

# WAKEFIELD

## MASTER PLAN 2033

### SECOND PUBLIC WORKSHOP

A TWO-PART ONLINE OPEN HOUSE

- ❑ **HISTORIC & CULTURAL RESOURCES ELEMENT:**  
EXPANDING THE CULTURAL & HISTORIC LANDSCAPE
- ❑ **HOUSING ELEMENT:**  
HOUSING OPTIONS & RESIDENTIAL AREAS

WAKEFIELD MASTER PLAN 2022-2033

29 JUNE 2022 – 6:30PM – 8:30PM

VIA ZOOM VIRTUAL MEETING

[mapc.ma/survey2-wmp2033](https://mapc.ma/survey2-wmp2033)

EXTENDED SURVEY 6.29 to 8.2.2022



THIS COMMUNITY OPEN HOUSE ZOOM EVENT IS BEING RECORDED AND WILL BE SHARED ONLINE - FOR THE BENEFIT OF COMMUNITY MEMBERS WHO WERE UNABLE TO PARTICIPATE.



## HISTORIC & CULTURAL



## HOUSING & RESIDENTIAL



# TONIGHT'S AGENDA

SECOND OF 4 MASTER PLANNING WORKSHOPS — ONLY 2 TOPICS TONIGHT

- ❑ **INTRODUCTIONS**
- ❑ **PURPOSE & PROCESS**
- ❑ **MEETING OBJECTIVE & FORMAT**
- ❑ **INFORMATIONAL SLIDES +**
- ❑ **ZOOM DISCUSSION +**
- ❑ **POST-MEETING SURVEY**
- ❑ **BRIEF DEMOGRAPHICS OVERVIEW**

## HISTORIC & CULTURAL

EXPANDING THE CULTURAL &  
HISTORIC LANDSCAPE

- ❑ **INFORMATIONAL SLIDES** – 10-15 MINUTES
- ❑ **SMALL GROUP DISCUSSIONS** – 40 MINUTES

## HOUSING

HOUSING OPTIONS & RESIDENTIAL AREAS

- ❑ **INFORMATIONAL SLIDES** – 10-15 MINUTES
- ❑ **SMALL GROUP DISCUSSIONS** – 40-45 MINUTES

## 4-WEEK ONLINE COMMUNITY POLL

- ❑ **15 MINUTES** OF PERSONAL TIME
  - ❑ RECORD YOUR INPUT
  - ❑ EXTENDED OPPORTUNITY AT OWN CONVENIENCE
  - ❑ PRIMARY FORM – MEASURING FEEDBACK
- ❑ **ACTIVE — JUNE 29 TO AUGUST 2, 2022**
- ❑ **SURVEY LINK — [mapc.ma/survey2-wmp2033](https://mapc.ma/survey2-wmp2033)**

# INTRODUCTIONS — WAKEFIELD MASTER PLAN 2033

## MUNICIPAL TEAM — WMP-2033



**ERIN KOKINDA**

COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR



**JENNIFER MCDONALD**

CONTENT & COMMUNICATIONS MANAGER



**STEPHEN P. MAIO**

TOWN ADMINISTRATOR

## MAPC — PUBLIC REGIONAL PLANNING CONSULTANTS



**CARLOS J. MONTAÑEZ**

PRINCIPAL PLANNER & PROJECT MANAGER



**NAJEE NUNNALLY**

COMMUNITY ENGAGEMENT SPECIALIST



**CHRISTIAN BRANDT, AICP**

COMMUNITY ENGAGEMENT MANAGER



**MARK RACICOT**

LAND USE PLANNING DIRECTOR

## ADVISORY GROUP — WMP-2033

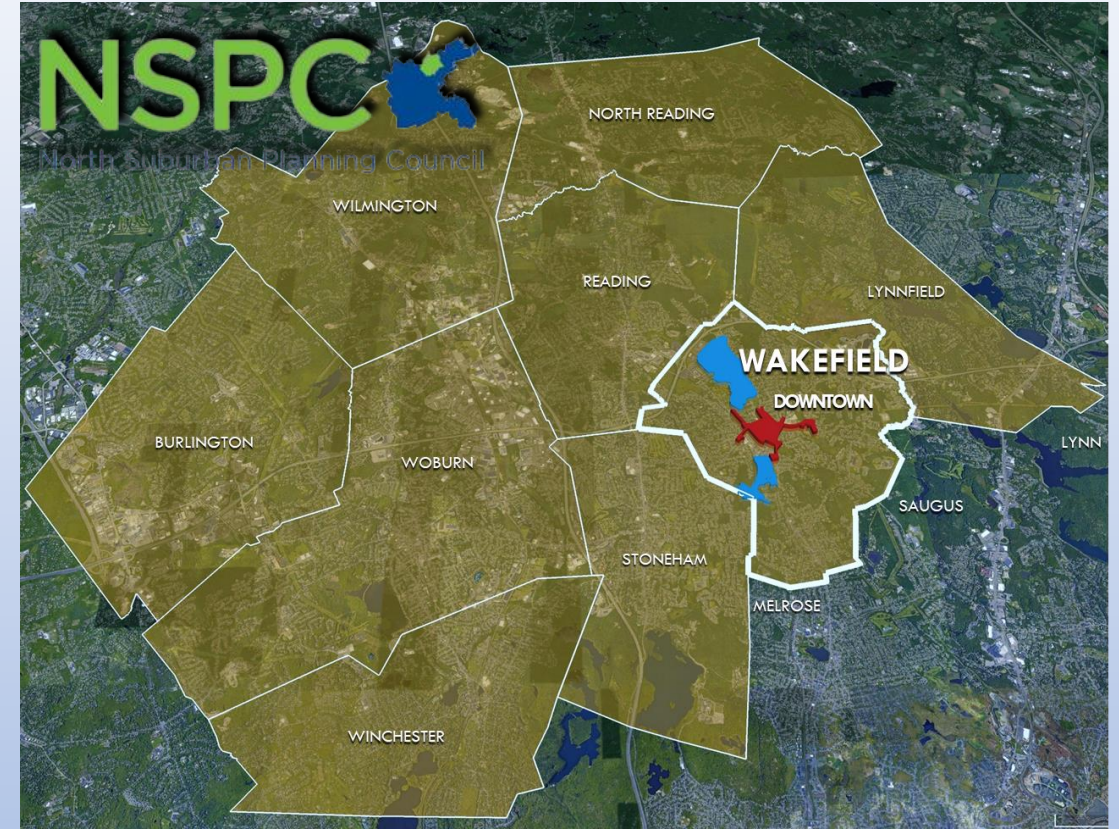
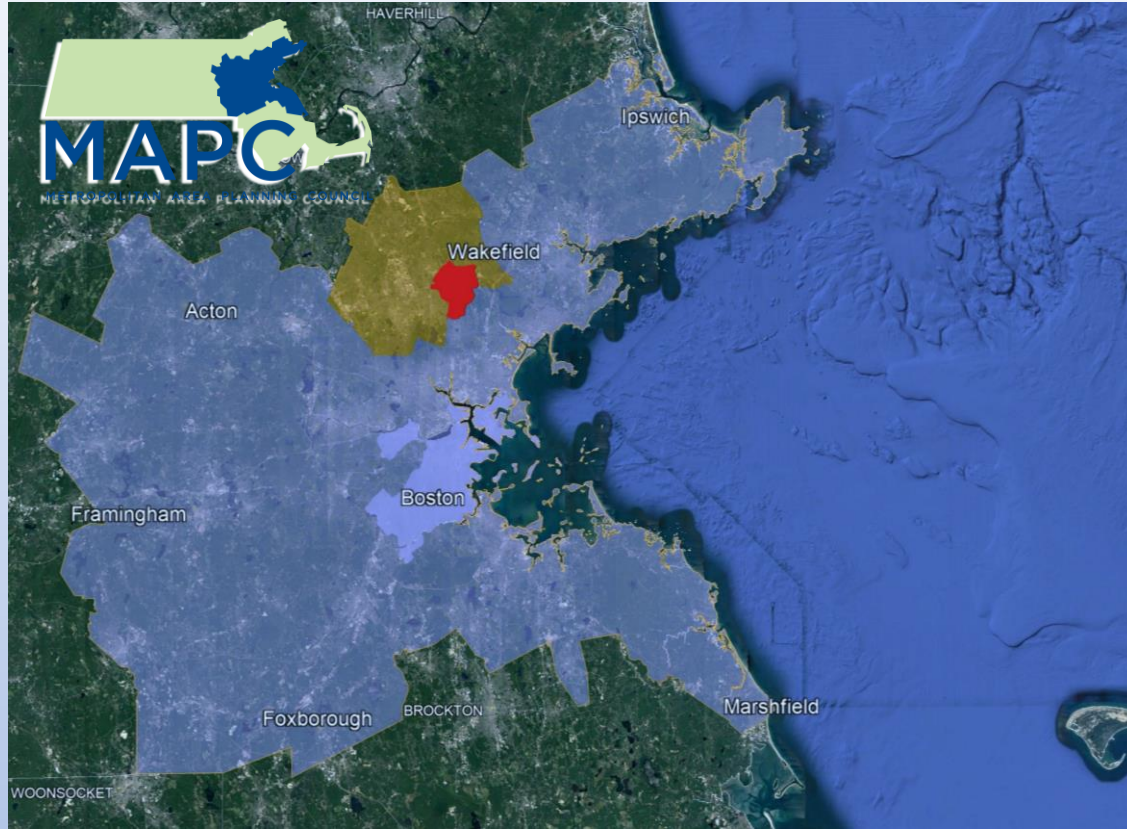
- |   |   |  |  |
|---|---|--|--|
| <input type="checkbox"/> AMY APFELBAUM    | <input type="checkbox"/> MIKE FEELEY      | <input type="checkbox"/> LAUREN LESSARD        | <input type="checkbox"/> JULIE SCOTT   |
| <input type="checkbox"/> HEHERSHE BUSUEGO | <input type="checkbox"/> LIZ FERREIRA     | <input type="checkbox"/> PAIGE MACGIBBON       | <input type="checkbox"/> MYRA SESSIONS |
| <input type="checkbox"/> CHRIS CHEU       | <input type="checkbox"/> JEFFERY HILL     | <input type="checkbox"/> MATT MANTALOS         | <input type="checkbox"/> SCOTT STAITI  |
| <input type="checkbox"/> MARIANNE COHEN   | <input type="checkbox"/> KATIE HONNEYWELL | <input type="checkbox"/> ROBERT MCGUIRE        | <input type="checkbox"/> MELISSA STOPA |
| <input type="checkbox"/> JOHN CRISLEY     | <input type="checkbox"/> JOE HULME        | <input type="checkbox"/> CHRISTINA OLIVERI     |  |
| <input type="checkbox"/> NANCY DELANEY    | <input type="checkbox"/> DAWN KIX         | <input type="checkbox"/> ROCHELLE OWENS        |  |
| <input type="checkbox"/> CAROL DENNISON   | <input type="checkbox"/> JOSH LANNEN      | <input type="checkbox"/> ASHLIE PERRY-BANERJEE |  |

## LIAISONS TO WMP-2033 ADVISORY GROUP

- |  |   |
|--|---|
| <input type="checkbox"/> ANNE DANEHY, TOWN COUNCIL | <input type="checkbox"/> THEO NOELL, PLANNING BOARD |
|--|---|



# INTRODUCTION — MAPC REGIONAL PERSPECTIVE



## REGIONAL PLANNING AGENCY

### PUBLIC CONSULTANCY — TECHNICAL ASSISTANCE RESOURCES AND SERVICES

- ❑ SUPPLEMENT LOCAL CAPACITY,
- ❑ BRAINSTORM IDEAS,
- ❑ GATHER SURROUNDING COMMUNITIES TO
- ❑ ADDRESS COMMON ISSUES THAT TRANSCEND MUNICIPAL BOUNDARIES



# BACKGROUND — MAPC MISSION & EQUITY

## MISSION — EXCERPT

... PROMOTE **SMART GROWTH** AND **REGIONAL COLLABORATION**.

... ENGAGE THE PUBLIC IN **RESPONSIBLE STEWARDSHIP** OF OUR **REGION'S FUTURE**.

... COMMITTED TO WORK TOWARD ... A **DIVERSE HOUSING STOCK** ... HEALTHY COMMUNITIES, AN INFORMED PUBLIC, AND **EQUITY** AND **OPPORTUNITY** AMONG PEOPLE OF **ALL BACKGROUNDS**.

## EQUITY — METROCOMMON 2050 VALUES—EXCERPT

... **FAIR** AND **JUST INCLUSION** INTO A SOCIETY...

... MOST **MARGINALIZED** HAVE **EQUAL ACCESS** TO OPPORTUNITIES, POWER, **PARTICIPATION & RESOURCES...**

... REQUIRES **RESTRUCTURING** DEEPLY **ENTRENCHED SYSTEMS...**

... HAVE LED TO THE **UNEVEN DISTRIBUTION OF BENEFITS & BURDENS** OVER MULTIPLE GENERATIONS.

### Equality



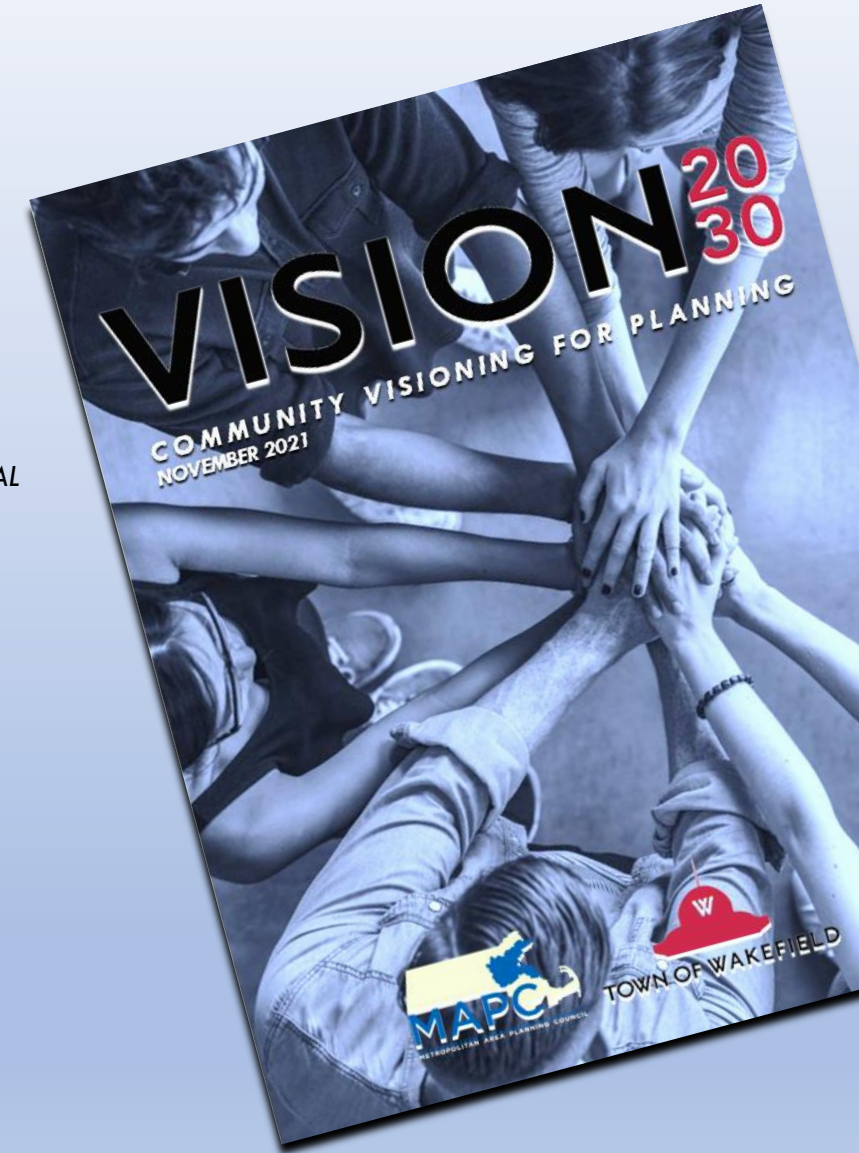
### Equity



CREDIT ATTRIBUTED: 2017 ROBERT WOOD JOHNSON FOUNDATION

# MASTER PLAN PURPOSE 1 OF 2

- ❑ **BUILD UPON** VISION 2030 STATEMENT
- ❑ **“JUMPSTART” DISCUSSIONS** WITH VISION 2030 CONSENSUS GOALS
- ❑ **MORE IN-DEPTH ANALYSES** OF AND RECOMMENDATIONS
  - ❑ FOR 8 CONVENTIONAL ELEMENTS/TOPICS;
  - ❑ INCLUDING **TOWN IMPLEMENTATION ACTIONS**, DECISIONS ON **INVESTMENTS AND REGULATORY CHANGES**, AND AVAILABLE RESOURCES.
  - ❑ **EMPHASIZE TRADE-OFFS** RELATED TO **PRIORITIES ON RESOURCE ALLOCATION**, SOCIAL POLICY, AND THE POTENTIAL ACCOMMODATION OF POTENTIAL DEVELOPMENT PROPOSALS IN DIFFERENT PARTS OF TOWN.
- ❑ **A REFERENCE ROADMAP**
  - ❑ EXECUTIVE SUMMARY PLUS **10-YEAR PRIORITIZED IMPLEMENTATION TABLE**
  - ❑ FOR **REGULAR CONSULTATION** DURING VARIOUS MUNICIPAL MEETINGS
  - ❑ TO FRAME MORE IMMEDIATE DECISIONS ON PROJECTS, DEVELOPMENT REVIEW AND INVESTMENT DECISIONS.
- ❑ **MAKE CONNECTIONS** BETWEEN DIFFERENT PLANNING TOPICS
  - ❑ FOR BIG PICTURE INSIGHTS AND **DECISION MAKING**
  - ❑ THROUGHOUT THE **NEXT 120 MONTHS**
  - ❑ TO GUIDE WAKEFIELD TOWARD AN **EVEN-BETTER, ASPIRATIONAL PLACE BY 2033**.





# MASTER PLAN PURPOSE 2 OF 2

## ❑ CREATE A ROAD MAP

TO INFORM FUTURE COLLECTIVE DECISION MAKING

## ❑ COMMUNITY INPUT

INFORM RECOMMENDATIONS

## ❑ PROVIDE MUTUAL CERTAINTY

RESIDENTS | BUSINESSES

## ❑ SHAPE SPECIFIC AREAS

GROWTH | IMPROVEMENTS | PRESERVATION

## ❑ INFORM DECISIONS

FUTURE ZONING | INVESTMENTS  
(RE)DEVELOPMENT INCL. INFILL

## ❑ LEAVE A LEGACY

FOR THE NEXT GENERATION

## ❑ ASPIRATIONAL

## ❑ IMAGINING & SHAPING FUTURE

WITH COMMUNITY INPUT

## ❑ RALLY RESIDENTS

AROUND COMPELLING IDEAS

## ❑ REFERENCE CONTEXT FOR FUTURE DECISIONS

DURING NEXT 120 MONTHS  
AT MONTHLY MUNICIPAL MEETINGS  
TO HELP WITH REVIEW OF PROJECTS  
AND POLICY IDEAS

## ❑ FOR MARKETING PURPOSES

CHAMBER OF COMMERCE | WELCOME GUIDES



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# PROCESS

## 4 PUBLIC FORUMS & 5 AG WORKING SESSIONS

ADV. GROUP #1 1.6.2022

ADV. GROUP #2 3.16.2022

PUBLIC FORUM #1 PUBLIC POLL 4.6.2022 — 560 POLL RESPONSES

ADV. GROUP #3 5.25.2022

PUBLIC FORUM #2 PUBLIC POLL 6.29.2022 + 4-WEEK POLL — 15 MINUTES TO TAKE

ADV. GROUP #4

PUBLIC FORUM #3 PUBLIC POLL

ADV. GROUP #5

PUBLIC FORUM #4 PUBLIC POLL

MAPC —  
2 DRAFTS

PUBLIC COMMENT PERIOD

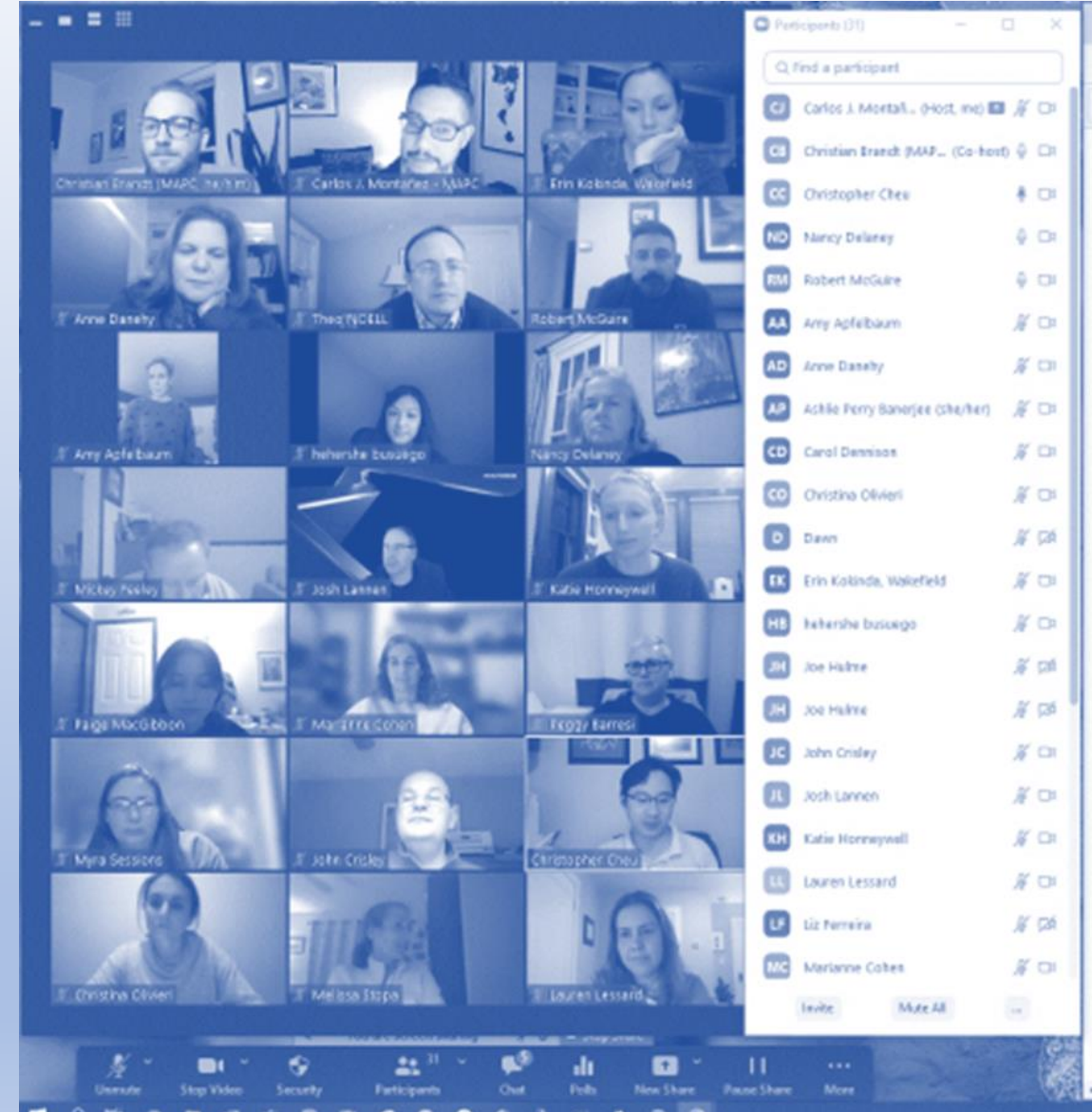
PLANNING BOARD

TOWN COUNCIL JAN. 2023



# WMP-2033 ADVISORY GROUP ROLE

- ❑ **PARTICIPATE** IN 5 MEETINGS & 4 PUBLIC FORUMS
- ❑ **HELP DRAFT PURPOSEFUL SURVEY QUESTIONS**
  - ❑ THAT COVER THE VARIOUS MASTER PLANNING TOPICS
  - ❑ REVIEW AND PROVIDE FEEDBACK ON THE QUESTIONS FOR 4 SEPARATE SURVEYS THAT ARE EACH PAIRED TO EACH OF THE 4 PUBLIC WORKSHOPS.
- ❑ **FACILITATE CONVERSATIONS** DURING PUBLIC FORUMS WITH SUPPORT FROM MAPC STAFF.
- ❑ **PROVIDE POST-PUBLIC-FORUM INSIGHTS** INTO MEETING FORMAT AND DISCUSSION FACILITATION.



# MASTER PLAN TOPICS

## 8 TOPICS OVER 4 PUBLIC FORUMS – 1 HOUR EACH TOPIC

### PUBLIC FORUM #1

APR 6, 2022

#### LAND USE & ZONING ELEMENT:

GROWTH, ENHANCEMENT &  
PRESERVATION AREAS IN  
TOWN

#### OPEN SPACE & RECREATION ELEMENT:

PARKS, SQUARES & LEISURE

### PUBLIC FORUM #2

JUNE 29, 2022

#### HISTORIC & CULTURAL RESOURCES ELEMENT:

EXPANDING THE CULTURAL &  
HISTORIC LANDSCAPE

#### HOUSING ELEMENT:

HOUSING OPTIONS &  
RESIDENTIAL AREAS

### PUBLIC FORUM #3 – TBD

#### TRANSPORTATION & CIRCULATION ELEMENT:

MOBILITY OPTIONS &  
GETTING AROUND

#### SUSTAINABILITY & CLIMATE RESILIENCE ELEMENT:

ADAPTING TO  
ENVIRONMENTAL CHANGES

### PUBLIC FORUM #4 – TBD

#### PUBLIC FACILITIES, TOWN SERVICES & INFRASTRUCTURE ELEMENT:

ENHANCING & LEVERAGING

#### ECONOMIC DEVELOPMENT ELEMENT:

PUTTING THE PIECES  
TOGETHER





# TONIGHT'S OBJECTIVE

**MEETING FORMAT** – INFO SLIDES + DISCUSSION – THEN POST-MEETING POLL

## PUBLIC FORUM #2

JUNE 29, 2022

### HISTORIC & CULTURAL RESOURCES ELEMENT:

EXPANDING THE  
CULTURAL & HISTORIC  
LANDSCAPE

### HOUSING ELEMENT:

HOUSING OPTIONS &  
RESIDENTIAL AREAS

## MEETING FORMAT

- ❑ TWO HOURS – VIRTUAL ZOOM –  
LIVE INTERACTIVE EVENT
  - ❑ ONLY INTERACTIVE VIA ZOOM
- ❑ ONLY 2 PLANNING TOPICS – ~1 HOUR EACH
- ❑ TWO-PART PARTICIPATION OPPORTUNITY
  - ❑ LIVE, ZOOM 2-HOUR MEETING + 4-WEEK-LONG OPPORTUNITY
  - ❑ TAKE 15 MINUTES OF PERSONAL TIME
  - ❑ RECORD INDIVIDUAL INPUT – FOR MEASURING CONSENSUS
- ❑ ALLOW PARTICIPANTS HEAR  
EACH OTHER'S OPINIONS BEFORE
  - ❑ EVERYONE RECORDS THEIR INDIVIDUAL INPUT  
VIA 4-WEEK ONLINE SURVEY – **DEADLINE 8.2.2022**

## FIRST TOPIC – 1-HOUR

- ❑ INFORMATIONAL SLIDES – 10-15 MINUTES
- ❑ SMALL GROUP DISCUSSIONS – 30-35 MINUTES

## SECOND TOPIC – 1-HOUR

- ❑ INFORMATIONAL SLIDES – 10-15 MINUTES
- ❑ SMALL GROUP DISCUSSIONS – 30-35 MINUTES

## EVERYONE TAKES 4-WEEK POLL

- ❑ ONLY 15 MINUTES OF PERSONAL TIME
- ❑ TO RECORD IN WRITING YOUR INPUT
- ❑ EXTENDED OPPORTUNITY – AT OWN CONVENIENCE
- ❑ PRIMARY FORM OF RECORDING & MEASURING FEEDBACK

# FORUM DISCUSSIONS <sup>THEN</sup> POLL INPUT RECORDING

## SURVEY DESIGN & PURPOSEFUL QUESTIONS

### ❑ PURPOSEFULLY & COLLECTIVELY DRAFT –

- ❑ HELP DISCOVER SOMETHING NEW, OR CONFIRM SOMETHING USEFUL FOR AN ACTIONABLE RECOMMENDATION OR A DECISION
- ❑ DRAFT POLL CONTENT — ONLY PROVIDED TO ELICIT A REACTION — JUMPSTART DRAFTING WITHIN SCOPE/CONTRACT TIMELINE

### ❑ PRIMARY FORM OF STANDARDIZED COMMUNITY INPUT

### ❑ SURVEY OBJECTIVE

- ❑ **MEASURE INPUT – DETERMINE CONSENSUS**
- ❑ CONSENSUS GOALS – TO BE DISTILLED FROM SEVERAL ITERATIONS OF SYNTHESIS AND ANALYSIS
- ❑ SUSS OUT HIGHER LEVEL CONSENSUS GOALS
- ❑ MAPC CONSULTANT INTERPRETS RESULTS – AND RECOMMENDS CORRESPONDING BEST PLANNING STRATEGIES
- ❑ **PROVIDE STANDARDIZATION OF FEEDBACK –**
  - ❑ THAT OFTENTIMES IS CHALLENGING TO OBTAIN IN CONVENTIONAL MEETINGS WITH STRICTLY/MAINLY ORAL COMMENTS
  - ❑ **NOT INTENDED TO BE SCIENTIFIC SURVEYS**

