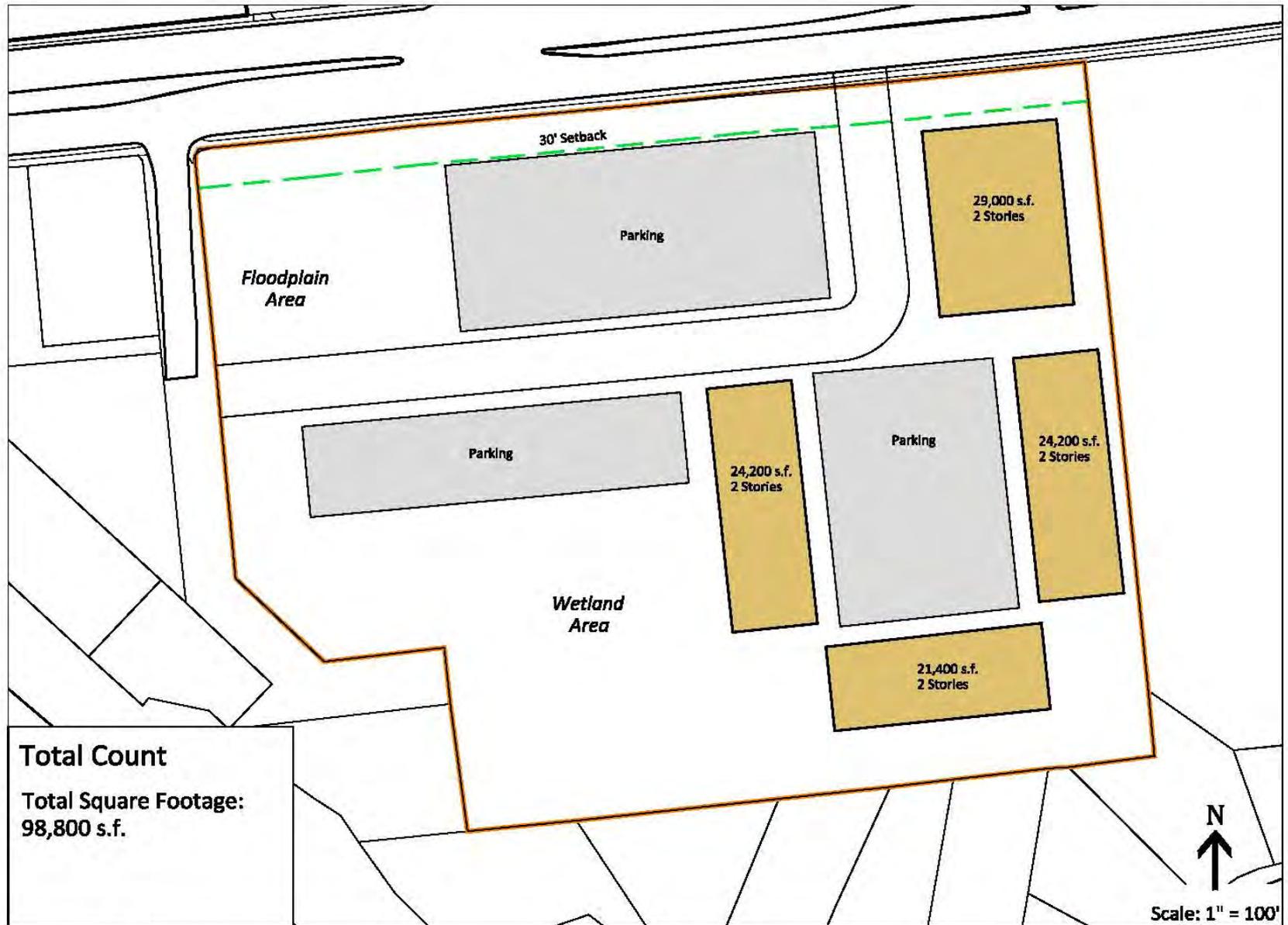


Total Count

Total Office Footprint:
32,000 s.f.
Gross Floor Area - 3 Story
Buildings: 96,000 s.f.

