

WAKEFIELD

MASTER PLAN 2033

FIRST PUBLIC WORKSHOP

A TWO-PART ONLINE OPEN HOUSE

- ❑ **LAND USE & ZONING:**
GROWTH, ENHANCEMENT & PRESERVATION AREAS IN TOWN
- ❑ **OPEN SPACE & RECREATION:**
PARKS, SQUARES & LEISURE

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

[MAPC.MA/WMP2033_FORUM1](https://mapc.ma/wmp2033_forum1)



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.



TONIGHT'S AGENDA

FIRST 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**

LAND USE & ZONING

GROWTH, ENHANCEMENT & PRESERVATION AREAS IN TOWN

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

OPEN SPACE & RECREATION

PARKS, SQUARES & LEISURE

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

3-WEEK ONLINE COMMUNITY POLL

- ❑ **15 MINUTES** OF PERSONAL TIME
 - ❑ RECORD YOUR INPUT
 - ❑ EXTENDED OPPORTUNITY AT OWN CONVENIENCE
 - ❑ PRIMARY FORM – MEASURING FEEDBACK
- ❑ **DEADLINE 4.27.2022**

INTRODUCTIONS — WAKEFIELD MASTER PLAN 2033

MUNICIPAL TEAM — WMP-2033



ERIN KOKINDA

COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR



JENNIFER MCDONALD

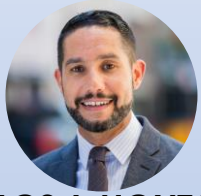
CONTENT & COMMUNICATIONS MANAGER



STEPHEN P. MAIO

TOWN ADMINISTRATOR

MAPC — PUBLIC REGIONAL PLANNING CONSULTANTS



CARLOS J. MONTAÑEZ

PRINCIPAL PLANNER & PROJECT MANAGER



CHRISTIAN BRANDT, AICP

COMMUNITY ENGAGEMENT MANAGER



NAJEE NUNNALLY

COMMUNITY ENGAGEMENT SPECIALIST



MARK RACICOT

LAND USE PLANNING DIRECTOR

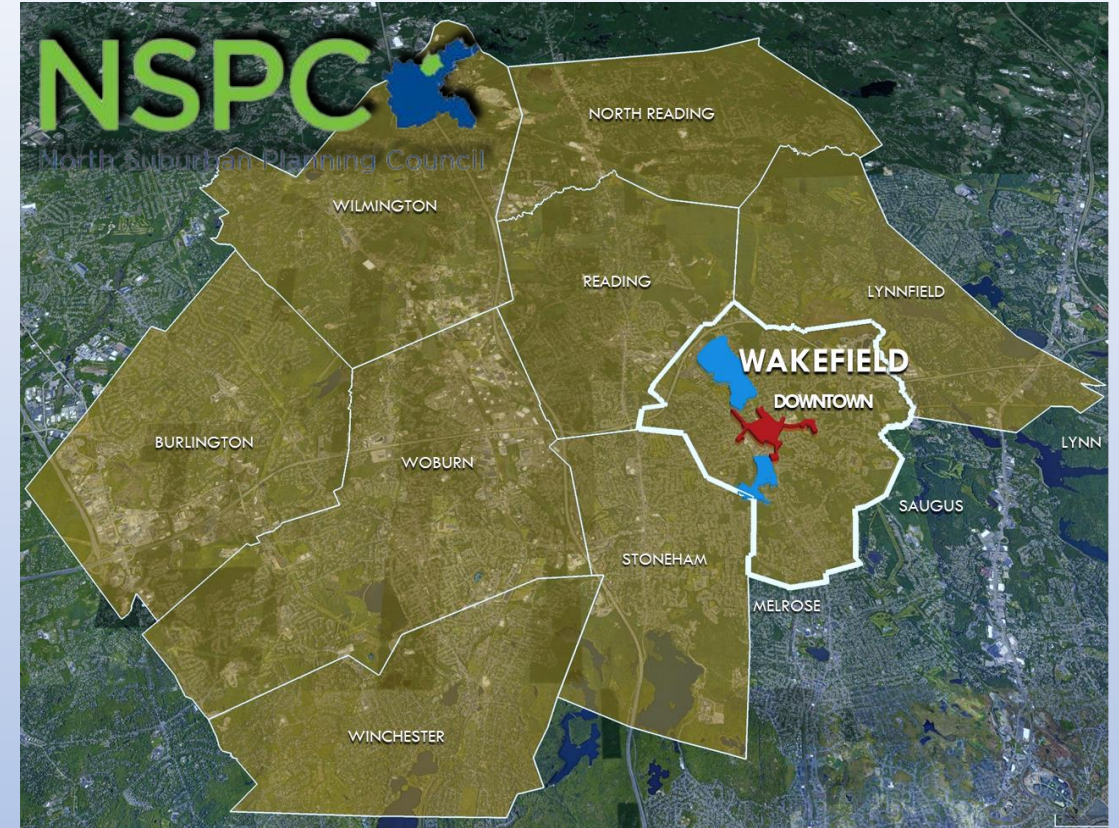
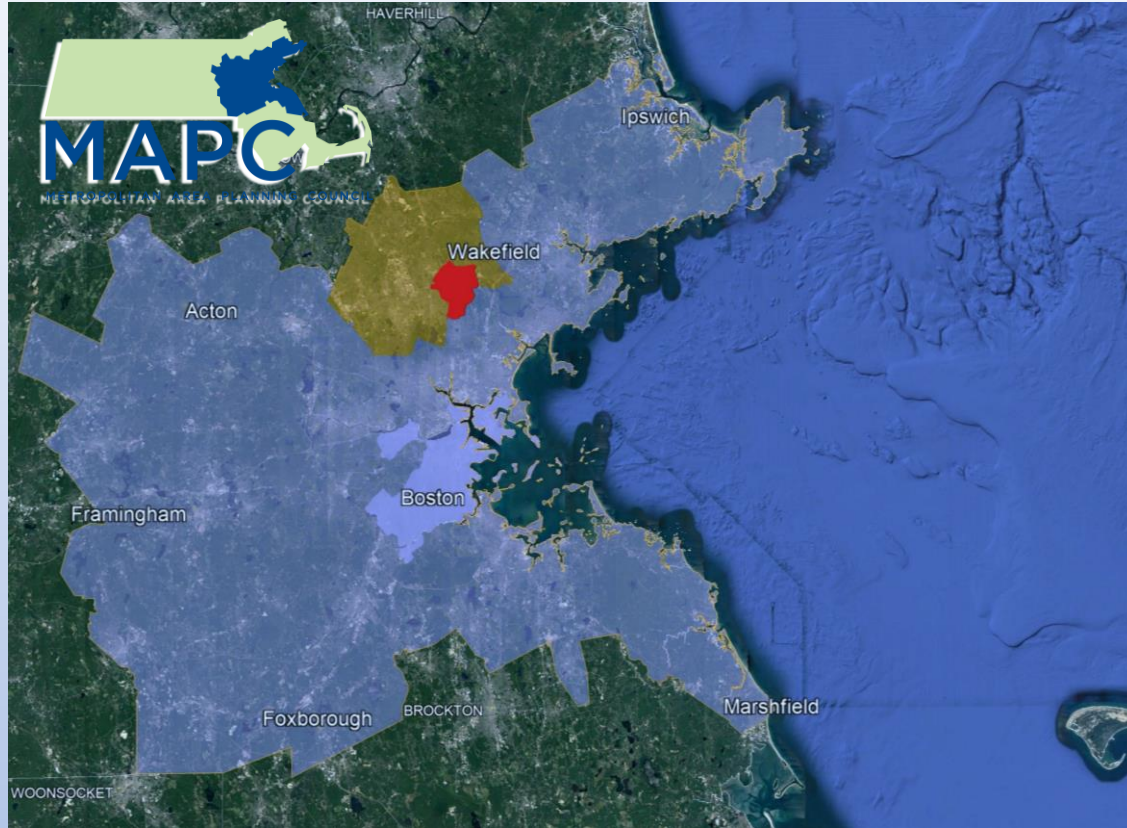
ADVISORY GROUP — WMP-2033

- | | | | |
|---|--|--|--|
| <input type="checkbox"/> AMY APFELBAUM | <input type="checkbox"/> CAROL DENNISON | <input type="checkbox"/> JOSH LANNEN | <input type="checkbox"/> ASHLIE PERRY-BANERJEE |
| <input type="checkbox"/> PEGGY BARRESI | <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 HONEYWELL | <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 | |

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



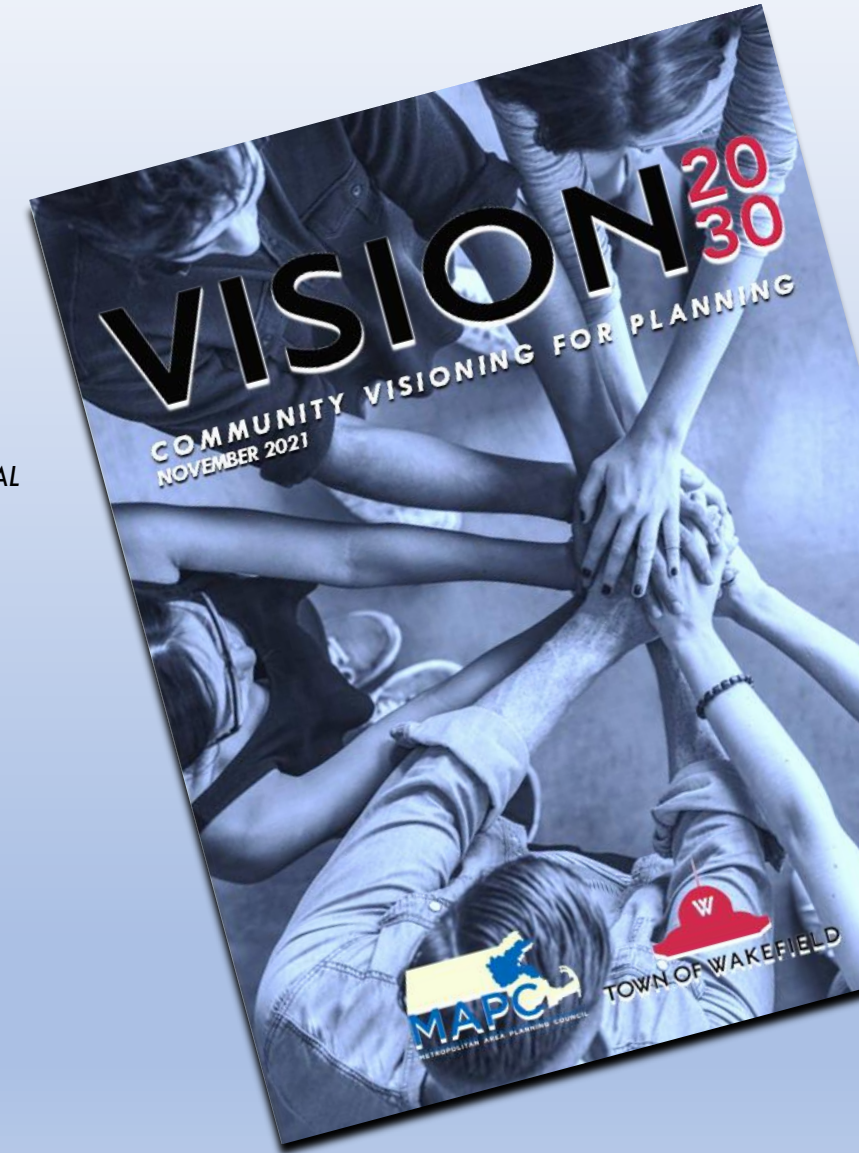
Equity



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** + **3-WEEK POLL** - **15 MINUTES TO TAKE**

ADV. GROUP #3

PUBLIC FORUM #2 **PUBLIC POLL**

ADV. GROUP #4

PUBLIC FORUM #3 **PUBLIC POLL**

ADV. GROUP #5

PUBLIC FORUM #4 **PUBLIC POLL**

MAPC –
2 DRAFTS

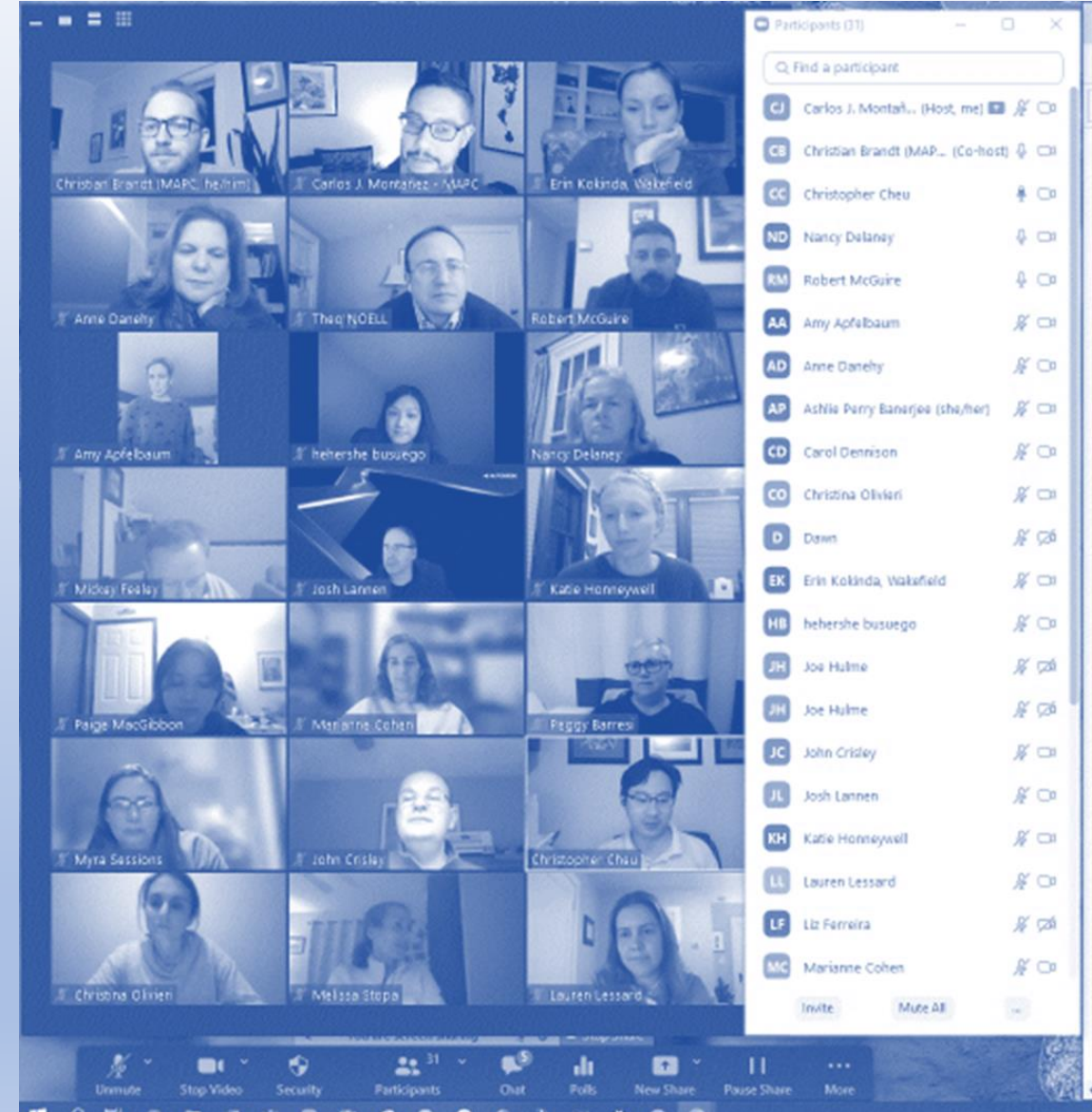
PUBLIC COMMENT PERIOD

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 – TBD

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 #1

APR 6, 2022

LAND USE & ZONING ELEMENT:

GROWTH,
ENHANCEMENT &
PRESERVATION AREAS
IN TOWN

OPEN SPACE & RECREATION ELEMENT:

PARKS, SQUARES &
LEISURE

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 + 3-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 3-WEEK ONLINE SURVEY – **DEADLINE 4.27.2022**

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 3-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 ^{THEN} 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**



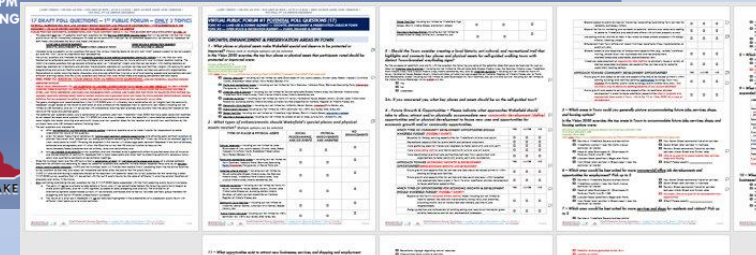
WAKEFIELD MASTER PLAN 2033

FIRST ADVISORY GROUP WORKING SESSION

WAKEFIELD MASTER PLAN 2022-2033
5 JANUARY 2022 – 6 - 8PM
VIA ZOOM VIRTUAL MEETING

AGENDA

- ❑ INTRODUCTIONS
- ❑ PURPOSE
- ❑ PROCESS
- ❑ ADVISORY GROUP ROLE & COMMUNITY OUTREACH
- ❑ SEQUENCING OF 8 TOPICS OVER 4 PUBLIC WORKSHOPS
- ❑ RELATION TO WV2030 VISION STATEMENT
- ❑ BRIEF REVIEW AND OVERARCHING GOALS



WAKEFIELD MASTER PLAN 2033

SECOND ADVISORY GROUP WORKING SESSION

WAKEFIELD MASTER PLAN 2022-2033
16 MARCH 2022 – 6 - 8PM
VIA ZOOM VIRTUAL MEETING

AGENDA

- ❑ INTRODUCTIONS
- ❑ PURPOSE
- ❑ PROCESS
- ❑ ADVISORY GROUP ROLE & COMMUNITY OUTREACH
- ❑ SEQUENCING OF 8 TOPICS
- ❑ MAIN AGENDA ITEM –
- ❑ FOLLOW-UP ON ONLINE PRE-2ND AG WORKSHOP EXERCISE/OPPORTUNITY
- ❑ AG MEMBERS TO PREPARE FOR 2ND AG WORKSHOP DISCUSSION & FEEDBACK
- ❑ COMMUNITY OUTREACH