**WAKEFIELD MASTER PLAN 2033**

**FIRST ADVISORY GROUP WORKING SESSION**

WAKEFIELD MA  
5 JANUARY 2022 —  
VIA ZOOM VIRTUAL

**AGENDA**

- ❑ INTRODUCTIONS
- ❑ PURPOSE
- ❑ PROCESS
- ❑ ADVISORY GROUP ROLE & COMMUNITY OUTREACH

**WAKEFIELD MASTER PLAN 2033**

**SECOND ADVISORY GROUP WORKING SESSION**

WAKEFIELD MA  
16 MARCH 2022  
VIA ZOOM VIRTUAL

**AGENDA**

- ❑ INTRODUCTIONS
- ❑ PURPOSE
- ❑ PROCESS
- ❑ ADVISORY GROUP ROLE

**WAKEFIELD MASTER PLAN 2033**

**THIRD ADVISORY GROUP WORKING SESSION**

WAKEFIELD MASTER PLAN 2022-2033  
25 MARCH 2022 — 6 - 8PM  
VIA ZOOM VIRTUAL MEETING

**AGENDA**

- ❑ ACKNOWLEDGEMENTS
- ❑ BRIEFING
- ❑ MAIN



# FORUM DISCUSSIONS <sup>THEN</sup> POLL INPUT RECORDING

## TONIGHT'S OBJECTIVE

❑ INFORMATIONAL TOPIC SLIDES + ZOOM DISCUSSION + POST-MEETING SURVEY

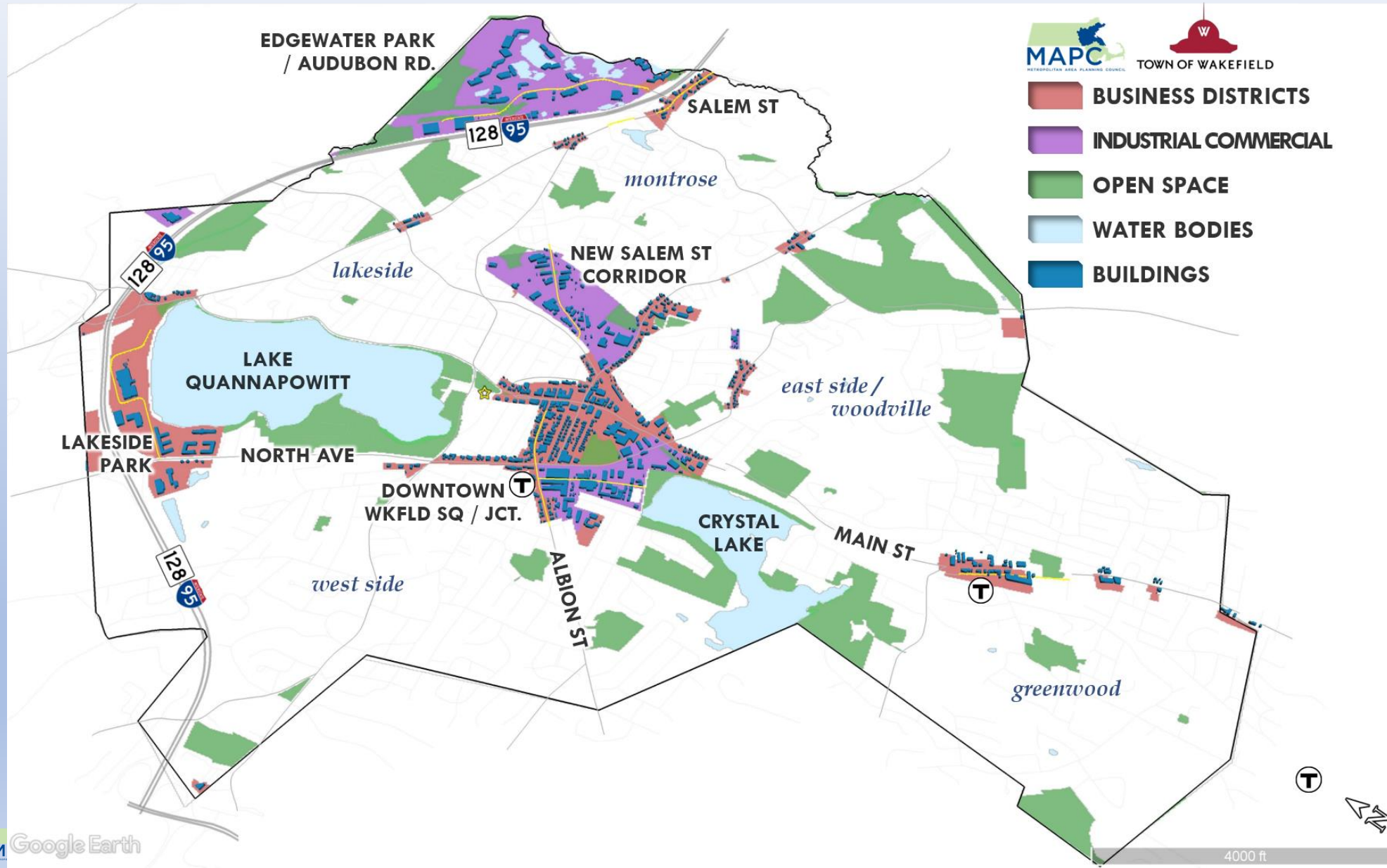


## 3-WEEK ONLINE COMMUNITY POLL

- ❑ **15 MINUTES** OF PERSONAL TIME
  - ❑ RECORD YOUR INPUT
  - ❑ EXTENDED OPPORTUNITY AT OWN CONVENIENCE
  - ❑ PRIMARY FORM – MEASURING FEEDBACK
- ❑ **ACTIVE — JUNE 29 TO AUGUST 2, 2022**
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# TOWN OVERVIEW

## BUSINESS/ACTIVITY NODES, OPEN SPACES, MAJOR ROADS



# TOWN OVERVIEW

## TOWN SETTING

- MATURE SUBURBAN TOWN
- 7.4 SQ. MILES LAND - ~27,000 POPULATION
- 10 MILES NORTH BOSTON

- SMALLER-LOT SINGLE FAMILY DWELLINGS
- SEVERAL BUSINESS DISTRICTS & COMMUTER RAIL SERVICE
- **NEW GROWTH VIA INFILL REDEVELOPMENT FLEXIBILITY**

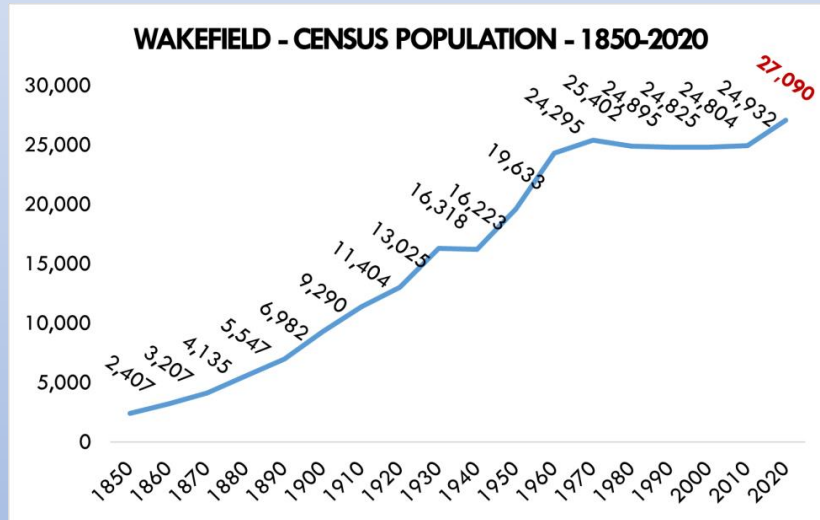
## POPULATION - 2020 CENSUS – 27,090

**8.3% INCREASE FROM 2010**

**11% INCREASE SINCE 1960**

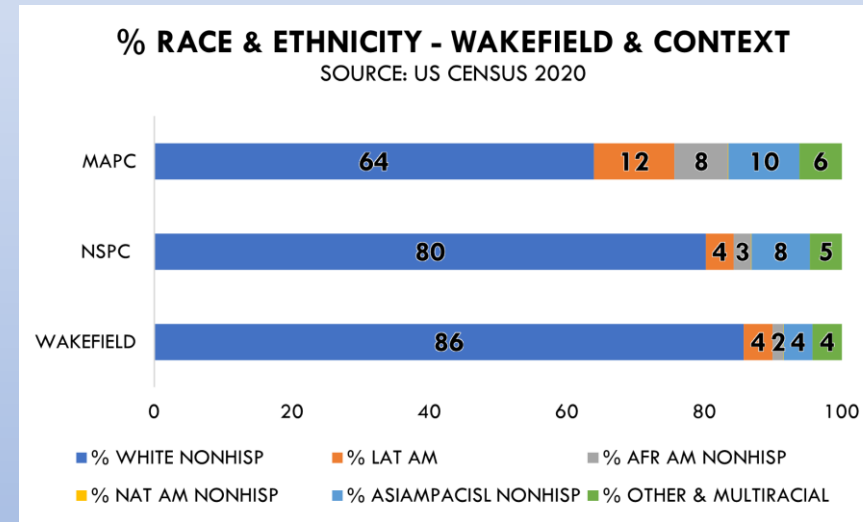
24,932 CENSUS 2010

24,295 CENSUS 1960



## RACE & ETHNICITY

**16-22% LESS DIVERSE** THAN SUBREGION & METRO BOSTON



FOR IMMEDIATE RELEASE: WEDNESDAY, APRIL 27, 2022  
**Next 2020 Census Data Products to be Released in 2023**

APRIL 27, 2022  
RELEASE NUMBER CB22-CN.06

### LIMITED DATA AVAILABLE

- FOR FULL 2020 CENSUS DATASETS (2023 FULL RELEASE)
- NOT ALL DATASETS EXIST FOR -- ALL TOPICS, YEARS, OR GEOGRAPHIES
- BEST READILY-AVAILABLE USED AT TIME OF DATA COLLECTION & ANALYSIS



# TOWN OVERVIEW

## MEDIAN OVERALL HOUSING SALES PRICES – 2022

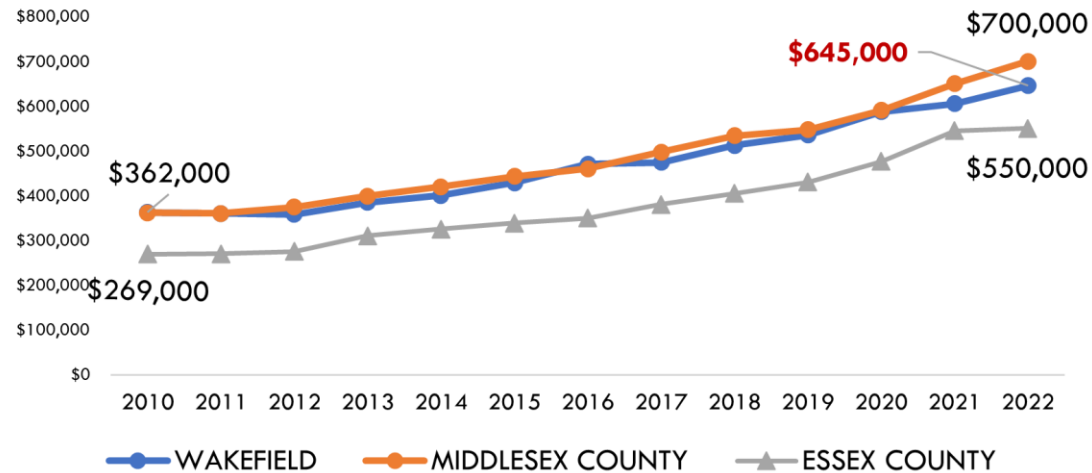
WAKEFIELD'S \$645,000 IS

**8% MORE AFFORDABLE THAN MIDDLESEX** COUNTY'S MEDIAN

WAKEFIELD'S \$645,000 IS

**15% MORE EXPENSIVE THAN ESSEX** COUNTY'S MEDIAN

**MEDIAN HOUSING SALES PRICES  
WAKEFIELD & CONTEXT 2010-2022**  
SOURCE: WARREN GROUP 2022



## TAX BASE <sup>2022</sup>

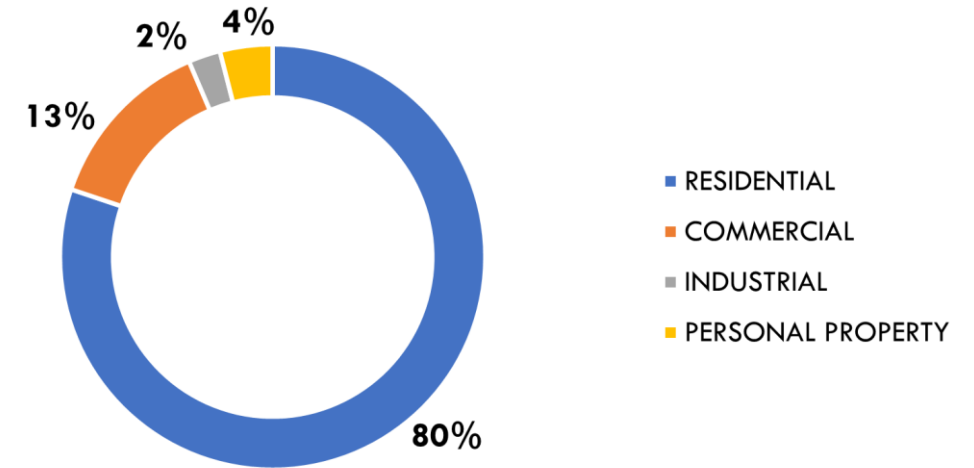
### REVENUE BY SOURCE - DIVERSIFICATION DESIRABLE

80% RES. – 13% COMM. – 2% INDUST.

\$12.32 RES. WAKEFIELD RATE PER \$1,000 ASSESSED VALUE

\$23.77 COMM. WAKEFIELD RATE PER \$1,000 ASSESSED VALUE

**SHARE OF TAX REVENUE BY SOURCE - WAKEFIELD**  
SOURCE: MA. DEPT. REVENUE FY2022



SOURCES: ACS 5-Year Estimates 2019 & 2018; US Census; MAPC DataCommon; MA Dept. of Revenue – DLS

# TOWN OVERVIEW

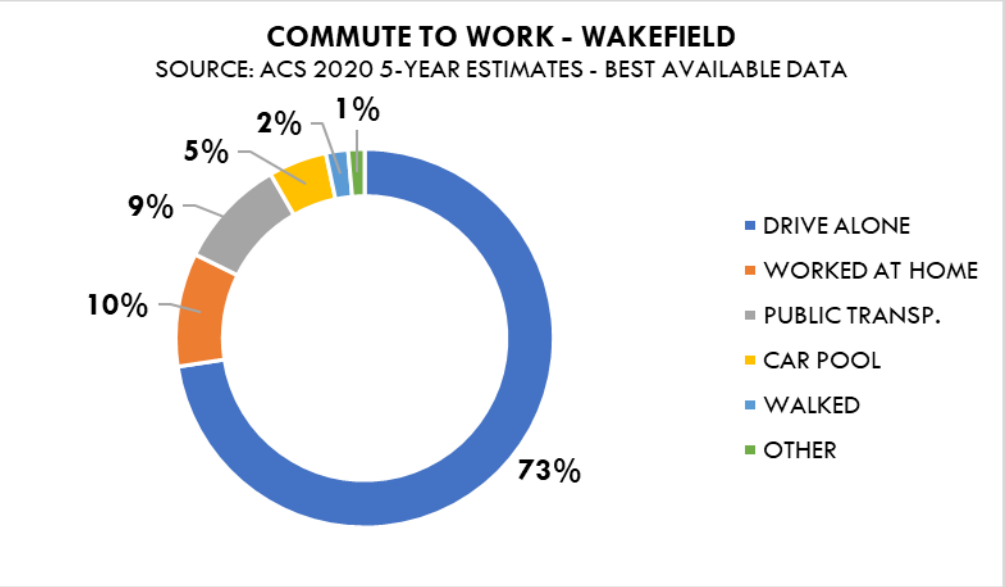
## COMMUTE TO WORK ACS 2020

### COMMUTE TIMES

33 MINUTES	WAKEFIELD AVG.
30 MINUTES	STATE AVG
27 MINUTES	US AVG.

### MODES

73%	DRIVE ALONE
5%	CARPOOL
9%	PUBLIC TRANSPORTATION
2%	WALK



## ACCESSIBILITY ACS 2020

### 8.6% OF RESIDENTS CHALLENGED

4.3%	AMBULATORY DIFFICULTY
4.3%	INDEPENDENT LIVING DIFFICULTY

#### Types of Disabilities in Wakefield CDP, Massachusetts



SOURCES: ACS 5-Year Estimates 2019 & 2018; US Census; MAPC DataCommon

# TONIGHT'S WORKSHOP TOPICS

INFORMATIONAL SLIDES + DISCUSSIONS + POST-MEETING ONLINE SURVEY

## HISTORIC & CULTURAL RESOURCES ELEMENT EXPANDING THE CULTURAL & HISTORIC LANDSCAPE



INFORMATIONAL SLIDES – 10-15 MINUTES

SMALL BREAKOUT GROUP DISCUSSIONS – 30-35 MINUTES

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## HOUSING ELEMENT HOUSING OPTIONS & RESIDENTIAL AREAS



INFORMATIONAL SLIDES – 10-15 MINUTES

SMALL BREAKOUT GROUP DISCUSSIONS – 30-35 MINUTES

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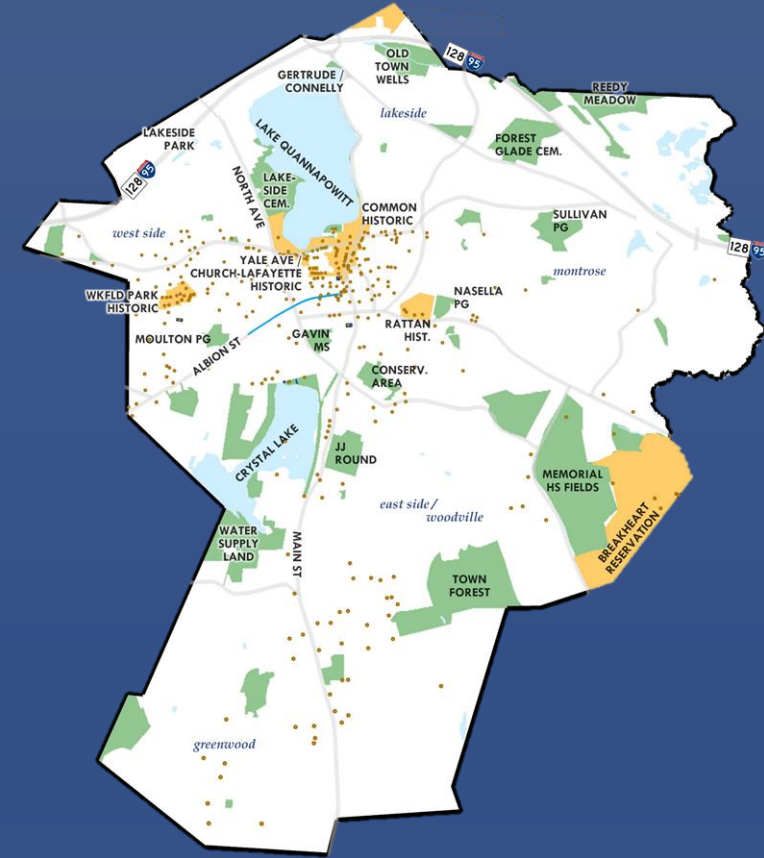
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# HISTORIC & CULTURAL RESOURCES ELEMENT

## EXPANDING THE CULTURAL & HISTORIC LANDSCAPE



**INFORMATIONAL SLIDES – 10-15 MINUTES**

**SMALL BREAKOUT GROUP DISCUSSIONS – 30-35 MINUTES**

# PURPOSE — 1 OF 2 — HISTORIC/CULTURAL RESOURCES ELEMENT

## BROADLY-DEFINED COMMUNITY ASSETS – TO PROTECT OR BUILD UPON – PUBLIC, PRIVATE, & NON-PROFIT

### STRENGTHEN HISTORIC PRESERVATION EFFORTS

- ❑ FOR AREAS, AND/OR INDIVIDUAL PROPERTIES
- ❑ MAINTENANCE & PRESERVATION – OLDER STRUCTURES – HISTORICAL OR CULTURAL VALUE

### ENHANCEMENT OR SUPPORT OF EXISTING ASSETS

- ❑ REGARDLESS OF OWNERSHIP – PUBLIC, NON-PROFIT, PRIVATE
- ❑ SUPPORTING PROGRAMS, TECHNICAL RESOURCES, VOLUNTEER HELP, ETC.
- ❑ REUSE OF EXISTING HISTORICALLY OR CULTURALLY SIGNIFICANT STRUCTURES
- ❑ COMMUNITY PARTNERSHIPS? SEASONAL PROGRAMMING?

### ECONOMIC DEVELOPMENT POTENTIAL

- ❑ BEYOND LOCAL ENJOYMENT, CONSIDER LOCAL TOURISM GROWTH POTENTIAL

### AWARENESS TO LESSER KNOWN ASSETS OR HISTORY

- ❑ COMMUNICATE VALUE OF ARTS, CULTURE, AND LOCAL HISTORY

### EXPLORE POSSIBLE NEW PHYSICAL AMENITIES, OR SOCIAL PROGRAMMING EVENTS (FUTURE TRADITIONS)

- ❑ POSSIBLE NEW LEGACY PROJECT
- ❑ CONTRIBUTE TO LANDSCAPE FOR NOW & FUTURE GENERATIONS
- ❑ AS PAST GENERATIONS HAVE BESTOWED WITH PRESENT-DAY ASSETS





# PURPOSE — 2 OF 2 — HISTORIC/CULTURAL RESOURCES ELEMENT

## BROADLY-DEFINED COMMUNITY ASSETS – TO PROTECT OR BUILD UPON – PUBLIC, PRIVATE, & NON-PROFIT

### WHAT IS A HISTORIC RESOURCE?

- ❑ A PUBLICLY OR PRIVATELY OWNED
- ❑ BUILDING, STRUCTURE, SITE, OBJECT, FEATURE, OR OPEN SPACE
- ❑ THAT IS SIGNIFICANT IN THE HISTORY, ARCHITECTURE, ARCHAEOLOGY, ENGINEERING, OR CULTURE
- ❑ OF THE LOCAL COMMUNITY, REGION, OR COUNTRY

### WHAT IS A CULTURAL RESOURCE?

- ❑ ASSET CONTRIBUTING UNIQUE IDENTITY & SENSE OF PLACE
- ❑ EXAMPLES
  - ❑ FACILITIES AND INSTITUTIONS LIKE MUSEUMS AND LIBRARIES
  - ❑ HISTORIC PROPERTIES & CULTURAL LANDMARKS
  - ❑ CREATIVE BUSINESSES & SPACES LIKE ARTIST STUDIOS & THEATERS
  - ❑ INTANGIBLE & TEMPORAL THINGS LIKE ORAL HISTORIES, FESTIVALS, OR SPECIAL EVENTS





# BUILD UPON WAKEFIELD VISION 2030

## HISTORIC & CULTURAL HIGHLIGHTS IN BLUE

### Mission – Vision 2030 Project

- **POOL TOGETHER WAKEFIELD'S BEST IDEAS** AND LEVERAGE ITS BEST COMMUNITY AND CIVIC ASSETS FOR IMPROVING THE TOWN.
- **RALLY COMMUNITY MEMBERS AROUND COMMON GROUND**, SHARED VALUES, AND HIGH-CONSENSUS GOALS.
- **ADVANCE THE MOST COMPELLING IDEAS** THROUGH FUTURE GROUP DECISIONS, ACTIONS, AND INVESTMENTS.

### Vision Statement

#### WE ENVISION A WAKEFIELD THAT:

- **PROTECTS AND ENHANCES ITS BEAUTIFUL NATURAL LANDSCAPE, NEIGHBORHOOD CHARACTER, AND SIGNATURE OPEN SPACE ASSETS** INCLUDING LAKE QUANNAPOWITT, CRYSTAL LAKE, AND BREAKHEART RESERVATION.
- **WELCOMES AND SUPPORTS** RESIDENTS IN **DIFFERENT LIFE STAGES** AND IS INVITING TO PEOPLE OF **ALL BACKGROUNDS**.
- **ENHANCES ITS NEIGHBORHOODS** WITH HOUSING OPTIONS FOR ALL, AND SAFE WALKING AND BIKING AMENITIES.
- **IMPROVES ITS BUSINESS DISTRICTS** WITH MORE SERVICES, LEISURE RETAIL, JOB OPPORTUNITIES, AND PEDESTRIAN AMENITIES.
- **EXPANDS ITS SOCIAL, CIVIC, AND CULTURAL LANDSCAPE** WITH **MORE CREATIVE PLACEMAKING AMENITIES**, AND MORE **FESTIVE EVENTS**.
- **INVESTS IN LEGACY CIVIC PROJECTS** FOR PRESENT-DAY RESIDENTS AND FUTURE GENERATIONS THAT ENHANCE OUR BEAUTIFUL LANDSCAPE AND FOSTER COMMUNITY GATHERINGS.
- **REDUCES CAR DEPENDENCY** BY LEVERAGING ITS COMMUTER RAIL ACCESS AND OTHER CREATIVE TRANSPORTATION INNOVATIONS TO SUPPORT SHOPS AND RESIDENTS.

## VISION 2030



- 1 **EXPAND MIXED-USE / RESIDENTIAL IN DOWNTOWN AREA – WITH IN-FILL REDEVELOPMENT**
- 2 **PERMISSIVE AND FLEXIBLE ZONING**
- 3 **COMMERCIAL PROPERTY REINVESTMENT**
- 4 **NEW OR RENOVATED HIGH SCHOOL**
- 5 **OPTIONS FOR GETTING AROUND – EXAMPLES INCL.: TOWN TROLLEY OR SHUTTLE VAN**

#### TOWN-WIDE


- **HOUSING OPTIONS AND AFFORDABILITY**
- **PROTECT PARKS AND NATURAL RESOURCES**
- **REDUCED CAR DEPENDENCY AND TRAFFIC CALMING**
- **CIVIC LEGACY PROJECT – EXAMPLES INCL.: NEW CULTURAL AMPHITHEATER, OUTDOOR PERFORMANCE SPACE, LAKESIDE PROMENADE, INTERGENERATIONAL COMMUNITY CENTER, ETC.**
- **IMPROVED PUBLIC REALM AND TOWN SERVICES**
- **EXPANDED CULTURAL LANDSCAPE – WITH CREATIVE PLACEMAKING EVENTS AND AMENITIES**
- **PROMOTE INCLUSIVENESS, LIFELONG LEARNING, AND VOLUNTEERISM**

**NOTE** – THE PLACEMENT AND LOCATION OF NUMBERED ICONS ON THE MAP ARE NOT SITE, PARCEL OR BLOCK SPECIFIC, AND ARE INTENDED TO GENERALLY SUGGEST A SUB-AREA OR DISTRICT OF TOWN. THEY ARE INTENDED FOR VISIONING AND PLANNING PURPOSES BASED ON A COMBINATION OF BRAINSTORMING IDEAS FROM THE COMMUNITY AND PROFESSIONAL PLANNING CONSULTANT RECOMMENDATIONS FOR FURTHER TOWN AND COMMUNITY DISCUSSIONS, AND POTENTIAL FUTURE DECISION-MAKING AND ACTIONS.