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Office/ Retail



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Financial Realities

Three Obvious Scenarios

Current Zoning – Single Family

- \$80,000 in tax revenues per year

Maximize – Retail, Office, or MF

- \$100-150,000 tax revenues

Recreation

- Zero tax revenue but many other benefits

Recreational Fields - Funding Sources

Fund project following the Sprague Fields model:

- CPC funds to purchase land and possible field improvements
- Private funds
 - Hockey community for the rink (531 youths, 84 WPS participants)
 - Swimming community for the pool (est. 8,000 users, 250 youths, 62 WPS participants)
 - Youth sports community for the fields
 - Lacrosse (560 youths, 148 WPS participants)
 - Soccer (2,000 youths, 130 WPS participants)
 - Football (120 youths, 84 WPS participants)
 - Corporate sponsorships and gifts
- Town funds if available

Recreational Fields - Funding Sources

Operating Costs to be Supported by Current Expenditures

- Hockey Rink
 - WPS hockey team ice rental – \$62k
 - Youth hockey ice rental – \$500k
- Swimming Pool
 - WPS swim team pool rental – \$11k
 - Youth swim teams - ?
 - Pool memberships (based on Concord Beede pool model which is self-funding)
- Playing Fields
 - Elm Bank rental - \$25k

Recreational Fields - Town Benefits

Pool benefits diverse cross-section of residents

- WHS girls and boys swim teams -62 youths (**savings**)
- Youth swim team members -250 youths, (**revenue**)
- Membership (est. 8,000 members - see Concord Model) (**revenue**)
- Facilitates creation of WMS girls and boys swim teams (no budgetary impact)
- Swimming lessons & life guard training (**revenue**)
- Seniors exercise programs (**revenue**)
- Year-round community use by all ages (**revenue**)

Recreational Fields - Town Benefits

Rink lowers costs to schools, clubs, and improves access

- WHS and WMS girls and boys hockey teams – 124 players
(savings)
- Wellesley Youth Hockey – 531 players (revenue)
- Skating lessons (revenue)
- Year-round community use by all ages (revenue)

Recreational Fields - Town Benefits

Lighted turf fields address projected shortage of fields

- Wellesley Youth Soccer – 2,000 youths, 130 WPS players (revenue)
- Wellesley Youth Lacrosse – 560 youths, 148 WPS players (revenue)
- Wellesley Youth Football – 120 youths, 84 WPS players (revenue)
- Tournaments (revenue)
- Adult league use (revenue)
- Near year-round community use by all ages (no budgetary impact)