FORUM DISCUSSIONS ^{THEN} POLL INPUT RECORDING

TONIGHT'S OBJECTIVE

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

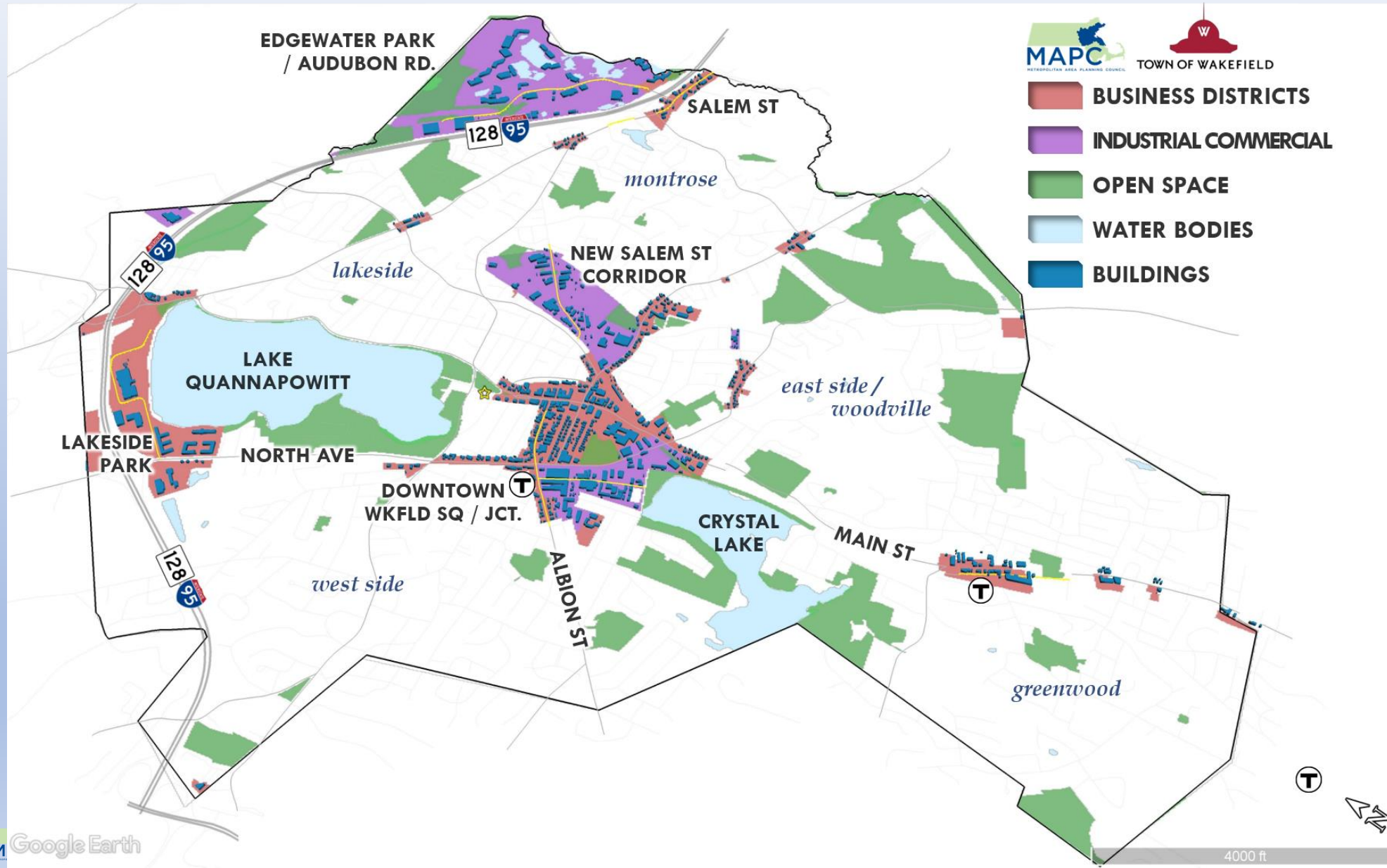


3-WEEK ONLINE COMMUNITY POLL

- ❑ 15 MINUTES OF PERSONAL TIME
 - ❑ RECORD YOUR INPUT
 - ❑ EXTENDED OPPORTUNITY AT OWN CONVENIENCE
 - ❑ PRIMARY FORM – MEASURING FEEDBACK
- ❑ SURVEY ACTIVE – AFTER TONIGHT'S MEETING
- ❑ DEADLINE 4.27.2022
- ❑ SURVEY LINK – [MAPC.MA / WMP2033SURVEY1](https://mapc.ma/wmp2033survey1)

TOWN OVERVIEW

BUSINESS/ACTIVITY NODES, OPEN SPACES, MAJOR ROADS



TOWN OVERVIEW

TOWN SETTING

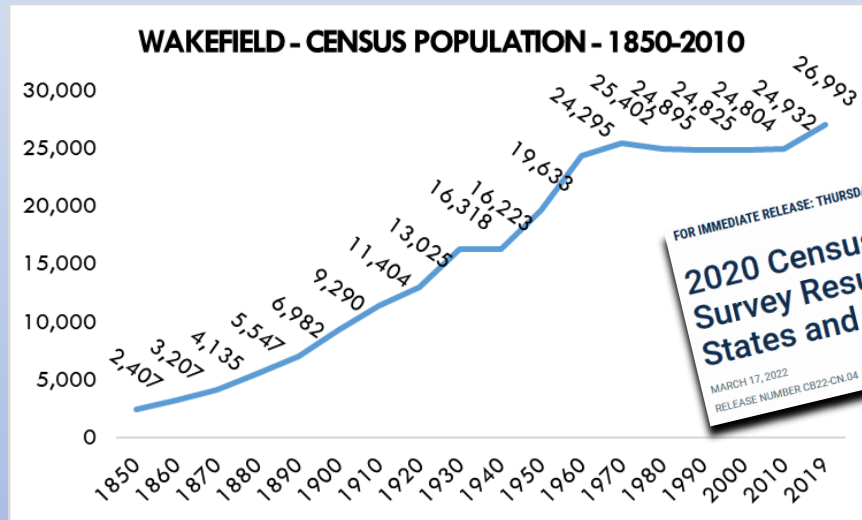
- MATURE SUBURBAN TOWN
- 7.4 SQ. MILES LAND - ~27,000 POPULATION
- 10 MILES NORTH BOSTON

- 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 COUNT

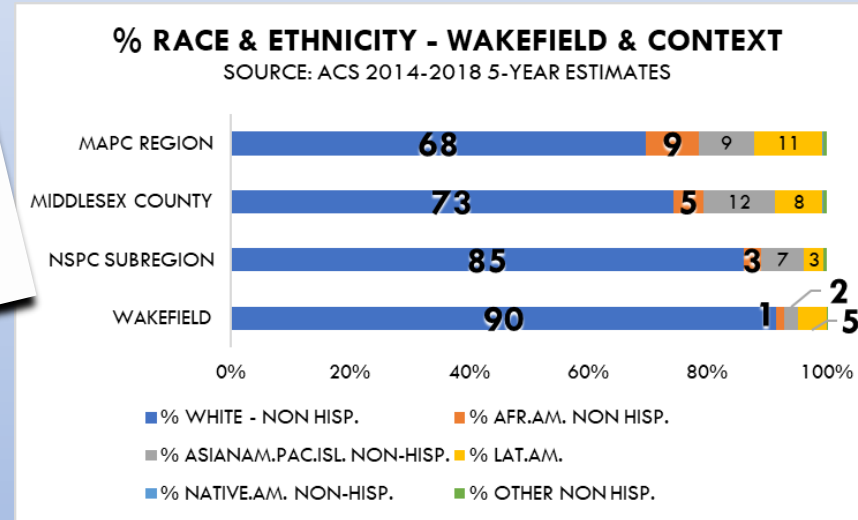
3-11% INCREASE SINCE 1960

26,993	ESTIMATE 2019
24,932	CENSUS 2010
24,295	CENSUS 1960



RACE & ETHNICITY

5-19% LESS DIVERSE THAN COUNTY & SUBREGION
24% LESS DIVERSE THAN METRO BOSTON



MEDIAN HOUSEHOLD INCOME

54% DIFFERENCE FAM V NON-FAM

\$ 95,302	ALL HOUSEHOLDS
\$116,958	FAMILY
\$ 52,945	NON-FAMILY

EDUCATIONAL ATTAINMENT

COMPARABLE TO MIDDLESEX COUNTY

22%	GRADUATE/PROF. DEGREE	28%
30%	BACHELOR'S DEGREE	27%
9%	ASSOCIATE'S DEGREE	6%

SOURCES: ACS 5-Year Estimates 2019 & 2018; US Census 2010 & 1850-2010
Historical Population; MAPC DataCommon;
Town HPP

TOWN OVERVIEW

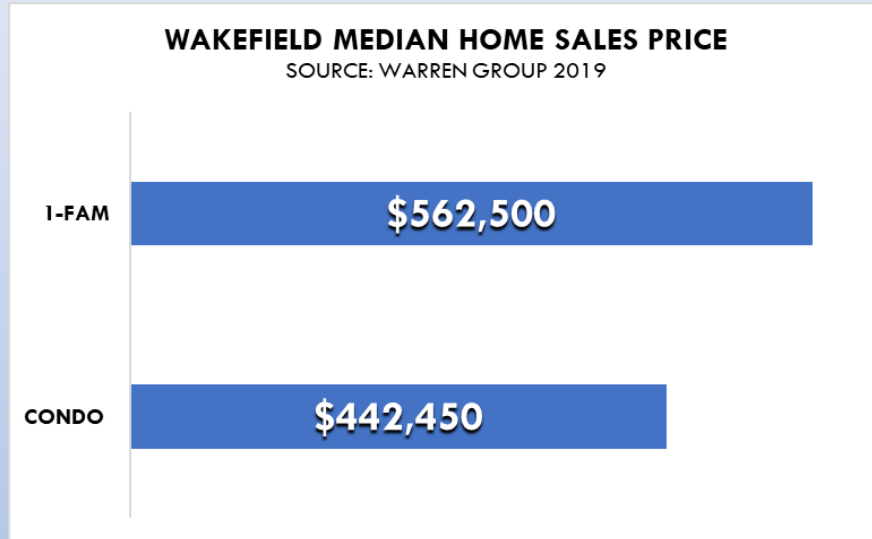
MEDIAN HOME SALES PRICE ²⁰¹⁹

COMPARED TO MIDDLESEX COUNTY

5% HIGHER 1-FAMILY PRICES

9% LOWER CONDO PRICES

\$562,500	1-FAM	\$535,000
\$441,450	CONDO	\$481,000



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

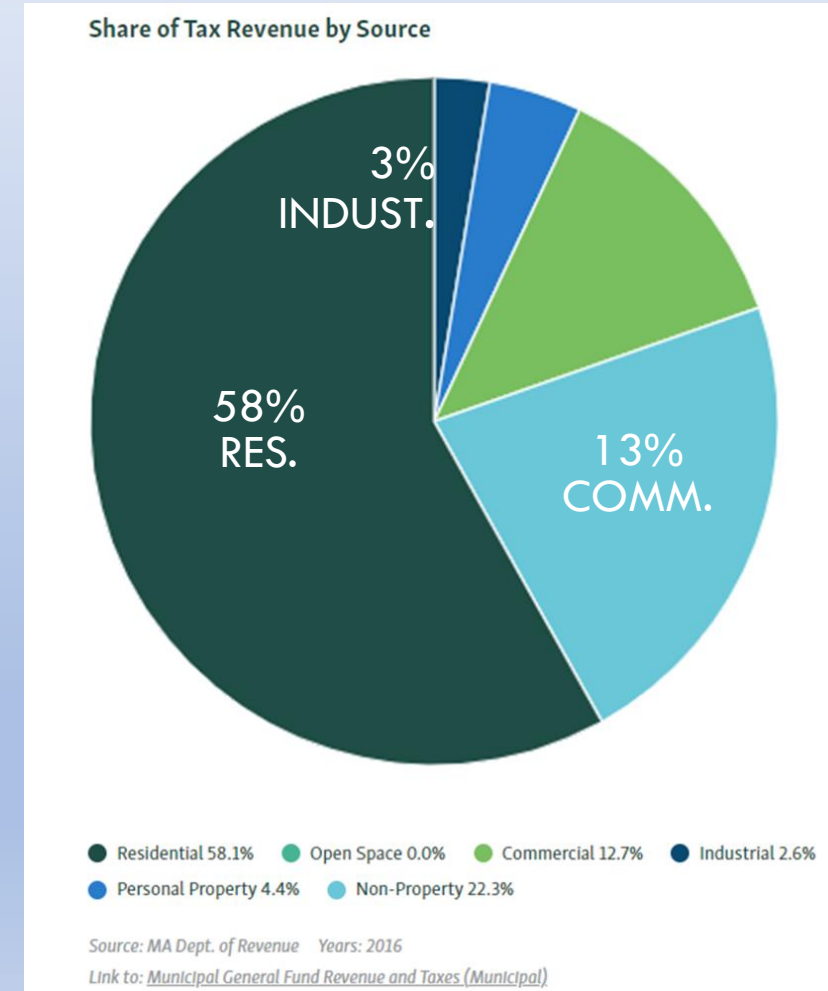
TAX BASE

REVENUE BY SOURCE - DIVERSIFICATION DESIRABLE

58% RES. – 13% COMM. – 3% INDUST.

\$12.73 RES. WAKEFIELD RATE PER \$1,000 ASSESSED VALUE

\$24.67 COMM. WAKEFIELD RATE PER \$1,000 ASSESSED VALUE



TOWN OVERVIEW

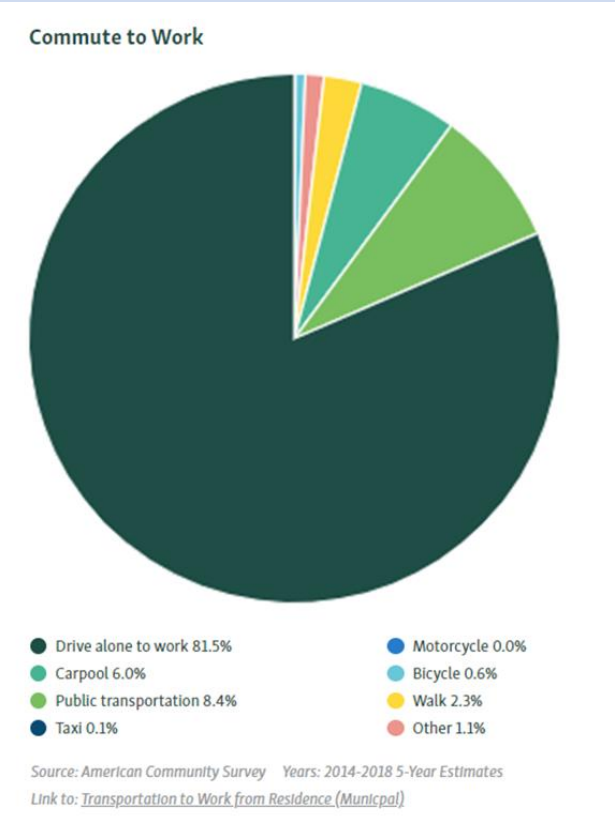
COMMUTE TO WORK

COMMUTE TIMES

31.4 MINUTES	WAKEFIELD AVG.
30.2 MINUTES	STATE AVG
26.9 MINUTES	US AVG.

MODES

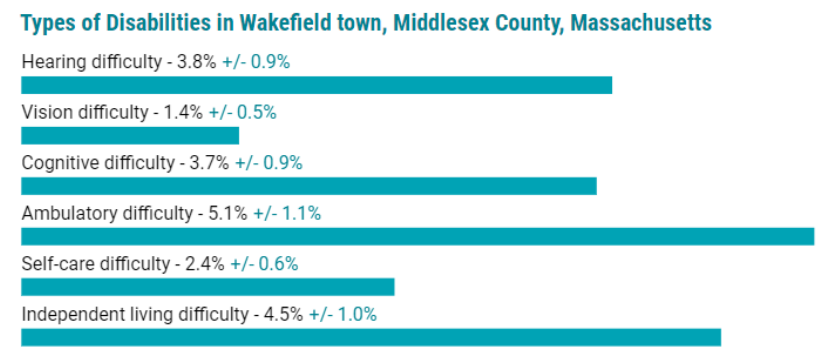
81.5%	DRIVE ALONE
6.0%	CARPOOL
8.4%	PUBLIC TRANSPORTATION
2.3%	WALK



ACCESSIBILITY

10.4% OF RESIDENTS CHALLENGED

5.1%	AMBULATORY DIFFICULTY
4.5%	INDEPENDENT LIVING DIFFICULTY



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

TONIGHT'S WORKSHOP TOPICS

INFORMATIONAL SLIDES + DISCUSSIONS + POST-MEETING ONLINE SURVEY

LAND USE & ZONING ELEMENT GROWTH, ENHANCEMENT & PRESERVATION AREAS IN TOWN



INFORMATIONAL SLIDES – 10-15 MINUTES

SMALL BREAKOUT GROUP DISCUSSIONS – 30-35 MINUTES



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OPEN SPACE & RECREATION ELEMENT PARKS, SQUARES & LEISURE



INFORMATIONAL SLIDES – 10-15 MINUTES

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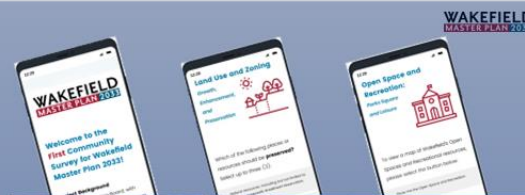
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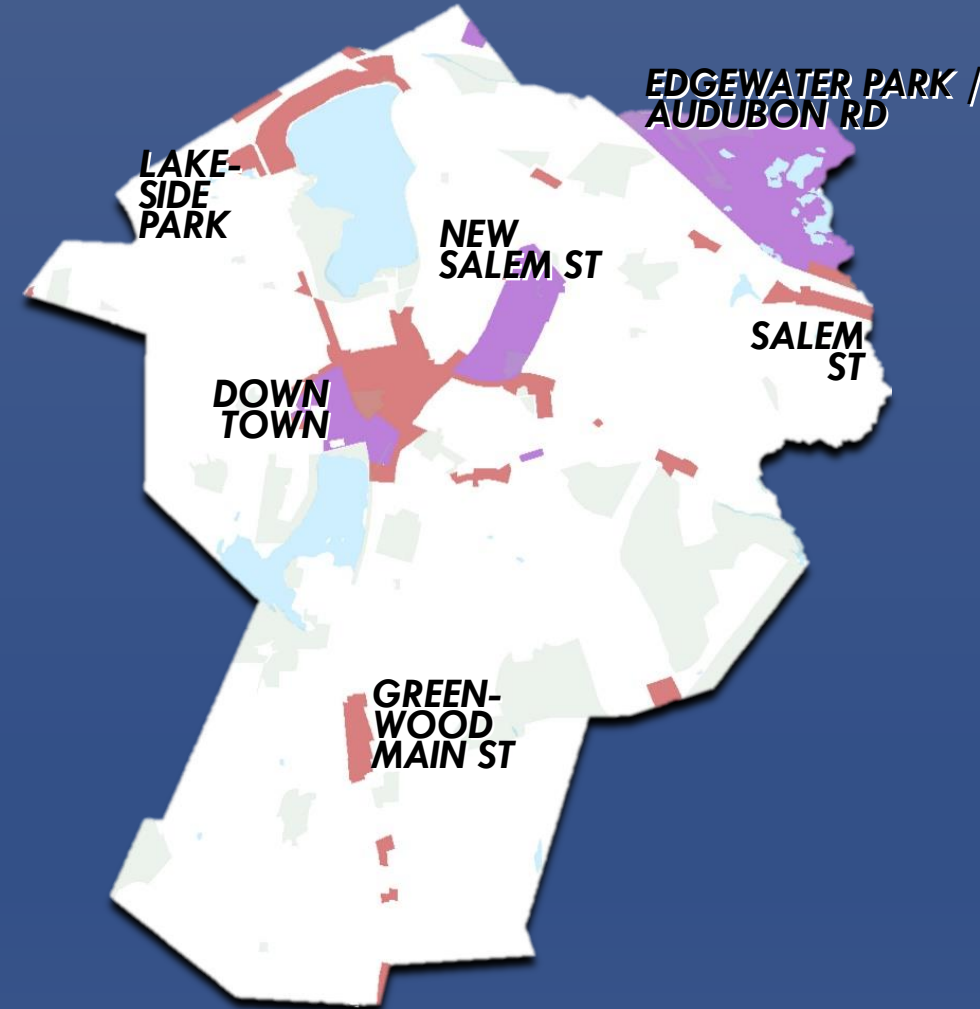
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- ❑ **SURVEY LINK – MAPC.MA/WMP2033SURVEY1**