# WAKEFIELD VISION HIGHLIGHTS

A HIGHLIGHTED RECOMMENDED STRATEGY – FROM 1 OF 6 PRIORITY GOALS

Shaping Growth, & Housing, Mobility & Recreation Options		NEAR-TERM 2023-2027	LONG-TERM 2028-2033
<div><div><div>1. <b>PROTECT &amp; IMPROVE WAKEFIELD’S MOST SPECIAL PLACES &amp; PHYSICAL ASSETS:</b> <i>its natural resources, its parks and recreational areas, and its downtown business district.</i></div><div><div>□ Consider the creation of a <b>LOCAL COMMUNITY PRESERVATION FUND PURSUANT TO THE COMMUNITY PRESERVATION ACT (CPA) FOR OPEN SPACE AND HISTORICAL PRESERVATION PROJECTS.</b> The Community Preservation Act (CPA) is a program instituted in 186 communities across the Commonwealth.</div><div>Communities can determine at which surcharge level to adopt to meet their needs to start building up their fund. Communities that adopt the Community Preservation Act (CPA) generate monies for their local Community Preservation funds through the implementation of a local CPA property tax surcharge of up to 3% and through the receipt of annual matching of statewide CPA funds. Only communities that have adopted CPA are eligible to receive these matching funds each year. A Town CPC committee would be established and would review fund allocation requests. Eligible CPA historic preservation project funding requests must have properties listed on or eligible for the State Register of Historic Places or deemed historic by the local historic commission. Funded projects can be owned publicly, privately, or by a non-profit organization, as long as they provide a significant public benefit. For more information, refer to the URL: <a href="https://communitypreservation.org">communitypreservation.org</a></div></div></div></div>			



# EXISTING CONDITIONS — CULTURAL RESOURCES

## BRIEF OVERVIEW — SOME EXISTING ASSETS — HISTORIC, CIVIC & CULTURAL

## CELEBRATE & SUPPORT EXISTING — POSSIBLY EXPLORE NEWER ONES & BROADER ACTIVITIES?

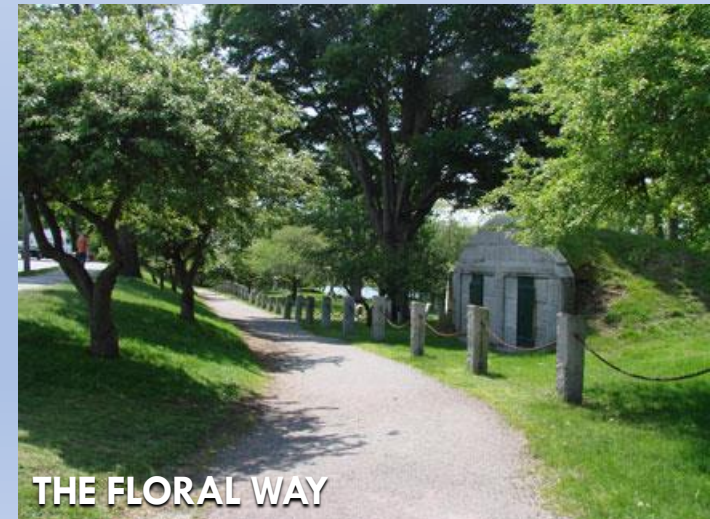
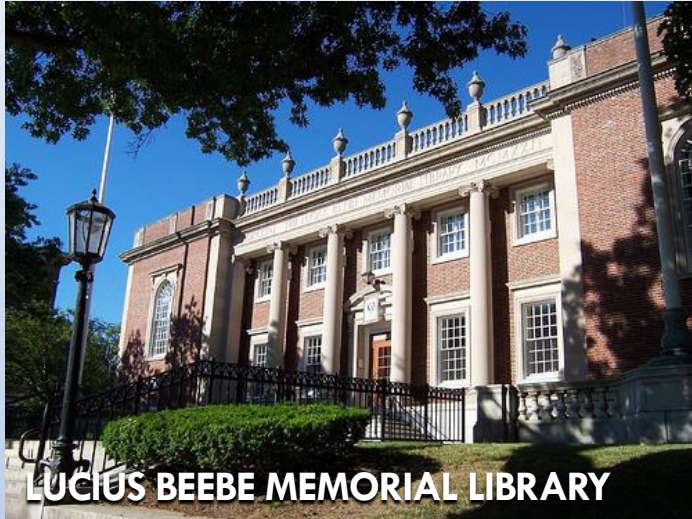




# EXISTING CONDITIONS — CULTURAL RESOURCES

## BRIEF OVERVIEW — SOME EXISTING ASSETS — HISTORIC, CIVIC & CULTURAL

**CELEBRATE & SUPPORT EXISTING — POSSIBLY EXPLORE NEWER ONES & BROADER ACTIVITIES?**





# EXISTING CONDITIONS & INVENTORY — HISTORIC RESOURCES

## MAP OVERVIEW — EXISTING HISTORIC AREAS — MASS. HISTORIC COMMISSION, & NATIONAL HISTORICAL REGISTER

### HISTORIC AREAS

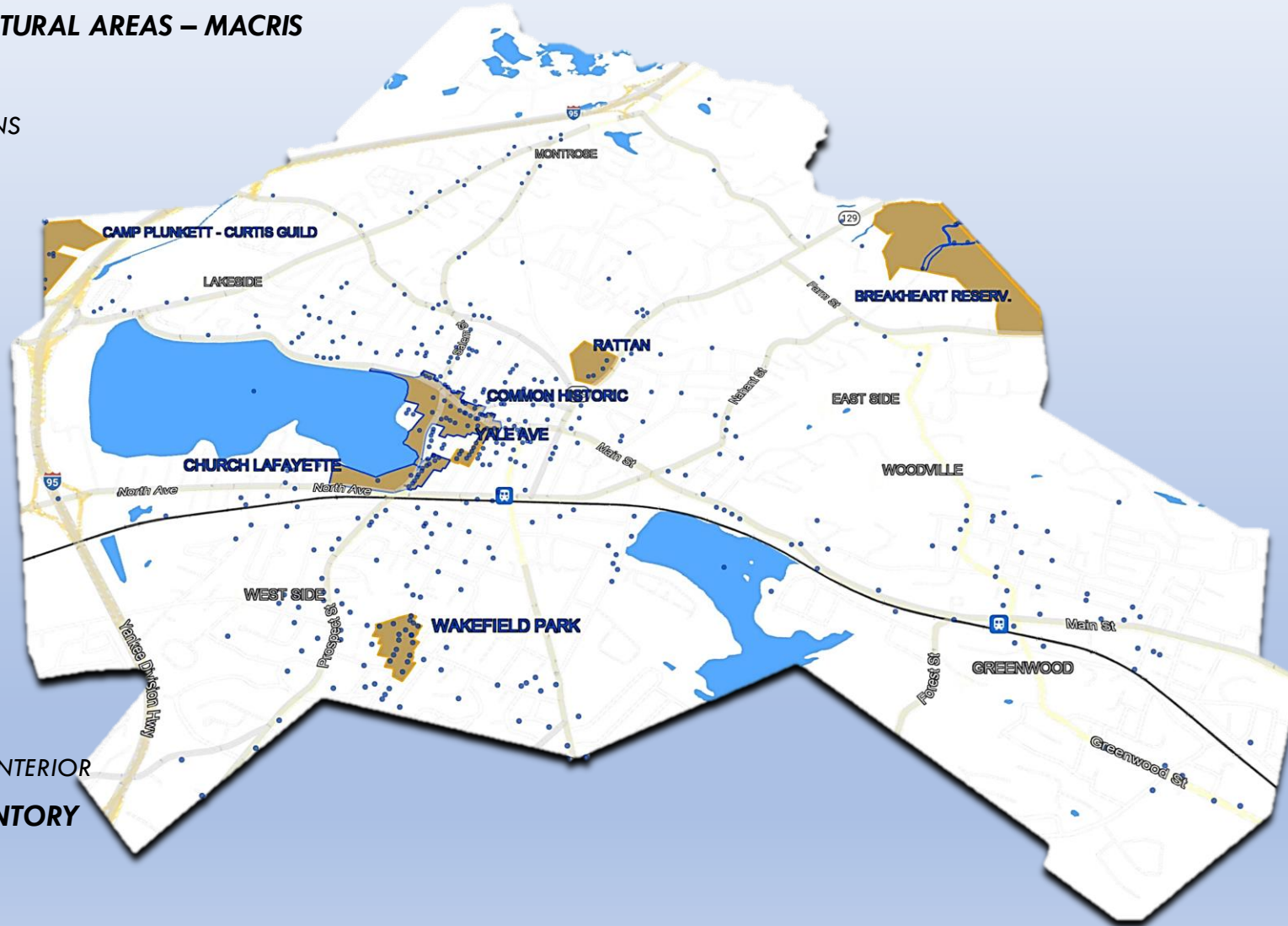
- ❑ 5 NATIONAL REGISTER DISTRICTS (NRD), & 2 HISTORIC / CULTURAL AREAS — MACRIS
- ❑ NRD DESIGNATION
  - ❑ ABSENT FEDERAL PERMITS/FUNDING, OR LOCAL RESTRICTIONS
  - ❑ DOES NOT LIMIT OWNER'S USE

### HISTORIC PROPERTIES

- ❑ APPROX. 436 PROPERTIES & ITEMS — MACRIS INVENTORY
  - ❑ (INCL. 250 LOCALLY IDENTIFIED)
- ❑ MA. HISTORICAL COMMISSION — VARIED INVENTORY
  - ❑ COMMONWEALTH HISTORIC ASSETS
  - ❑ NATIONAL REGISTER OF HISTORIC PLACES NOMINATIONS
  - ❑ STATE REGISTER OF HISTORIC PLACES LISTINGS
  - ❑ LOCAL HISTORIC DISTRICT STUDY REPORTS

### HISTORIC PRESERVATION BODIES

- ❑ NATIONAL REGISTER
  - ❑ LIST OF PROPERTIES OF — LOCAL, STATE, OR NATIONAL SIGNIFICANCE DESIGNATED — BY THE DEPARTMENT OF THE INTERIOR
- ❑ MASSACHUSETTS HISTORICAL COMMISSION — MACRIS INVENTORY
- ❑ WAKEFIELD HISTORIC COMMISSION
- ❑ WAKEFIELD HISTORICAL SOCIETY — VOLUNTEER



# EXISTING CONDITIONS

## LIMITED LOCAL HISTORIC PRESERVATION PROTECTIONS

### WAKEFIELD HISTORICAL COMMISSION

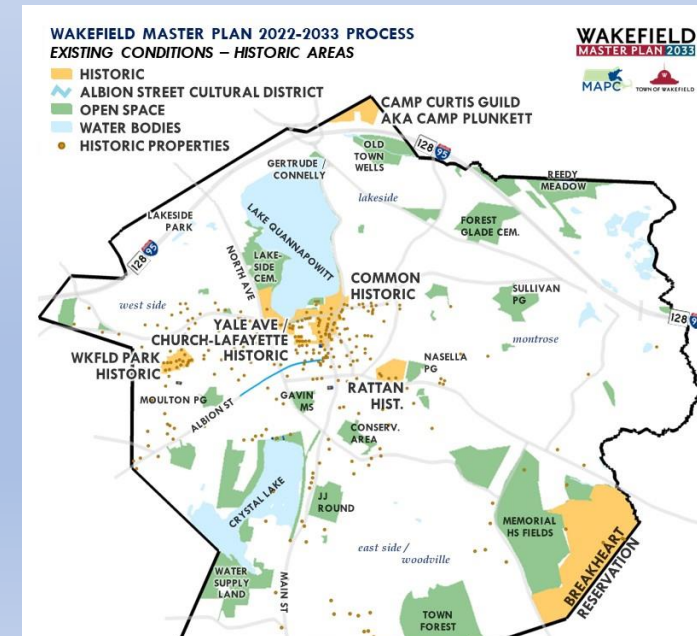
- ❑ 5-MEMBER BOARD — APPOINTED BY TOWN COUNCIL
- ❑ PRESERVE, PROTECT, AND DEVELOP - HISTORICAL AND ARCHITECTURAL HERITAGE - PER MGL CHAPTER 40, SECTION 8D.

### HISTORIC MARKER PROGRAM

- ❑ SHOWCASE ARCHITECTURAL HERITAGE
  - ❑ PROMOTE AWARENESS & RECOGNITION — HOUSES & BUILDINGS BEFORE 1921
- ❑ PLACES NO ACTUAL RESTRICTIONS ON PROPERTY

### DEMOLITION DELAY BYLAW (TOWN GL SEC. 126)

- ❑ MAINTAINED BY WHC
- ❑ ATTEMPT TO PRESERVE AND PROTECT WAKEFIELD'S SIGNIFICANT SITES
- ❑ 6 MONTH DELAY PERIOD





# EXISTING CONDITIONS & INVENTORY — CULTURAL RESOURCES

ALSO CULTURAL & CIVIC ENTERTAINMENT RESOURCES



Table 13 - Existing performance facilities in Wakefield, 2017

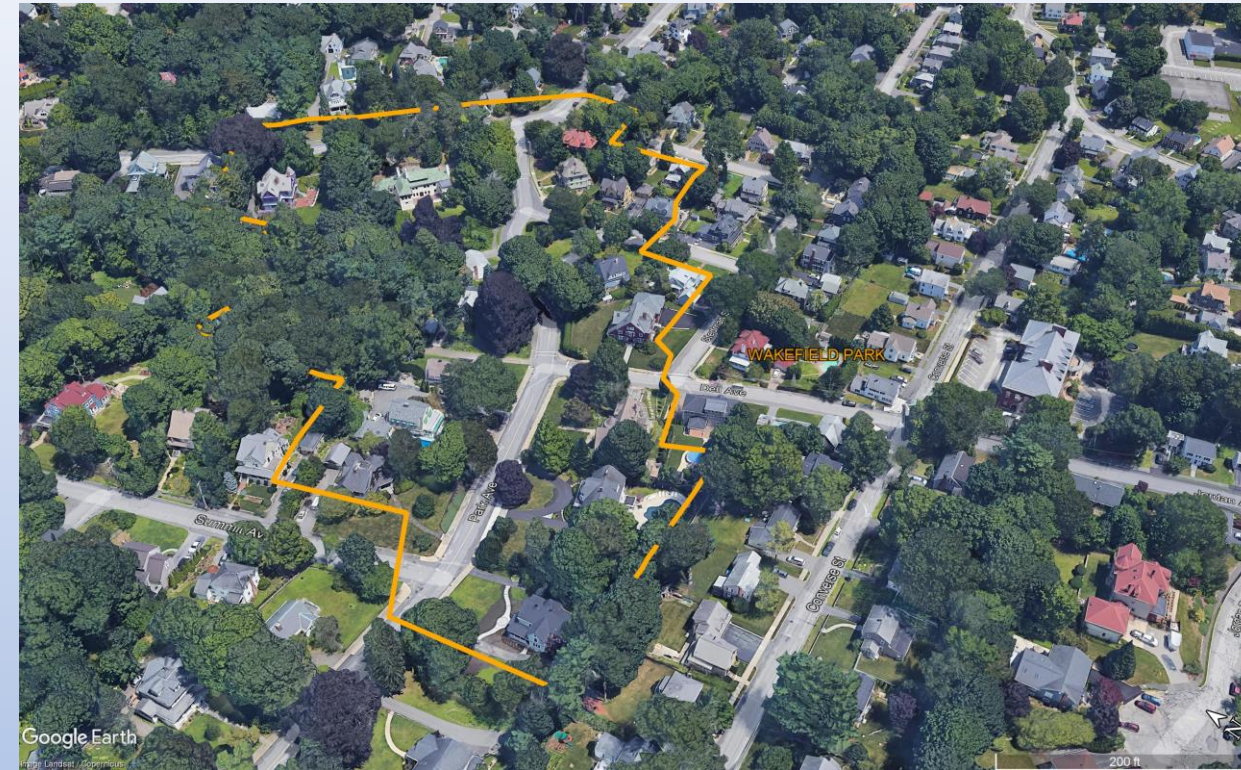
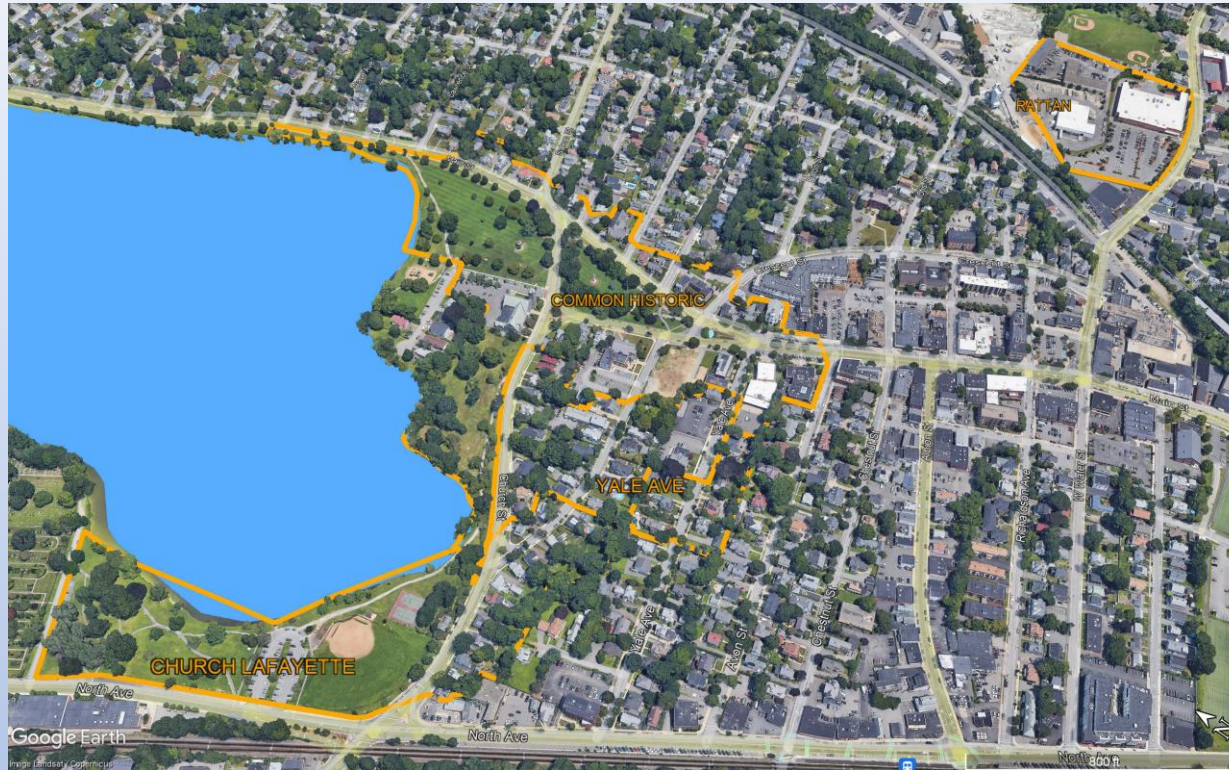
Facility	Location	Ownership and Operator	Capacity
Savings Bank Theatre	Wakefield Memorial High School	Town of Wakefield, operated by Wakefield Theatre Arts	250
Veterans Memorial Auditorium	Galvin Middle School	Town of Wakefield, operated by Wakefield Theatre Arts	710
Linden Tree Coffeehouse	Basement of Unitarian Universalist Church	Unitarian Universalist Church, venue for live folk music	120
Drill Hall	Americal Civic Center	Town of Wakefield, Recreation Department	500

\*Capacity is estimated.



# EXISTING CONDITIONS — HISTORIC RESOURCES

## MAP OVERVIEW — EXISTING HISTORIC AREAS — MASS. HISTORIC COMMISSION, & NATIONAL HISTORICAL REGISTER



**COMMON HISTORIC AREA**  
**CHURCH — LAFAYETTE HISTORIC AREA**  
**YALE AVENUE HISTORIC AREA**  
**RATTAN HISTORIC AREA**

**WAKEFIELD PARK HISTORIC AREA**

- ❑ LISTED ON STATE MACRIS INVENTORY
- ❑ AS NATIONAL REGISTER DISTRICTS
- ❑ NO LOCAL RESTRICTIONS ON USE BY OWNERS

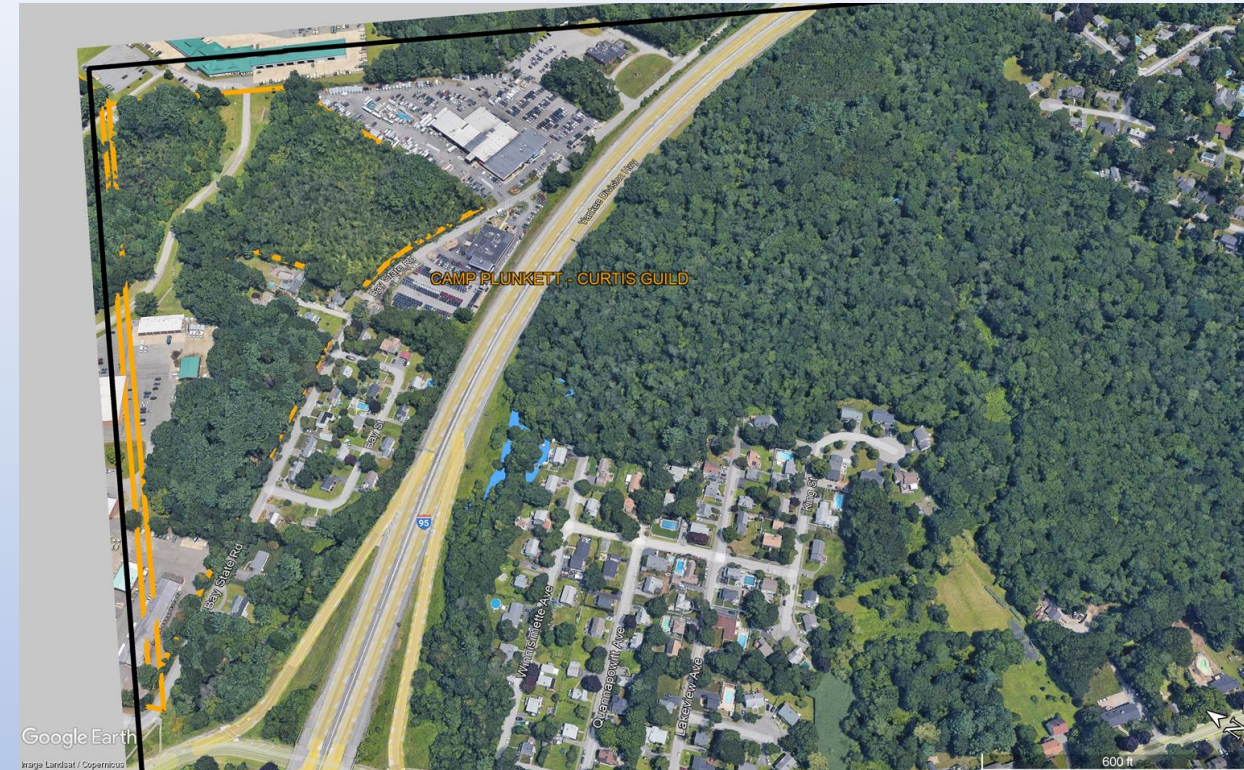


# EXISTING CONDITIONS — HISTORIC RESOURCES

## MAP OVERVIEW — EXISTING HISTORIC AREAS — MASS. HISTORIC COMMISSION, & NATIONAL HISTORICAL REGISTER



**BREAKHEART RESERVATION & PARKWAYS  
HISTORIC AREA**



**CAMP PLUNKETT – CURTIS GUILD HISTORIC AREA**

- ❑ LISTED ON STATE MACRIS INVENTORY
- ❑ NO LOCAL RESTRICTIONS



# OPPORTUNITIES & RESOURCES — PRESERVATION & CULTURAL DISTRICTS

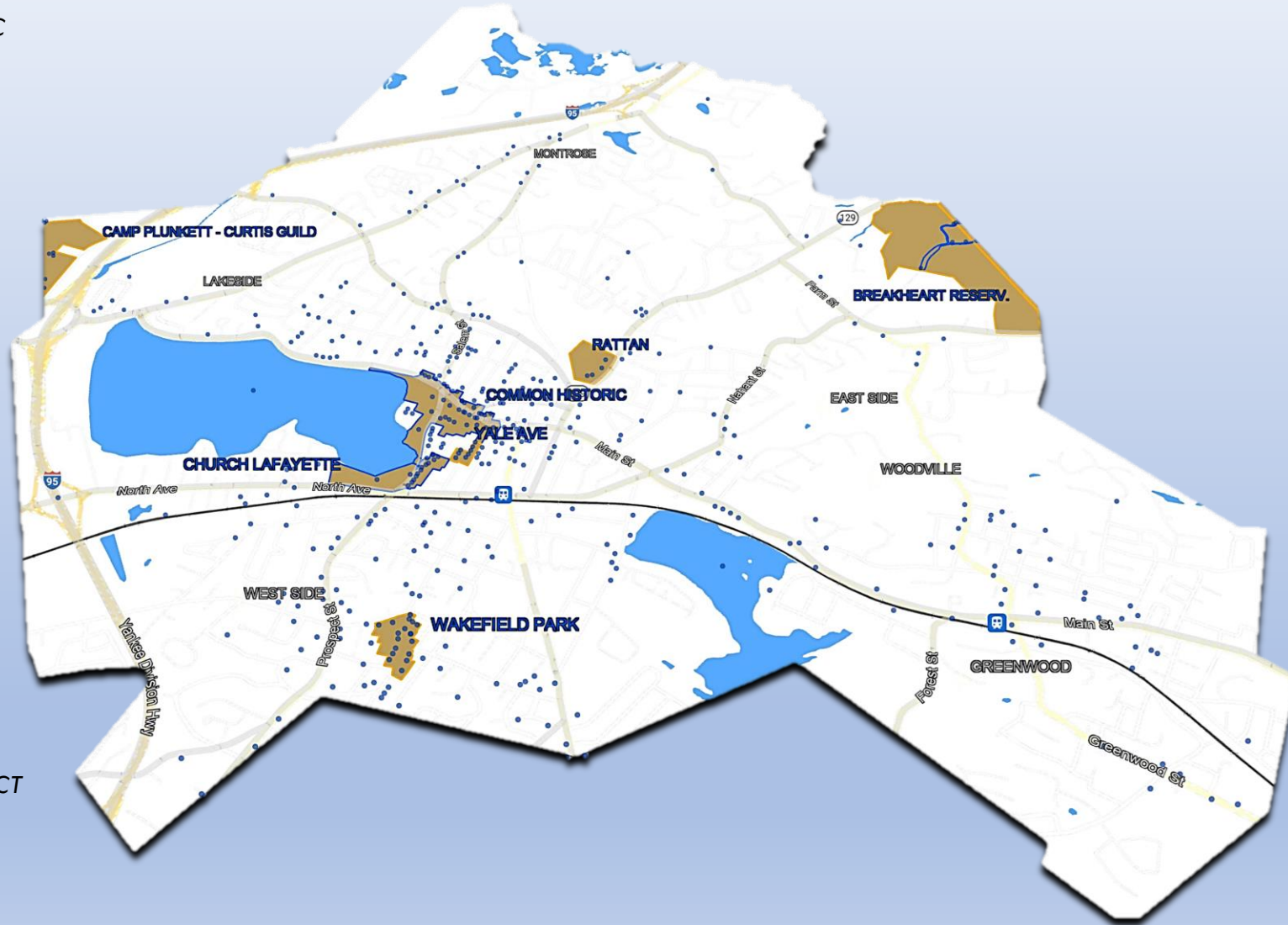
## FOR CONSIDERATION FOR MORE ROBUST LOCAL OVERSIGHT

### LOCAL HISTORIC DISTRICT DESIGNATION?

- ❑ **PRESERVATION RESTRICTIONS** — ATTACHED TO LOCAL HISTORIC DISTRICTS
- ❑ **STRATEGY TO PRESERVE CLUSTERS OF HISTORIC BUILDINGS AND HISTORIC CHARACTER**
- ❑ **REGULATORY REVIEW PROCESS**
  - ❑ FOR ALL CHANGES TO
  - ❑ EXTERIOR ARCHITECTURAL FEATURES
  - ❑ VISIBLE FROM A PUBLIC WAY

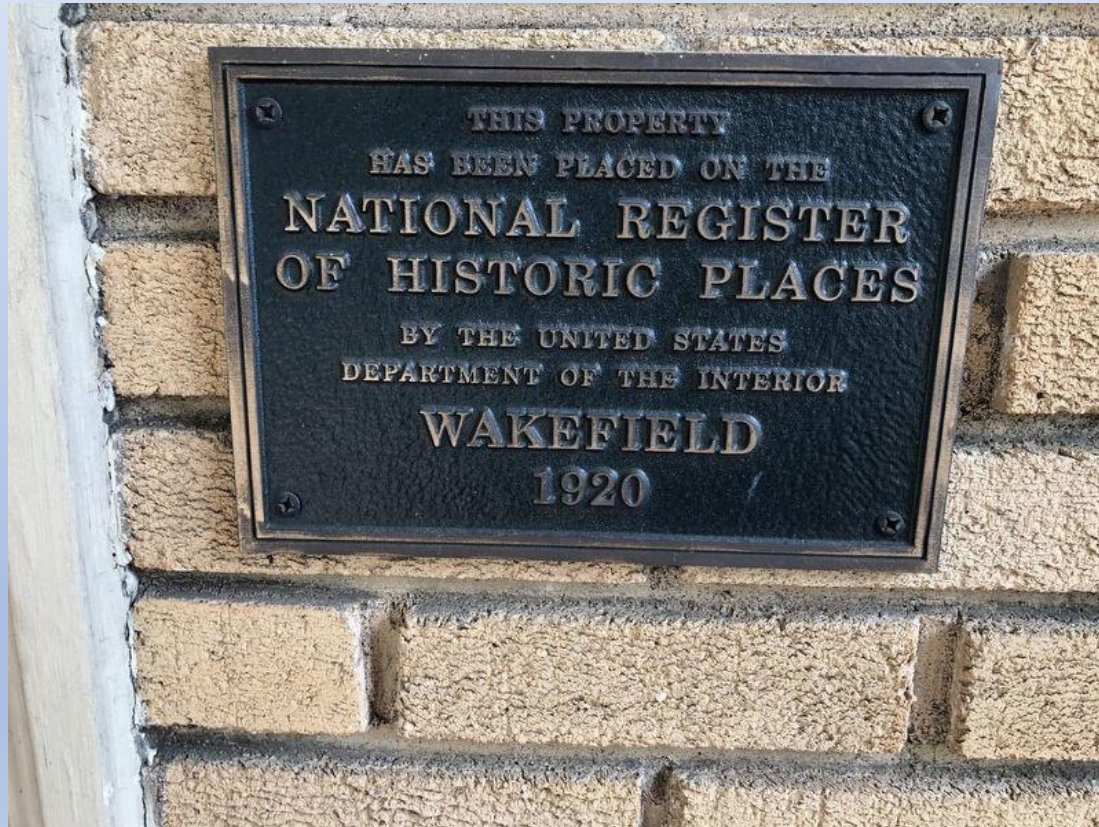
### CULTURAL DISTRICTS DESIGNATION?

- ❑ **CLUSTERS OF ARTS AND CULTURE ACTIVITY, RESTAURANTS, CREATIVE RETAIL, AND EVENTS**
- ❑ **WITHIN A WALKABLE AREA - NATURALLY OCCURRING**
- ❑ **MASSACHUSETTS CULTURAL COUNCIL PROGRAM**
  - ❑ APPLY FOR STATE DESIGNATION
  - ❑ ACCOMPANIED BY SMALL MATCHING GRANTS
  - ❑ SUPPORT COORDINATION OF ACTIVITIES AND BASIC DISTRICT BRANDING AND SIGNAGE.



## WAKEFIELD HISTORICAL COMMISSION

- ❑ 5-MEMBER BOARD — APPOINTED BY TOWN COUNCIL
- ❑ PRESERVE, PROTECT, AND DEVELOP - HISTORICAL AND ARCHITECTURAL HERITAGE - PER MGL CHAPTER 40, SECTION 8D.