Land Use Preference Survey



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Current Site











Single Family Residential











Moderate Density Residential - Townhomes











High Density Residential – Multi-family









The Villas at
Oliver Pond
224-225 Somerset Blvd

Visitors
Parking
ONLY
Spaces
28-42

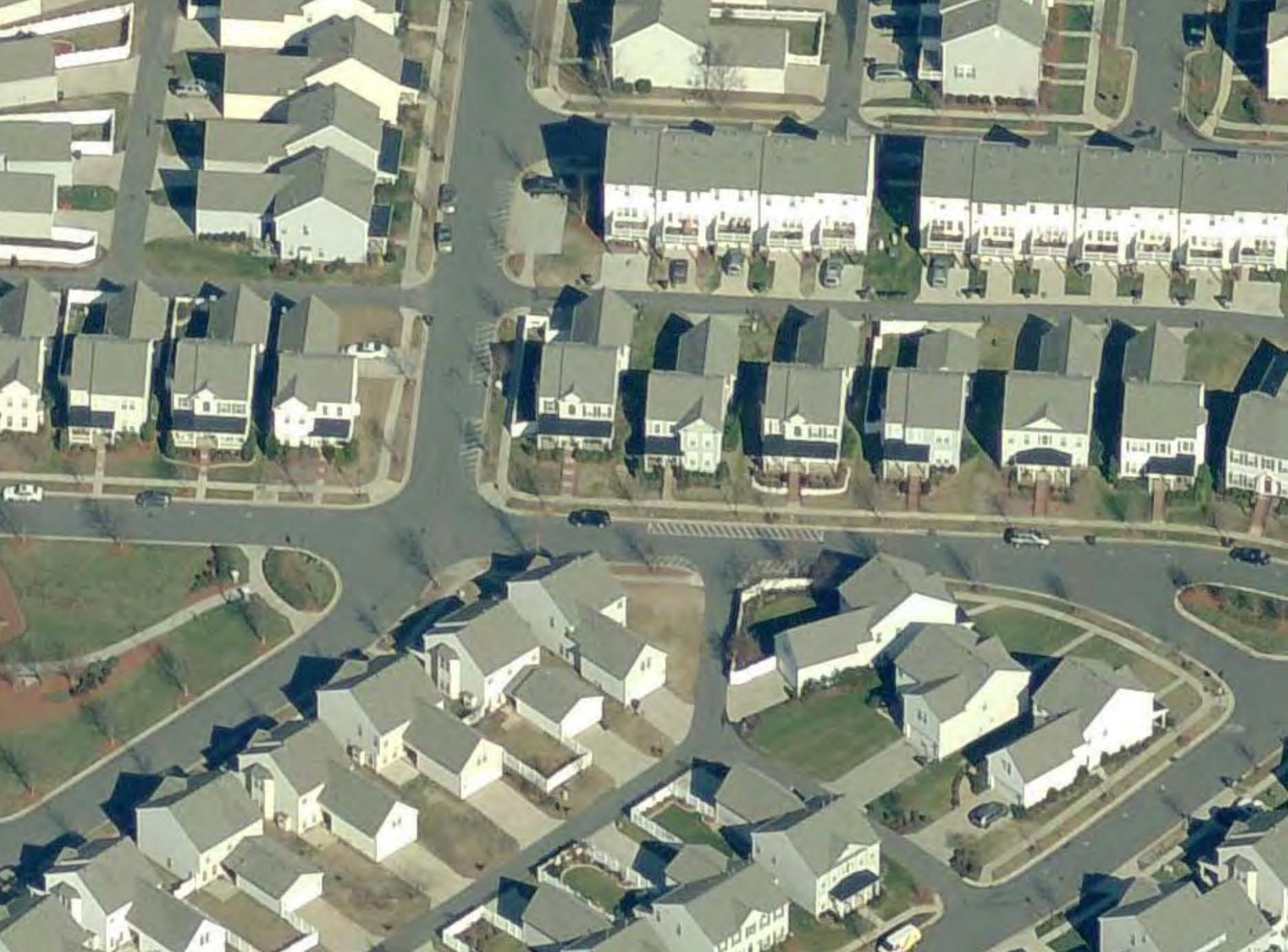


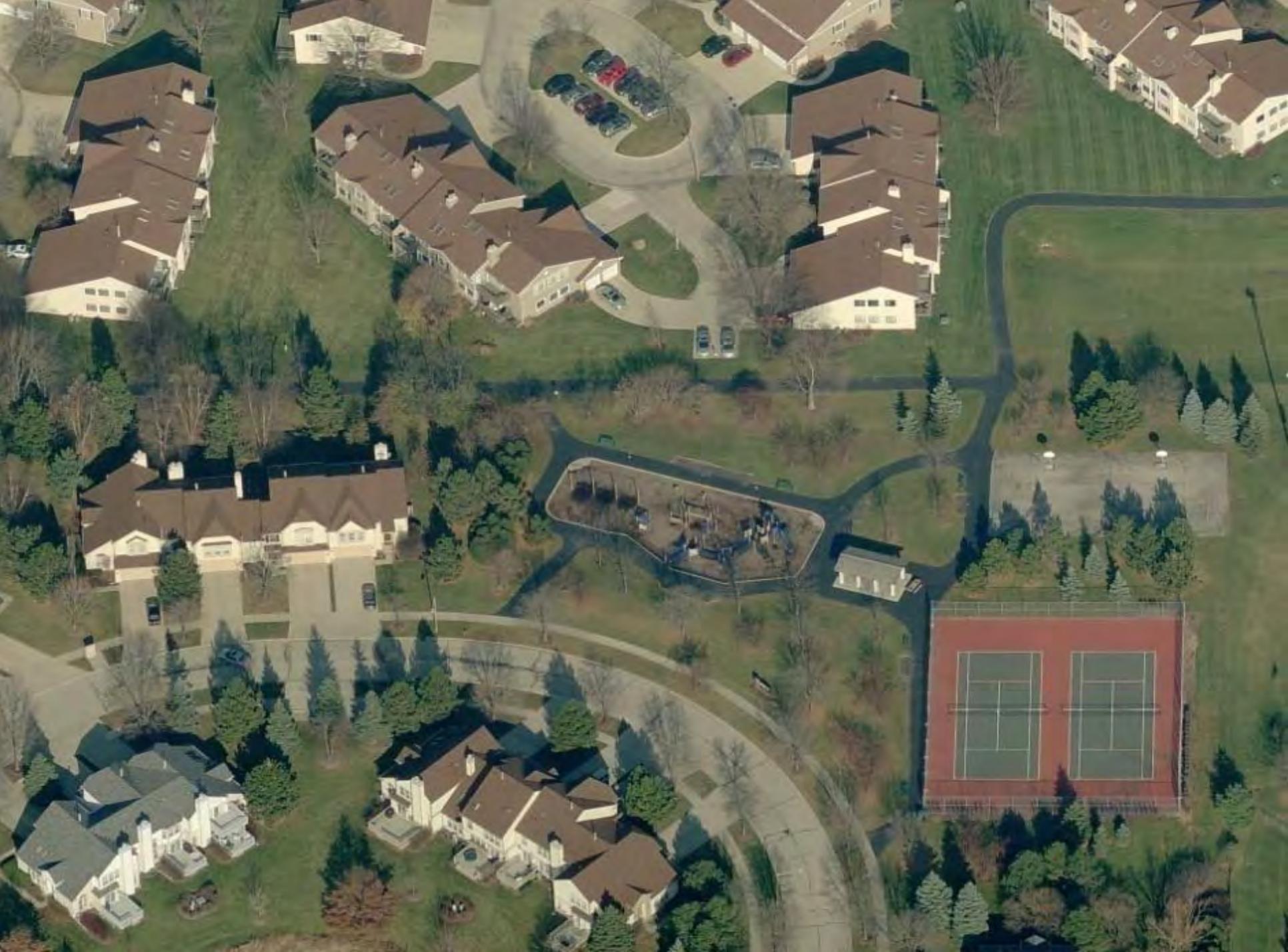
Mixed Residential











Senior Housing











Retail/Office Mix











GGER'S

BARNARD BUILDING

STARBU

1212 MAIN STREET

LATITUDE

LATITUDE

STAR

Retail/Residential Mix





ICE CREAM

THE FARM MARKET







FedEx Kwik-Stores

QUIZOS SUB

51

Recreational Fields











Indoor Recreational Facilities











Red Dot Survey

- There are ten posters on the wall
- Each one represents one of the categories just shown
- Place a Red Dot on the poster for the land use categories you think are best suited for *THIS SITE*
- You can put both of your dots on the same poster or on two different posters.



Hands-on Exercise: Build A Development

What We're Doing

- Six tables, six land use scenarios
- Each table will receive a base map and a set of land use elements (buildings and parking lots)
- Each table will have a facilitator to assist you
- Use the your elements to create a development layout that you think makes sense *for this site*
- Concentrate on land use and massing, not the details of site design
- 15 minutes