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LAND USE & ZONING ELEMENT

GROWTH, ENHANCEMENT & PRESERVATION AREAS IN TOWN



INFORMATIONAL SLIDES – 10-15 MINUTES

SMALL BREAKOUT GROUP DISCUSSIONS – 30-35 MINUTES

WHAT IS LAND USE & ZONING

LAND USE PLANNING – AN OVERVIEW

□ REGULATING LAND

- PROTECT INTEREST GENERAL PUBLIC
- BASIC INFRASTRUCTURE & SERVICES
- OVERALL HEALTH & SAFETY

□ IDEA – OF WHAT & WHERE

- OWNERS' RIGHTS – REASONABLE PROPERTY USE
- PROTECTIONS – NEIGHBORS – POTENTIAL IMPACTS
- COMMUNITY – INFLUENCES “INVISIBLE HAND” OF PRIVATE MARKET
- COMMUNITY PLANNING CAN IDENTIFY FOCUS AREAS – FUTURE DETAILED REZONING STUDIES
- LAND USES CAN & DO CHANGE OVER TIME

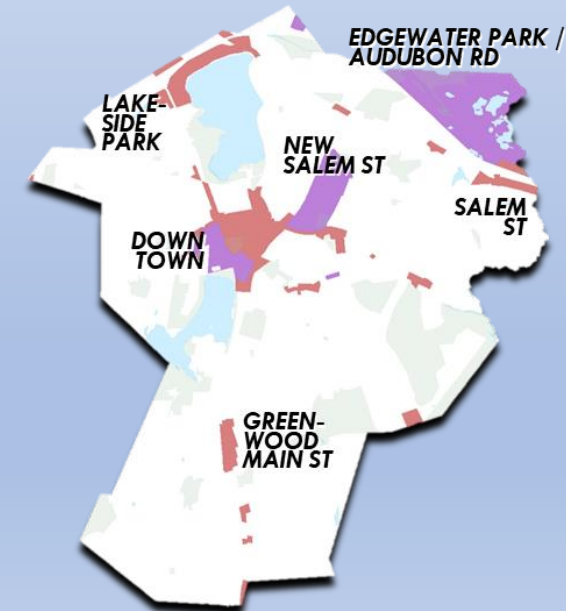
ZONING – AN OVERVIEW

□ SHAPES USES, BUILDINGS & SITE PLACEMENT

- WHAT & WHERE
- REZONINGS – BASED ON DISTRICT STUDIES – RHYME & REASON
- AFFECTS ABILITY – ALLOW OR ATTRACT – USES, SERVICES & BUSINESSES
- NATIONWIDE PLANNING PRACTICE REEVALUATING PAST ZONING PRACTICES

PURPOSE – COMPREHENSIVE PLAN ELEMENT/CHAPTER

- **CONNECTIONS & TRADE-OFFS** BETWEEN REGULATIONS & OTHER PLANNING TOPICS
- **ONLY RECOMMENDATIONS** FOR POTENTIAL FUTURE DISTRICT REZONING STUDIES



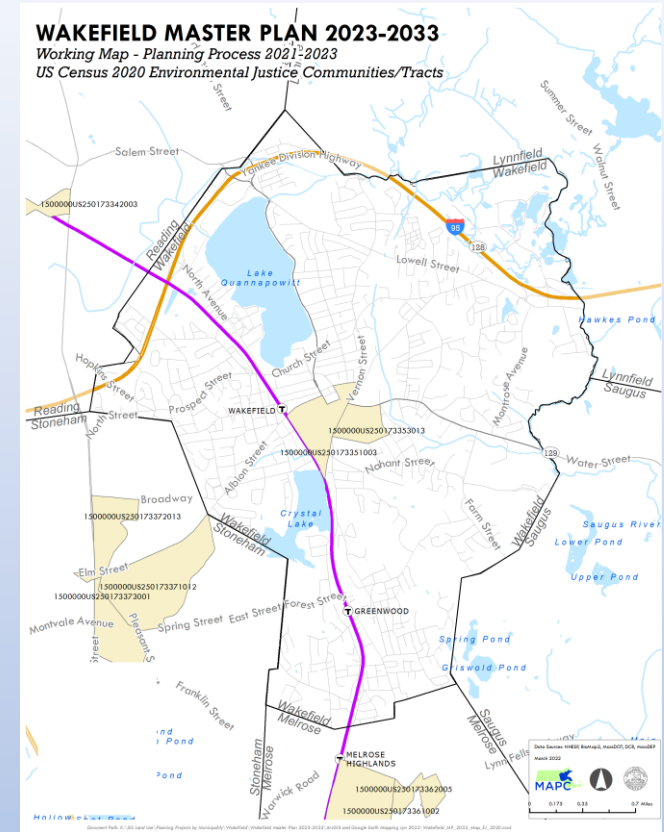
WHAT IS LAND USE & ZONING

ZONING – AN OVERVIEW – CONT'D

- ❑ **NATIONWIDE PLANNING PRACTITIONERS – REFLECTIVE PRACTICE – REEVALUATING PAST ZONING PRACTICES**
- ❑ **RENEWED FEDERAL INITIATIVES – TO ADDRESS**
 - ❑ **PAST FEDERAL DISCRIMINATORY REDLINING PRACTICES –**
 - ❑ **SANCTIONED SYSTEMIC EXCLUSIONARY REAL ESTATE & MORTGAGE LENDING PRACTICES**
 - ❑ **OFTENTIMES UNINTENTIONALLY REINFORCED BY RESTRICTIVE ZONING & DEED/COVENANT RESTRICTIONS**

ENVIRONMENTAL JUSTICE – MA EOEEA – UPDATED POLICY – JUNE 2021

- ❑ **STATUTORILY REQUIRED DEFINITION**
- ❑ **BETTER SERVE ENVIRONMENTAL NEEDS OF THE MOST VULNERABLE RESIDENTS**
- ❑ **WAKEFIELD – TWO CENSUS BLOCK GROUPS QUALIFY – 1,065 PEOPLE – 4% TOWN POPULATION–**



FOR IMMEDIATE RELEASE

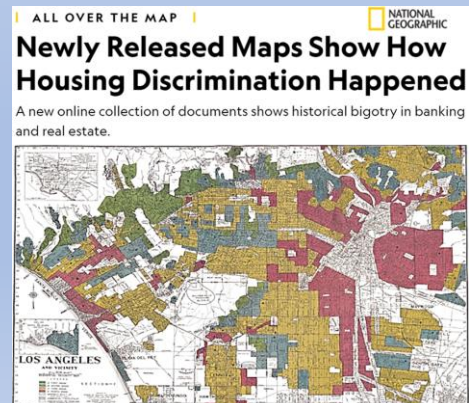
Friday, October 29, 2021

U.S. Attorney's Office Announces Initiative to Combat Redlining

BOSTON – The U.S. Attorney's Office for the District of Massachusetts and the Justice Department's Civil Rights Division has launched a new Combatting Redlining Initiative to address the illegal deprivation of mortgage lending services for communities of color.

Redlining is an illegal practice in which lenders avoid providing services to individuals living in communities of color because of the race or national origin of the people who live in those communities. The new Initiative represents the Department's most aggressive and coordinated enforcement effort to address redlining, which is prohibited by the Fair Housing Act and the Equal Credit Opportunity Act.

"Lending discrimination runs counter to fundamental promises of our economic system," said Attorney General Merrick B. Garland. "When people are denied credit simply because of their race or national origin, their ability to share in our nation's prosperity is all but eliminated. Today, we are committing ourselves to addressing modern-day redlining by making far more robust use of our fair lending authorities. We will spare no resource to ensure that federal fair lending laws are vigorously enforced and that financial institutions provide equal opportunity for every American to obtain credit."



What is Environmental Justice?

Environmental justice (EJ) is based on the principle that all people have a right to be protected from environmental pollution, and to live in and enjoy a clean and healthful environment. Environmental justice is the equal protection and meaningful involvement of all people with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies and the equitable distribution of environmental benefits.

Source: mass.gov/service-details/objectives-of-environmental-justice

BUILD UPON WAKEFIELD VISION 2030

LAND USE & ZONING 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.



EXISTING LAND USE CONDITIONS

OVER HALF RESIDENTIAL USES – THEN GOVT / INST/ TAX-EXEMPT

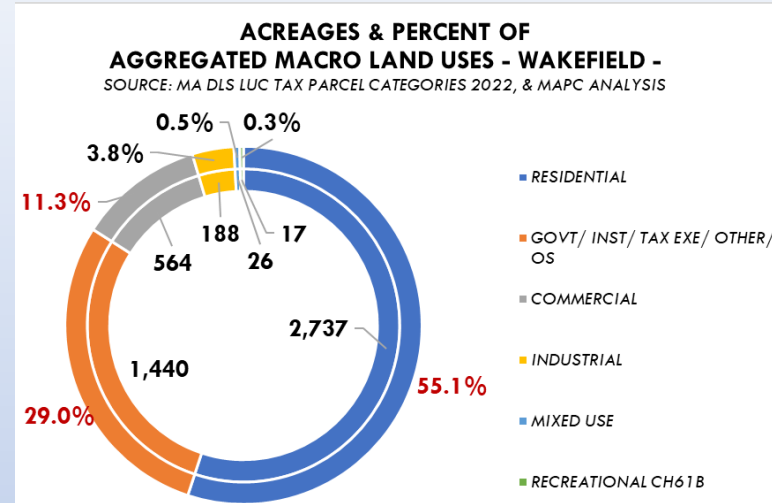
55% RESIDENTIAL

29% GOVT / INST / TAX-EXEMPT

11% COMMERCIAL

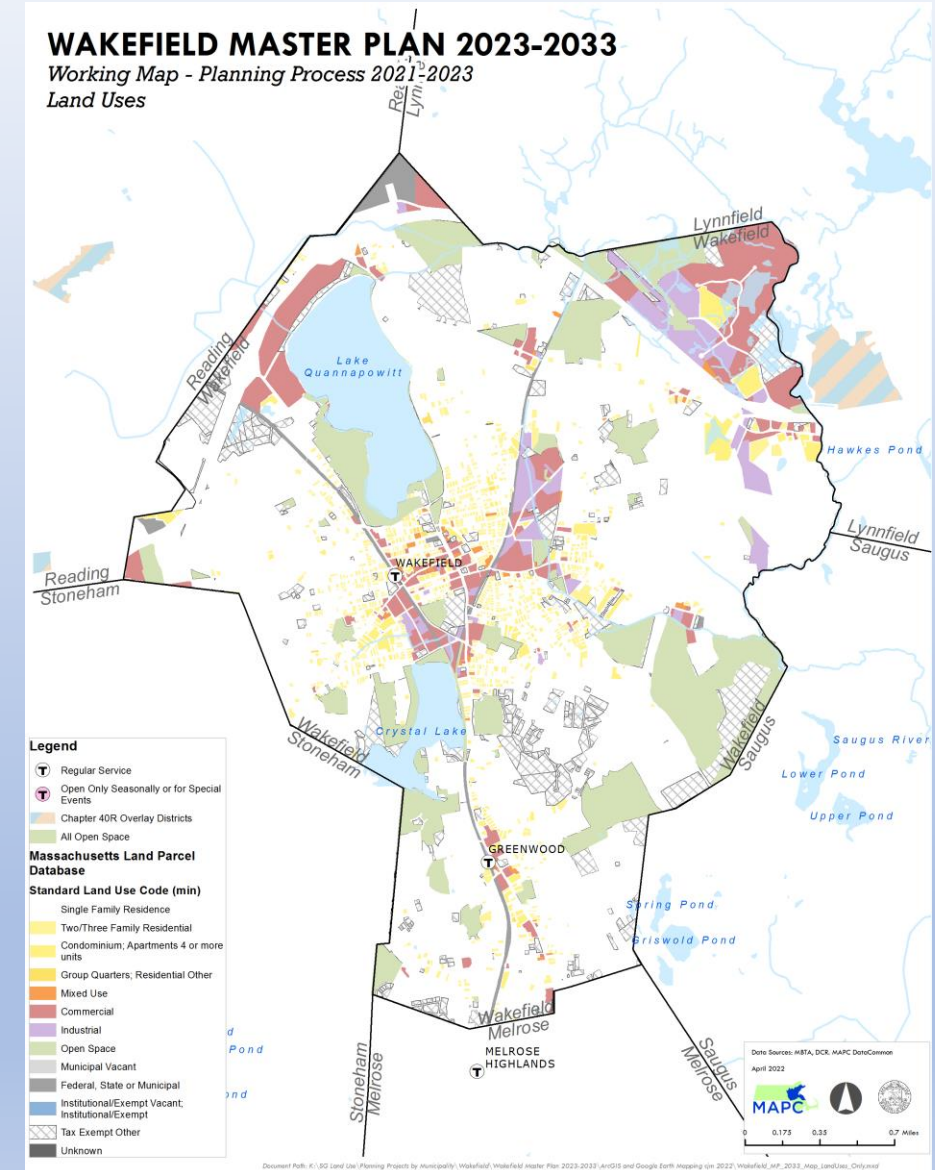
4% INDUSTRIAL

0.5% MIXED-USE



Agg. Macro Land Use - by Sq. Ft., Acres & % of Town of Wakefield Area				
Land Use Macro Agg. - MA DLS LUCs	Square Feet	Ac.	%	
Residential	119,226,753	2,737	55.1%	
Govt/ Inst/ Tax Exe/ Other/ OS	62,712,761	1,440	29.0%	
Commercial	24,550,568	564	11.3%	
Industrial	8,175,587	188	3.8%	
Mixed Use	1,150,356	26	0.5%	
Recreational Ch61B	732,366	17	0.3%	
Total Area	216,548,391	4,971	100.0%	

SOURCE: MA DLS LUC TAX PARCEL CATEGORIES 2022, & MAPC ANALYSIS



EXISTING LAND USE CONDITIONS

LAND USE ACREAS BY ZONING DISTRICTS

41% SINGLE FAMILY ONLY – SR

9% 1-FAM & 2-FAM'S – GR

23% GOVT / INST / TAX-EXE – IN RESIDENTIAL DISTRICTS - SR, GR, SSR

% of Aggregated Macro Land Use Acreages by Wakefield Zoning District

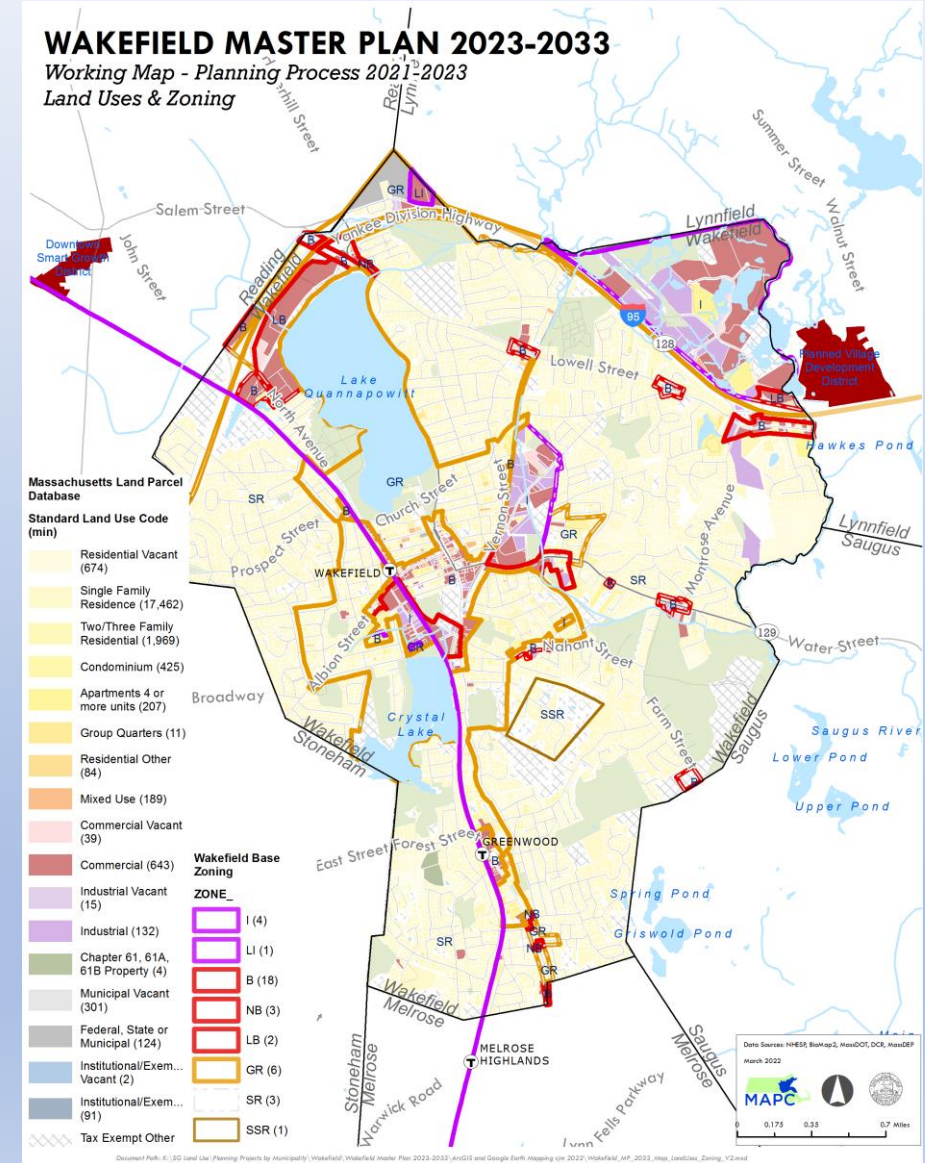
Land Use Macro Agg. - MA DLS LUCs	Residential Districts			Business Districts			Industrial Districts		Town Ac.
	SR	GR	SSR	B	LB	NB	I	LI	
Residential	41.3%	9.3%	0.9%	2.6%	0%	0.1%	0.9%	0%	
Mixed Use	0.1%	0.2%	0%	0.2%	0%	0%	0.1%	0%	
Commercial	1.6%	1.9%	0%	2.7%	1.2%	0.1%	3.7%	0.2%	
Industrial	0.8%	0.2%	0%	0.5%	0.0%	0%	2.2%	0.0%	
Recreational Ch61B	0.3%	0%	0%	0%	0%	0%	0%	0%	
Govt / Inst /Tax Exe / Other / OS	15.6%	6.3%	1.0%	2.3%	0.2%	0%	3.1%	0.4%	
									4,971.2