## HISTORIC MARKER PROGRAM

- ❑ SHOWCASE ARCHITECTURAL HERITAGE
  - ❑ PROMOTE AWARENESS & RECOGNITION — HOUSES & BUILDINGS BEFORE 1921
- ❑ PLACES NO ACTUAL RESTRICTIONS ON PROPERTY





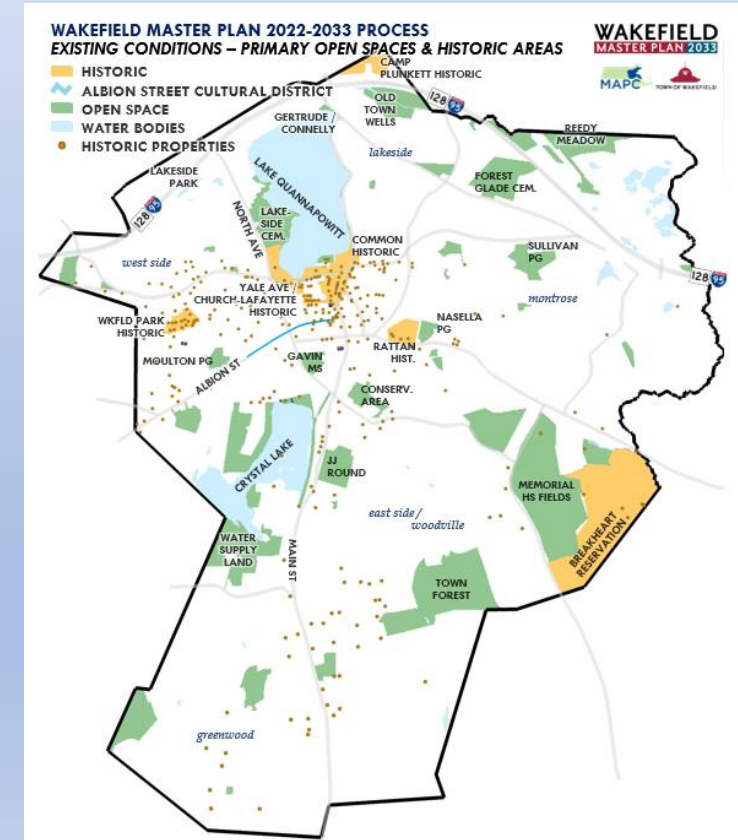
# IDEAS & OPPORTUNITIES — HISTORIC PRESERVATION

## CREATING A POTENTIAL FUNDING SOURCE?

### HISTORIC & CULTURAL AREAS & OPEN SPACES

#### COMMUNITY PRESERVATION ACT – CONSIDER FOR FUNDING

- SMART GROWTH TOOL
- HELPS PRESERVE HISTORIC SITES
- SUPPORT TOURISM INDUSTRY
- THROUGH PRESERVATION OF HISTORIC & NATURAL RESOURCES
- 189 COMMUNITIES HAVE ADOPTED CPA THUS FAR
- RAISE MONEY – SURCHARGE UP TO 3% – OF REAL ESTATE TAX LEVY ON REAL PROPERTY
- IF PASSED, ALSO SIGNIFICANT STATE MATCHING FUND





# EXISTING RESOURCES — HISTORIC & CULTURAL RESOURCES

## FOR HISTORIC PRESERVATION INITIATIVES – FUNDING SOURCES FOR IMPROVEMENTS

### BUILD UPON WAKEFIELD VISION 2030 GOALS, BY:

#### ❑ **TAKING MASTER PLAN SURVEY #2 – BY 8.2.2022**

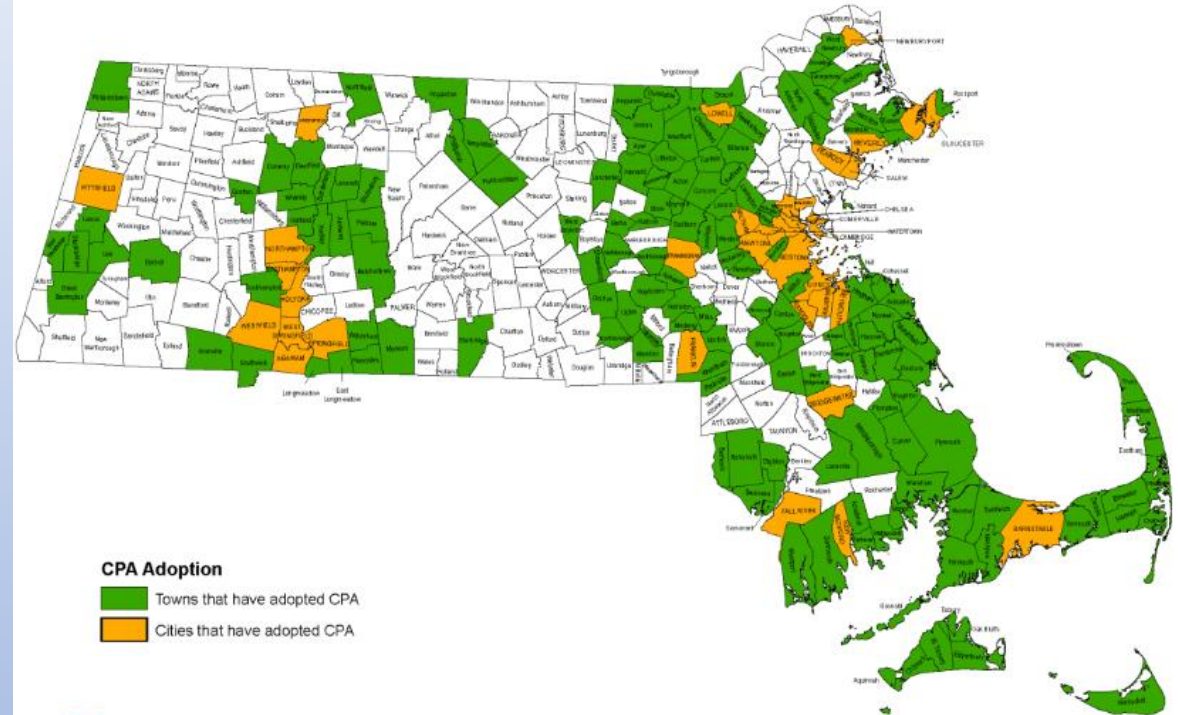
- ❑ TO PROVIDE ADDITIONAL MEASURABLE  
COMMUNITY FEEDBACK ON IDEAS

#### ❑ **COMMUNITY PRESERVATION ACT – POTENTIAL FUNDING**

- ❑ SMART GROWTH TOOL - HELPS PRESERVE OPEN SPACE -  
DEVELOP OUTDOOR RECREATIONAL FACILITIES – 189  
COMMUNITIES HAVE ADOPTED CPA THUS FAR
- ❑ RAISE MONEY – SURCHARGE UP TO 3% – OF REAL ESTATE TAX  
LEVY ON REAL PROPERTY
- ❑ IF PASSED, ALSO SIGNIFICANT STATE MATCHING FUND

### Community Preservation Act Adoption

April 2022



#### CPA Adoption

- Green: Towns that have adopted CPA
- Orange: Cities that have adopted CPA



# EXISTING RESOURCES — HISTORIC & CULTURAL RESOURCES

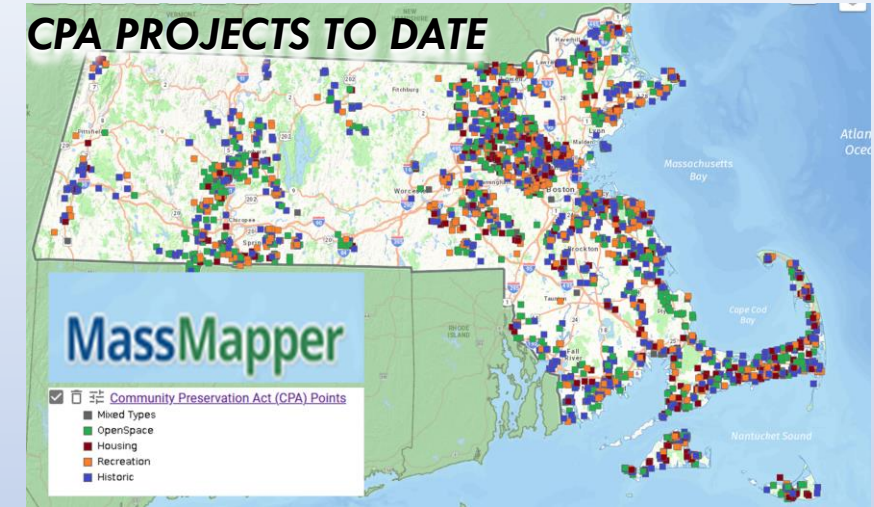
## FOR POTENTIAL HISTORIC PRESERVATION PROJECTS

## BUILD UPON WAKEFIELD VISION 2030 GOALS, BY:

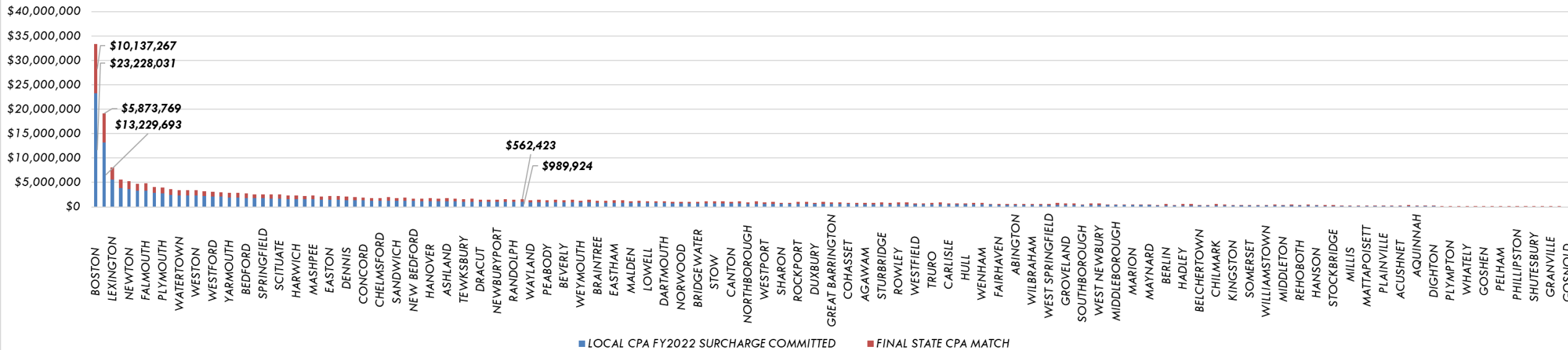
### CPA FY2022 FUNDS DISBURSED

- 189 COMMUNITIES
- \$180 MILLION TOTAL LOCAL SURCHARGE
- \$562 THOUSAND MEDIAN LOCAL SURCHARGE
- \$88 MILLION TOTAL STATE MATCH
- \$336 THOUSAND MEDIAN STATE MATCH

### CPA PROJECTS TO DATE



FY2022 - CPA FUNDS - LOCAL COMMUNITY SURCHARGES COMMITTEED, & STATE MATCHING FUNDING -



# EXISTING RESOURCES — HISTORIC & CULTURAL RESOURCES

## FOR HISTORIC PRESERVATION INITIATIVES – FUNDING SOURCES FOR IMPROVEMENTS

### EXAMPLES OF HISTORIC PRESERVATION CPA PROJECTS:

- ❑ **CPA PROJECT ID #50644**  
**LENOX, MA — CHURCH ON THE HILL**
  - ❑ **RESTORATION OF CLOCK, BELL, & BELL TOWER**
  - ❑ **IN THE 1806 MEETING HOUSE**
  - ❑ **REDIRECT DRAINAGE AWAY FROM THE FOUNDATION**
  - ❑ **\$40,350 CPA FUNDS — \$80,700 TOTAL PROJECT COST**
- ❑ **CPA PROJECT ID #413**  
**MARSHFIELD, MA — 1835 MARCIA THOMAS HOUSE**
  - ❑ **ACQUIRE A PRESERVATION RESTRICTION FOR THE HISTORIC MARCIA THOMAS HOUSE**
  - ❑ **CREATE AN AFFORDABLE UNIT IN IT**
  - ❑ **\$29,493 CPA FUNDS**
- ❑ **CPA PROJECT ID #666**  
**GRAFTON, MA — EKBLAW LANDING**
  - ❑ **TRANSFORM A PIECE OF PROPERTY CONTAINING AN OLD, RUN-DOWN FRUIT STAND INTO AN ENTRANCE INTO GRAFTON WITH A CANOE LAUNCH**
  - ❑ **\$60,000 CPA FUNDS**

City/Town Name	Project Name	Description	Approval Date
Pembroke	Hatch Building Study	To contract professional services to support development of appropriate work scopes, specifications, testing, administration and cost estimates for the Hatch Building	10/19/2021
Pembroke	GAR Hall Sign	New sign at the Pembroke GAR Hall	10/19/2021
Cambridge	424 Broadway, Just A Start + owner	The grant supported the replacement of the bow window in unit 1 of this 1892 house.	07/09/2021
Cambridge	Christ the King Presbyterian Church, 99 Prospect Street	The scope of this project involves restoration of masonry and replacement of exterior decorative features, restoration of windows, tower gutter and roof replacement, and exterior door repairs. The church was designed by Alexander Esty in 1851 and is individually listed on the National Register of Historic Places.	06/30/2021
Cambridge	Cambridge Zen Center, 199 Auburn Street	The scope of the project includes restoration of the front steps and entrance porticos. The Zen Center is located in a frame row house built in 1871 and may include remnants of a much older house.	06/30/2021
Cambridge	424 & 430 Windsor Street Condominium Trust	Foundation repairs the building owned by the Condo Trust, which provides permanently affordable housing and is qualified by the city as a provider of affordable housing.	06/30/2021
Rockland	Library Window Replacement and Restoration	Restore and or replace the windows and surrounding frames and sills for the Town of Rockland Memorial Library.	06/30/2021
Rockland	McKinley Building Sprinkler System Repair	To complete the final sprinkler upgrades and repairs to the McKinley School Building.	06/30/2021
Lenox	St Ann's Church	Major Restoration & Renovation to the exterior of St Ann's Church	06/29/2021
Lenox	Trinity Church	Construction of a new roof over a newly completed ramp to the Parish House and repair of two leaks in building	06/29/2021
Lenox	Church on the Hill	Restoration of the clock, the bell and the bell tower in the 1806 Meeting House. Also, redirect drainage away from the foundation.	06/29/2021
Lenox	Lenox Library	Structural & historical preservation of the historic plaster ceiling within the library	06/29/2021
Malden	Oak Grove Community Center Feasibility Study	The goal of this project is to historically preserve, restore, and revitalize the building to its original and longstanding historic use as a community center, improve access to all members of the community, provide ADA accessibility, and to beautify and improve the landscaping to increase native plantings and enhance public use with benches and outdoor event space.	06/29/2021
Medford	Royall House and Slave Quarters Roof and Chimney Restoration Project	Restoration of the roof and chimney of the 18th century slave quarters building.	06/29/2021
Waltham	French American Victory Club HVAC Replacement	Replacement of the HVAC system.	06/28/2021
Boxford	Center at 10 Elm - construction project	Rehabilitation of the historic Cummings House for use as part of the "Center at 10 Elm" senior center and community center.	06/26/2021
Boxford	Little Red School House - construction plans	Preparation of construction plans and drawings for the historic rehabilitation of the Little Red School House	06/26/2021
Royalston	Kitchen Door Town Hall	Restoration of kitchen door in historical Town Hall.	06/26/2021



# EXISTING RESOURCES — HISTORIC & CULTURAL RESOURCES

## FOR HISTORIC PRESERVATION INITIATIVES – FUNDING SOURCES FOR IMPROVEMENTS

### CASE STUDY INSTANCES – CPA – POTENTIALLY BENEFICIAL TO MUNICIPAL BOND RATINGS

- ❑ CITY OF NORTHAMPTON, MA
- ❑ 70% CITY VOTE TO NOT REVOKE CPA
- ❑ TWO-STEP UPGRADE – MOODY'S INVESTORS SERVICES RATING – FROM A+ TO AA2

#### Can CPA Affect a Municipality's Bond Rating?

In the case of Northampton, CPA actually contributed to a two-step upgrade in their city bond rating, from A+ to Aa2. The upgrade came just two weeks after **Northampton voters rejected an attempt to revoke CPA** with 70% of the electorate voting to keep the Act in place. This willingness to pay for municipal programs is one of the primary factors that Moody's Investors Services evaluates when considering a city or town's bond rating.

Ratings of "Aa", the second-highest Moody's rating, are judged to be of high quality and are subject to very low credit risk. David Narkewicz, the mayor of Northampton, credited voters' decision to keep the Community Preservation Act as a major factor in the upgrade, saying that "despite tough economic times, Northampton residents have shown significant community support." For more information, check out the following resources:

- **"Northampton's bond rating upgraded,"** Larry Parnass, The Daily Hampshire Gazette. November 29, 2011.
- **"Northampton benefits from good bond rating,"** Fred Contrada, The Republican. November 30, 2011.



# IDEAS & OPPORTUNITIES — CULTURAL RESOURCES

## EXPLORE NEW CULTURAL & COMMUNITY (IN)TANGIBLE CONTRIBUTIONS

### CELEBRATE TOWN'S LOCALLY SIGNIFICANT PRODUCTS – TOY AIRPLANES & RATTAN?





# IDEAS & OPPORTUNITIES — CULTURAL RESOURCES

## EXPLORE NEW CULTURAL & COMMUNITY (IN)TANGIBLE CONTRIBUTIONS

### OTHER IDEAS, OR NEW THEMES FOR SOCIAL EVENTS?





# IDEAS & OPPORTUNITIES — CULTURAL RESOURCES

## IDENTIFYING A POTENTIAL LEGACY PROJECT — FOR NOW & FUTURE GENERATIONS?



LANDMARK PUBLIC ART



OUTDOOR PERFORMANCE SPACE



ART WALK WEEKEND EVENTS



CULTURAL FOOD FESTIVAL



ART-SHADE CANOPY



TEMPORARY SKATING RINK – OUTDOOR



MUSIC FESTIVAL



PUBLIC POOL



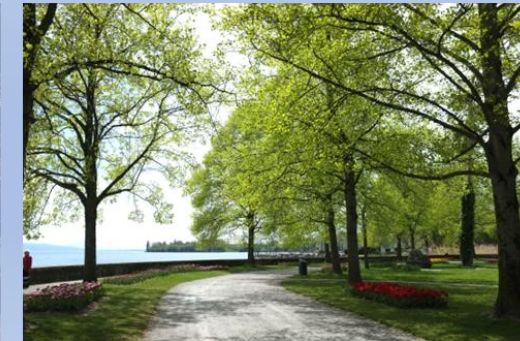
SCULPTURE PARK



SKATING RINK – INDOOR



FILM FESTIVAL



LAKESIDE PROMENADE



**TAKE SURVEY**

TO WEIGH IN  
ON THESE IDEAS

AND OTHER QUESTIONS

**DEADLINE 8.2.2022**

**SURVEY LINK**

[mapc.ma/survey2-  
wmp2033](https://mapc.ma/survey2-wmp2033)



# NEXT 30-35 MINUTES – ACCEPT ZOOM REQUEST ON SCREEN

## SMALL BREAKOUT GROUP DISCUSSIONS

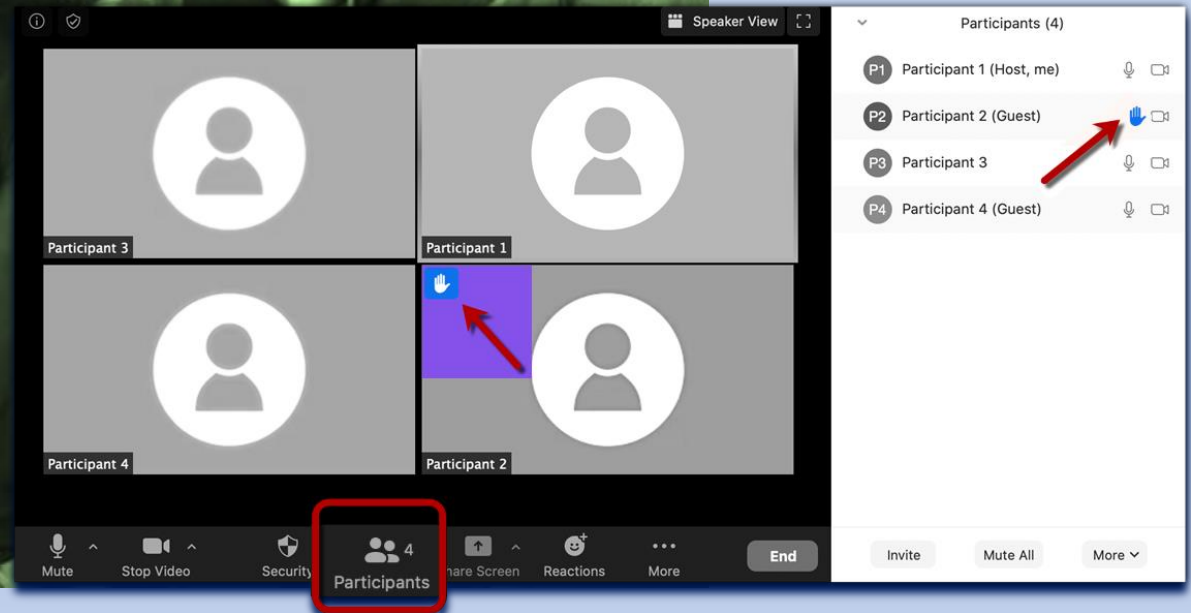


1 of 2

**PLEASE RAISE  
HANDS  
FOR MODERATOR  
TO UNMUTE  
MICROPHONE**

**OR**

**PLEASE TYPE  
QUESTIONS  
INTO THE CHAT BOX**



# NEXT 30-35 MINUTES – ACCEPT ZOOM REQUEST ON SCREEN

## SMALL BREAKOUT GROUP DISCUSSIONS

### DISCUSSION AGREEMENTS



NAJEE NUNNALLY  
COMMUNITY ENGAGEMENT SPECIALIST

- ❑ USE "I" STATEMENTS
  - ❑ TAKE SPACE & MAKE SPACE
    - ❑ USE ACCESSIBLE LANGUAGE
      - ❑ ACCEPT & EXPECT LACK OF CLOSURE
        - ❑ LISTEN FOR UNDERSTANDING
          - ❑ BE AN ACTIVE PARTICIPANT
            - ❑ EXPAND YOUR COMFORT ZONE



# SMALL BREAKOUT GROUP DISCUSSIONS

## POSSIBLE QUESTIONS TO START THE DISCUSSION

### HISTORIC & CULTURAL RESOURCES ELEMENT

EXPANDING THE CULTURAL & HISTORIC LANDSCAPE



INFORMATIONAL SLIDES – 10-15 MINUTES

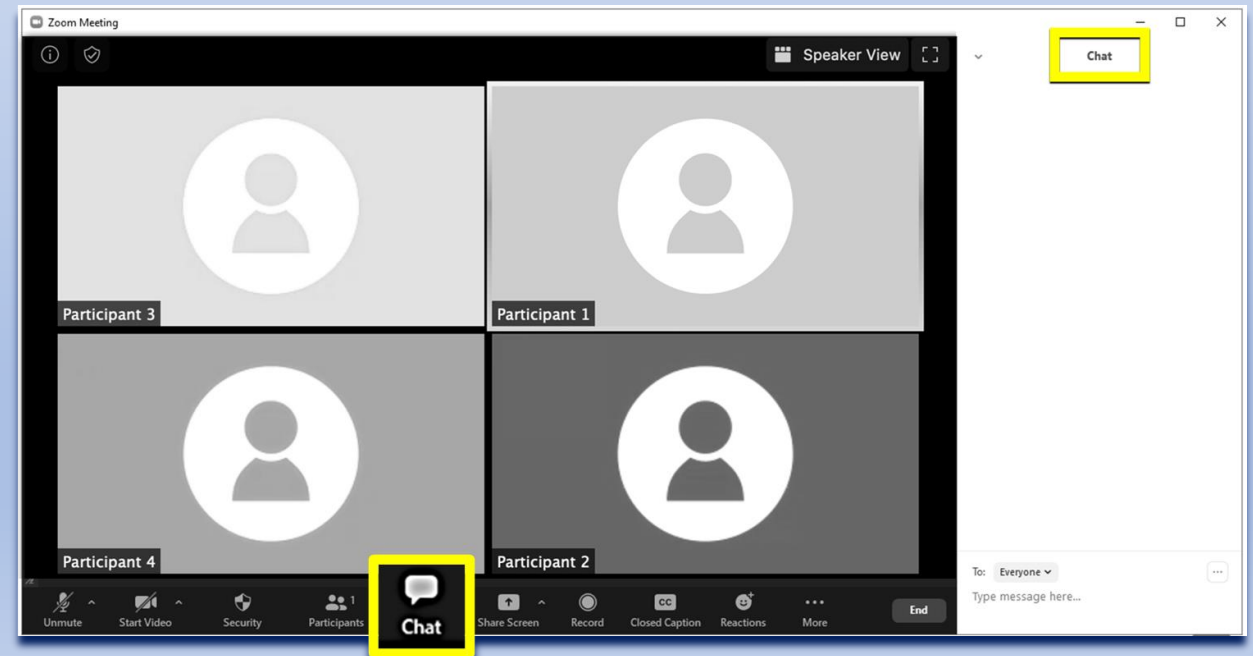
SMALL BREAKOUT GROUP DISCUSSIONS – 30-35 MINUTES

**PLEASE RAISE HANDS  
FOR MODERATOR TO  
UNMUTE MICROPHONE**

OR

**PLEASE TYPE QUESTIONS  
INTO THE CHAT BOX**

- ☐ **WHAT DO YOU THINK WAKEFIELD SHOULD BE DOING TO DIRECTLY OR INDIRECTLY SUPPORT OR IMPROVE VALUED COMMUNITY ASSETS IN TOWN?**
- ☐ **WHAT TYPES OF PROGRAMMING IDEAS AND EVENTS WOULD YOU LIKE TO SEE IN THE FUTURE?**



# HOUSING ELEMENT

## HOUSING OPTIONS & RESIDENTIAL AREAS



**INFORMATIONAL SLIDES – 10-15 MINUTES**

**SMALL BREAKOUT GROUP DISCUSSIONS – 30-35 MINUTES**



# PURPOSE — 1 OF 2 — HOUSING ELEMENT

## HOUSING OPTIONS & RESIDENTIAL AREAS

### EXPLORE HOUSING NEEDS & OPTIONS FOR ALL RESIDENTS

- ❑ **IDENTIFY IDEAS** — FOR ALLOWING HOUSING OPTIONS
- ❑ **CHANGING PREFERENCES, & (UN)ANTICIPATED NEEDS**
- ❑ **MARKET-RATE, & AFFORDABILITY**

### HOUSING ELEMENT — PURPOSE CLARIFICATION

- ❑ NOT A MICRO LEVEL SITE- OR PROJECT-SPECIFIC ANALYSIS
- ❑ NOT AN UPDATE OF — 2015-2020 TOWN HOUSING PRODUCTION PLAN — FOR CH. 40B COMPLIANCE
- ❑ NOT A REZONING — NOR PHYSICAL CAPACITY STUDY
- ❑ NOT AN MBTA COMMUNITIES HOUSING CHOICES CAPACITY/COMPLIANCE ANALYSIS



# PURPOSE — 2 OF 2 — HOUSING ELEMENT

## HOUSING OPTIONS & RESIDENTIAL AREAS

### CONSIDER HOW & WHERE TO ACCOMMODATE HOUSING OPTIONS

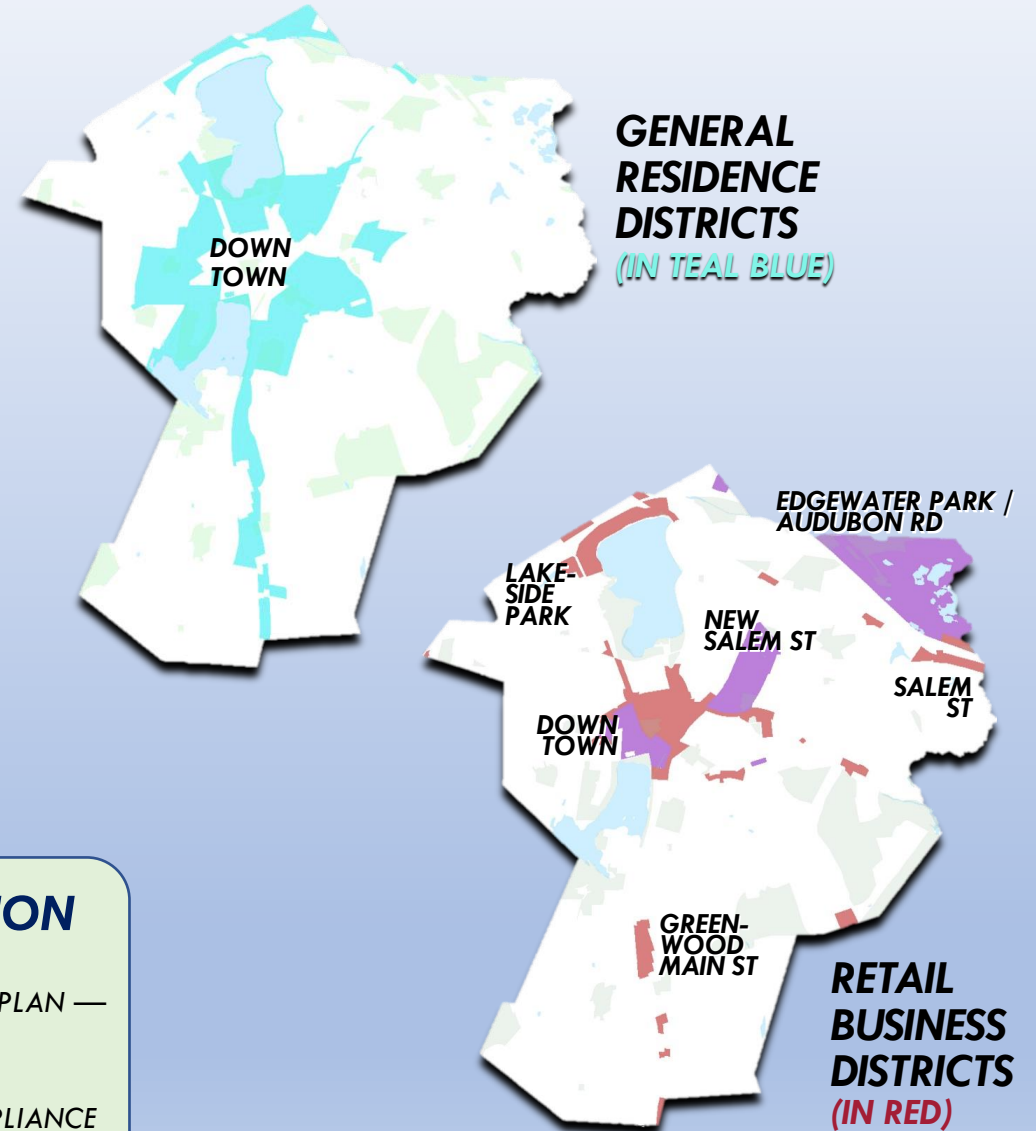
- ❑ IDENTIFY APPROPRIATE HOUSING FOCUS AREAS
- ❑ DIFFERENT IDEAS — FOR DIFFERENT AREAS IN TOWN
- ❑ INFORM WHERE — TO CONDUCT FUTURE, MORE DETAILED IMPLEMENTATION STUDIES

### EXPLORE CONNECTIONS BETWEEN HOUSING

- ❑ SEEK SYNERGIES
- ❑ CREATIVE TRANSPORTATION STRATEGIES
- ❑ ZONING REGULATORY FLEXIBILITY
- ❑ ECONOMIC DEVELOPMENT IMPACTS

#### HOUSING ELEMENT — PURPOSE CLARIFICATION

- ❑ NOT A MICRO LEVEL SITE- OR PROJECT-SPECIFIC ANALYSIS
- ❑ NOT AN UPDATE OF — 2015-2020 TOWN HOUSING PRODUCTION PLAN — FOR CH. 40B COMPLIANCE
- ❑ NOT A REZONING — NOR PHYSICAL CAPACITY STUDY
- ❑ NOT AN MBTA COMMUNITIES HOUSING CHOICES CAPACITY/COMPLIANCE ANALYSIS





# BUILD UPON WAKEFIELD VISION 2030

## HOUSING HIGHLIGHTS IN GREEN

### Mission – Vision 2030 Project

- **POOL TOGETHER WAKEFIELD'S BEST IDEAS** AND LEVERAGE ITS BEST COMMUNITY AND CIVIC ASSETS FOR IMPROVING THE TOWN.
- **RALLY COMMUNITY MEMBERS AROUND COMMON GROUND**, SHARED VALUES, AND HIGH-CONSENSUS GOALS.
- **ADVANCE THE MOST COMPELLING IDEAS** THROUGH FUTURE GROUP DECISIONS, ACTIONS, AND INVESTMENTS.