Things to Note

- Non-developable Area – do not place any elements within these areas
- Floodplain – you may put parking or recreational fields in here, but nothing else
- Existing parking lot and driveways are shown, but you do not have to use them – we are not concerned about roads and driveways tonight
- Existing buildings are shown, you can “reuse” them or not – your choice
- Stay within the site boundary

Rules

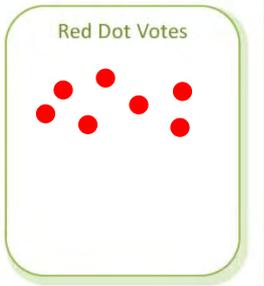
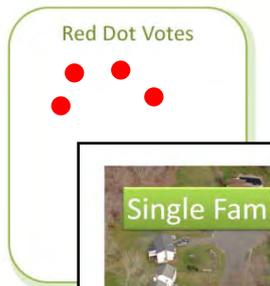
- No swapping elements with other tables
- No tearing elements in pieces, unless your facilitator indicates otherwise
- No drawing other things on your map
- You do not have to use all your elements
- You must use the parking that goes with the building – no swapping with other elements
- We assume leftover areas are open space

Results



Build A Development

Red Dot Poster Results





Open Public Input



What's Next

What's Next

- With tonight's input, CSP&D will create site plans showing more detail for the three top scenarios
- CSP&D will also draft a report discussing implementation strategies for each scenario
- **Next Public Forum – March 4th**
 - **Site design and implementation strategies**
- Final Report and presentation in late April or early May

Contact Info

- Megan Jop, Planning Director
 - mjop@wellesleyma.gov
- Michael Zehner, Assistant Planning Director
 - mzehner@wellesleyma.gov
- Ethan Parsons, Planner
 - eparsons@wellesleyma.gov