SOURCE: MA DLS LUC, MASSGIS, & MAPC ZONING ANALYSIS 2022

Aggregated Macro Land Use Acreages by Wakefield Zoning District

Land Use Macro Agg. - MA DLS LUCs	Residential Districts			Business Districts			Industrial Districts		Town Ac.
	SR	GR	SSR	B	LB	NB	I	LI	
Residential	2,051	465	45	130	0	3	43	0	
Mixed Use	4	8	0	9	0	1	4	0	
Commercial	80	95	0	134	59	5	183	9	
Industrial	38	10	0	26	2	0	111	0	
Ch61.OS, Agr/Rec	0	0	0	0	0	0	0	0	
Recreational Ch61B	17	0	0	0	0	0	0	0	
Govt / Inst /Tax Exe / Other / OS	775	313	50	116	10	0	154	22	
									4,971

SOURCE: MA DLS LUC, MASSGIS, & MAPC ZONING ANALYSIS 2022



EXISTING ZONING CONDITIONS

BASE ZONING DISTRICTS

BRIEF OVERVIEW

63% - SINGLE FAMILY ZONING

21% - GENERAL RESIDENCE

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

9% - INDUSTRIAL

4% - BUSINESS

REMAINING DISTRICTS 1% OR
LESS

LIMITED BUSINESS

SPECIAL SINGLE RESIDENCE

NEIGHBORHOOD BUSINESS

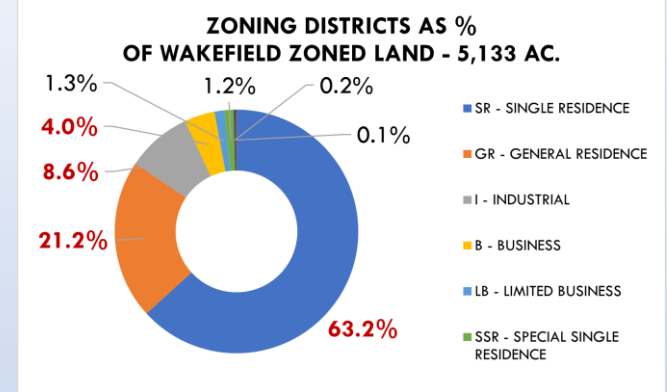
LIMITED INDUSTRIAL

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%

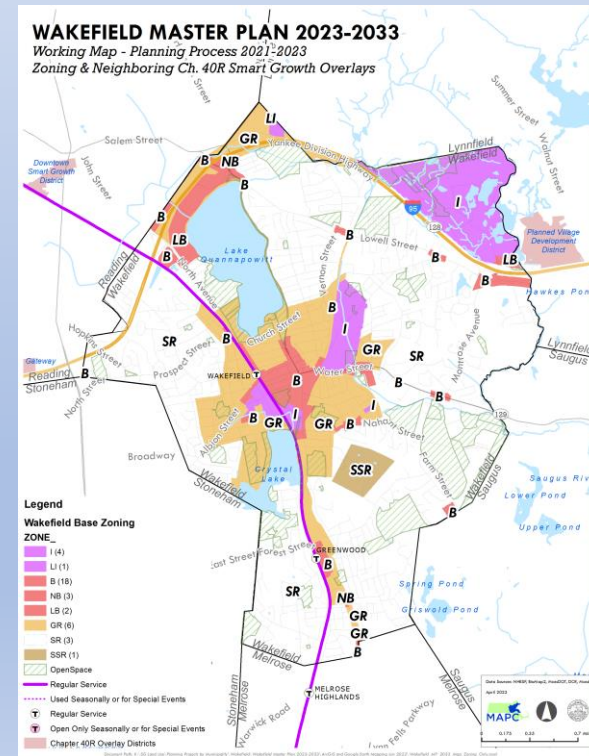
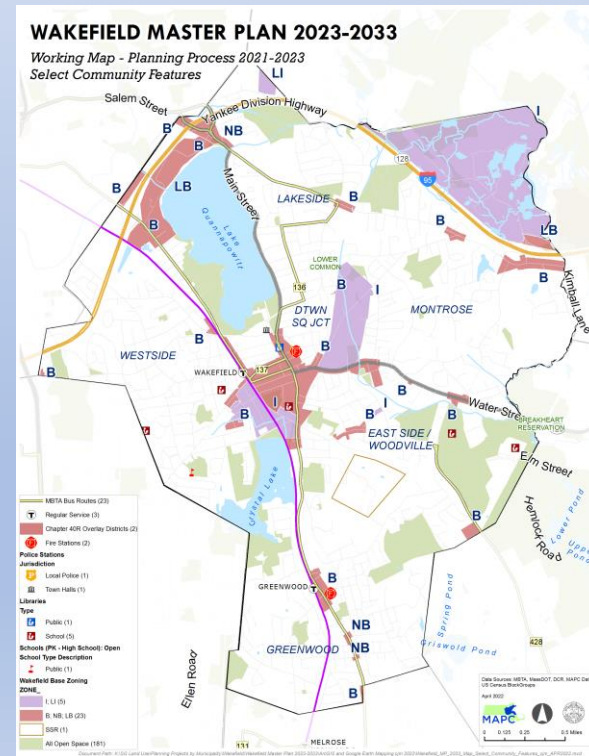


Town of Wakefield, MA / Division 1: Bylaws / Part II: General Legislation / Zoning
Article III Districts

☐ § 190-5 Establishment.

The Town of Wakefield is hereby divided into the following classes of districts:

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- General Residence (GR)
- Multiple Residence (MR-1 or MR-2)
- Business (B)
- Neighborhood Business (NB)
- Limited Business (LB)
- Industrial (I)
- Limited Industrial (LI)
- Floodplain (FP)
- Municipal District (MD)
- [Added 4-13-2000 ATM by Art. 26]
- Attached Dwelling Overlay District (ADOD)
- [Added 11-8-2004 RTM by Art. 31]
- Mixed Use Overlay District (MUOD)
- [Added 11-8-2004 RTM by Art. 33]
- Creative Development Overlay District (CDOD)
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- [Added 8-17-2006 STM by Art. 2]
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EXISTING ZONING CONDITIONS

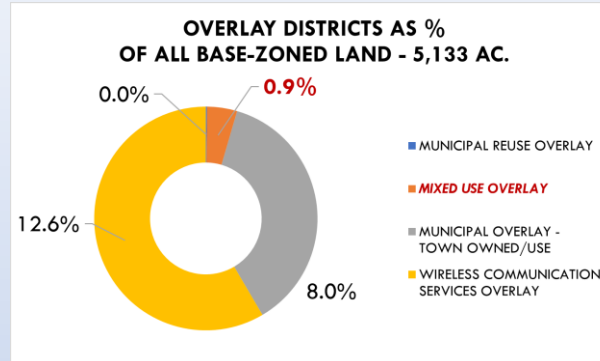
OVERLAY DISTRICTS — BRIEF OVERVIEW

8 OVERLAY DISTRICTS

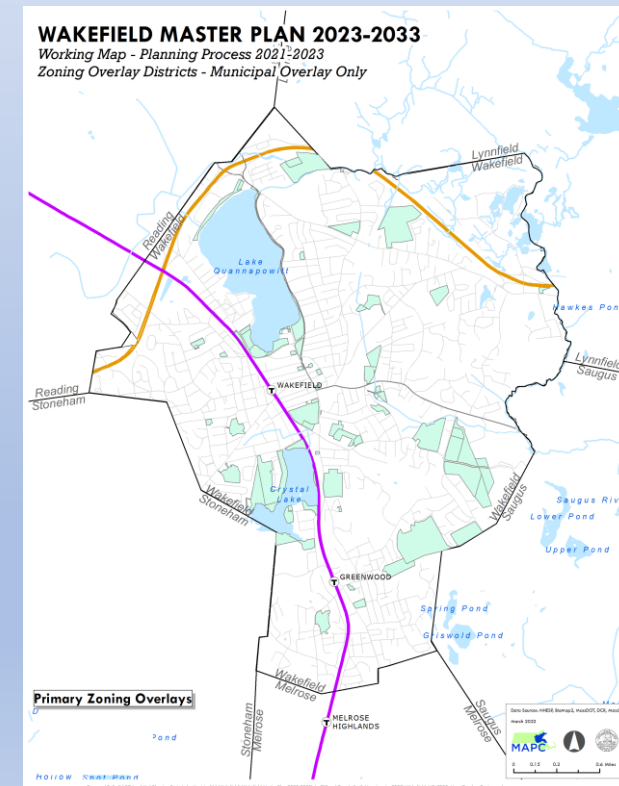
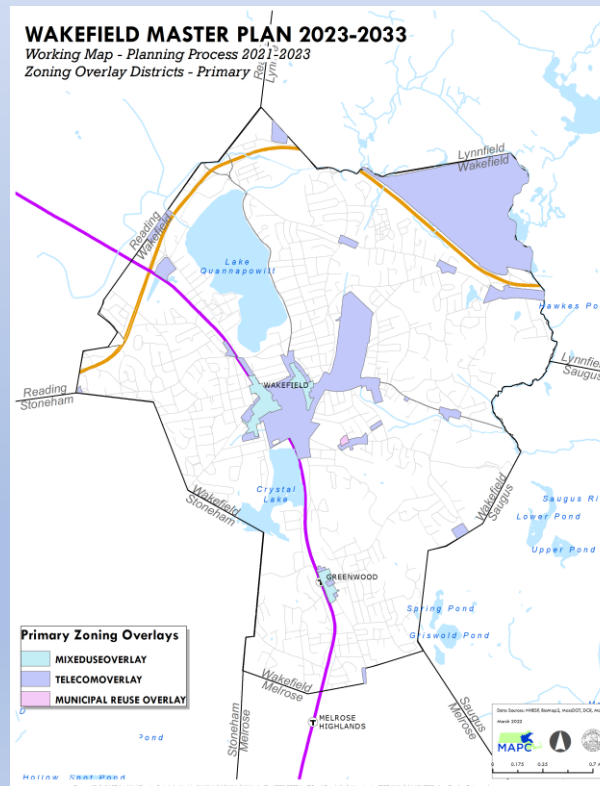
■ HIGHLIGHTED OVERLAYS – INCLUDE

- 1% - 48 ACRES – TOWN AREA – MIXED-USE OVERLAY
- 0% - 2 ACRES – TOWN AREA – MUNICIPAL REUSE OVERLAY
- 8% - 408 ACRES – TOWN AREA – MUNICIPAL OVERLAY – TOWN-OWNED/USE
- 13% - 645 ACRES – TOWN AREA – WIRELESS COMMUNICATION OVERLAY

Primary Overlay Districts - Wakefield	Acres - Overlay	% of Base-Zoned Land
Municipal Reuse Overlay	2	0.0%
Mixed Use Overlay	48	0.9%
Municipal Overlay - Town Owned/Use	408	8.0%
Wireless Communication Services Overlay	645	12.6%
All Base-Zoned Land	5,133	100.0%



Floodplain (FP)
Municipal District (MD)
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OPPORTUNITIES — FOR IDENTIFYING & PROACTIVELY SHAPING FOCUS AREAS FOR GROWTH — FOR ENHANCEMENT — FOR PRESERVATION

APPROACH OR STRATEGY FOR BUSINESS DISTRICTS?

□ BUSINESS DISTRICTS

DESIRED USES?

JOBS
SHOPPING

SERVICES
LEISURE RETAIL: RESTAURANTS, CAFES, BARS, MICROBREWERIES

CLEAR PERMISSIVE REGULATIONS?

STRAIGHTFORWARD REVIEW?

ATTRACTING BUSINESSES & PRIVATE INVESTMENT?

EXISTING BUSINESS CLIMATE INVITING?

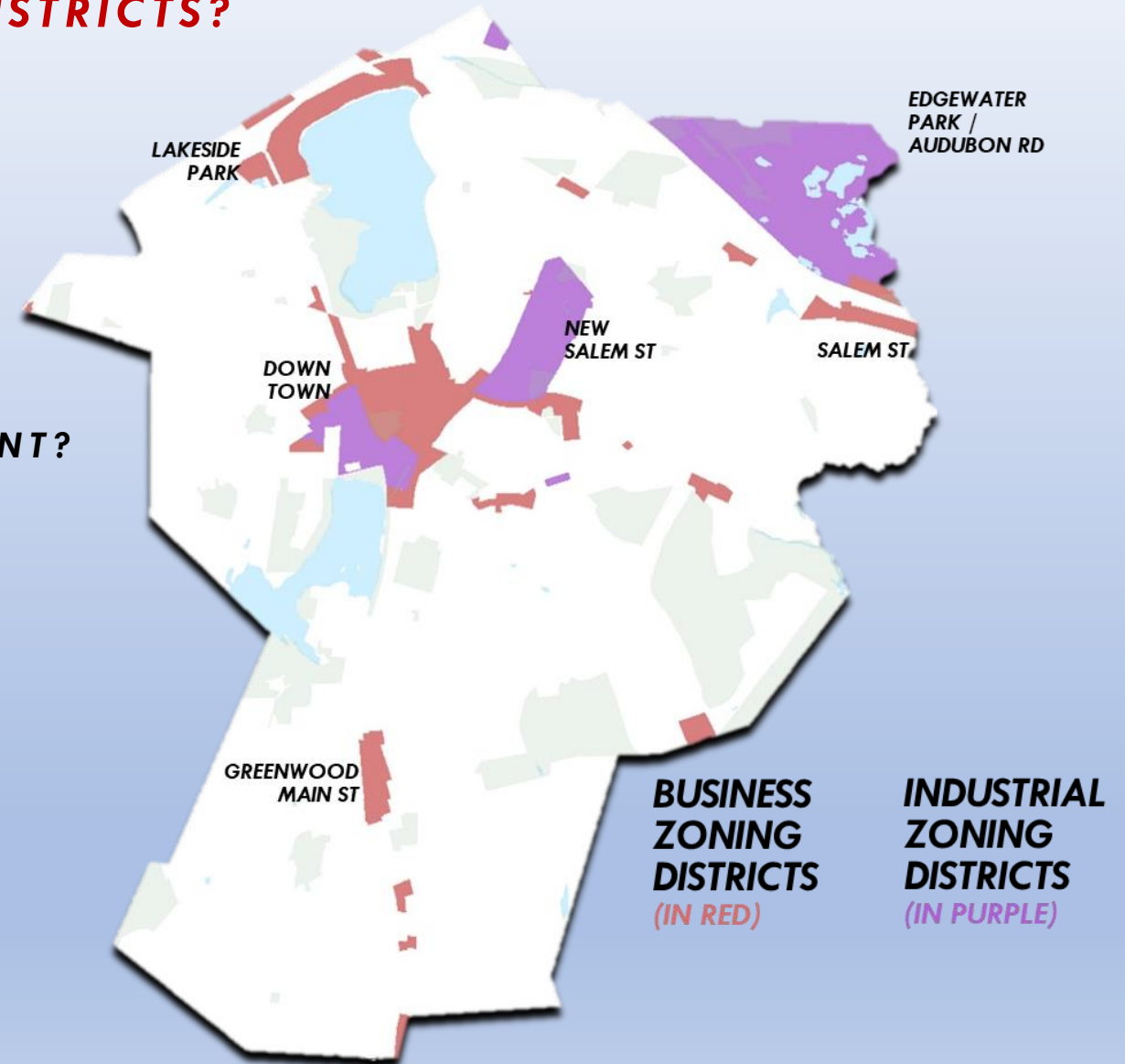
ATTRACTIVE PHYSICAL CONDITIONS LIKE

PEDESTRIAN SAFETY & STREETScape AMENITIES FOR
CUSTOMERS, SHOPPERS, VISITORS & PROSPECTIVE BUSINESSES?

□ INDUSTRIAL COMMERCIAL DISTRICTS

ALLOWING & ATTRACTING DESIRED JOB OPPORTUNITIES & SERVICES?

EXPAND TAX BASE?



OPPORTUNITIES — FOR IDENTIFYING & PROACTIVELY SHAPING FOCUS AREAS FOR GROWTH — FOR ENHANCEMENT — FOR PRESERVATION

APPROACH OR STRATEGY FOR BUSINESS DISTRICTS?

□ BUSINESS DISTRICTS

DESIRED USES?

JOBS
SHOPPING

SERVICES
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CLEAR PERMISSIVE REGULATIONS?

STRAIGHTFORWARD REVIEW?

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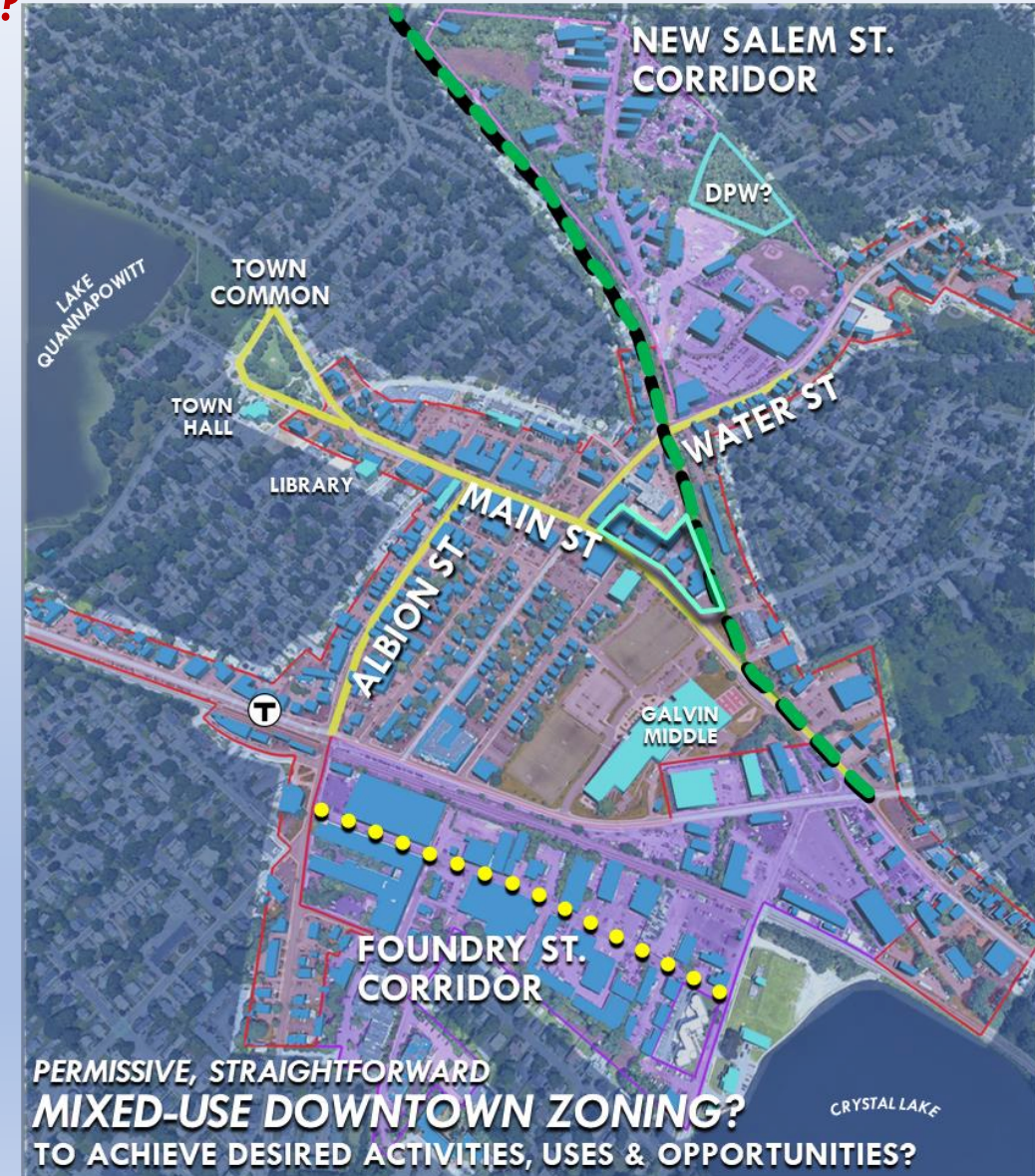
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ALLOWING & ATTRACTING DESIRED JOB OPPORTUNITIES & SERVICES?