### Vision Statement

#### WE ENVISION A WAKEFIELD THAT:

- **PROTECTS AND ENHANCES ITS BEAUTIFUL NATURAL LANDSCAPE, NEIGHBORHOOD CHARACTER, AND SIGNATURE OPEN SPACE ASSETS** INCLUDING LAKE QUANNAPOWITT, CRYSTAL LAKE, AND BREAKHEART RESERVATION.
- **WELCOMES AND SUPPORTS** RESIDENTS IN **DIFFERENT LIFE STAGES** AND IS INVITING TO PEOPLE OF **ALL BACKGROUNDS**.
- **ENHANCES ITS NEIGHBORHOODS** WITH HOUSING OPTIONS FOR ALL, AND SAFE WALKING AND BIKING AMENITIES.
- **IMPROVES ITS BUSINESS DISTRICTS** WITH MORE SERVICES, LEISURE RETAIL, JOB OPPORTUNITIES, AND PEDESTRIAN AMENITIES.
- EXPANDS ITS SOCIAL, CIVIC, AND CULTURAL LANDSCAPE WITH **MORE CREATIVE PLACEMAKING AMENITIES**, AND MORE **FESTIVE EVENTS**.
- **INVESTS IN LEGACY CIVIC PROJECTS** FOR PRESENT-DAY RESIDENTS AND FUTURE GENERATIONS THAT ENHANCE OUR BEAUTIFUL LANDSCAPE AND FOSTER COMMUNITY GATHERINGS.
- **REDUCES CAR DEPENDENCY** BY LEVERAGING ITS COMMUTER RAIL ACCESS AND OTHER CREATIVE TRANSPORTATION INNOVATIONS TO SUPPORT SHOPS AND RESIDENTS.

## VISION 2030



TOWN OF WAKEFIELD

- 1 **EXPAND MIXED-USE / RESIDENTIAL IN DOWNTOWN AREA – WITH IN-FILL REDEVELOPMENT**
- 2 **PERMISSIVE AND FLEXIBLE ZONING**
- 3 **COMMERCIAL PROPERTY REINVESTMENT**
- 4 **NEW OR RENOVATED HIGH SCHOOL**
- 5 **OPTIONS FOR GETTING AROUND – EXAMPLES INCL.: TOWN TROLLEY OR SHUTTLE VAN**

#### TOWN-WIDE

- **HOUSING OPTIONS AND AFFORDABILITY**
- **PROTECT PARKS AND NATURAL RESOURCES**
- **REDUCED CAR DEPENDENCY** AND TRAFFIC CALMING
- **CIVIC LEGACY PROJECT – EXAMPLES INCL.:** NEW CULTURAL AMPHITHEATER, OUTDOOR PERFORMANCE SPACE, LAKESIDE PROMENADE, INTERGENERATIONAL COMMUNITY CENTER, ETC.
- **IMPROVED PUBLIC REALM** AND TOWN SERVICES
- **EXPANDED CULTURAL LANDSCAPE – WITH CREATIVE PLACEMAKING EVENTS AND AMENITIES**
- **PROMOTE INCLUSIVENESS**, LIFELONG LEARNING, AND VOLUNTEERISM

**NOTE** – THE PLACEMENT AND LOCATION OF NUMBERED ICONS ON THE MAP ARE NOT SITE, PARCEL OR BLOCK SPECIFIC, AND ARE INTENDED TO GENERALLY SUGGEST A SUB-AREA OR DISTRICT OF TOWN. THEY ARE INTENDED FOR VISIONING AND PLANNING PURPOSES BASED ON A COMBINATION OF BRAINSTORMING IDEAS FROM THE COMMUNITY AND PROFESSIONAL PLANNING CONSULTANT RECOMMENDATIONS FOR FURTHER TOWN AND COMMUNITY DISCUSSIONS, AND POTENTIAL FUTURE DECISION-MAKING AND ACTIONS.

# WAKEFIELD VISION HIGHLIGHTS

## A HIGHLIGHTED RECOMMENDED STRATEGY – FROM 1 OF 6 PRIORITY GOALS

### 5. ADDRESS THE NEEDS OF ALMOST ONE-THIRD OF ALL HOUSEHOLDS THAT ARE COST-BURDENED

- Continue to address housing affordability of residents by updating the now expired Wakefield Housing Production Plan (**HPP**) 2015-2020. The **PLAN UPDATE** can help: (a) continue preserving existing affordable units, (b) increase the supply of housing stock to meet demand and need, and (c) remain in good standing with the Massachusetts Department of Housing and Community Development's minimum 10% Subsidized Housing Inventory requirement. The purpose of the requirement is for each community in the Commonwealth to contribute their fair share of state and regional housing needs and demand so that no single community is bearing that burden.
- The Wakefield 2015-2020 HPP recommends a series of strategies including: establishing and funding a Housing Trust Fund; pursuing Ch. 40R/40S smart growth zoning districts; and a series of zoning by-law amendments to increase the production and supply of both market-rate and income-restricted affordable housing for a variety of income brackets. The update of the prior HPP is important but demonstrating steady progress by reaching recommended annual production/permitting targets is equally if not more important, as is implementing several of its recommendations for collectively chipping away at the formidable challenge that is housing affordability for many communities including Wakefield.
- Some of the recommended HPP zoning by-law amendments include:
  - Adopting an **INCLUSIONARY DEVELOPMENT POLICY (IDP)** to require a minimum percentage of income-restricted housing units (e.g., 10%) to be approved with deed-restrictions and interspersed among market-rate units, for multifamily residential development proposals in general or over a certain threshold (e.g., 15 or more units); and
  - Reduced minimum single-family lot size requirements (for market-rate affordability); and
  - More expansive mixed-use/residential development potential in more districts where appropriate.





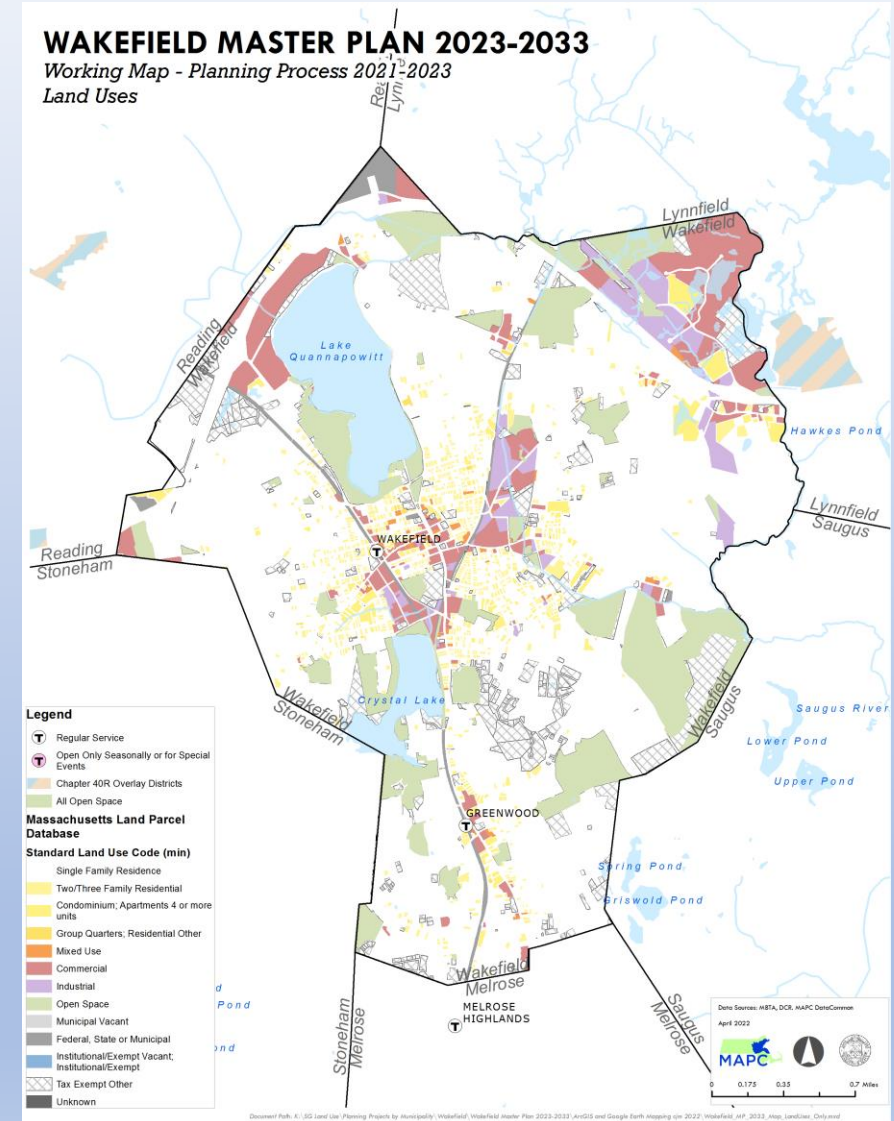
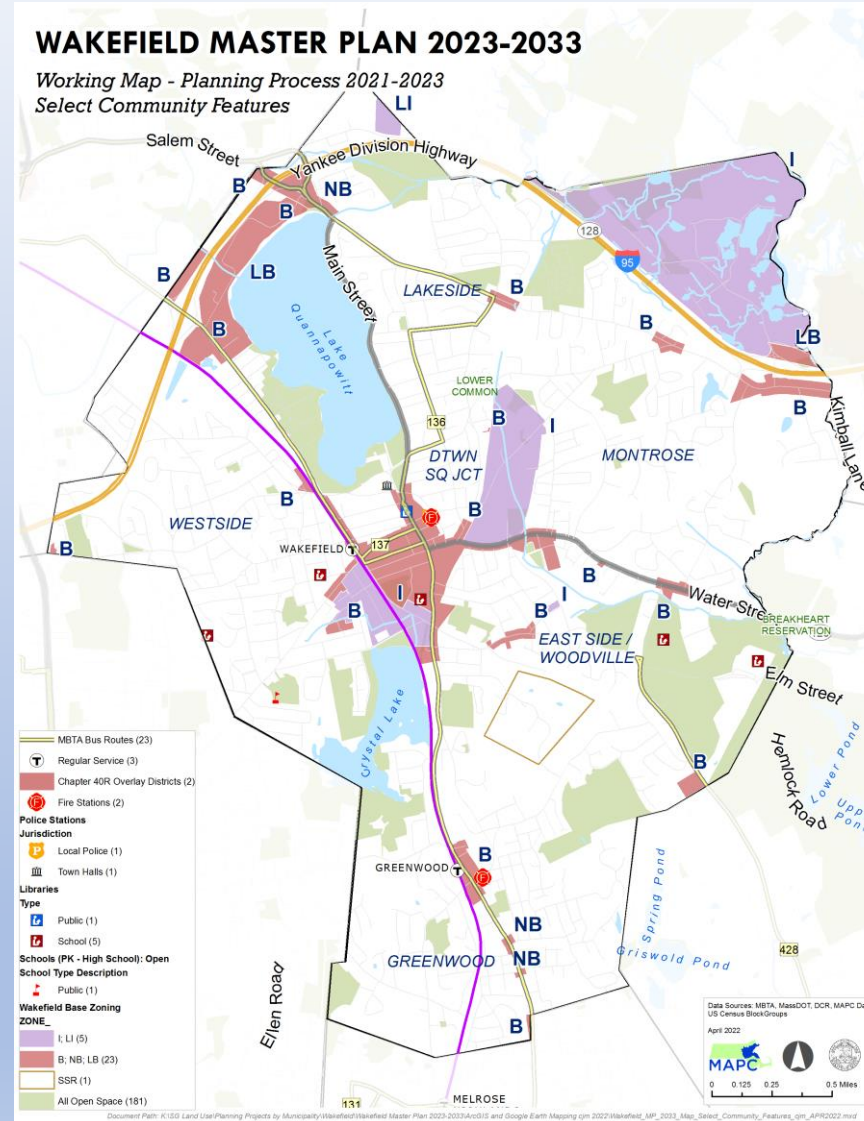
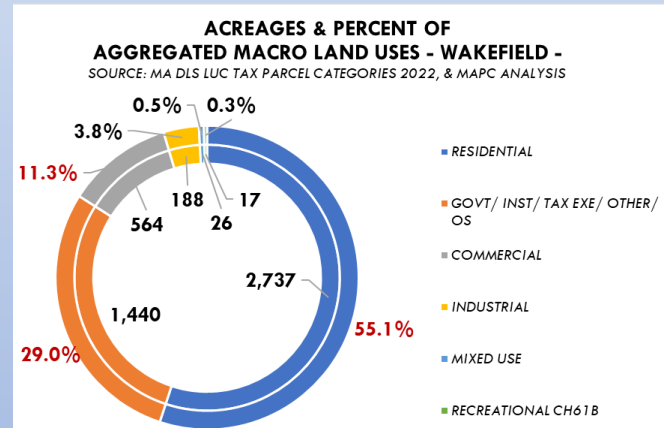
# EXISTING CONDITIONS — HOUSING OPTIONS & RESIDENTIAL AREAS

## OVERVIEW — RESIDENTIAL AREAS

## OVER HALF TOWN'S LAND USE IS RESIDENTIAL

55% RESIDENTIAL

0.5% MIXED-USE



# EXISTING CONDITIONS — HOUSING OPTIONS & RESIDENTIAL AREAS

## OVERVIEW — ZONED RESIDENTIAL LAND

**ALMOST TWO-THIRDS OF TOWN'S ZONED LAND FOR SINGLE FAMILY ONLY**

**63% SINGLE FAMILY ZONING**

**21% GENERAL RESIDENCE**

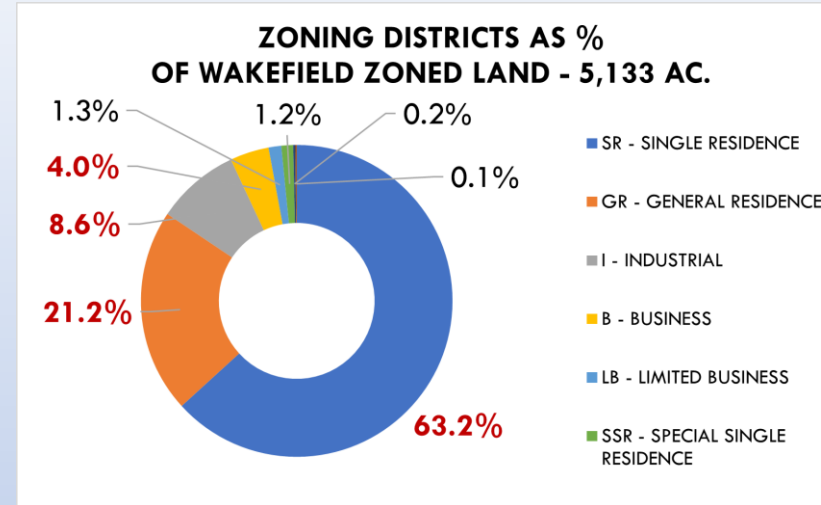
- 1-FAMILY & 2-FAMILY – WKFLD CTR & GREENWOOD

**1% SPECIAL SINGLE RESIDENCE**

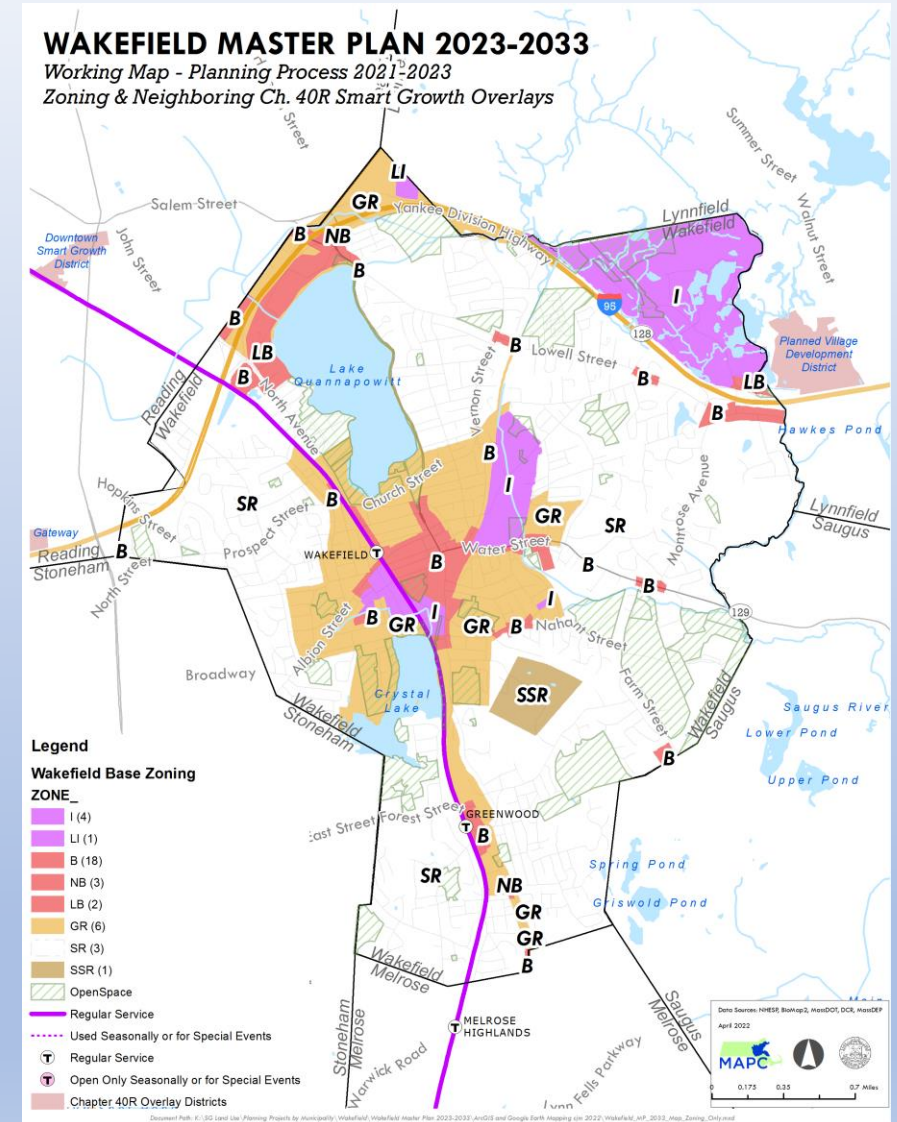
**TOWN ZONING / GIS MAP UNDERGOING UPDATE**

**MAPPED DISTRICTS & DATA**

- TO CHANGE – TO REFLECT – MULTIPLE RESIDENCE – MR-1 OR MR-2



Base Zoning District - Wakefield	Acres - Zoned	% of Zoned Land
SR - Single Residence	3,246	63.2%
GR - General Residence	1,087	21.2%
I - Industrial	444	8.6%
B - Business	207	4.0%
LB - Limited Business	68	1.3%
SSR - Special Single Residence	63	1.2%
NB - Neighborhood Business	11	0.2%
LI - Limited Industrial	7	0.1%
All Base-Zoned Land	5,133	100.0%





# EXISTING CONDITIONS — HOUSING OPTIONS & RESIDENTIAL AREAS

## OVERVIEW — ZONED RESIDENTIAL LAND

**ALMOST TWO-THIRDS OF  
TOWN'S ZONED LAND FOR  
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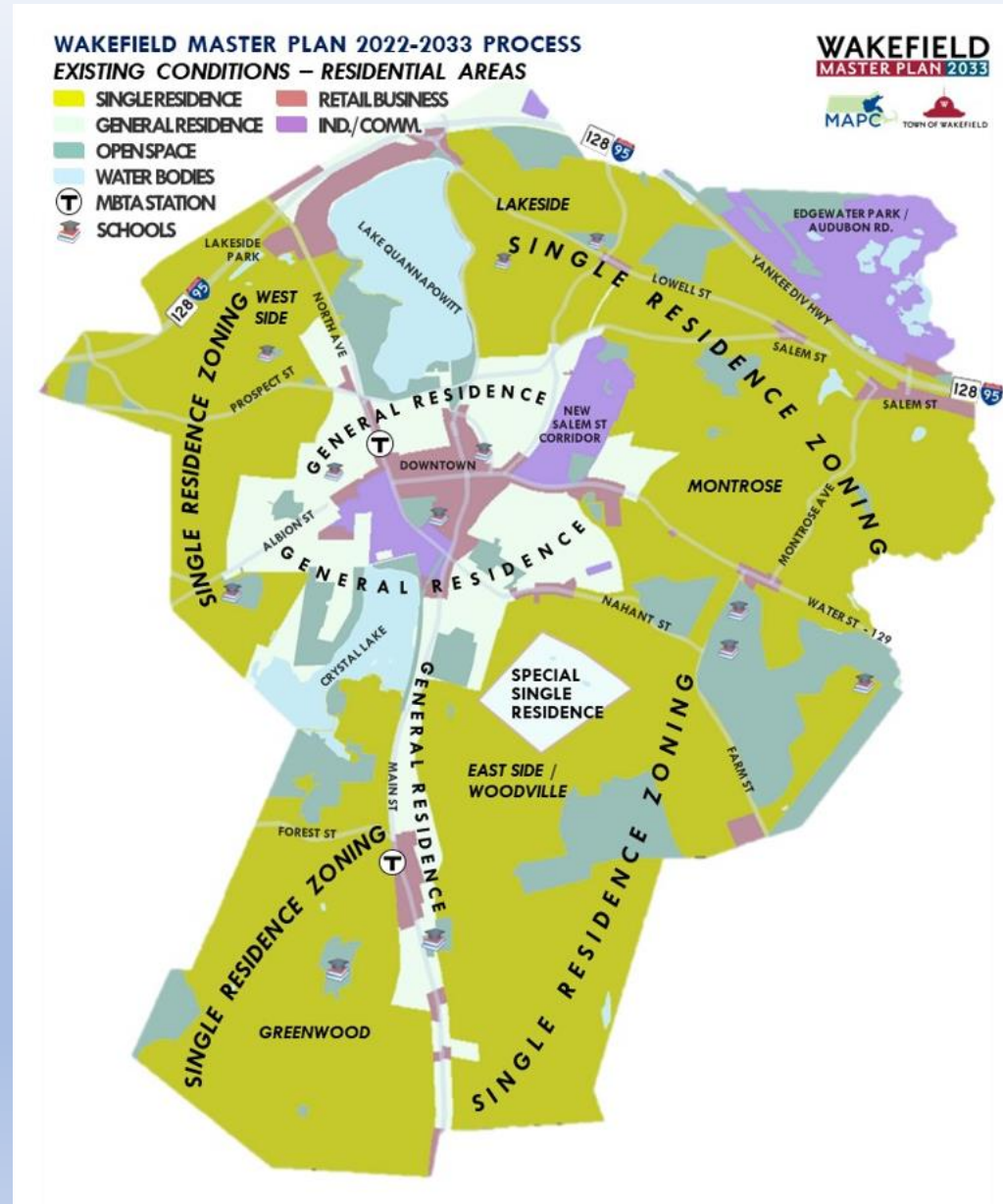
- 1-FAMILY & 2-FAMILY –  
WKFLD CTR & GREENWOOD