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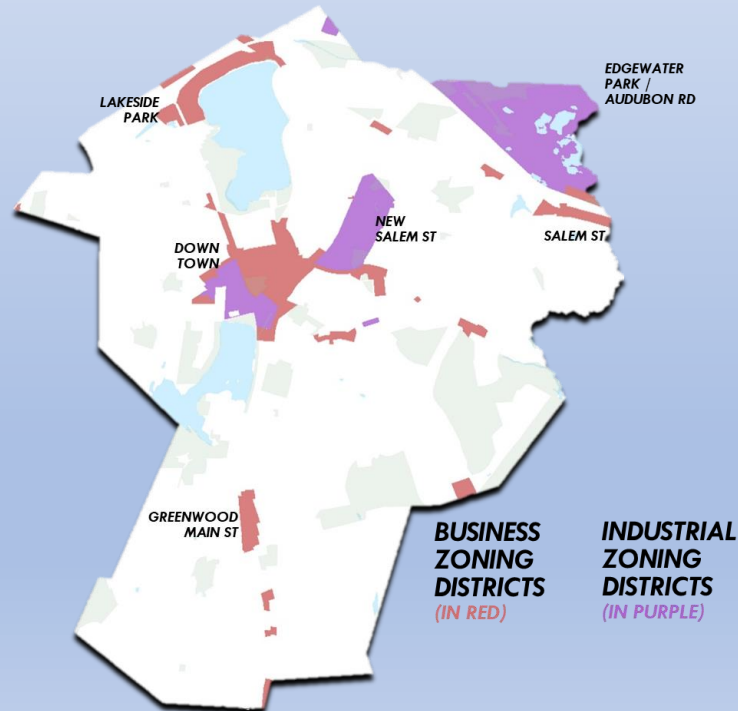
OPPORTUNITIES — FOR IDENTIFYING & PROACTIVELY SHAPING FOCUS AREAS FOR GROWTH — FOR ENHANCEMENT — FOR PRESERVATION

APPROACH OR STRATEGY FOR BUSINESS DISTRICTS?

□ BUSINESS DISTRICTS

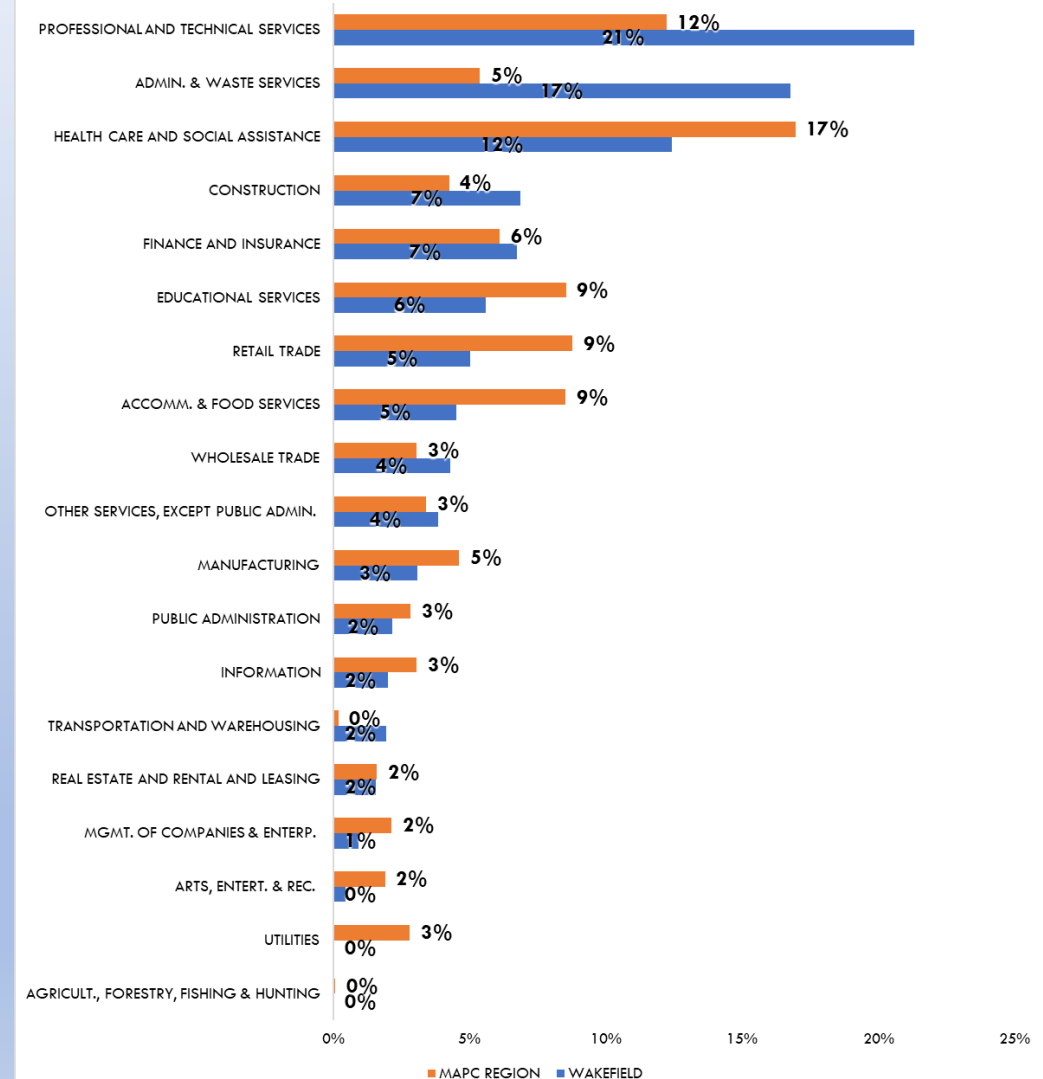
ZONING POTENTIAL IMPACT ON

- ALLOWING OR DETERRING
- CERTAIN INDUSTRY SECTORS, BUSINESSES, SERVICES & JOBS
- EXPAND TAX BASE?



INDUSTRY EMPLOYMENT - WAKEFIELD & REGIONAL CONTEXT

SOURCE: US BLS ES-2020 2018 DATA



GOALS, PURPOSE & INTENT ?

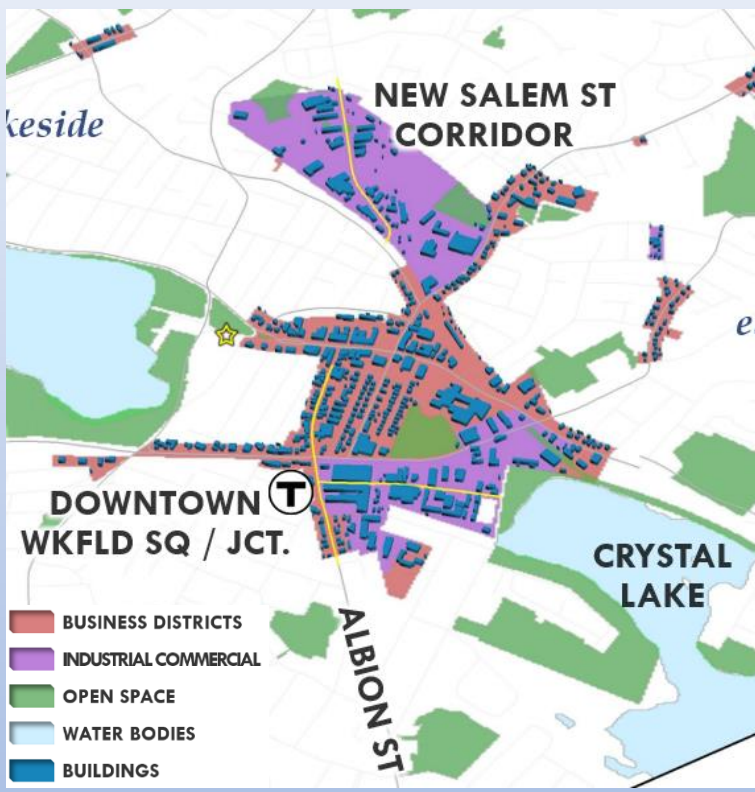
- FOR CERTAIN AREAS & DISTRICTS
- MINIMIZE SPECIAL PERMITTING FOR DESIRED USES

CLARITY, FLEXIBILITY & CALIBRATED RESTRICTIONS ?

- FLEXIBILITY WITH REQUIREMENTS — IN APPROPRIATE FOCUS AREAS & LIMITED OPPORTUNITY SITES
- TO ACHIEVE COMMUNITY DEVELOPMENT GOALS — SERVICES, JOBS, LEISURE RETAIL, ETC.
- AVOID COUNTERPRODUCTIVE DIMENSIONAL VERSUS USE REGULATIONS VERSUS PARKING RATIOS

MINIMIZE NEED TO CONSULT NUMEROUS ZONING SECTIONS —

- OVERLAY DISTRICTS AND BASE ZONING DISTRICTS — FOR CLARITY FOR RESIDENTS & PROSPECTIVE BUSINESSES



EXISTING ZONING REGULATIONS — HIGHLIGHTS

CONSIDER & EVALUATE APPROACH — ZONING TOOLS — DEVELOPMENT REVIEW PROCESS — PERMITTING

LAND USE REGULATIONS — BRIEF SUMMARY

4 RESIDENTIAL ZONING DISTRICTS — PRIMARILY

- 64% LAND — SINGLE FAMILY — SR + SSR
- 21% LAND — 1-FAM, 2-FAM — GR
- NO MR-1 / MR-2 IN GIS DATABASE FOR CALCULATION / MAPPING

3 BUSINESS ZONING DISTRICTS — PRIMARILY

- 4% LAND — GENERAL TOWNWIDE BUSINESSES — B — WKFLD CTR & GREENWOOD
- 1% LAND — OFFICES & NON-RETAIL — LB — MULTIFAMILY BY SP
- 0.2% LAND — LOCAL CONVENIENCE — NB

2 INDUSTRIAL ZONING DISTRICTS

- 9% LAND — LIGHT INDUSTRIAL — I — NEAR WKFLD CT & GREENWOOD
- 0.1% - LIGHT INDUSTRIAL + SP FOR CERTAIN USES — LI

MIXED USES

- BY-RIGHT — CREATIVE DEVELOPMENT OVERLAY
- SPECIAL PERMIT — PB — MU OVERLAY — 48 AC. OR 1% ZONED LAND
- SPECIAL PERMIT — BA — ALL OTHER CASES

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%
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CONSIDER & EVALUATE APPROACH — ZONING TOOLS — DEVELOPMENT REVIEW PROCESS — PERMITTING

DIMENSIONAL REGULATIONS

PRELIMINARY GIS

DIMENSIONAL ANALYSIS

- AVERAGES – TO BE FOLLOWED UP WITH
MEDIAN & MIN/MAX OCCURRENCES

RESIDENTIAL DISTRICTS

- AVG PAVED PARKING AREAS –
BETWEEN 10-29%
- AVG BUILDING FOOTPRINT COVERAGE –
BETWEEN 4-17%
- AVG OPEN AREA – BETWEEN 53-85%

BUSINESS DISTRICTS

- AVG PAVED PARKING AREAS –
BETWEEN 28-45%
- AVG BUILDING FOOTPRINT COVERAGE –
9-25%
- AVG OPEN AREA – 30-60%

Wakefield Base Zoning	Avg FAR	Avg % Impervious	Avg % Building Coverage	Avg % Pavement	Avg Lot Area SF	Avg Lot Area	Avg % OS
SR	0.16	29	13	16	58,419.08	1.3	71
GR	0.26	47	17	29	166,531.08	3.8	53
SSR	0.06	15	4	10	441,210.39	10.1	85
B	0.38	70	23	42	1,050,908.39	24.1	30
NB	0.24	70	25	45	2,608,029.14	59.9	30
LB	0.00	40	9	28	4,107,753.28	94.3	60
I	0.22	62	18	39	967,253.29	22.2	38
LI	0.05	39	6	33	337,394.82	7.7	61

190 Attachment 2

Table 2
Wakefield Zoning Bylaw
Table of Dimensional Regulations
(Minimum requirements in feet, unless otherwise indicated)
[Amended 6-7-1990 ATM by Art. 42]

District	Lot Area (square feet)	Maximum Density	Frontage and Width	Floor Area Ratio (FAR)	Minimum Yard Setback			Maximum Number of Stories	Maximum Height	Maximum Building Coverage	Minimum Open Area	Distance Between Buildings
					Front	Side	Rear					
Special Single Residence	20,000	--	100 ¹	--	30	15	25	2.5	35	30%	40%	¹⁰
Single Residence	12,000	--	100	--	20	15	25	2.5	35	30%	40%	¹⁰
General Residence	8,000	--	80	--	15	10	20	3	35	35%	30%	--
Multiple Residence:												
MR-1	40,000	²	150	--	30 ³	30 ³	30 ³	3	35	35% ⁹	30%	50 ⁴
MR-2	60,000	²	180	--	30 ³	30 ³	30 ³	5	50	35% ⁹	30%	50 ⁴
Business ⁶	--	⁶	40	1.5	--	⁷	⁷	--	60 ⁸	80%	10%	--
Neighborhood Business	20,000	--	80	1.0	15	10 ⁷	10 ⁷	3	35	50%	20%	--
Limited Business	40,000	--	150	1.25	50 ⁵	20	20	--	50	40% ⁹	30%	--
Industrial	20,000	--	80	1.5	15	20	20	--	60	50% ⁹	20%	--
Limited Industrial	80,000	--	150	1.5	50 ⁵	20	20	--	60	40% ⁹	30%	--

PARKING REGULATIONS

❑ MASTER PLAN REPORT — WILL NOT RESULT IN REZONINGS

- ❑ INSTEAD — RECOMMENDATIONS & INSIGHTS
FOR POTENTIAL **DISTRICT-SPECIFIC STUDIES**

❑ RECALIBRATED PARKING ANALYSES — COULD

- ❑ REDUCE HOUSING COSTS
- ❑ ENCOURAGE SUSTAINABLE TRANSPORTATION
OPTIONS
- ❑ ALLEVIATE CONGESTION —
REDUCE GREENHOUSE GAS EMISSIONS

❑ RESOURCE: [PERPECTFITPARKING.MAPC.ORG/](https://perfectfitparking.mapc.org/)

- ❑ OVERNIGHT RESIDENTIAL
PARKING DATA — COLLECTED
- ❑ ~200 APARTMENTS & CONDO BUILDINGS
— METRO BOSTON —
INCL. 43 ALBION ST — MELROSE — 45%
UTILIZATION RATE — WALK SCORE 72
- ❑ 3 OUT 10 SPACES — EMPTY — PEAK DEMAND
- ❑ KEY FACTORS — DRIVING DEMAND —
 - ❑ PARKING SUPPLY
 - ❑ TRANSIT ACCESSIBILITY
 - ❑ % OF DEED RESTRICTED UNITS



Getting Parking Right Matters

By achieving the perfect fit, we can:

- Reduce housing costs
- Encourage more sustainable transportation
- Alleviate congestion and reduce greenhouse gas emissions



Table 3

Table of Required Off-Street Parking

Principal Use	Number of Spaces Required
1- or 2-family houses	2.0 per dwelling unit
Housing for the elderly (publicly assisted)	0.5 per dwelling unit
Multifamily dwellings or attached dwellings	
2 bedrooms or fewer	1.5 per dwelling unit
3 bedrooms or more	2.0 per dwelling unit
Hotels	1.0 per 2 employees in maximum working shift, plus 1.0 per guest room, plus 1.0 per 3 seats in a restaurant, plus 1.0 per 200 square feet of space in function rooms not designed for eating
Accessory lodgings or lodging	1.0 per room offered for rent
Places of public assembly, such as churches, theaters, assembly halls, stadiums, clubhouses and function halls	1.0 per 5 seats or 10 linear feet of bench space or 50 square feet of floor area open to public assembly where no seats or benches are provided, plus 1.0 per 2 employees in the maximum working shift
Eating places serving food or beverages	1.0 per 3 employees in the maximum working shift, plus 1.0 per 4 seats, plus 1.0 per 100 square feet of function rooms not designed for eating
Funeral homes; undertakers	1.0 per 4 seats or 1 per 50 square feet in parlors, whichever is greater
Bowling alleys	2.0 per bowling alley
Hospitals, chronic or convalescent sanatoriums and nursing or convalescent homes	1.0 per 2 employees in the maximum working shift, plus 1.0 per attending doctor, plus 1.0 per 2 patient beds
Schools and museums	2.0 per 3 staff members, plus 1.0 per 3 students of driving age (unless car usage is prohibited) or 1.0 per 6 seats in largest place of assembly (whichever is greater)
Retail and service establishments	1.0 per 250 square feet of gross floor area ¹
Business offices	1.0 per 250 square feet of gross floor area ¹
Medical and dental offices	1.0 per 200 square feet of gross floor area ¹
Research and development	1.0 per 450 square feet of gross floor area ¹ or 1.0 per 2 employees in the maximum working shift (whichever is greater)
Industrial, including printing and publishing	1.0 per 600 square feet of gross floor area ¹ or 1.0 per 2 employees in the maximum working shift (whichever is greater)
Gasoline stations or repair garages	1.0 per 300 square feet of gross floor area ¹
Warehouses, wholesale establishments and public utility stations	1.0 per 1,200 square feet of gross floor area ¹
Auto sales and display (new and used)	1.0 per each 7 autos licensed for sale

IDEAS & OPPORTUNITIES — **GROWTH**

FOR IDENTIFYING & PROACTIVELY SHAPING FOCUS AREAS



MIXED-USE DEVELOPMENTS?
UPPER-STORY HOUSING — GROUND FLOOR RETAIL



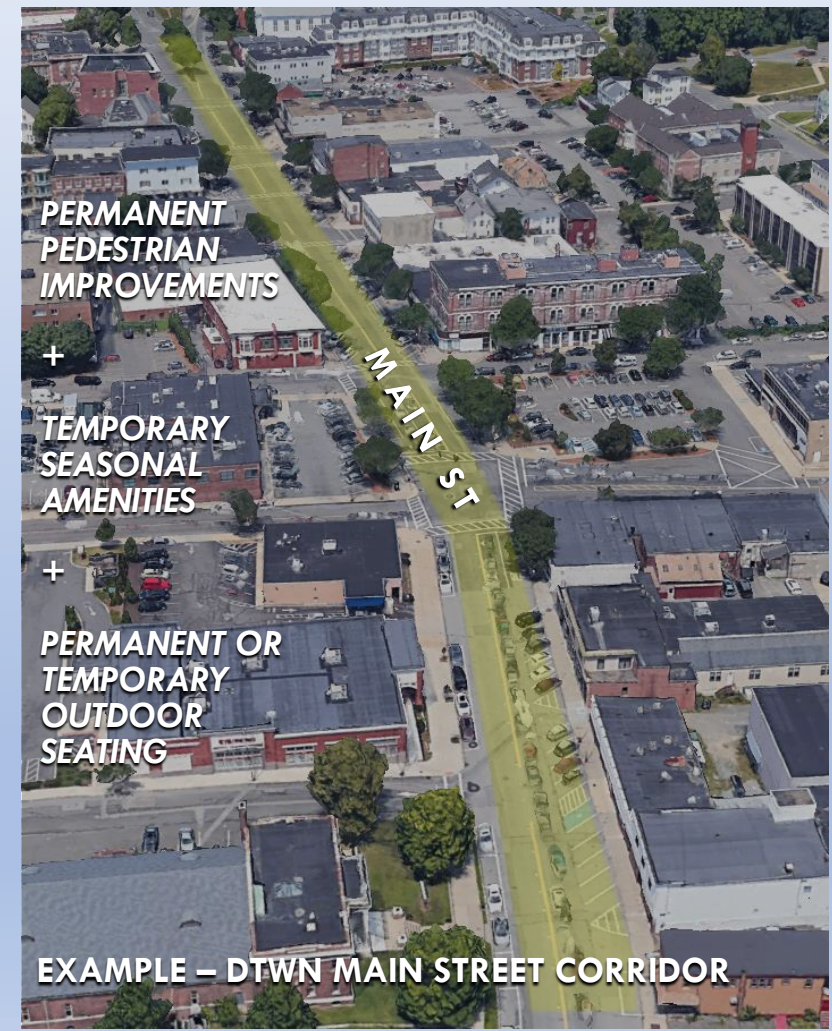
DOWNTOWN AREA?
FOR DEFINED DISTRICT STUDIES
TO RECALIBRATE ZONING ACCORDING
TO DESIRED USES, SERVICES & JOBS?



FOUNDRY STREET CORRIDOR ?

IDEAS & OPPORTUNITIES — **ENHANCEMENT**

FOR IDENTIFYING & PROACTIVELY SHAPING FOCUS AREAS



IDEAS & OPPORTUNITIES — **ENHANCEMENT** FOR IDENTIFYING & PROACTIVELY SHAPING FOCUS AREAS

THE PUBLIC REALM — PUBLICLY ACCESSIBLE PLACES & SPACES — INFORMAL EVERYDAY PART OF CIVIC LIFE



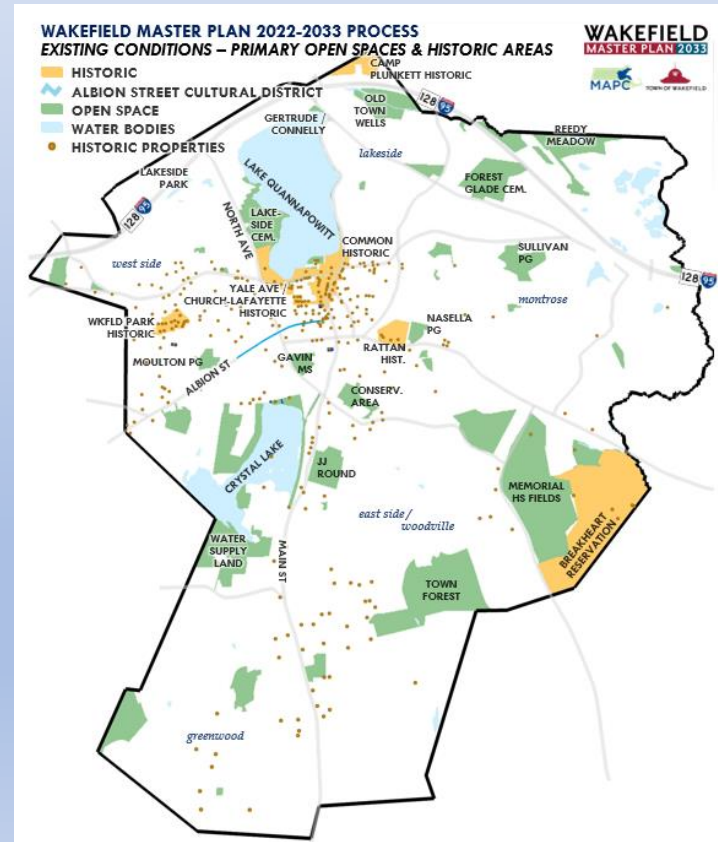
IDEAS & OPPORTUNITIES — **ENHANCEMENT** FOR IDENTIFYING & PROACTIVELY SHAPING FOCUS AREAS



WAKEFIELD
MASTER PLAN 2033

☐ **COMMUNITY PRESERVATION ACT –
CONSIDER FOR FUNDING**

-
- ALBION STREET CULTURAL EXCHANGE –**
CREDIT: [HTTPS://DIGITALHERITAGE.NOBLNET.ORG/WAKEFIELD/ITEMS/SHOW/1529](https://digitalheritage.noblenet.org/wakefield/items/show/1529)



IDEAS & OPPORTUNITIES — **PRESERVATION**

FOR IDENTIFYING & PROACTIVELY SHAPING FOCUS AREAS

LAKESIDE PROTECTION IDEAS?

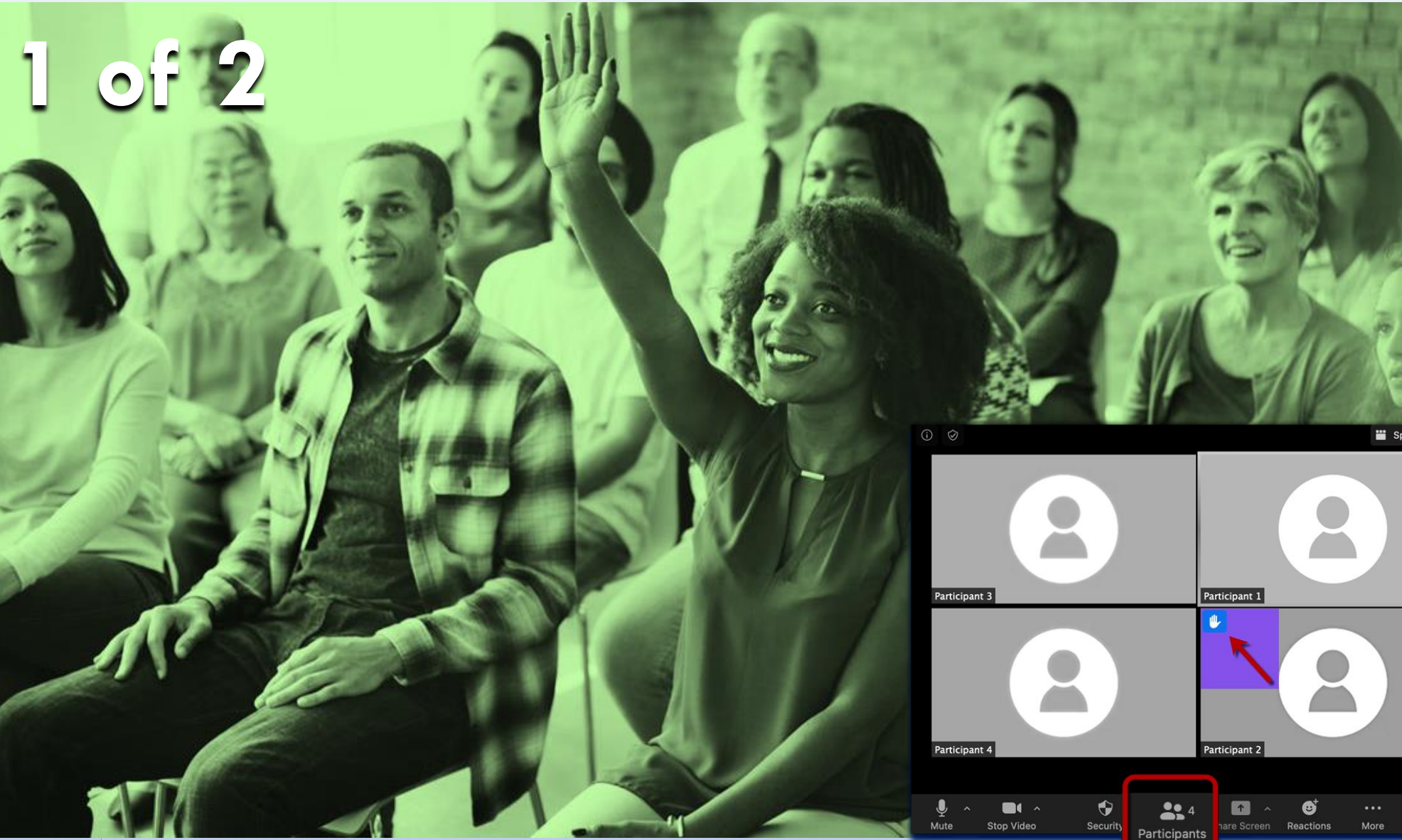
❑ **ZONING OVERLAY DISTRICT TOOL?**

- ❑ **IDEAL WHEN COVERING TWO OR MORE UNDERLYING DISTRICTS**
- ❑ **INTRODUCE ADDITIONAL STANDARDS OR REGULATIONS ALONG SOME FEATURE**
- ❑ **COMMON STANDARDS OR REGULATIONS —**
 - ❑ **BUILDING SETBACKS — DENSITY STANDARDS — LOT SIZES — IMPERVIOUS SURFACE REDUCTION — VEGETATION REQUIREMENTS — ETC.**
- ❑ **BUT — MODIFIED PERMITTED USES — OR POSSIBLE SPECIAL USES — NOT NORMALLY / IDEALLY IN AN OVERLAY**



NEXT 30-35 MINUTES – ACCEPT ZOOM REQUEST ON SCREEN

SMALL BREAKOUT GROUP DISCUSSIONS

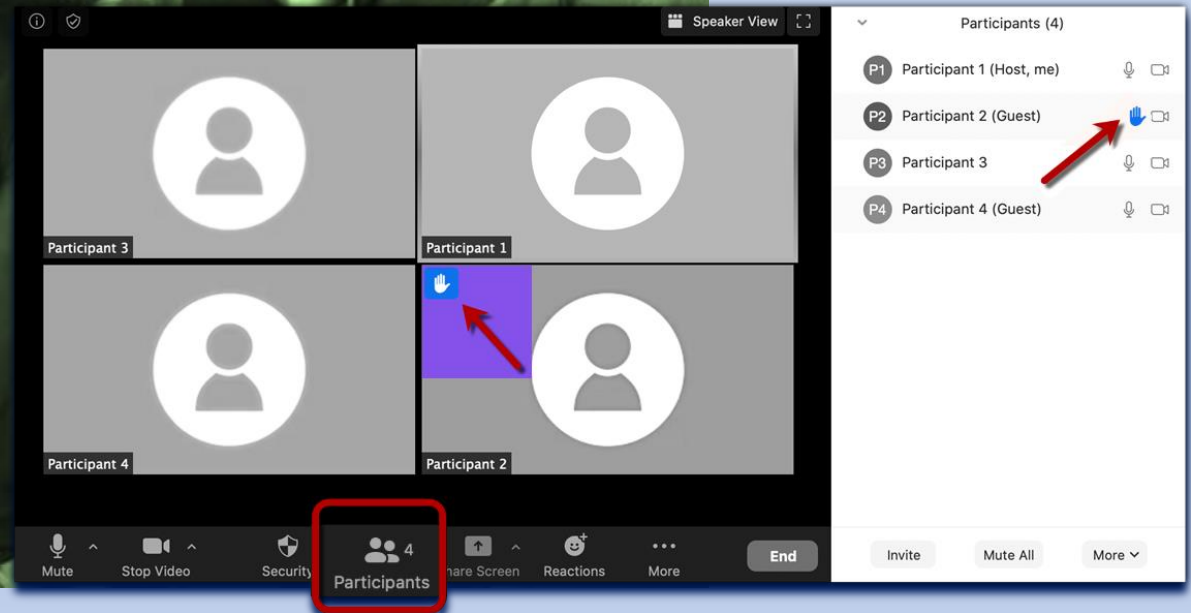


1 of 2

**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

LAND USE & ZONING ELEMENT
GROWTH, ENHANCEMENT & PRESERVATION AREAS IN TOWN



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

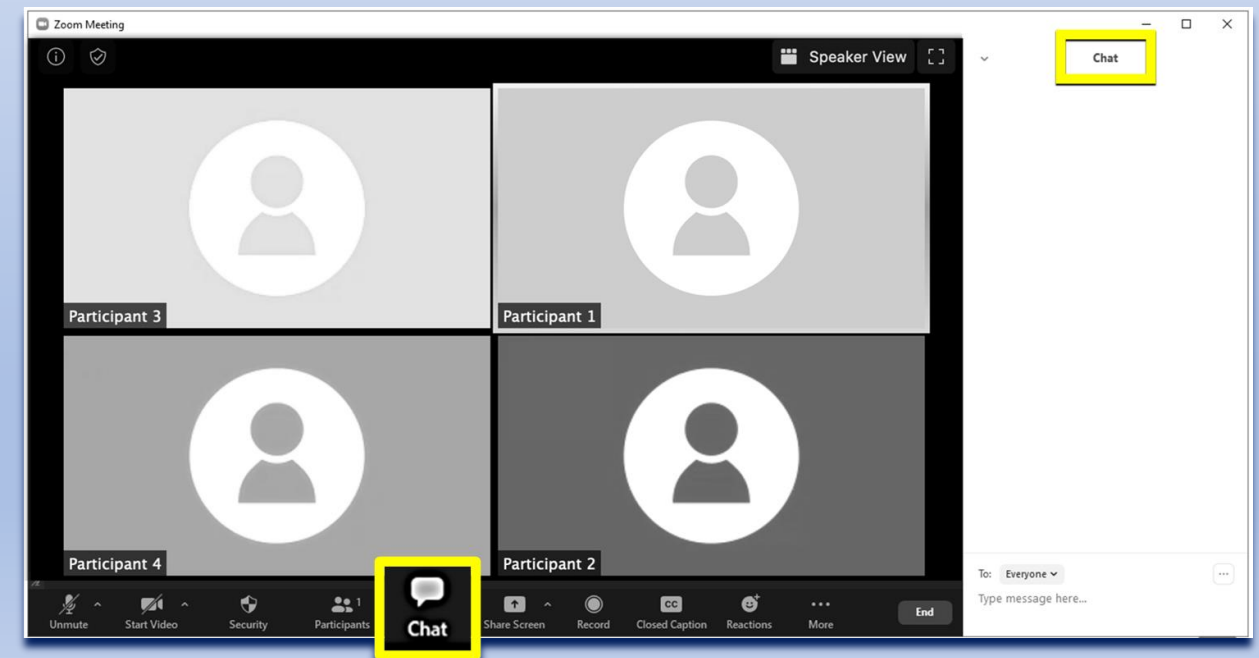
wakefield.ma.us/master-plan 19

- ☐ WHAT AREAS OF TOWN DO YOU THINK SHOULD ACCOMMODATE MORE GROWTH?
- ☐ WHAT KIND OF GROWTH WOULD YOU LIKE TO SEE?
- ☐ WHAT OPPORTUNITIES DO YOU SEE FOR IMPROVING WAKEFIELD'S CURRENT LAND USE AND ECONOMIC DEVELOPMENT PRACTICES?
- ☐ WHAT CHALLENGES DO YOU THINK EXIST IN WAKEFIELD REGARDING LAND USE AND ECONOMIC DEVELOPMENT?