**1% SPECIAL SINGLE RESIDENCE**

**TOWN ZONING / GIS MAP UNDERGOING UPDATE**

□ **MAPPED DISTRICTS & DATA**

- TO CHANGE – TO REFLECT –  
MULTIPLE RESIDENCE – MR-1 OR MR-2



# EXISTING CONDITIONS — HOUSING OPTIONS & RESIDENTIAL AREAS

## OVERVIEW — DEMOGRAPHICS & CHALLENGES

### RECENT & PROJECTED POPULATION

#### RECENT GROWTH — 8.66% INCREASE

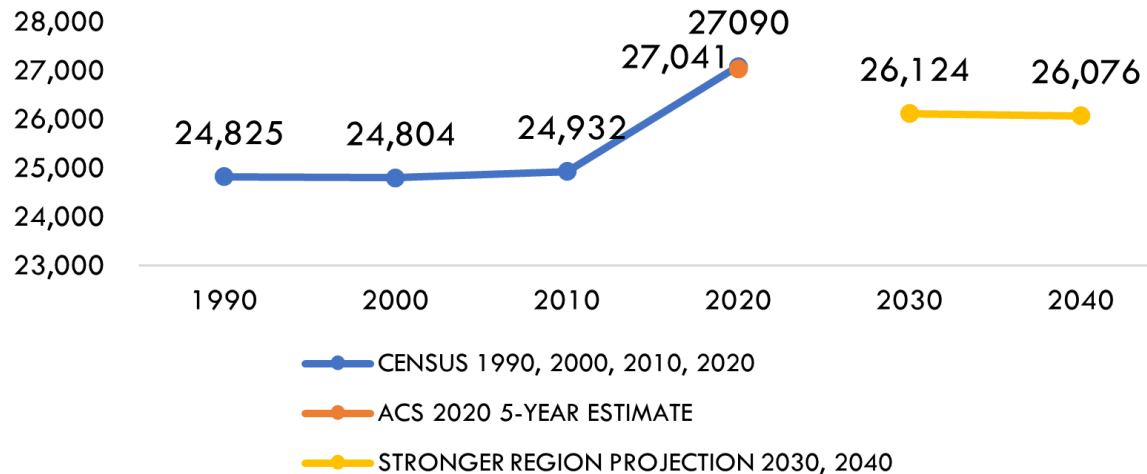
FROM 2010-2020

#### PROJECTED DECLINES — APPROX. -3.6%

2020-2030 -3.5%  
2020-2040 -3.7%

#### WAKEFIELD RECENT & PROJECTED POPULATION - 1990-2040

SOURCE: US CENSUS, ACS, & MAPC 2014 PROJECTIONS



### AGING POPULATION

#### RECENT AGING — 8% INCREASE

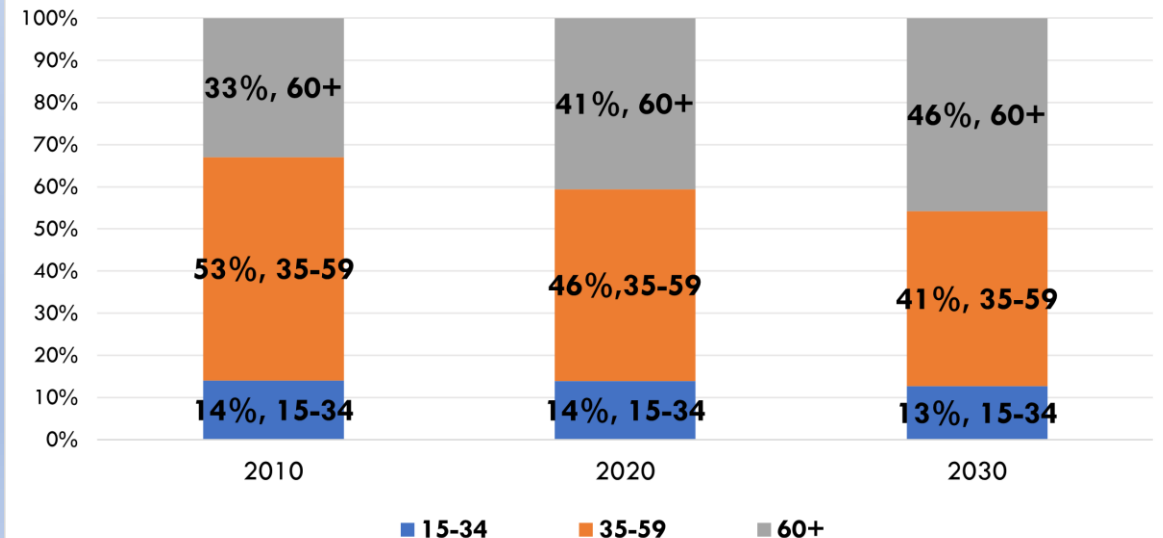
FROM 2010-2020 — 60 YEARS OR OVER

#### PROJECTED AGING — 5% ADDITIONAL INCREASE

2020-2030 5%

#### % PROPORTION OF HOUSEHOLDERS BY AGE WAKEFIELD - 2010-2030

SOURCE: MAPC PROJECTIONS 2017





# EXISTING CONDITIONS — HOUSING OPTIONS & RESIDENTIAL AREAS

## OVERVIEW — DEMOGRAPHICS & CHALLENGES

### EXISTING HOUSING BY TYPE

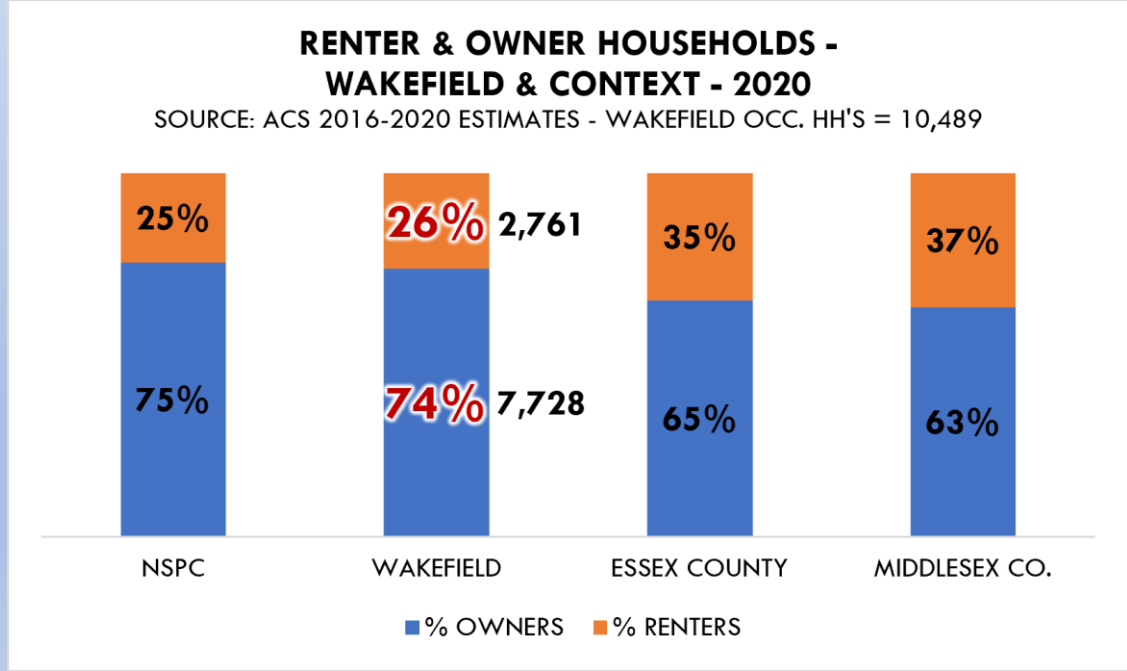
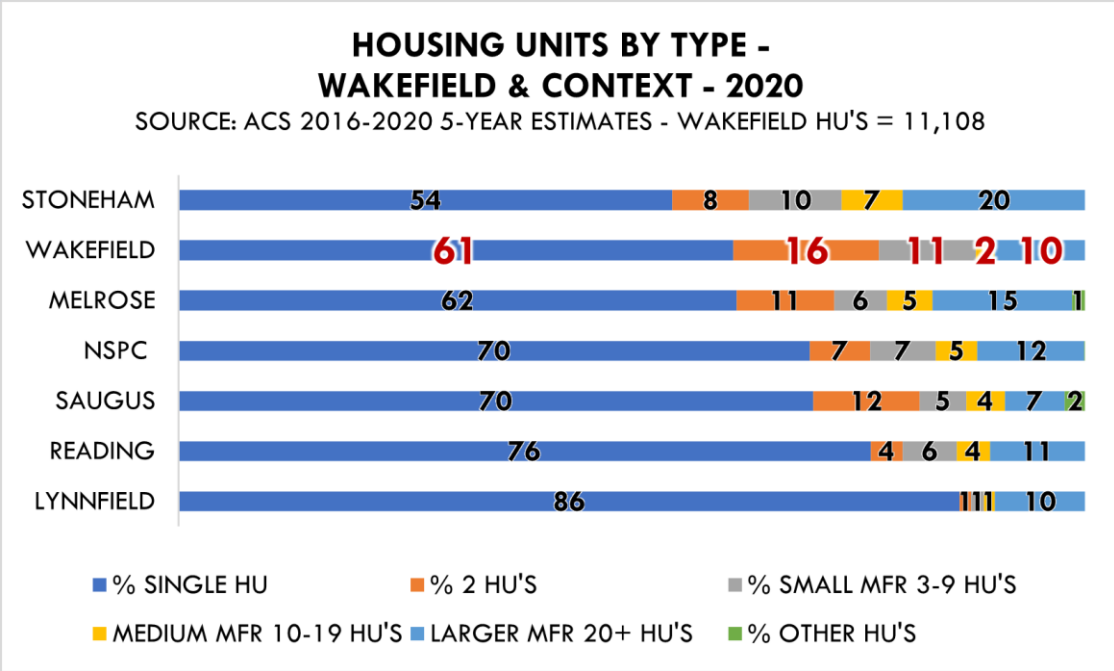
SINGLE FAMILY	61%	2 <sup>ND</sup> LOWEST COMPARISON
TWO FAMILY	16%	HIGHEST IN COMPARISON
SMALL MULTIFAMILY (3-9 UNITS)	11%	HIGHEST IN COMPARISON
MEDIUM MULTIFAMILY (10-19)	2%	2 <sup>ND</sup> LOWEST COMPARISON
LARGER MULTIFAMILY (20+)	10%	TIED 2 <sup>ND</sup> LOWEST COMPARISON

### RENTER & OWNER HOUSEHOLDS

74% OWNERS      26% RENTERS

COMPARABLE TO MORE IMMEDIATE COMMUNITIES

MORE OWNERS & FEWER RENTERS –  
THAN ESSEX & MIDDLESEX COUNTIES – (9-11%)



# EXISTING CONDITIONS — HOUSING OPTIONS & RESIDENTIAL AREAS

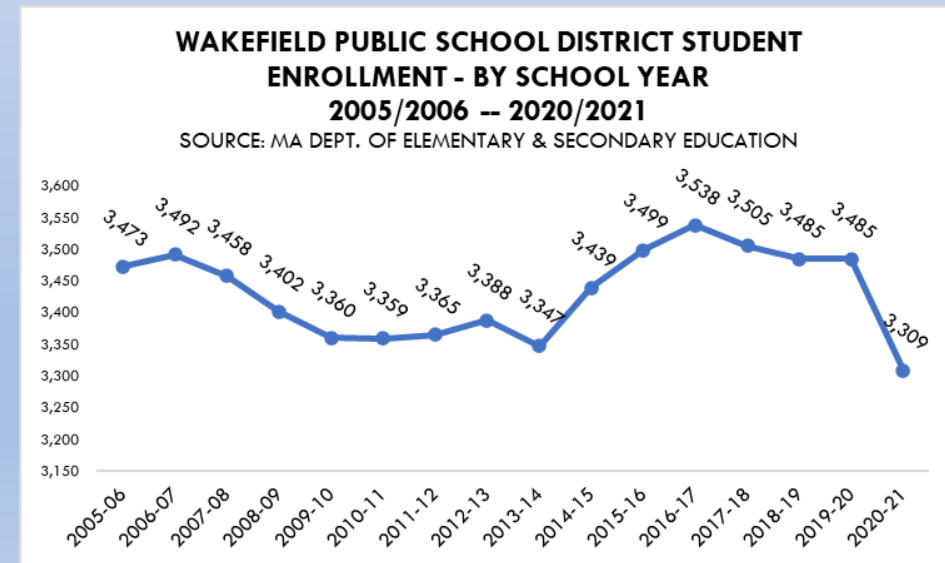
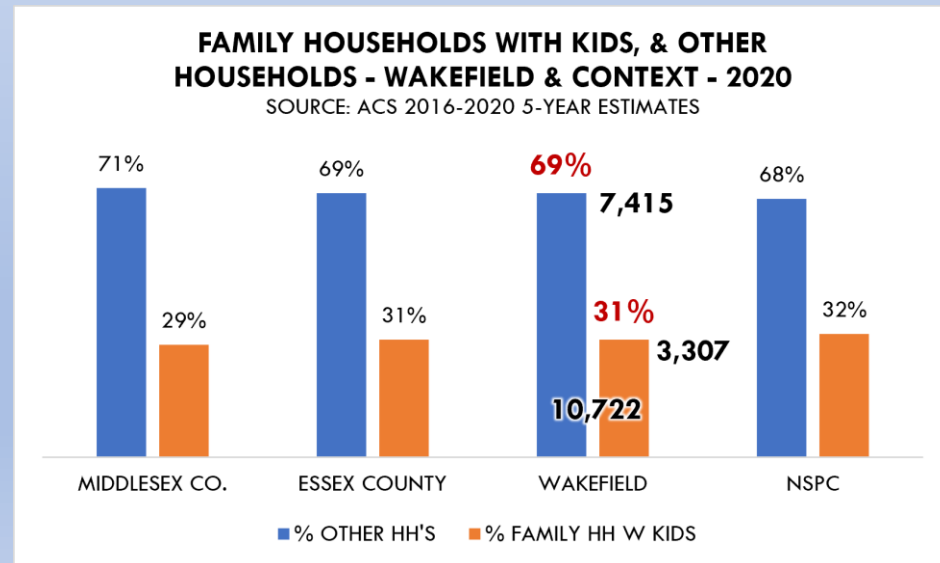
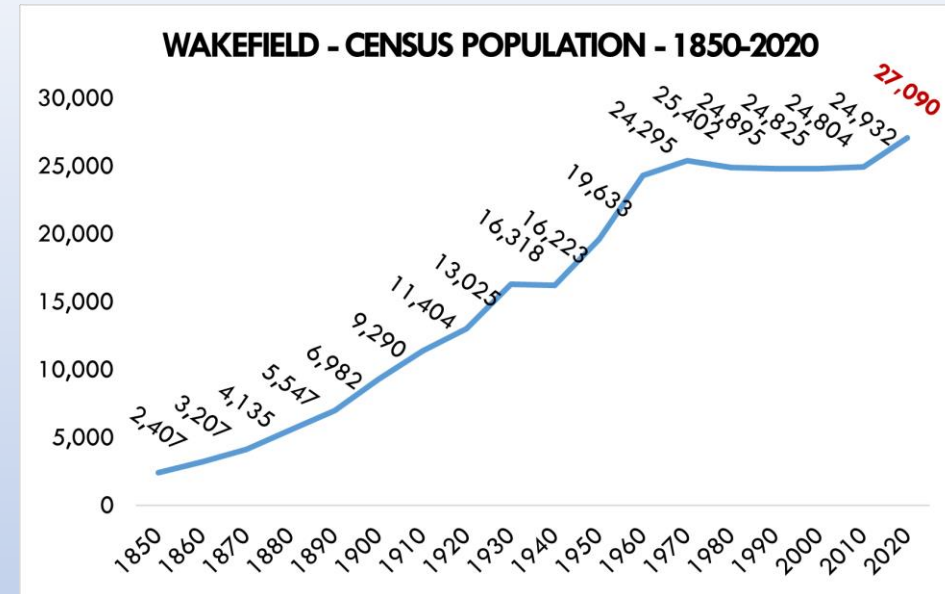
## OVERVIEW — DEMOGRAPHICS & CHALLENGES

### FAMILY HOUSEHOLDS, & OTHER HOUSEHOLDS

<b>FAMILY HOUSEHOLDS W/ KIDS</b>	<b>31%</b>	COMPARABLE (SEE CHART)
<b>OTHER HOUSEHOLDS</b>	<b>69%</b>	COMPARABLE (SEE CHART)

### SCHOOL ENROLLMENT

<b>2013/2014 TO 2016/2017</b>	<b>5.7%</b>	<b>INCREASE</b>
<b>2016-2017 TO 2020/2021</b>	<b>6.5%</b>	<b>DECREASE</b>





# EXISTING CONDITIONS — HOUSING OPTIONS & RESIDENTIAL AREAS

## OVERVIEW — DEMOGRAPHICS & CHALLENGES

### MEDIAN CONDO & 1-FAM SALES PRICES – 2022

**SINGLE FAMILY – WAKEFIELD**      **\$703,500**

**CONDO – WAKEFIELD**      **\$512,500**

IN WAKEFIELD, CONDOS COST 27% LESS THAN SINGLE FAMILIES IN 2022

### MEDIAN OVERALL HOUSING SALES PRICES – 2022

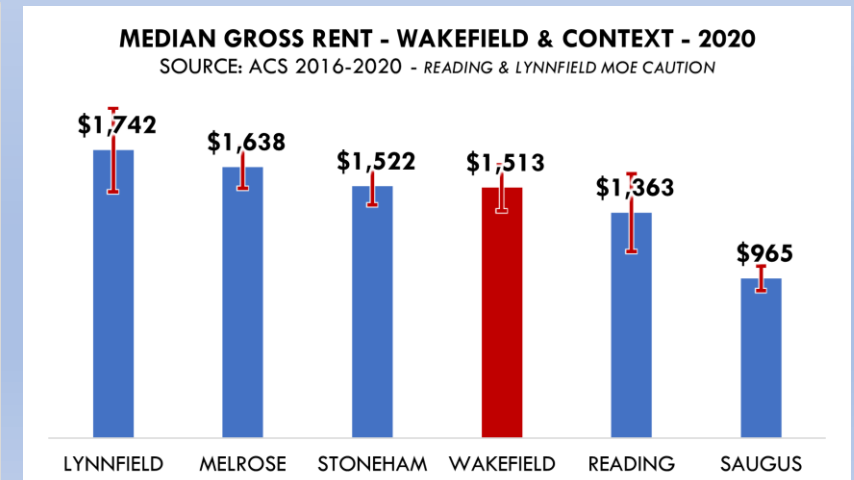
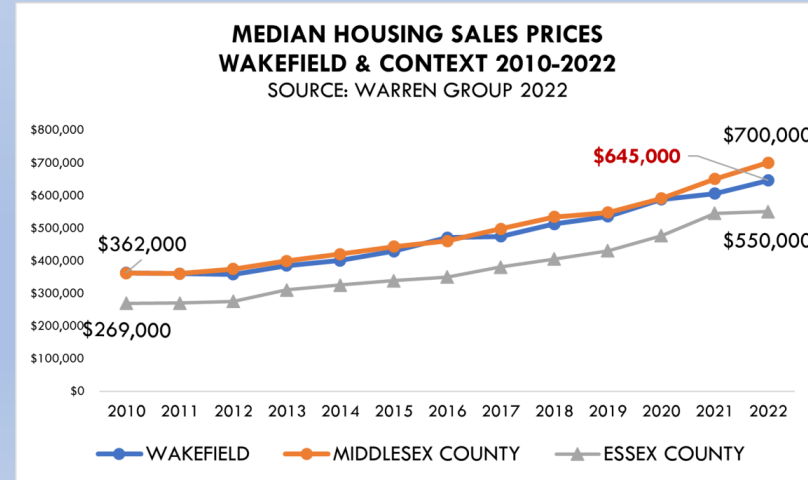
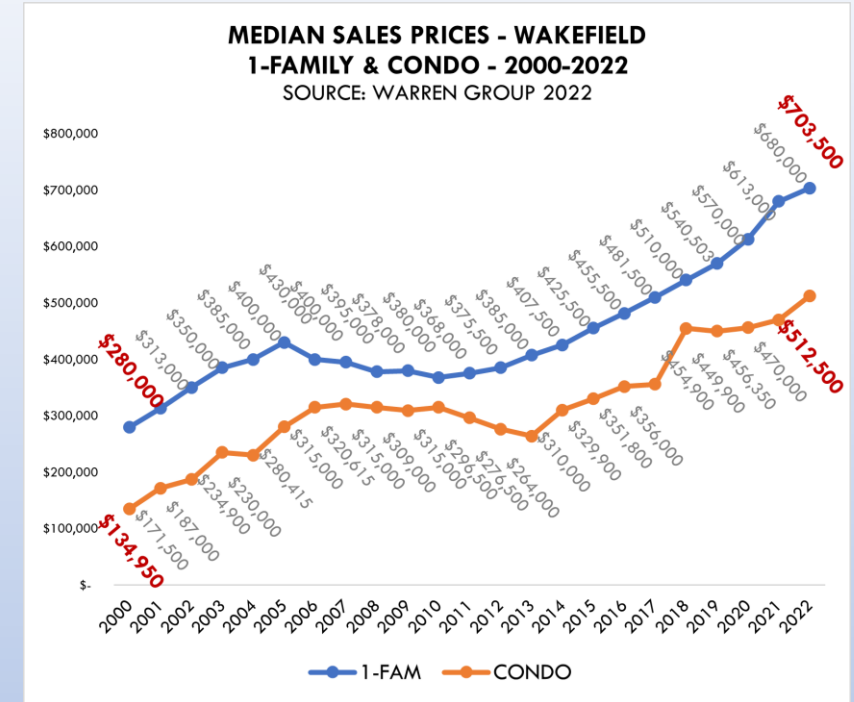
WAKEFIELD'S \$645,000 IS 8% MORE AFFORDABLE THAN MIDDLESEX COUNTY'S MEDIAN

WAKEFIELD'S \$645,000 IS 15% MORE EXPENSIVE THAN ESSEX COUNTY'S MEDIAN

### MEDIAN GROSS RENT – 2020 – BEST AVAILABLE

**WAKEFIELD**      **\$1,513** MOE \$193 OR 9%

**WAKEFIELD**      **3<sup>RD</sup> MOST AFFORDABLE**



# EXISTING CONDITIONS — HOUSING OPTIONS & RESIDENTIAL AREAS

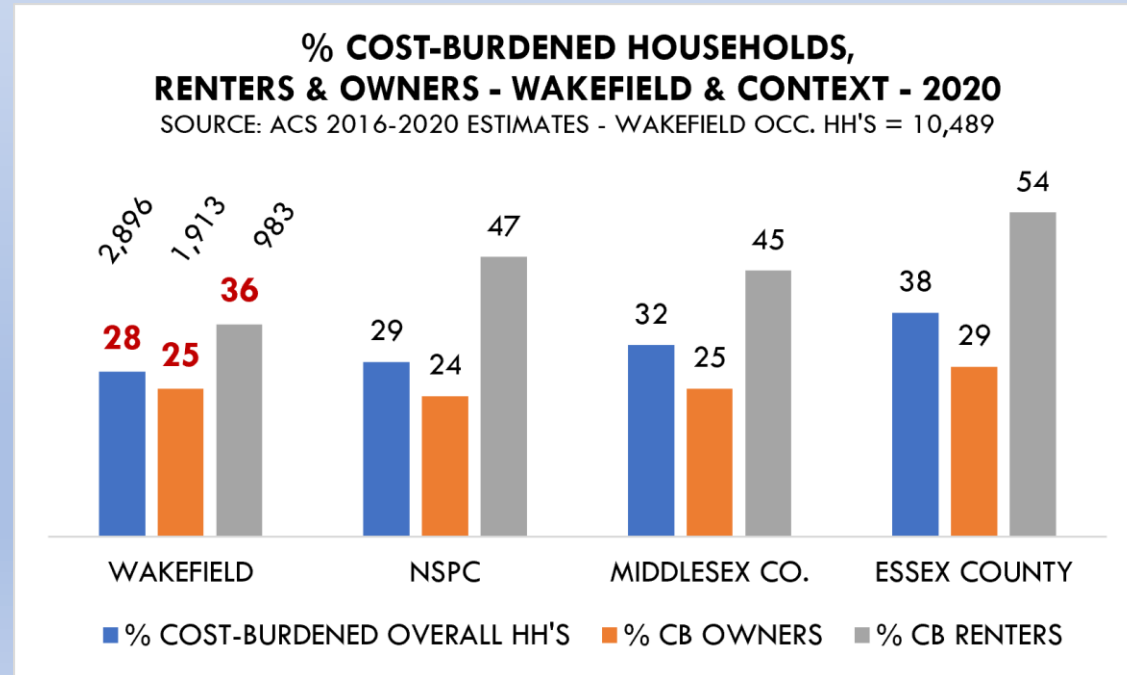
## OVERVIEW — DEMOGRAPHICS & CHALLENGES

### COST-BURDENED HOUSEHOLDS — RENTERS & OWNERS

OVERALL WAKEFIELD HOUSEHOLDS	28%
OF ALL RENTER HOUSEHOLDS	36%
OF ALL OWNER HOUSEHOLDS	25%

WAKEFIELD IS COMPARABLE TO THE IMMEDIATE SUBREGION & MIDDLESEX COUNTY WITH OVERALL & OWNER CB HOUSEHOLDS, AND FEWER CB HOUSEHOLDS THAN ESSEX COUNTY

WAKEFIELD HAS FEWER CB RENTERS THAN ALL THREE COMPARISON AREAS (9-18%)



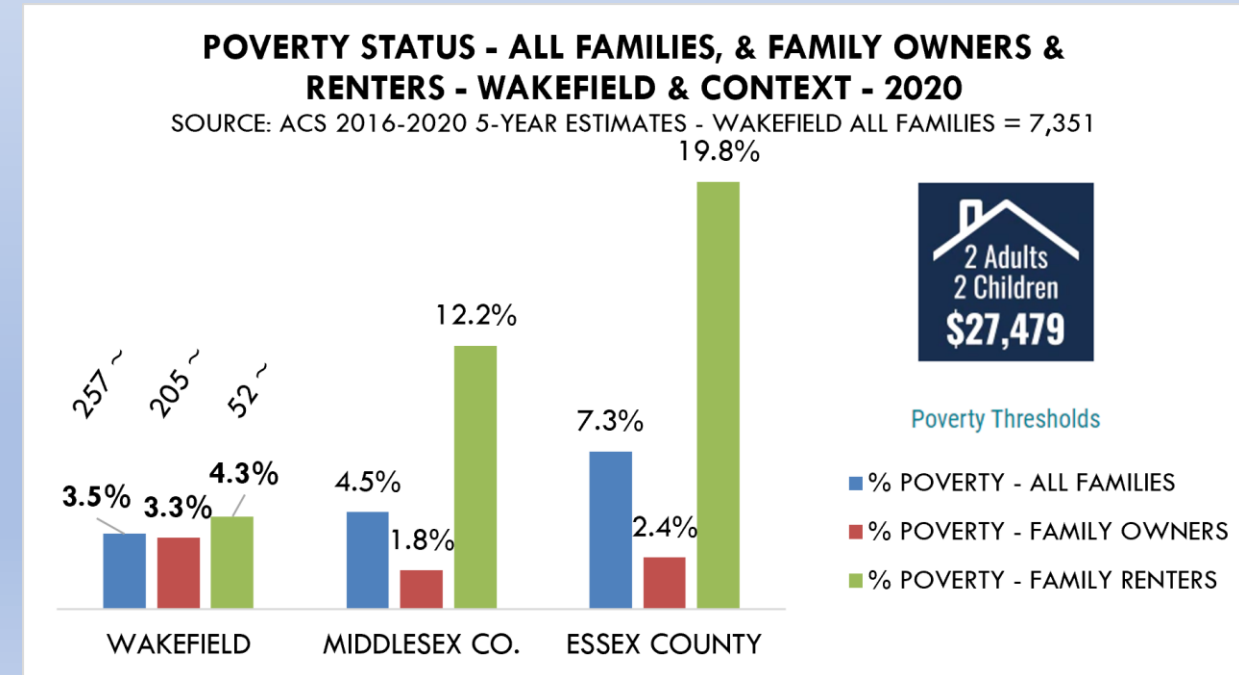
### POVERTY STATUS

**WAKEFIELD ALL FAMILIES, FAMILY OWNERS, & FAMILY RENTERS**  
**3.3% TO 4.3%**

WAKEFIELD HAS MORE FAMILY OWNERS IN POVERTY THAN BOTH COUNTIES

WAKEFIELD HAS FEWER OVERALL FAMILIES IN POVERTY THAN BOTH COUNTIES

WAKEFIELD NOTICEABLY FEWER FAMILY RENTERS IN POVERTY THAN BOTH COUNTIES





# EXISTING CONDITIONS — HOUSING OPTIONS & RESIDENTIAL AREAS

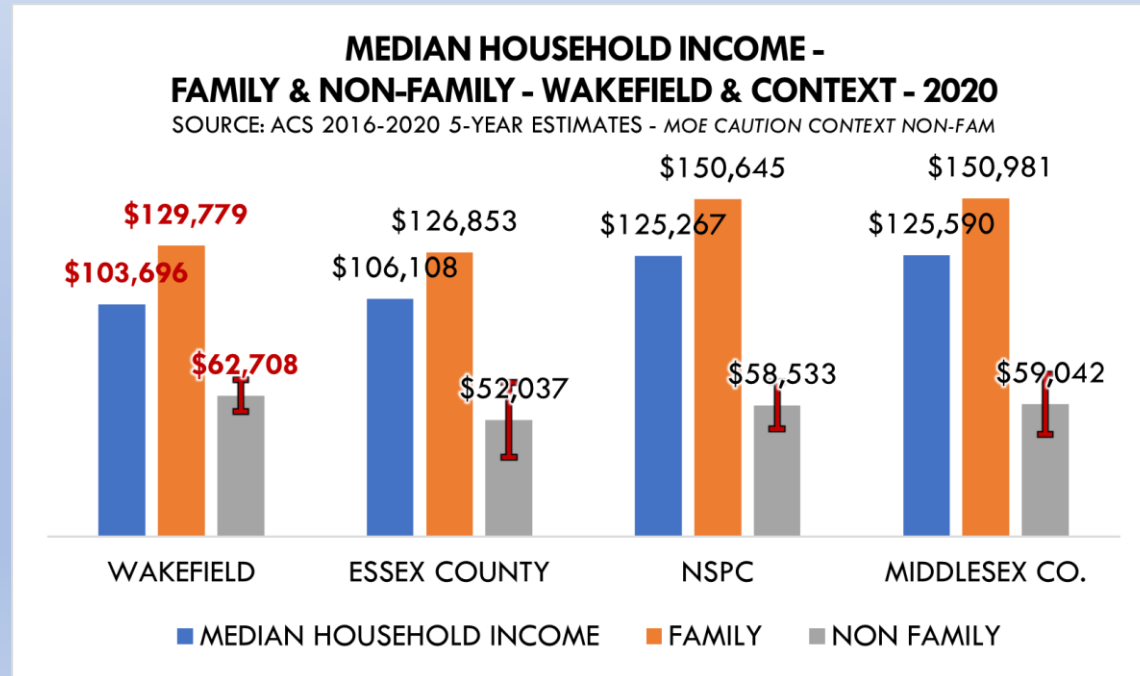
## OVERVIEW — DEMOGRAPHICS & CHALLENGES

### MEDIAN HOUSEHOLD INCOME

WAKEFIELD OVERALL MEDIAN	\$103,700 ~
WAKEFIELD FAMILY	\$129,800 ~
WAKEFIELD NON-FAMILY	\$ 62,700 ~

OVERALL MEDIAN & FAMILY MEDIAN IS COMPARABLE TO ESSEX COUNTY,  
AND LOWER THAN SUBREGION & MIDDLESEX CO.

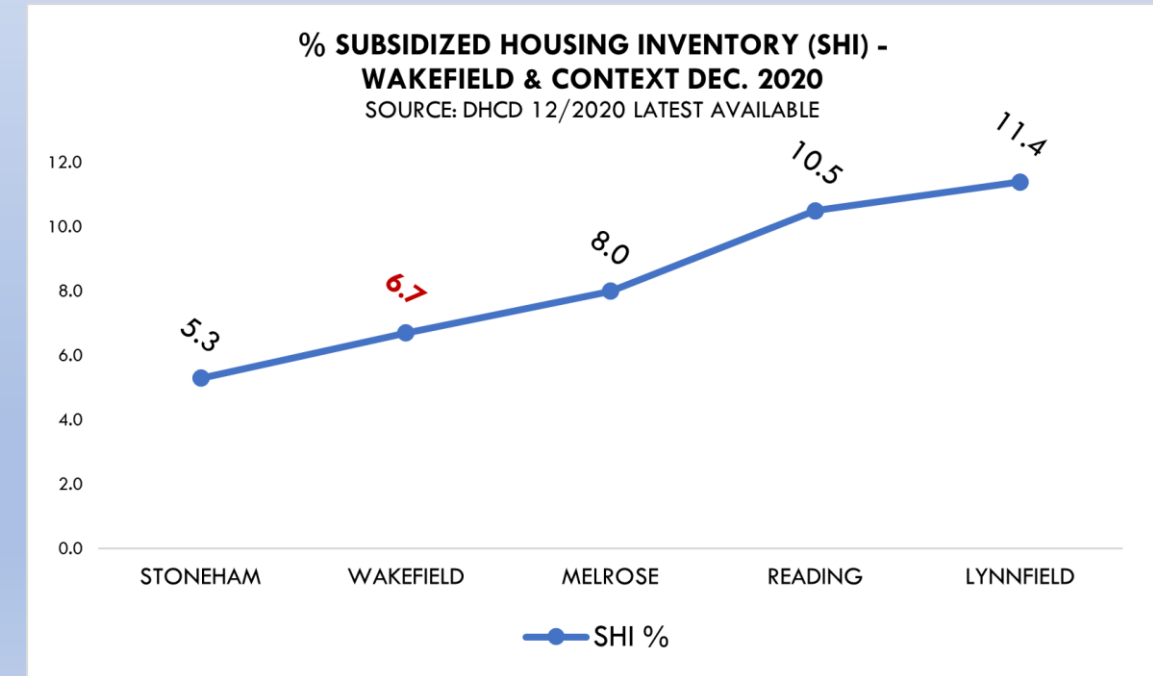
NON-FAMILY MEDIAN IS HIGHER THAN ALL THREE.