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

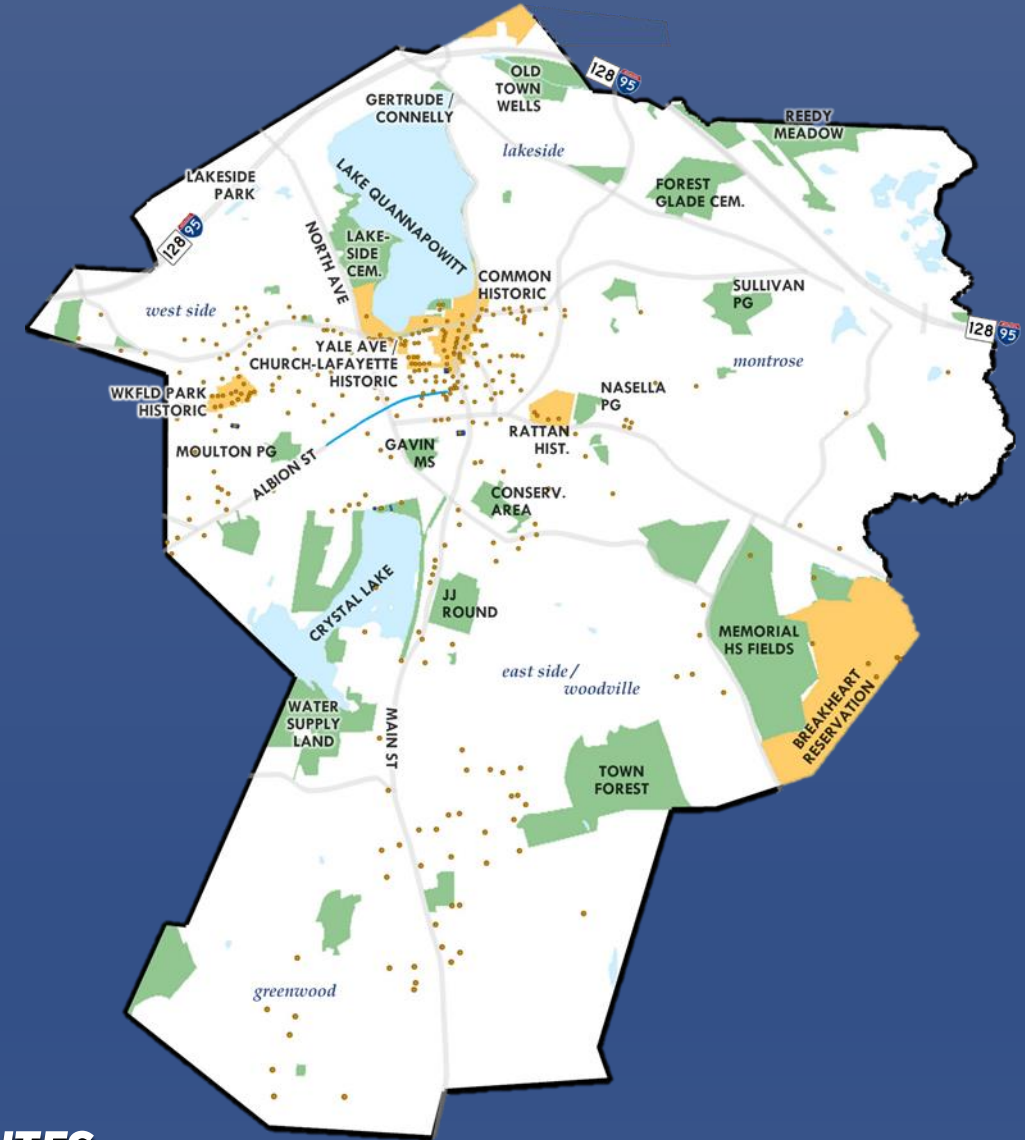
OR

**PLEASE TYPE QUESTIONS
INTO THE CHAT BOX**



OPEN SPACE & RECREATION ELEMENT

PARKS, SQUARES & LEISURE



INFORMATIONAL SLIDES – 10-15 MINUTES

SMALL BREAKOUT GROUP DISCUSSIONS – 30-35 MINUTES

WHAT IS OPEN SPACE & RECREATION — PARKS, SQUARES & LEISURE

EXPLORE & DISCUSS — NEEDS — IMPROVING ACCESS & USE

OPEN SPACE

- ❑ PASSIVE &/OR ACTIVE RESPITE AREAS
- ❑ GREEN SOFTSCAPES, & HARDCAPED PLAZAS TOO
- ❑ NATURAL PRESERVED AREAS, & MANICURED PARKS & GARDENS

RECREATION

- ❑ INDOOR, & OUTDOOR FACILITIES
- ❑ AMENITIES FOR PASSIVE INDIVIDUAL OR GROUP GATHERINGS
 - ❑ BENCHES — GARDENS — GAZEBOS — PICNIC TABLES — PLANTED ALLÉES
- ❑ FACILITIES & IMPROVEMENTS FOR ACTIVE SPORTS
 - ❑ TENNIS COURTS — BASKETBALL COURTS — SOCCER FIELDS — STADIUMS — RINKS
- ❑ FACILITIES FOR CIVIC & SOCIAL GATHERINGS
 - ❑ OUTDOOR AMPHITHEATERS — OUTDOOR PERFORMANCE STAGES — COMMUNITY FUNCTION HALLS — THEATERS — COMMUNITY CENTERS
- ❑ PROGRAMMED SOCIAL EVENTS
 - ❑ BLOCK PARTIES — THEMED FESTIVALS AT PARKS — OUTDOOR MOVIE NIGHTS



PURPOSE — COMPREHENSIVE PLAN ELEMENT/CHAPTER

- ❑ IDENTIFY PRIORITY IDEAS FOR DESIRED TYPES OF PARKS IMPROVEMENTS
- ❑ IDENTIFY PRIORITY SPACES FOR FUTURE DETAILED STUDIES & IMPROVEMENTS

BUILD UPON WAKEFIELD VISION 2030

OPEN SPACE & RECREATION 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



- 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

SOME HIGHLIGHTED RECOMMENDED STRATEGIES – FROM 6 PRIORITY GOALS

7. BUILD UPON THE COMMUTER RAIL AS AN EVOLVING TRANSPORTATION NETWORK, BY CREATING A PURPOSEFUL INTERCONNECTED NETWORK OF TRANSPORTATION OPTIONS WEAVING CIRCULATOR SHUTTLE VANS, BIKE LANES AND PEDESTRIAN TRAILS WITH COMMUTER STATIONS.

- Wakefield is blessed to have two MBTA commuter rail stations within close proximity to two of its retail/activity districts. They can serve as the anchor of a more robust and expanding network of other transportation options. A carefully mapped network of the best connections between neighborhoods, parks and centers can help focus resources for investing in: bike lanes, sidewalks, and possibly a new dedicated general-public circulating shuttle van service. Such a network of frequent, safe and pleasant options for service can reduce parking demand, traffic congestion, and help with public health and the environment.
- The strategy for the “evolving interconnected transportation network” goal identified by WV-2030 participants also applies to the following other WV-2030 high-consensus goals:



8. IMPROVE MOBILITY FOR YOUTH, SENIORS, & RESIDENTS WITH LIMITED MOBILITY WITH UPGRADED PEDESTRIAN FACILITIES, AND PARA-TRANSIT AND MICRO-TRANSIT OPTIONS.

9. CREATE A PURPOSEFUL NETWORK OF PEDESTRIAN AMENITIES THAT CONNECT BUSINESS AREAS AND KEY NEIGHBORHOOD CONNECTIONS TO MINIMIZE PARKING DEMAND.

10. IMPROVE AND ADD MORE WALKING PATHS AND TRAILS WITHIN AND TO EXISTING PARKS AND NATURAL AREAS.

EXISTING CONDITIONS — OPEN SPACE & RECREATION

OVERVIEW — MAP & SUMMARY

BRIEF SUMMARY

51 PARKS & SPACES PUBLIC & PRIVATE

612 ACRES

12% OF TOWN'S LAND AREA

TWO SIGNIFICANT WATER BODIES

LAKE QUANNAPOWITT 247 AC.

CRYSTAL LAKE 78 AC.



EXISTING CONDITIONS — OPEN SPACE & RECREATION

INVENTORY OF PUBLIC & PRIVATE OPEN SPACES & FACILITIES

OWNERSHIP

84% MUNICIPAL OWNERSHIP

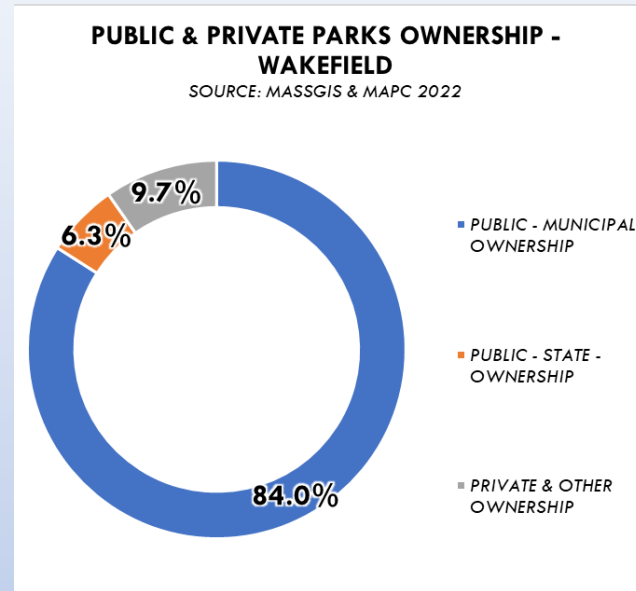
- 514 AC. — 43 PARKS/SPACES

10% PRIVATE & OTHER

- 59 AC. — 7 PARKS/SPACES
- INCL. NON-PROFITS, REGIONAL VO-TECH, ETC.

6% STATE — BREAKHEART RESERVATION

- PORTION WITHIN WAKEFIELD
- 38 AC. — 1 PARK



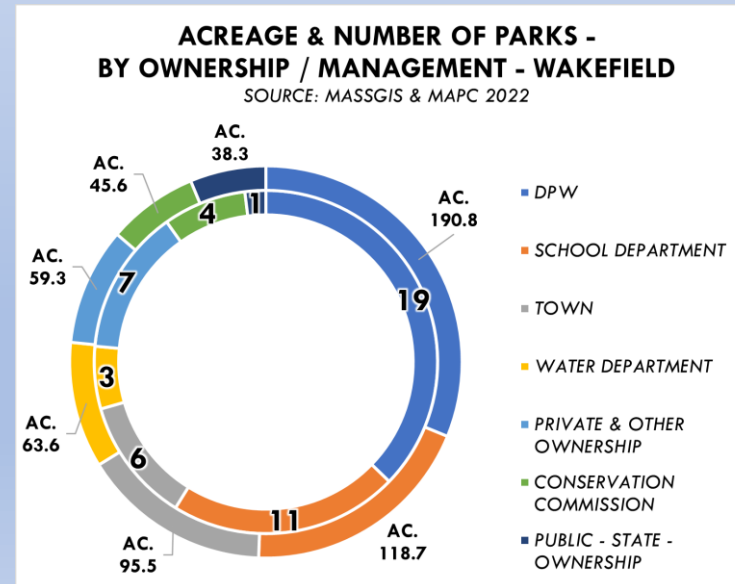
LARGEST OWNERS / MANAGERS

31% DPW OWNERSHIP

- 191 AC. — 19 PARKS/SPACES

20% SCHOOL DEPARTMENT

- 119 AC. — 11 PARKS/SPACES



Wakefield Open Space Inventory — Wakefield Master Plan 2033 OS Element — Mas		
Owner / Manager	Park Name	GIS Acres
Town of Wakefield	Reedy Meadow	43.2
	Forest Glade Cemetery	40.0
	Quannapowitt Lake Shore	5.2
	Mill River Floodplain	4.9
	Little League Field	1.5
Town of Wakefield — Conservation Commission	Little League Field	0.8
	Unnamed in GIS Database	24.0
	Reedy Meadow	16.4
Town of Wakefield — Department of Public Works	Acorn Avenue Conservation Area	2.8
	Unnamed in GIS Database	2.4
	Town Forest	44.5
Town of Wakefield — School Department	Oldtown Wells/Pumping Station	37.1
	Sullivan Playground incl. Extension	18.8
	J.J. Round Playground	14.2
Town of Wakefield — Water Department	Spring Street Park	12.2
	Mapleway Playground	9.5
	Landrigan Field	8.8
State — DCR — Division of State Parks and Recreation	Lower Common	8.4
	Veterans Field	6.4
	Quannapowitt Lake Shore	5.8
Regional — Joint Venture School	Moulton Playground	5.5
	Nasella Playground	4.7
	Old Cemetery	4.6
Private — Non-Profit	Upper Common	2.7
	Spaulding St	2.1
	Hall Park	2.1
Private — For Profit	Colonel Connelly Park	1.8
	The Triangle at Prospect and Hopkins Streets	1.2
	Linden St Pumping Station	0.4
Private — For Profit	Memorial High School	69.0
	Former Franklin School Conservation Area	8.4
	Doyle School	8.0
Private — For Profit	Dolbear School	7.8
	Yeuell School	7.3
	Gavin Middle School Athletic Fields	6.4
Private — For Profit	Woodville School	5.1
	Greenwood School	3.7
	Walton School Playground	1.0
Private — For Profit	Hurd School	1.0
	West Ward School	0.8
Private — For Profit	Crystal Lake Watershed	37.2
	Crystal Lake Water Supply Land	26.0
	Water Tower	0.4
Private — For Profit	Breakheart Reservation	38.3
	Northeast Metropolitan Regional Vocational High School	17.5
	Lakeside Cemetery	22.5
Private — For Profit	Jewish Cemeteries	6.0
	Bear Hill Country Club	8.3
	Montrose Avenue CR — New England Power Company	2.5
Private — For Profit	Colonial Hilton	1.9
	Mill River Floodplain — Cresta	0.6

EXISTING CONDITIONS — OPEN SPACE & RECREATION

OVERVIEW — PRIMARY PURPOSE

BRIEF SUMMARY CONT'D

OVERLAPPING FUNCTIONS %

36% RECREATIONAL PURPOSES

- 26 PARKS / SPACES – 219 ACRES

30% CONSERVATION PURPOSES

- 11 PARKS / SPACES – 181 ACRES

22% RECREATION & CONSERVATION

- 8 PARKS / SPACES – 133 ACRES

12% HISTORICAL / CULTURAL

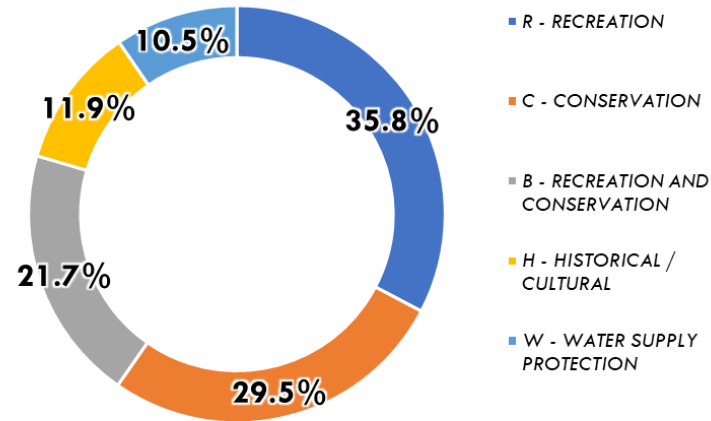
- 4 PARKS / SPACES – 73 ACRES

11% WATER SUPPLY PROTECTION

- 4 PARKS / SPACES – 64 ACRES

PRIMARY PURPOSE - WAKEFIELD OPEN SPACES - SOME OVERLAP

SOURCE: MASSGIS MAPC 2022 - TOTALS EXCEED 100%



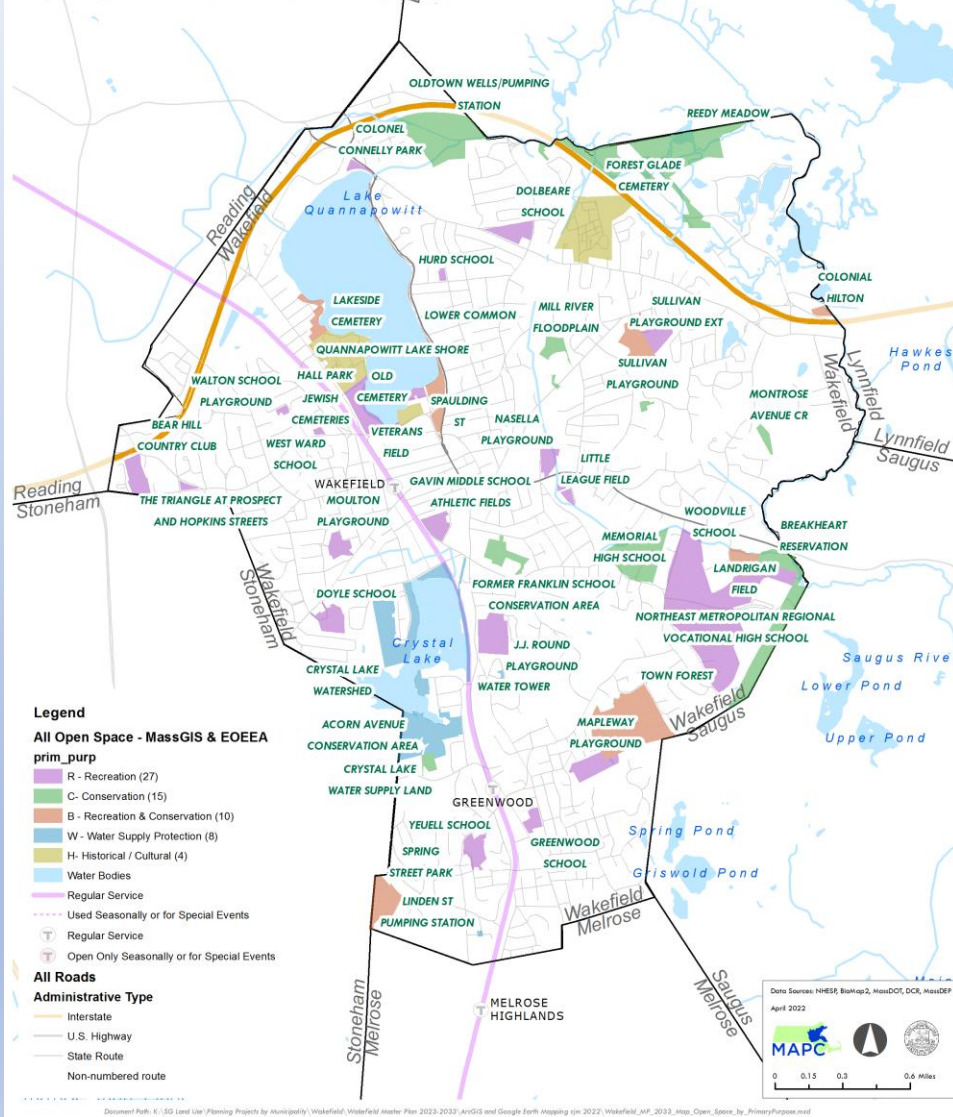
Wakefield Parks Brief Summary of WMP-2033 Open Space Inventory

Open Space Datapoint	Number	Acres	%	% SubTotals
Public - Municipal - Ownership	43	514	84.0%	
Town	6	96		15.6%
Conservation Commission	4	46		7.4%
DPW	19	191		31.2%
School Department	11	119		19.4%
Water Department	3	64		10.4%
Public - State - Ownership	1	38	6.3%	
Private & Other Ownership	7	59	9.7%	
Public Access	44	551	90.0%	
Limited or Restricted Access	7	61	10.0%	
Primary Purpose - some overlap functions				
C - Conservation (activities are non-facility based)	11	181		29.5%
R - Recreation (activities are facility based)	26	219		35.8%
B - Recreation and Conservation	8	133		21.7%
H - Historical / Cultural	4	73		11.9%
W - Water Supply Protection	4	64		10.5%
Permanently Protected - In Perpetuity	28	334		54.5%
Number of Parks & Open Spaces (Private & Public)	51			
ind. Unnamed Properties on MassGIS OS Inventory				
Town Total OS Acreage		612	100.0%	
OS as % of Town Land - 7.9 sq. miles				12.1%
OS as % of Town Area incl. Water Bodies - 8.3 sq. miles				11.5%