### SUBSIDIZED HOUSING INVENTORY (SHI)

WAKEFIELD SHI 6.7% OUT OF 10% MIN. REQ.

SECOND LOWEST OF ADJACENT COMMUNITIES



# EXISTING CONDITIONS — HOUSING OPTIONS & RESIDENTIAL AREAS

## OVERVIEW — DEMOGRAPHICS & CHALLENGES

### TOWN SHI & AFFORDABILITY GAP

6.7% SHI

343 UNIT GAP TO MEET MIN. 10%  
& FOR LOCAL CONTROL

703 SHI UNITS 85%/15% RENTAL/OWNER

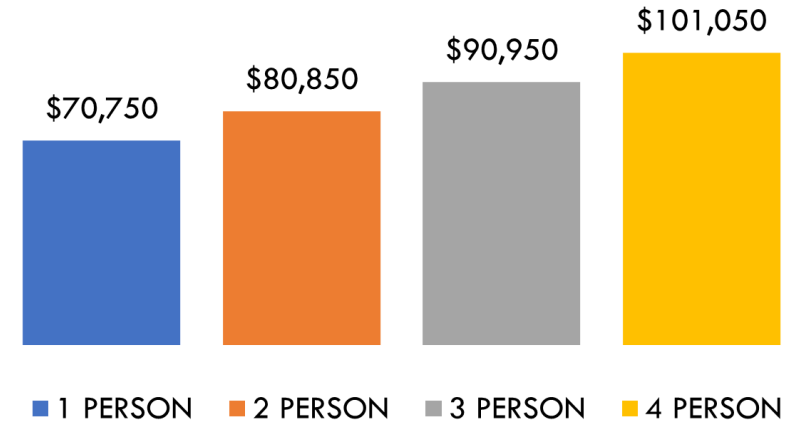
52 TO 105 MIN. ANNUAL PRODUCTION

CONDOS ARE 27% LESS EXPENSIVE IN TOWN

\$703,500 1-FAM  
\$512,500 CONDO

### AFFORDABLE HOUSING INCOME LIMITS - WAKEFIELD, MA - AT 80% OF METRO-BOSTON AREA MEDIAN INCOME (AMI)

SOURCE: FY2021 HUD - MASSHOUSING  
CONTEXT: 100% AMI 4-PERSON MEDIAN FAMILY INCOME IS \$120,800



Address	Type	Year Built	Units	Subsidized	Notes
101 Broadway	Apartment	1920	10	Yes	
102 Broadway	Apartment	1920	10	Yes	
103 Broadway	Apartment	1920	10	Yes	
104 Broadway	Apartment	1920	10	Yes	
105 Broadway	Apartment	1920	10	Yes	
106 Broadway	Apartment	1920	10	Yes	
107 Broadway	Apartment	1920	10	Yes	
108 Broadway	Apartment	1920	10	Yes	
109 Broadway	Apartment	1920	10	Yes	
110 Broadway	Apartment	1920	10	Yes	
111 Broadway	Apartment	1920	10	Yes	
112 Broadway	Apartment	1920	10	Yes	
113 Broadway	Apartment	1920	10	Yes	
114 Broadway	Apartment	1920	10	Yes	
115 Broadway	Apartment	1920	10	Yes	
116 Broadway	Apartment	1920	10	Yes	
117 Broadway	Apartment	1920	10	Yes	
118 Broadway	Apartment	1920	10	Yes	
119 Broadway	Apartment	1920	10	Yes	
120 Broadway	Apartment	1920	10	Yes	
121 Broadway	Apartment	1920	10	Yes	
122 Broadway	Apartment	1920	10	Yes	
123 Broadway	Apartment	1920	10	Yes	
124 Broadway	Apartment	1920	10	Yes	
125 Broadway	Apartment	1920	10	Yes	
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133 Broadway	Apartment	1920	10	Yes	
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135 Broadway	Apartment	1920	10	Yes	
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142 Broadway	Apartment	1920	10	Yes	
143 Broadway	Apartment	1920	10	Yes	
144 Broadway	Apartment	1920	10	Yes	
145 Broadway	Apartment	1920	10	Yes	
146 Broadway	Apartment	1920	10	Yes	
147 Broadway	Apartment	1920	10	Yes	
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197 Broadway	Apartment	1920	10	Yes	
198 Broadway	Apartment	1920	10	Yes	
199 Broadway	Apartment	1920	10	Yes	
200 Broadway	Apartment	1920	10	Yes	

10% of 10,459 = 1,046  
DHCD SHI Census 2010 Needed SHI  
Min. Req. Year Round Units for Req.  
Housing Units

703 = 6.7% - (343)  
Current DHCD SHI Needed SHI  
Wakefield Min. Req. Units for Req.  
SHI Units



# EXISTING CONDITIONS — HOUSING OPTIONS & RESIDENTIAL AREAS

## OVERVIEW — DEMOGRAPHICS & CHALLENGES

### MAINTAIN EXISTING SHI UNITS

SUMMARY 2 of 2 OF MA. DHCD OFFICIAL SUBSIDIZED HOUSING INVENTORY (SHI) -  
WAKEFIELD - 12-21-2020 & 1-12-2021 - SOURCE: DHCD & MAPC

Tenure	# of Properties	# of Units	Expirations		Perpetuity	
			# of Properties	# of Units	# of Properties	# of Units
Ownership	12	84	7 — years 2021, 2049, 2050, 2101, 2102	37 — incl. 3 in 2021	5	47
Rentals	15	587	3 — years 2020*, 2032	208 — incl. 176 in 2020	10	379
Mixed Tenure	1	32	n/a	n/a	1	32
(Sub)Total(s)	28	703	10	245	16	458

Census 2010 Year Round

Housing Units 10,459

SHI % 6.72%

SUMMARY 1 of 2 OF MA. DHCD OFFICIAL SUBSIDIZED HOUSING INVENTORY (SHI) -  
WAKEFIELD - 12-21-2020 & 1-12-2021 - SOURCE: DHCD & MAPC

Tenure	Yr End	SHI Units	Comp Permit?	Tenure	Yr End	SHI Units	Comp Permit?
Ownership	2021	2	No	Rental	2032	26	No
Ownership	2021	1	No	Rental	2032	6	No
Ownership	2049	3	Yes	Rental	2020*	176	No
Ownership	2050	4	Yes	Rental	N/A	58	No
Ownership	2101	2	Yes	Rental	N/A	29	No
Ownership	2102	15	No	Rental	Perp	64	No
Ownership	2102	10	Yes	Rental	Perp	52	No
Ownership	Perp	23	Yes	Rental	Perp	40	No
Ownership	Perp	10	No	Rental	Perp	33	No
Ownership	Perp	8	No	Rental	Perp	30	Yes
Ownership	Perp	4	blank	Rental	Perp	28	Yes
Ownership	Perp	2	Yes	Rental	Perp	25	No
				Rental	Perp	8	No
				Rental	Perp	8	No
Mix	Perp	32	Yes	Rental	Perp	4	No

# EXISTING CONDITIONS — HOUSING OPTIONS & RESIDENTIAL AREAS

## OVERVIEW — DEMOGRAPHICS & CHALLENGES

### LIMITED DATA AVAILABILITY

FULL 2020 CENSUS RELEASE 2023

DHCD SHI CALCULATIONS DEPENDENT

Note: The SHI has not yet been updated to reflect 2020 Census figures. The 2020 Census Redistricting Data (Public Law 94-171) Summary File that has been released by the U.S. Census Bureau does not include data on vacant “seasonal, occasional, or recreational use” units used by DHCD to determine Census “year-round housing units” for the SHI. The SHI will therefore continue to reflect the 2010 Census Year-Round Housing unit figures until such data is released. As of April 27, 2022, the Census Bureau has provided a release schedule for future data sets that will include this data in May of 2023. See [https://www.census.gov/newsroom/press-releases/2022/2020-census-data-products-schedule-2023.html?utm\\_campaign=20220427msc20s1ccnwsrs&utm\\_medium=email&utm\\_source=govdelivery](https://www.census.gov/newsroom/press-releases/2022/2020-census-data-products-schedule-2023.html?utm_campaign=20220427msc20s1ccnwsrs&utm_medium=email&utm_source=govdelivery)

See also <https://data.census.gov> for Census data and <https://census.gov> to sign-up for email updates from the U.S. Census Bureau.

FOR IMMEDIATE RELEASE: WEDNESDAY, APRIL 27, 2022

## Next 2020 Census Data Products to be Released in 2023

APRIL 27, 2022

RELEASE NUMBER CB22-CN.06



# EXISTING CONDITIONS — HOUSING OPTIONS & RESIDENTIAL AREAS

## OVERVIEW — CHALLENGES & OPPORTUNITIES

### OPTIONS, NEEDS & DEMAND FOR

#### ALL LIFE PHASES

YOUNG ADULTS

ENTERING MARKET

YOUNG FAMILIES

SENIORS

#### CHANGING NEEDS & PREFERENCES

OPTIONS FOR DOWNSIZING  
& MAINTENANCE

AFFORDABILITY —  
UP/DOWN-SIZING

#### UNFORESEEN CIRCUMSTANCES

LIMITED MOBILITY  
ECONOMY



# EXISTING CONDITIONS — HOUSING OPTIONS & RESIDENTIAL AREAS

## OVERVIEW — CHALLENGES & OPPORTUNITIES

### POTENTIAL / SEPARATE UPDATE — HOUSING PRODUCTION PLAN 2015-2020

#### KEY HIGHLIGHTS

- **VERY LITTLE GROWTH** OVER THE PAST FEW DECADES
- **APPROACHING BUILDOUT** - OLDER SUBURB
- **AGING POPULATION** - HIGHER MEDIAN AGE 41.9 YEARS
- **STARK CONTRAST - MEDIAN INCOMES** - OWNERS V. RENTERS
  - 20%~ HOUSEHOLD INCOMES <\$ 35,000
  - 40%~ HOUSEHOLD INCOMES >\$100,000
- **LOWER HOUSING GROWTH** – THAN COUNTY & STATE
- **LESS HOUSING DIVERSITY**





# EXISTING CONDITIONS — HOUSING OPTIONS & RESIDENTIAL AREAS

## OVERVIEW — CHALLENGES & OPPORTUNITIES

POTENTIAL / SEPARATE UPDATE — HOUSING PRODUCTION PLAN 2015-2020

### HIGHLIGHTS — HPP 2015-2020

IN THE PAST, Town has attracted first-time homebuyers and young families but housing prices are increasingly high

**MORE OPTIONS NEEDED** for varied population & maintain socio-economic diversity

**PRICED-OUT RESIDENTS**

- ESTABLISHED DIFFICULTY FINDING OR REMAINING IN HOMES
- YOUNGER GENERATION RAISED IN TOWN MIGHT NOT BE ABLE TO AFFORD LIVING IN TOWN AS ADULTS

**DOWNSIZING**

- LONG-TERM RESIDENTS AND SENIORS MIGHT NOT BE ABLE TO DOWNSIZE IN TOWN

**BUYING UP**

- FAMILIES MIGHT HAVE DIFFICULTY “BUYING UP” IN TOWN

**ENTERING MARKET**

- MUNICIPAL AND LOCAL WORKERS MIGHT HAVE AFFORDABILITY ISSUES

### CURRENT AFFORDABILITY GAP

6.7%

343 UNIT GAP

SUBSIDIZED HOUSING INVENTORY (SHI) – MA DHCD  
TO MEET MIN. REQUIREMENT, & FOR LOCAL CONTROL

10% of 10,459 = 1,046

DHCD SHI Min. Req.

Census 2010 Year Round Housing Units

Needed SHI Units for Req.

703 = 6.7% -(343)

Current Wakefield SHI Units

DHCD SHI Min. Req

Needed SHI Units for Req.

# EXISTING CONDITIONS — HOUSING OPTIONS & RESIDENTIAL AREAS

## OVERVIEW — CHALLENGES & OPPORTUNITIES

### RESIDENTIAL ZONING — CONTROLS SUPPLY OF OPTIONS — AFFECTS AFFORDABILITY

#### STRATEGIES FOR OPTIONS IN TARGETED FOCUS AREAS?

GENERAL RESIDENCE DISTRICTS?

RETAIL BUSINESS DISTRICTS?

#### INFILL REDEVELOPMENT?

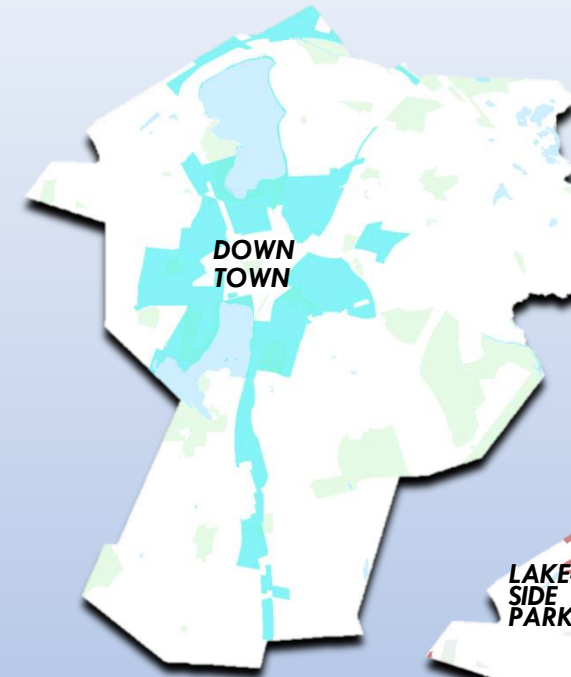
ON UNDERUTILIZED SITES

NOT RELYING ONLY ON VACANT LAND

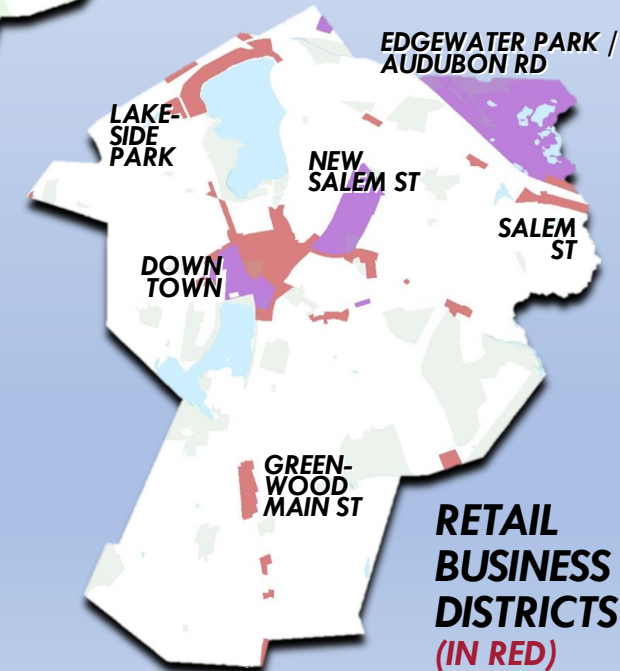
#### GOING VERTICAL?

EFFICIENT USE OF  
LIMITED OPPORTUNITY AREAS

#### MORE ZONING FLEXIBILITY?



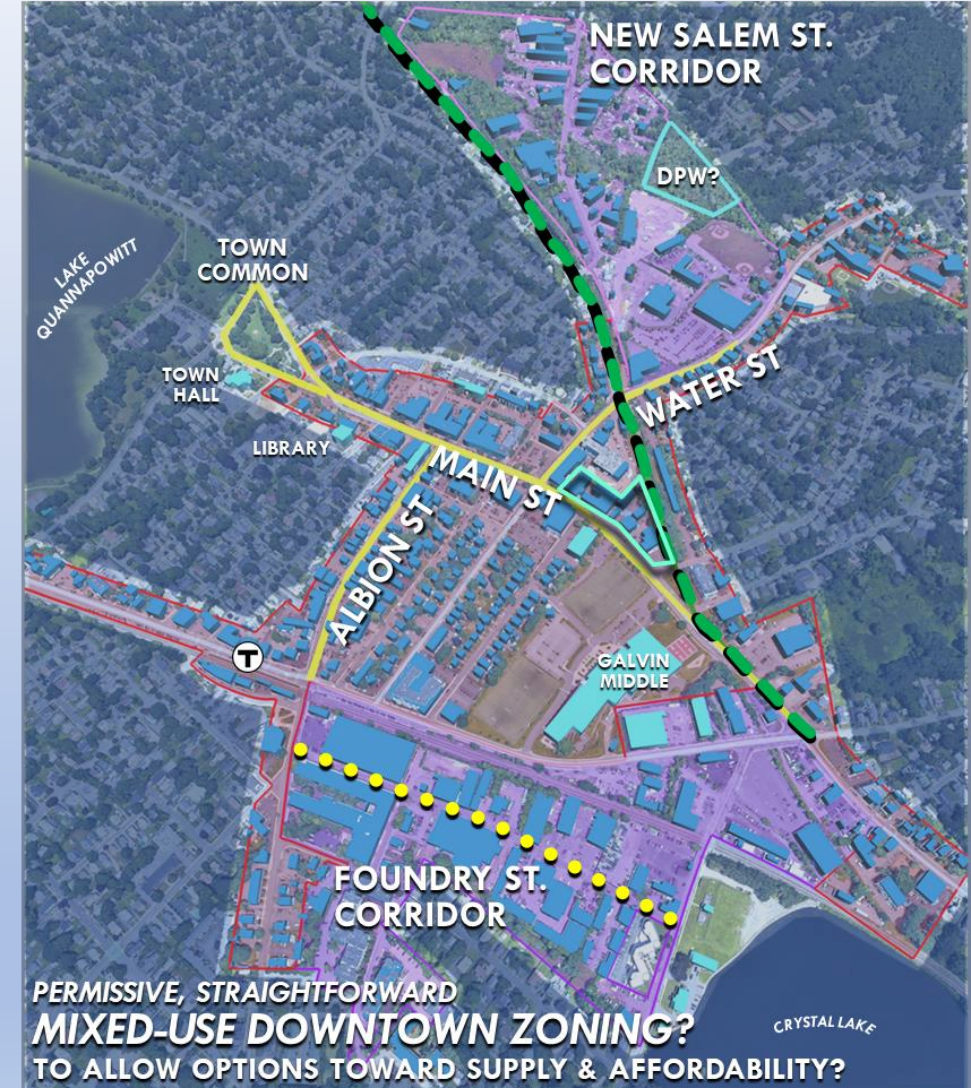
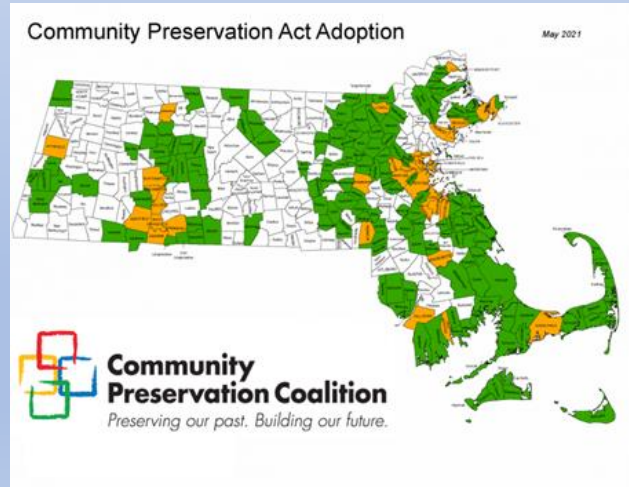
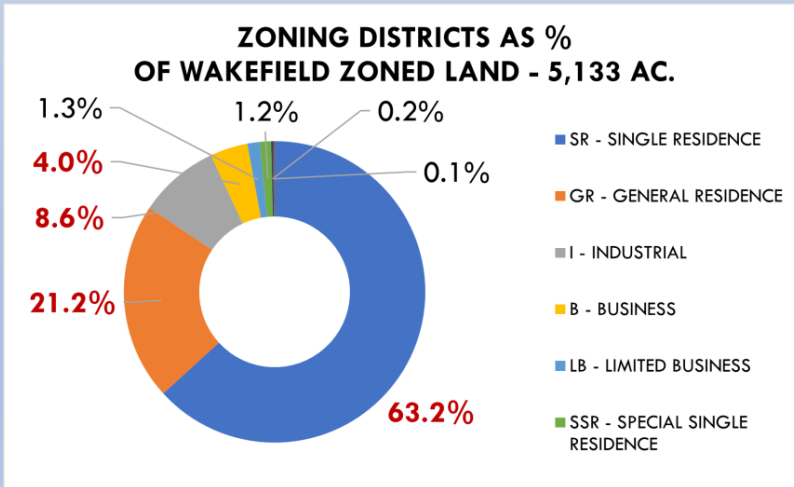
GENERAL  
RESIDENCE  
DISTRICTS  
(IN TEAL BLUE)



RETAIL  
BUSINESS  
DISTRICTS  
(IN RED)



# OPPORTUNITIES — WHAT IDEAS & NEEDS? FOR DESIRED & NEEDED HOUSING OPTIONS & AFFORDABILITY





# OPPORTUNITIES — POTENTIAL HOUSING TARGET FOCUS AREAS? FOR FUTURE STUDIES &/OR REZONINGS?

## Vision Statement

### WE ENVISION A WAKEFIELD THAT:

- ❑ **PROTECTS AND ENHANCES ITS BEAUTIFUL NATURAL LANDSCAPE, NEIGHBORHOOD CHARACTER, AND SIGNATURE OPEN SPACE ASSETS** INCLUDING LAKE QUANNAPOWITT, CRYSTAL LAKE, AND BREAKHEART RESERVATION.
- ❑ **WELCOMES AND SUPPORTS** RESIDENTS IN **DIFFERENT LIFE STAGES** AND IS INVITING TO PEOPLE OF **ALL BACKGROUNDS**.
- ❑ **ENHANCES ITS NEIGHBORHOODS** WITH HOUSING **OPTIONS FOR ALL**, AND SAFE WALKING AND BIKING AMENITIES.
- ❑ **IMPROVES ITS BUSINESS DISTRICTS** WITH MORE SERVICES, LEISURE RETAIL, JOB OPPORTUNITIES, AND PEDESTRIAN AMENITIES.
- ❑ EXPANDS ITS SOCIAL, CIVIC, AND CULTURAL LANDSCAPE WITH **MORE CREATIVE PLACEMAKING AMENITIES**, AND **MORE FESTIVE EVENTS**.
- ❑ **INVESTS IN LEGACY CIVIC PROJECTS** FOR PRESENT-DAY RESIDENTS AND FUTURE GENERATIONS THAT ENHANCE OUR BEAUTIFUL LANDSCAPE AND FOSTER COMMUNITY GATHERINGS.
- ❑ **REDUCES CAR DEPENDENCY** BY LEVERAGING ITS COMMUTER RAIL ACCESS AND OTHER CREATIVE TRANSPORTATION INNOVATIONS TO SUPPORT SHOPS AND RESIDENTS.

## VISION 2030

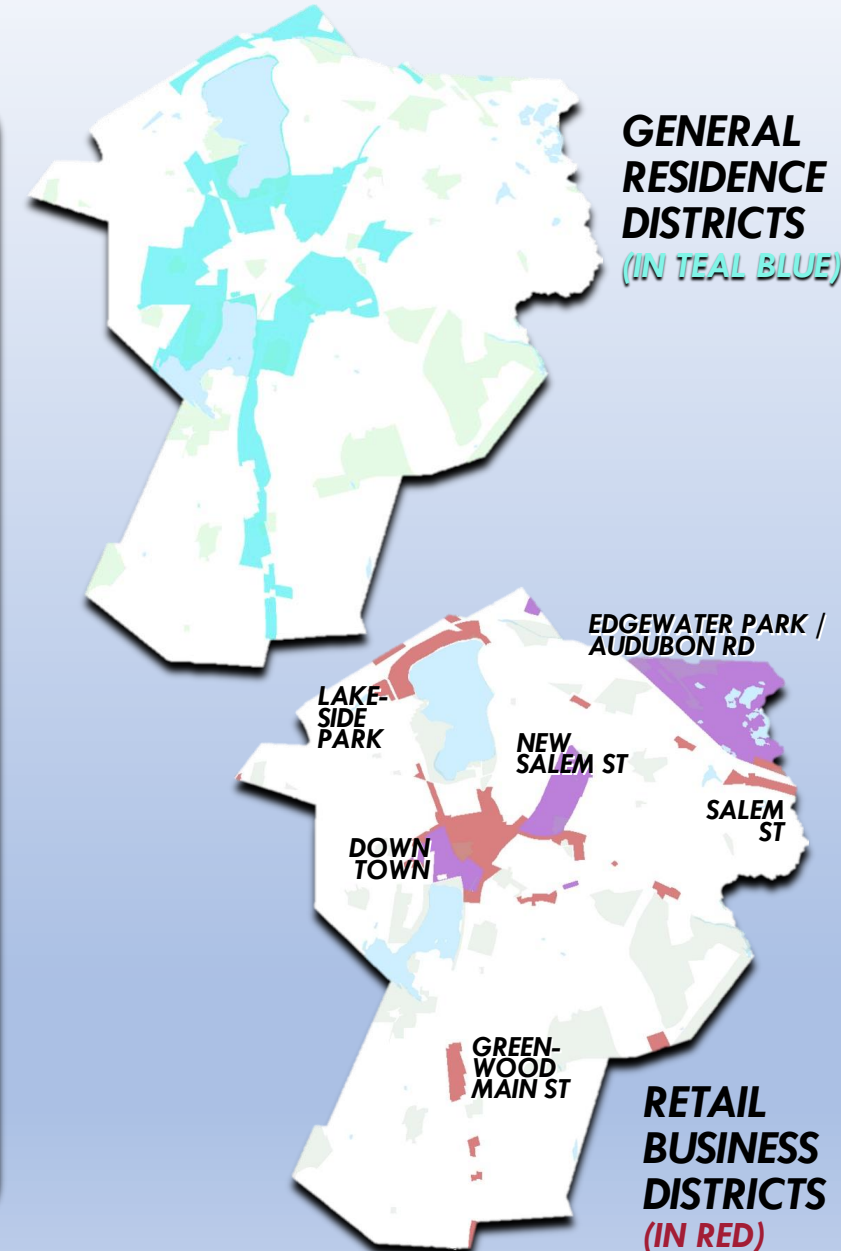


- 1 **EXPAND MIXED-USE / RESIDENTIAL IN DOWNTOWN AREA – WITH IN-FILL REDEVELOPMENT**
- 2 **PERMISSIVE AND FLEXIBLE ZONING**
- 3 **COMMERCIAL PROPERTY REINVESTMENT**
- 4 **NEW OR RENOVATED HIGH SCHOOL**
- 5 **OPTIONS FOR GETTING AROUND – EXAMPLES INCL.: TOWN TROLLEY OR SHUTTLE VAN**

### TOWN-WIDE

- ❑ **HOUSING OPTIONS AND AFFORDABILITY**
- ❑ **PROTECT PARKS AND NATURAL RESOURCES**
- ❑ **REDUCED CAR DEPENDENCY** AND TRAFFIC CALMING
- ❑ **CIVIC LEGACY PROJECT** – EXAMPLES INCL.: NEW CULTURAL AMPHITHEATER, OUTDOOR PERFORMANCE SPACE, LAKESIDE PROMENADE, INTERGENERATIONAL COMMUNITY CENTER, ETC.
- ❑ **IMPROVED PUBLIC REALM** AND TOWN SERVICES
- ❑ **EXPANDED CULTURAL LANDSCAPE** – WITH CREATIVE PLACEMAKING EVENTS AND AMENITIES
- ❑ **PROMOTE INCLUSIVENESS**, LIFELONG LEARNING, AND VOLUNTEERISM

**NOTE** – THE PLACEMENT AND LOCATION OF NUMBERED ICONS ON THE MAP ARE NOT SITE, PARCEL OR BLOCK SPECIFIC, AND ARE INTENDED TO GENERALLY SUGGEST A SUB-AREA OR DISTRICT OF TOWN. THEY ARE INTENDED FOR VISIONING AND PLANNING PURPOSES BASED ON A COMBINATION OF BRAINSTORMING IDEAS FROM THE COMMUNITY AND PROFESSIONAL PLANNING CONSULTANT RECOMMENDATIONS FOR FURTHER TOWN AND COMMUNITY DISCUSSIONS, AND POTENTIAL FUTURE DECISION-MAKING AND ACTIONS.





# EXISTING RESOURCES — HOUSING OPTIONS & AFFORDABILITY

## FOR POTENTIAL HOUSING AFFORDABILITY INITIATIVES

### BUILD UPON WAKEFIELD VISION 2030 GOALS, BY:

#### ❑ **TAKING MASTER PLAN SURVEY #2 — BY 8.2.2022**

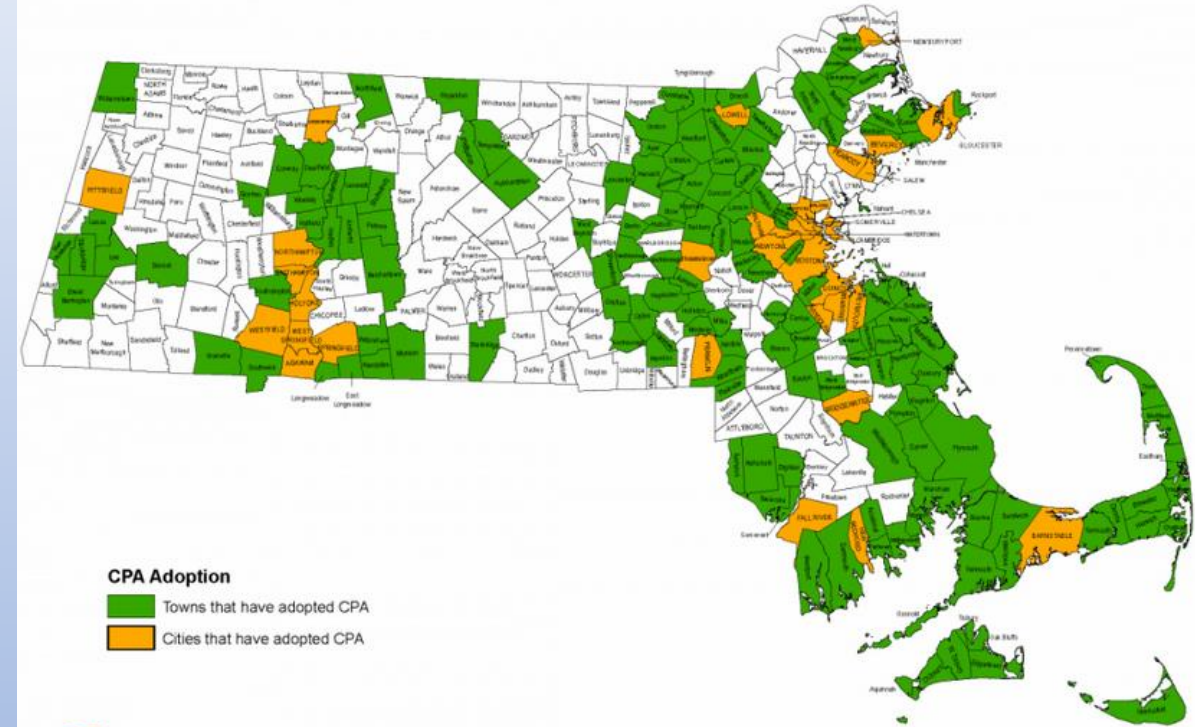
- ❑ TO PROVIDE ADDITIONAL MEASURABLE  
COMMUNITY FEEDBACK ON IDEAS

#### ❑ **COMMUNITY PRESERVATION ACT — POTENTIAL FUNDING**

- ❑ SMART GROWTH TOOL - HELPS PRESERVE OPEN SPACE -  
DEVELOP OUTDOOR RECREATIONAL FACILITIES — 189  
COMMUNITIES HAVE ADOPTED CPA THUS FAR
- ❑ RAISE MONEY — SURCHARGE UP TO 3% — OF REAL ESTATE TAX  
LEVY ON REAL PROPERTY
- ❑ IF PASSED, ALSO SIGNIFICANT STATE MATCHING FUND

### Community Preservation Act Adoption

May 2021



 **Community  
Preservation Coalition**  
Preserving our past. Building our future.

# EXISTING RESOURCES — HOUSING OPTIONS & AFFORDABILITY

## FOR POTENTIAL HOUSING AFFORDABILITY INITIATIVES

### EXAMPLES OF HOUSING CPA PROJECTS:

#### CPA PROJECT ID #51458

##### MANCHESTER, MA — MAHT RENTAL ASSISTANCE

- FUNDING FOR PROVIDING SHI-QUALIFYING DEED/INCOME RESTRICTIONS
- ON 39-UNIT RESIDENTIAL BUILDING AT POWDERHOUSE LANE
- \$415,285 CPA FUNDS +
- \$414,535 OTHER LEVERAGED PRIVATE FUNDS

#### CPA PROJECT ID #50577

##### WELLFLEET, MA — VETERANS HOME IN DENNIS

- CONTRIBUTION TO THE CONSTRUCTION OF THE TRANSITIONAL HOME IN DENNIS – 5 DWELLING UNITS
- FOR PREVENTION OF HOMELESSNESS FOR VETERANS.
- \$15,000 CPA FUNDS +
- \$985,000 OTHER LEVERAGED MISC FUNDS
  - TOWN OF DENNIS, THREE LOCAL BANKS, ALMEIDA FAMILY FOUNDATION, MEELIA FOUNDATION, HOME DEPORT FOUNDATION, DONATED LABOR AND MATERIALS

City/Town Name	Project Name	Description	Approval Date
Manchester	MAHT-TECH SUPPORT/ASST	legal services paid by the Manchester Affordable Housing Trust	06/30/2021
Manchester	MAHT-PROJECT FUNDING	Affordable housing consulting assistance	06/30/2021
Manchester	MAHT-Powderhouse Lane	Provided funds for restriction on Powderhouse Lane 39 unit building to restrict as affordable housing.	06/30/2021
Manchester	MAHT-RENTAL ASSISTANCE	Rental assistance funds paid to Action Inc out of Gloucester to manage and provide assistance to Manchester residents who needed financial relief.	06/30/2021
Sudbury	Emergency Rental Assistance Program	Expenditures for ERAP in FY 21	06/30/2021
Lenox	Community Housing	Fund the Lenox Affordable Housing Trust	06/29/2021
Falmouth	Falmouth Affordable Housing Fund	This appropriation to the FAHF is for the purpose of acquiring, creating, preserving, and supporting community housing as defined in Chapter 44, Section 55C of M.G.L., and in accordance with the guidelines for the Falmouth Affordable Housing Fund.	06/28/2021
Waltham	Waltham Housing Authority: Beaverbrook Apartments Roof Replacement	Additional funds to replace the roof at Beaverbrook Apartments due to a significant price increase in materials, COVID safety precautions, and the discovery of hazardous materials.	06/28/2021
Truro	Affordable Housing Trust 21	Make more money readily available for affordable housing needs.	06/26/2021
Truro	Housing Consultant/Technical Assistance 21	Get technical assistance to develop community housing on town-held land, identify new sites, and preserve affordability for existing properties.	06/26/2021
Wellfleet	Contribution to Municipal Housing Trust Fund	Build the financial capacity of the new Municipal Affordable Housing Trust Fund.	06/26/2021
Wellfleet	Veterans Home in Dennis	Contribution to the construction of the transitional home in Dennis for prevention of homelessness for veterans.	06/26/2021
Wellfleet	Lower Cape Housing Institute - 5	Contribution for a fifth year of CDP's Lower Cape Housing seminars.	06/26/2021
Fall River	Notre Dame Rectory	In 1982 the Notre Dame Cathedral was destroyed in a spectacular fire. This building was a part of the complex designed by architect Louis Destramps in the 1890s. This historic structure is now owned by private developers who are creating 12 residential units, 4 of which will be affordable housing units.	06/21/2021
Georgetown	Housing Production Plan	Due to the Covid-19 pandemic, this has been put on hold. Our current HPP does not expire until 2022.	06/21/2021
Georgetown	FY 21 RAP/ERAP Programs	This is a continuation of the yearly GAHT Rental Assistance Program (RAP). However, due to the ongoing COVID-19 pandemic, the GAHT also extended the Emergency Rental Assistant Program (ERAP), that was put in place to assist Georgetown resident in keeping their rents current. Both programs continue to run with tremendous success.	06/21/2021
Georgetown	Purchase of 30 East Main, Apt 4	30 East Main Street Unit 4- the GAHT purchased this 3-bedroom condo in a great area located in downtown. We hired a state approved deleader to delead the unit and replace all the windows and casings. We also hired Kimball Mechanical services to replace the aging gas boiler before renting the unit. The LAU application has been submitted to the DHCD and we are awaiting the approval for the SHI. Once approved, 30 EMS Unit 4 will post as an active affordable lottery rental unit. We are hoping to open this lottery up in the the next few weeks.	06/21/2021



# EXISTING RESOURCES & IDEAS — HOUSING OPTIONS & AFFORDABILITY

## FOR CONSIDERATION & EXPLORATION — FOR POTENTIAL HOUSING AFFORDABILITY INITIATIVES

### POTENTIAL TOOLS & RESOURCES:

#### MIXED-USE / RESIDENTIAL — EXPANDED DISTRICTS?

- ❑ LEVERAGE LIMITED AVAILABLE LAND — VERTICALLY —
- ❑ IN-FILL SITES — TARGETED APPROPRIATE FOCUS AREAS

#### CH. 40R SMART GROWTH OVERLAYS?

- ❑ WITH STATE FINANCIAL INCENTIVES
- ❑ FOR PASSING ZONING, & FOR BUILT UNITS

#### EXPANDED HOUSING OPTIONS VIA AMENDMENTS?

- ❑ ZONING AMENDMENTS — WITHIN EXISTING DISTRICTS —
- ❑ MORE PERMISSIVE LAND USE REGULATIONS

#### INCLUSIONARY / INCENTIVE ZONING?

- ❑ REQUIRE PERCENT OF UNITS AFFORDABLE
- ❑ INTERSPERSED WITH MARKET RATE UNITS

#### AFFORDABLE HOUSING TRUSTS?

- ❑ BODIES TO HELP ADMINISTER PROGRAMS SUCH AS INCLUSIONARY ZONING REQUIREMENTS, & INCOME CERTIFICATIONS.

#### HOUSING PRODUCTION PLANS

- ❑ PROACTIVE, LOCAL CONTROL
- ❑ CH. 40B COMPLIANCE
- ❑ IDENTIFIED SITES & AREAS

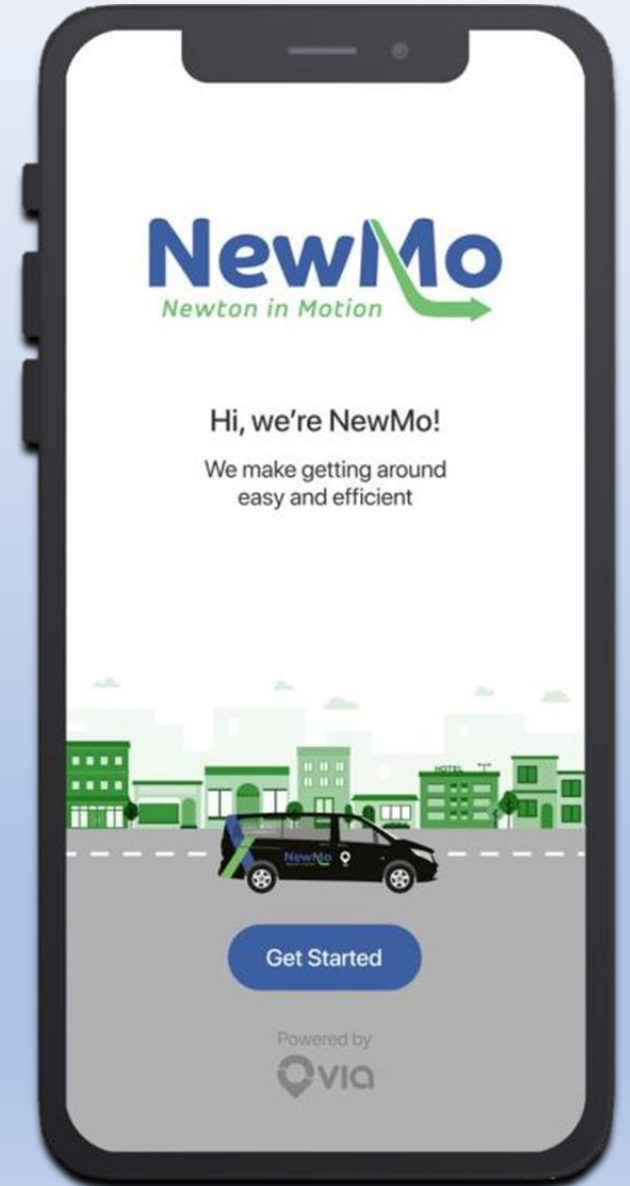
#### HOUSING ELEMENT — PURPOSE CLARIFICATION

- ❑ NOT A MICRO LEVEL SITE- OR PROJECT-SPECIFIC ANALYSIS
- ❑ NOT AN UPDATE OF — 2015-2020 TOWN HOUSING PRODUCTION PLAN — FOR CH. 40B COMPLIANCE
- ❑ NOT A REZONING — NOR PHYSICAL CAPACITY STUDY
- ❑ NOT AN MBTA COMMUNITIES HOUSING CHOICES CAPACITY/COMPLIANCE ANALYSIS



# IDEAS & OPPORTUNITIES — RESIDENTIAL AREAS

## ENHANCEMENTS & AMENITIES IN NEIGHBORHOODS? — BEFORE THE DISCUSSION & POST-MEETING ONLINE SURVEY





# IDEAS & OPPORTUNITIES — RESIDENTIAL AREAS

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# IDEAS & OPPORTUNITIES — RESIDENTIAL AREAS

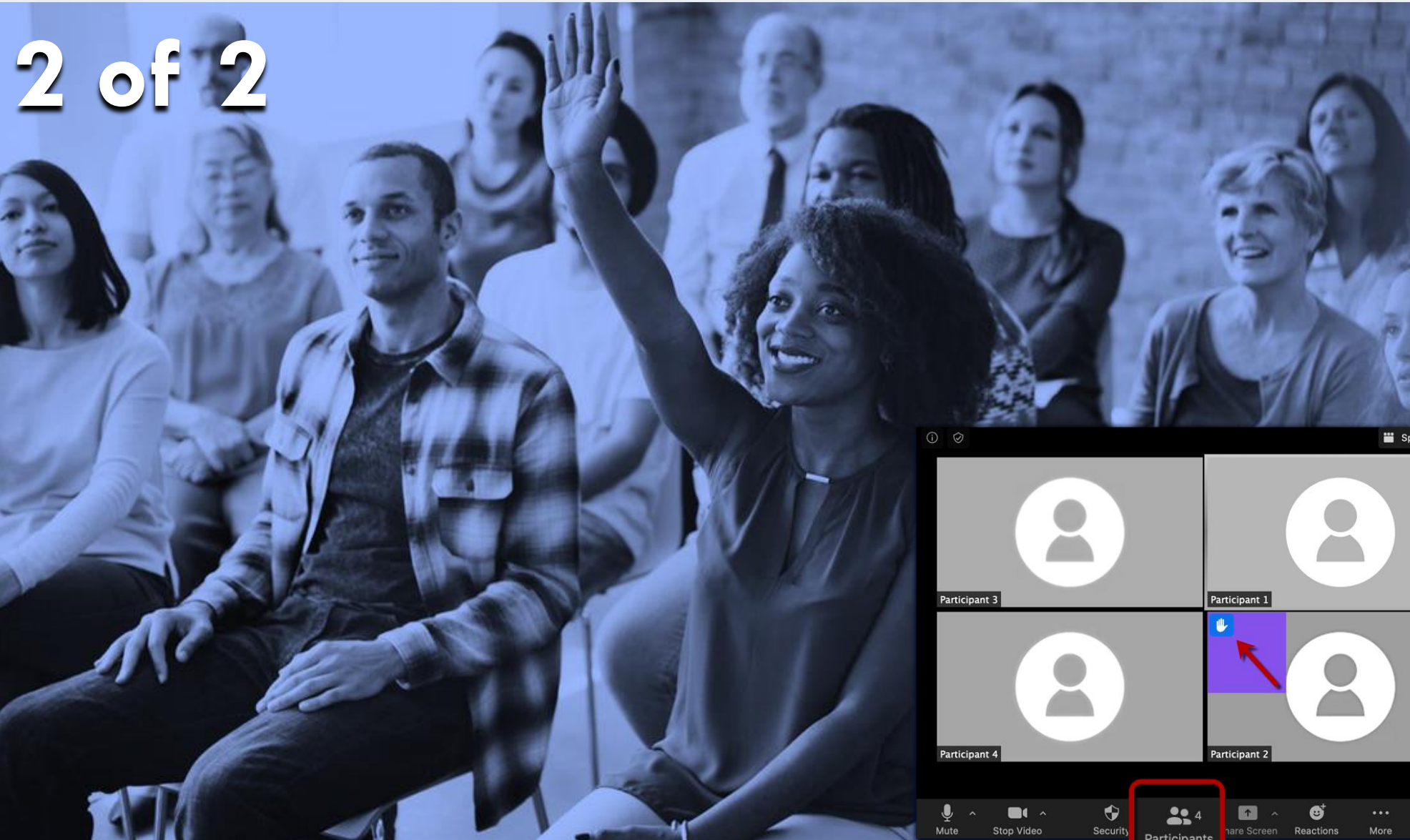
## ENHANCEMENTS & AMENITIES IN NEIGHBORHOODS? — BEFORE THE DISCUSSION & POST-MEETING ONLINE SURVEY





# NEXT 30-35 MINUTES – ACCEPT ZOOM REQUEST ON SCREEN

## SMALL BREAKOUT GROUP DISCUSSIONS

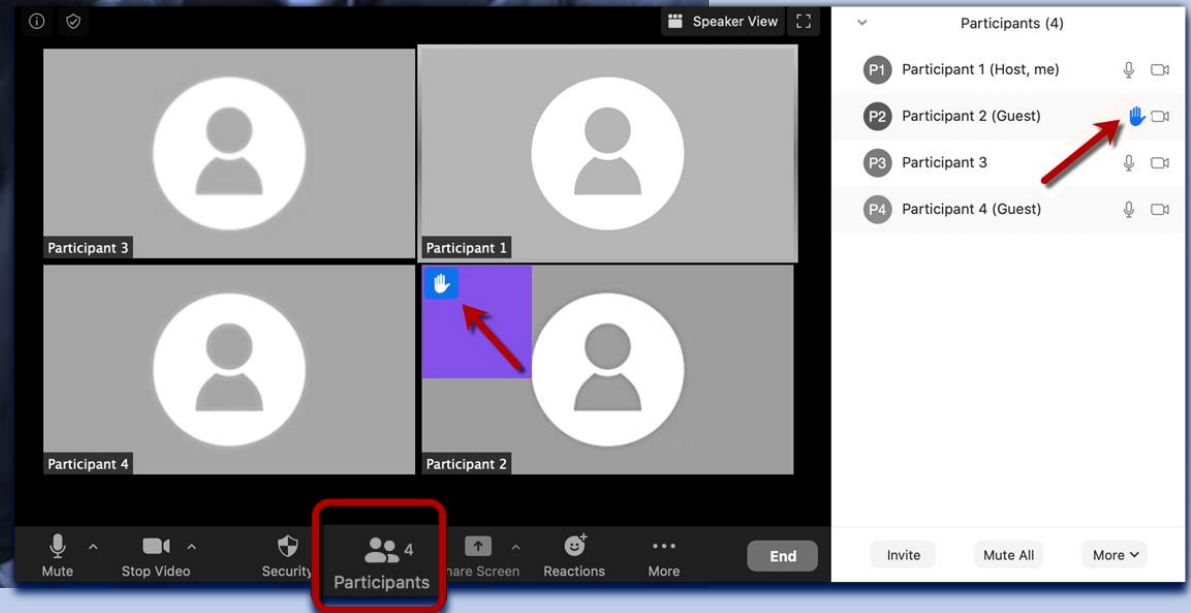


2 of 2

**PLEASE RAISE  
HANDS  
FOR MODERATOR  
TO UNMUTE  
MICROPHONE**

**OR**

**PLEASE TYPE  
QUESTIONS  
INTO THE CHAT BOX**



# NEXT 30-35 MINUTES – ACCEPT ZOOM REQUEST ON SCREEN

## SMALL BREAKOUT GROUP DISCUSSIONS

### DISCUSSION AGREEMENTS



NAJEE NUNNALLY  
COMMUNITY ENGAGEMENT SPECIALIST

- ❑ USE "I" STATEMENTS
  - ❑ TAKE SPACE & MAKE SPACE
    - ❑ USE ACCESSIBLE LANGUAGE
      - ❑ ACCEPT & EXPECT LACK OF CLOSURE
        - ❑ LISTEN FOR UNDERSTANDING
          - ❑ BE AN ACTIVE PARTICIPANT
            - ❑ EXPAND YOUR COMFORT ZONE



# SMALL BREAKOUT GROUP DISCUSSIONS

## POSSIBLE QUESTIONS TO START THE DISCUSSION

### HOUSING ELEMENT HOUSING OPTIONS & RESIDENTIAL AREAS



INFORMATIONAL SLIDES – 10-15 MINUTES

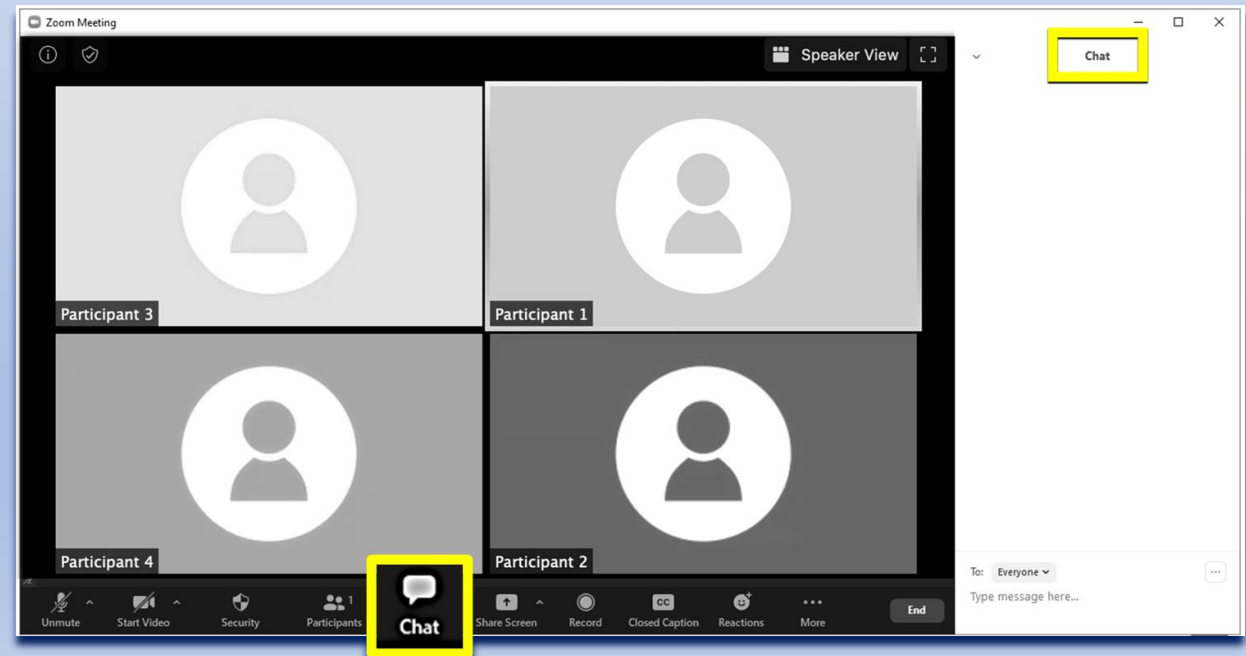
SMALL BREAKOUT GROUP DISCUSSIONS – 30-35 MINUTES

**PLEASE RAISE HANDS  
FOR MODERATOR TO  
UNMUTE MICROPHONE**

**OR**

**PLEASE TYPE QUESTIONS  
INTO THE CHAT BOX**

- ☐ **HOW SHOULD THE TOWN EXPLORE PHYSICAL IMPROVEMENTS AND INVESTMENTS IN AMENITIES IN OUR NEIGHBORHOODS?**
- ☐ **DO YOU CONSIDER HOUSING AFFORDABILITY AN ISSUE IN WAKEFIELD?**
- ☐ **WHAT COULD WAKEFIELD DO TO ADDRESS SOME OF THE EXISTING HOUSING CONDITIONS?**



# WAKEFIELD

## MASTER PLAN 2033

### SECOND PUBLIC WORKSHOP

A TWO-PART ONLINE OPEN HOUSE

- ❑ **HISTORIC & CULTURAL RESOURCES ELEMENT:**  
EXPANDING THE CULTURAL & HISTORIC LANDSCAPE
- ❑ **HOUSING ELEMENT:**  
HOUSING OPTIONS & RESIDENTIAL AREAS

WAKEFIELD MASTER PLAN 2022-2033  
29 JUNE 2022 — 6:30PM — 8:30PM  
VIA ZOOM VIRTUAL MEETING

[mapc.ma/survey2-wmp2033](https://mapc.ma/survey2-wmp2033)  
EXTENDED SURVEY 6.29 to 8.2.2022



### 4-WEEK ONLINE COMMUNITY POLL

- ❑ **15 MINUTES** OF PERSONAL TIME
  - ❑ RECORD YOUR INPUT
  - ❑ EXTENDED OPPORTUNITY AT OWN CONVENIENCE
  - ❑ PRIMARY FORM — MEASURING FEEDBACK

❑ **ACTIVE — JUNE 29 TO AUGUST 2, 2022**

❑ **SURVEY LINK** — [mapc.ma/survey2-wmp2033](https://mapc.ma/survey2-wmp2033)

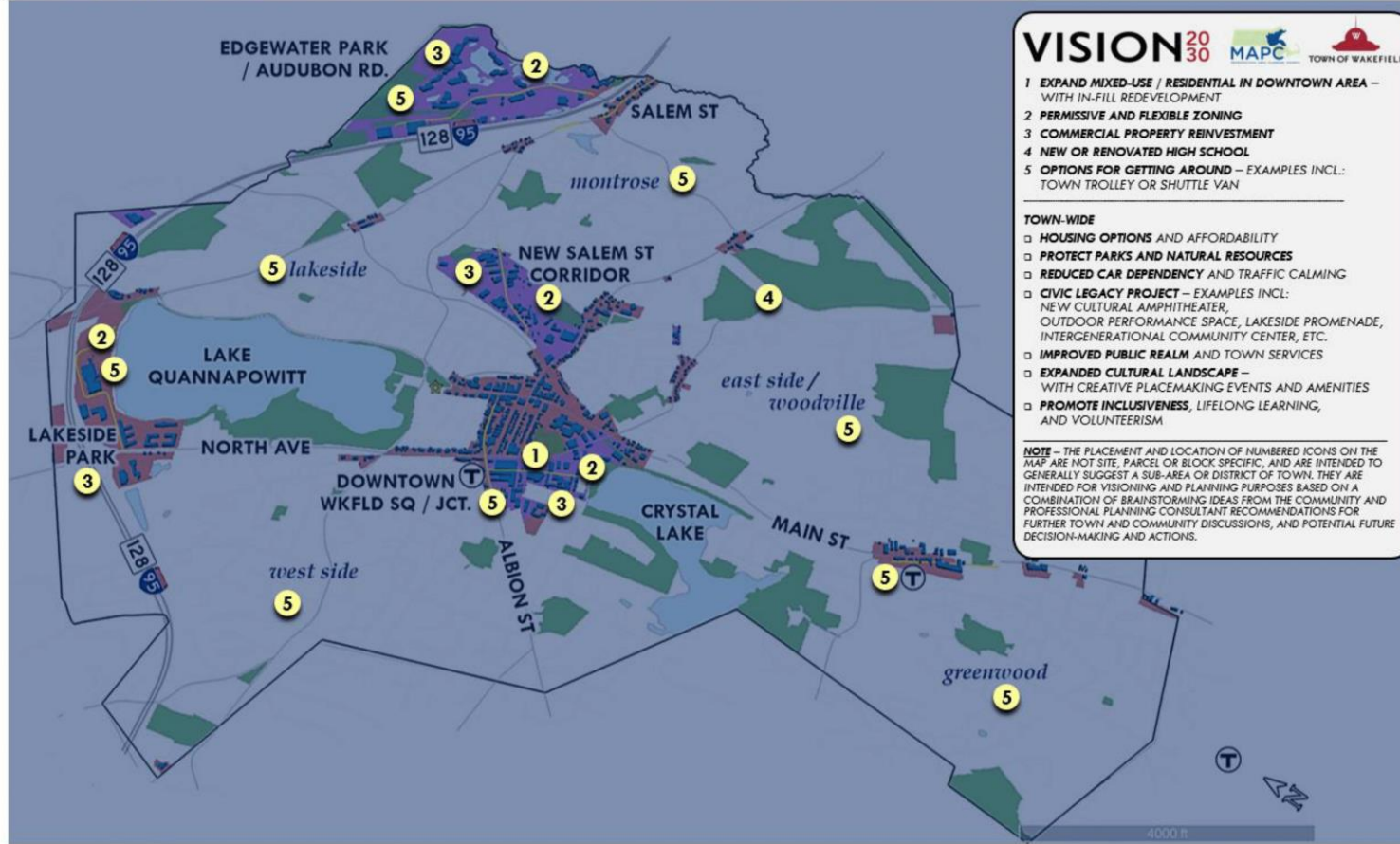


# REFLECT ON VISION 2030

## SAMPLING OF OVERARCHING GOALS – FOR WMP2033 CONSIDERATION & EXPLORATION – SOME SPATIALLY BASED GOALS & STRATEGIES

DRAFT 2 OF 2 – 10.18.2021 – FOR FINAL & CONCURRENT 3-WEEK REVIEW PERIOD: (A) PUBLIC ONLINE REVIEW; & (B) TOWN COUNCIL & PLANNING BOARD 10.25.21 PRESENTATION & REVIEW – DEADLINE NOV. 15, 2021- WRITTEN COMMENTS TO EKOKINDA@WAKEFIELD.MA.US & CMONTANEZ@MAPC.ORG

Visual Executive Summary – 1 of 4 – The following visual executive summary is for illustrative planning purposes only, non-binding, aspirational in nature, and is not exhaustive of the goals, ideas and recommendations.



## VISION 2030



- 1 EXPAND MIXED-USE / RESIDENTIAL IN DOWNTOWN AREA – WITH IN-FILL REDEVELOPMENT
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