WAKEFIELD MASTER PLAN 2023-2033

Working Map - Planning Process 2021-2023

Open Space Overview - By Primary Purpose



EXISTING CONDITIONS — OPEN SPACE & RECREATION

OVERVIEW — PUBLIC ACCESS

BRIEF SUMMARY CONT'D

- 90% PUBLIC ACCESS
 - 44 PARKS / SPACES – 551 ACRES
- 10% LIMITED OR RESTRICTED ACCESS
 - 7 PARKS / SPACES – 61 ACRES

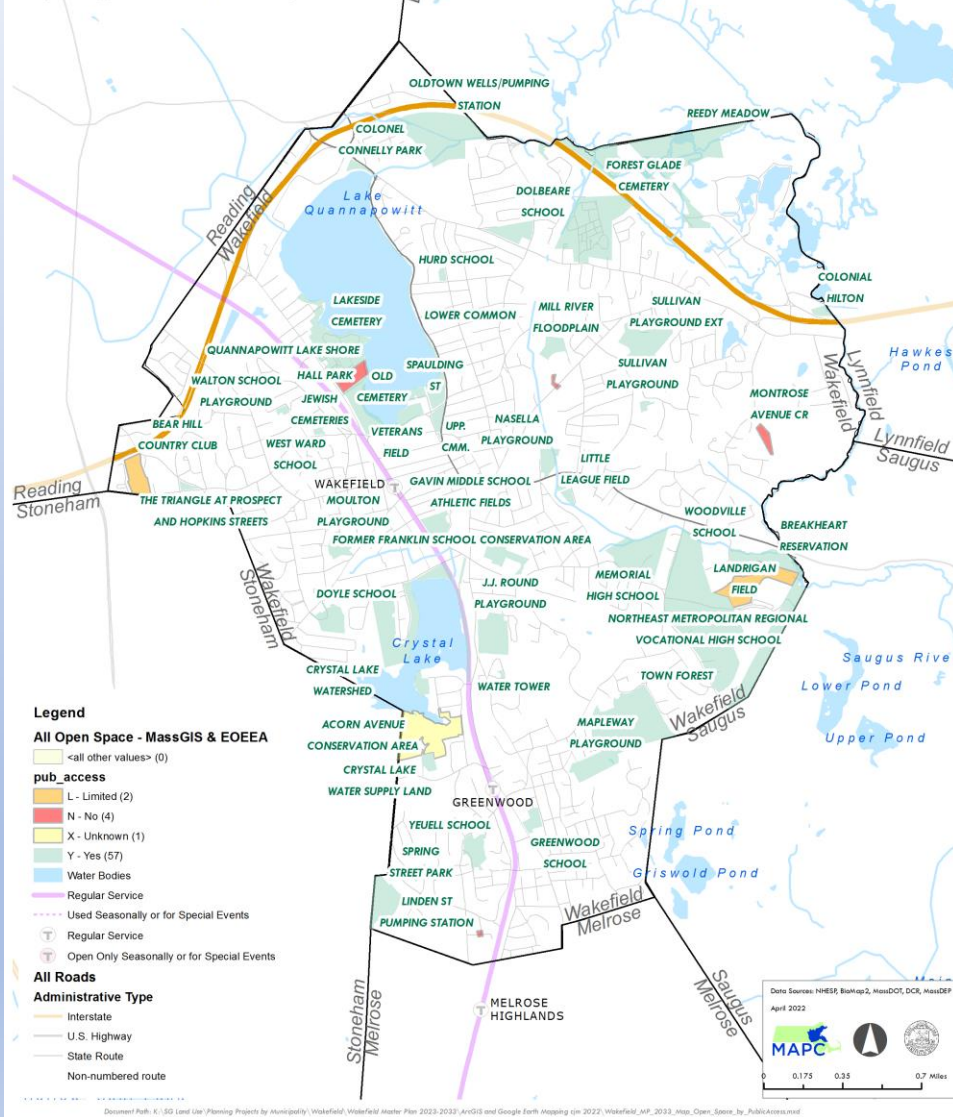
Park Name	GIS Acres	Public Access	OS_ID MassGIS
Northeast Metropolitan Regional	17.5	L	305-671
Bear Hill Country Club	8.3	L	305-638
Jewish Cemeteries	6.0	N	305-727
Montrose Avenue CR —New England Power Company	2.5	N	305-765
Mill River Floodplain — Cresta	0.6	N	305-736
Linden St Pumping Station	0.4	N	305-707
Crystal Lake Water Supply Land	26.0	X	305-643

Park Name	GIS Acres	Public Access	OS_ID MassGIS
Memorial High School	69.0	Y	305-686
Town Forest	44.5	Y	305-663
Reedy Meadow	43.2	Y	305-242
Forest Glade Cemetery	40.0	Y	305-737
Breakheart Reservation	38.3	Y	305-761, 305-767, 305-641, 305-768, 305-642, 305-766
Crystal Lake Watershed	37.2	Y	305-633
Oldtown Wells/Pumping Station	37.1	Y	305-633
Unnamed in GIS Database	24.0	Y	305-762
Lakeside Cemetery	22.5	Y	305-631
Sullivan Playground incl. Extension	18.8	Y	305-692, 305-676, 305-679
Reedy Meadow	16.4	Y	305-243, 305-247
J.J. Round Playground	14.2	Y	305-690
Spring Street Park	12.2	Y	305-657
Mapleway Playground	9.5	Y	305-691
Landrigan Field	8.8	Y	305-666
Lower Common	8.4	Y	305-672
Former Franklin School Conservation Area	8.4	Y	305-769, 305-770
Doyle School	8.0	Y	305-680
Dolbeare School	7.8	Y	305-681
Yeuell School	7.3	Y	305-683
Gavin Middle School Athletic Fields	6.4	Y	305-724
Veterans Field	6.4	Y	305-675
Quannapowitt Lake Shore	5.8	Y	305-734
Moulton Playground	5.5	Y	305-688
Quannapowitt Lake Shore	5.2	Y	305-729
Woodville School	5.1	Y	305-685
Mill River Floodplain	4.9	Y	305-658
Nasella Playground	4.7	Y	305-689
Old Cemetery	4.6	Y	305-730
Greenwood School	3.7	Y	305-682
Acorn Avenue Conservation Area	2.8	Y	305-654
Upper Common	2.7	Y	305-673, 305-1
Unnamed in GIS Database	2.4	Y	305-716, 305-740
Spaulding St	2.1	Y	305-674
Hall Park	2.1	Y	305-728
Colonial Hilton	1.9	Y	305-739
Colonel Connelly Park	1.8	Y	305-735, 305-764
Little League Field	1.5	Y	305-664
The Triangle at Prospect and Hopkins Streets	1.2	Y	305-640
Walton School Playground	1.0	Y	305-678
Hurd School	1.0	Y	305-687
West Ward School	0.8	Y	305-677
Little League Field	0.8	Y	305-662
Water Tower	0.4	Y	305-725

WAKEFIELD MASTER PLAN 2023-2033

Working Map - Planning Process 2021-2023

Open Space Overview - By Public Access



EXISTING CONDITIONS — OPEN SPACE & RECREATION

OVERVIEW — LEVEL OF PROTECTION

BRIEF SUMMARY CONT'D

55% PROTECTED PERMANENTLY

28 PARKS / SPACES – 334 ACRES – IN PERPETUITY

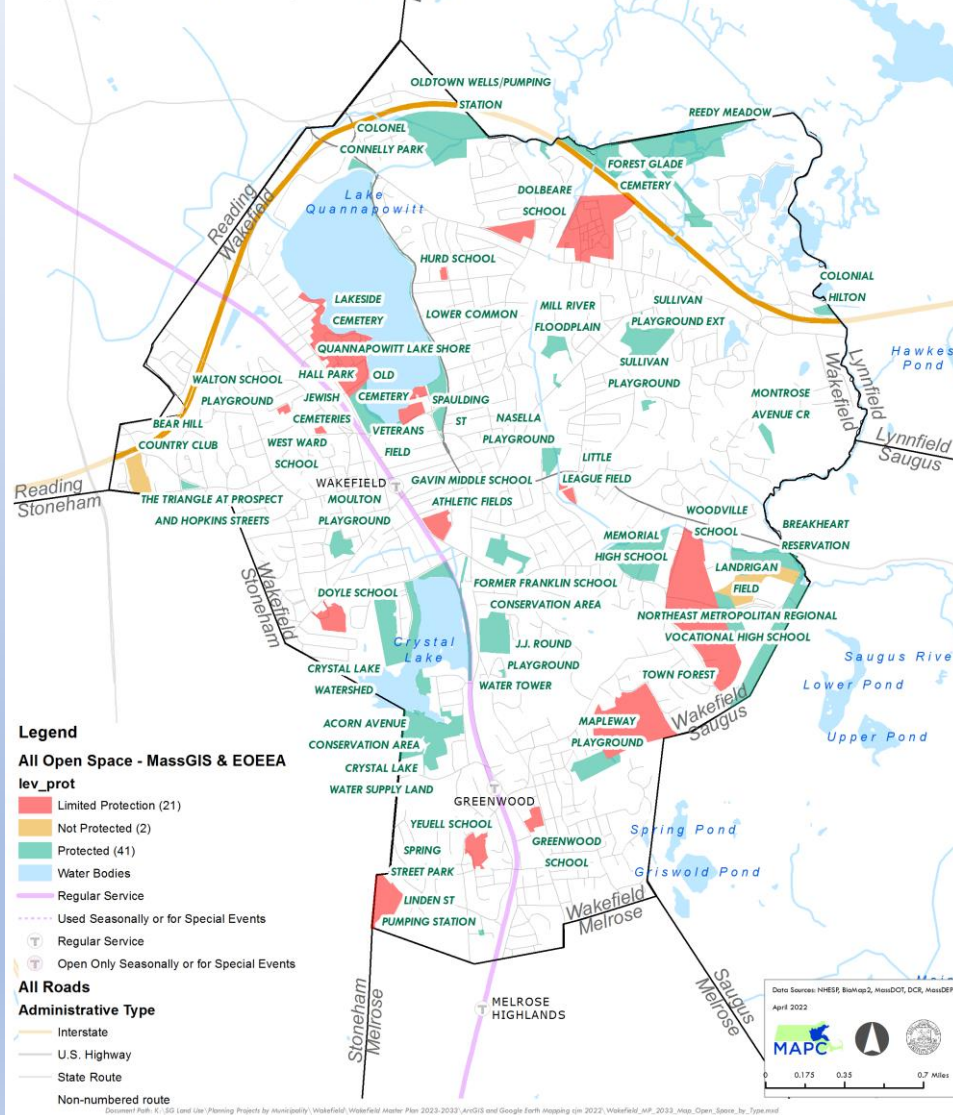
Park Name	GIS Acres	Level of Protection	OS_ID MassGIS
Memorial High School	69.0	L	305-686
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Doyle School	8.0	L	305-680
Dolbeare School	7.8	L	305-681
Yeuell School	7.3	L	305-683
Gavin Middle School Athletic Fields	6.4	L	305-724
Jewish Cemeteries	6.0	L	305-727
Quannapowitt Lake Shore	5.8	L	305-734
Woodville School	5.1	L	305-685
Old Cemetery	4.6	L	305-730
Greenwood School	3.7	L	305-682
Spaulding St	2.1	L	305-674
Hall Park	2.1	L	305-728
Little League Field	1.5	L	305-664
Walton School Playground	1.0	L	305-678
Hurd School	1.0	L	305-687
West Ward School	0.8	L	305-677
Little League Field	0.8	L	305-662
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Park Name	GIS Acres	Level of Protection	OS_ID MassGIS
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Veterans Field	6.4	P	305-675
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Colonial Hilton	1.9	P	305-739
Colonel Connelly Park	1.8	P	305-735, 305-764
The Triangle at Prospect and Hopkins Streets	1.2	P	305-640
Mill River Floodplain — Cresta	0.6	P	305-736
Water Tower	0.4	P	305-725
Linden St Pumping Station	0.4	P	305-707

WAKEFIELD MASTER PLAN 2023-2033

Working Map - Planning Process 2021-2023

Open Space Overview - By Level of Protection



EXISTING CONDITIONS — OPEN SPACE & RECREATION

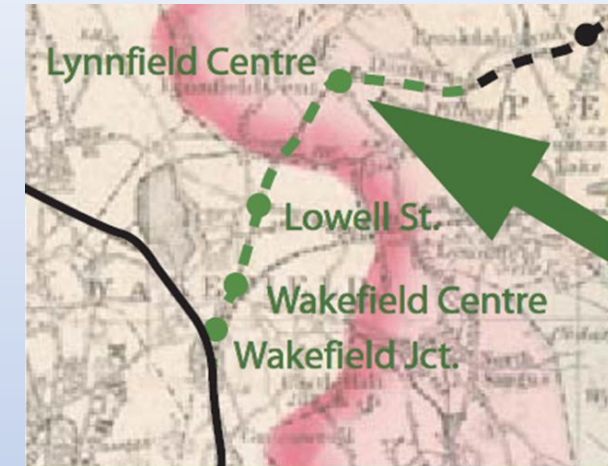
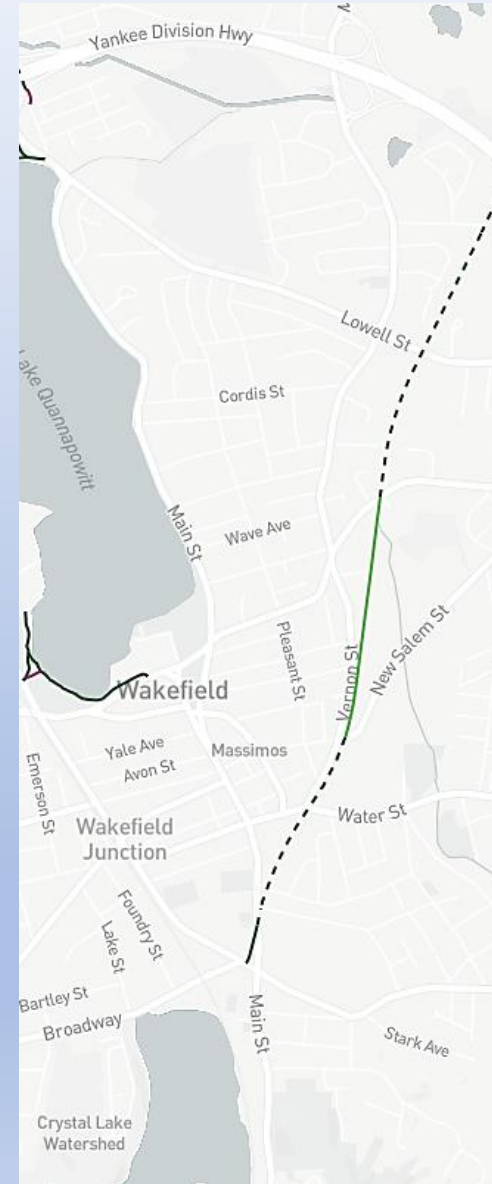
HIGHLIGHTS — EXISTING INITIATIVES

RAIL TRAIL PROJECT

- ❑ SHARED-USE PATH FOR PEDESTRIAN AND BICYCLISTS
- ❑ ALONG ABANDONED RAILROAD CORRIDOR
- ❑ BEGINS AT GALVIN MIDDLE SCHOOL (MAIN & BENNETT ST)
- ❑ NORTH TO LYNNFIELD/PEABODY CITY-LINE
- ❑ PROPOSED 4.4 MILE LONG

WAKEFIELD SEGMENT

- ❑ 1.9 MILES – GALVIN M.S. TO TOWN LINE
- ❑ 25% DESIGN – PUBLIC HEARING 3.19.2019
- ❑ 2026 – CONSTRUCTION BEGINS
- ❑ FY2026 – MASSDOT – BOSTON MPO TIP – PROJECT #607329
 - ❑ \$9.3M FEDERAL FUNDING – \$2.3M STATE FUNDING



Wakefield/Lynnfield
Rail Trail Project Area



RAIL TRAIL
DOWNTOWN TO LYNNFIELD

EXISTING CONDITIONS — OPEN SPACE & RECREATION

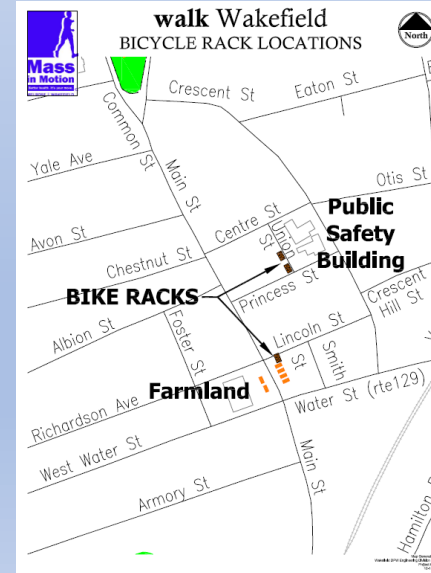
HIGHLIGHTS – EXISTING WALKING & BIKING INITIATIVES

MASS-IN-MOTION – WALK WAKEFIELD

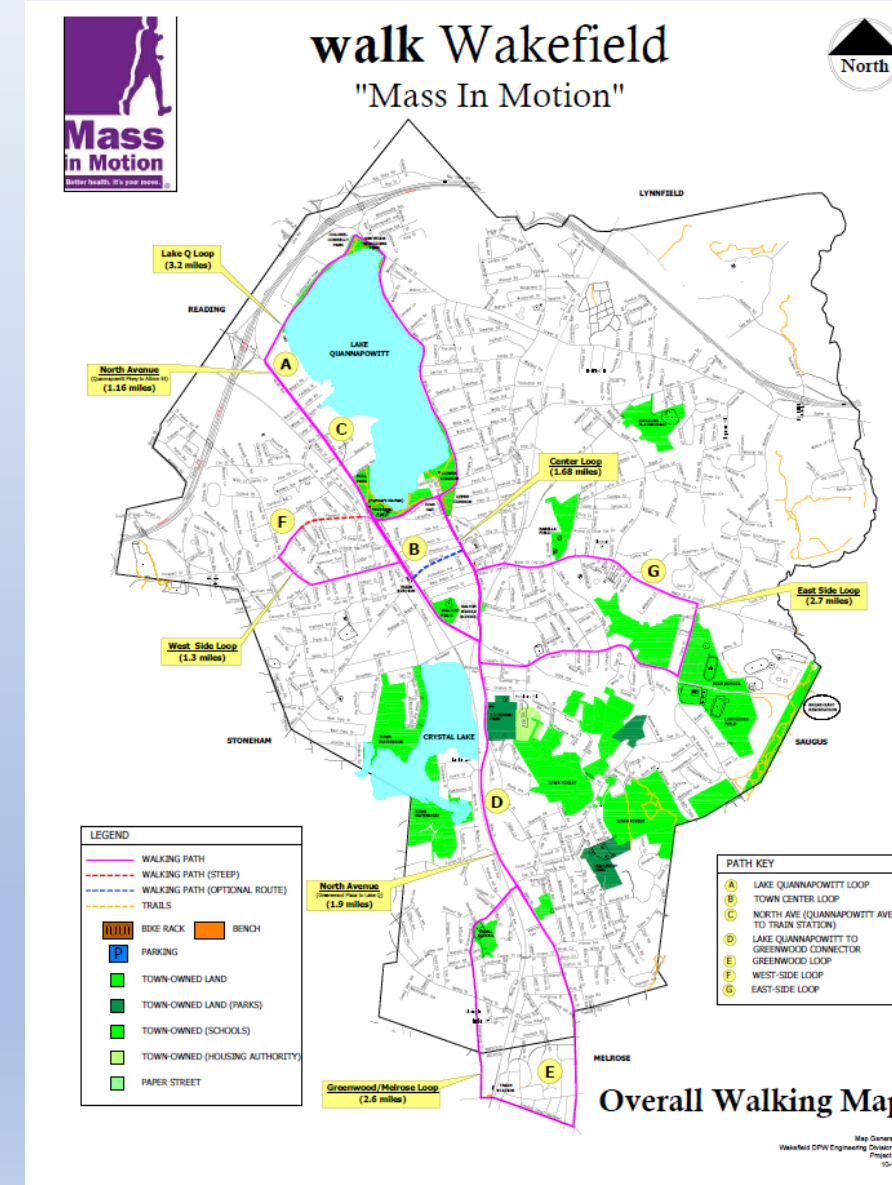
- STATEWIDE MOVEMENT
- PROMOTES OPPORTUNITIES
- FOR HEALTHY EATING AND ACTIVE LIVING
- WORKS WITH LOCAL GOVERNMENTS
- PARTNERED WITH COMMUNITY-BASED ORGANIZATIONS
- TO MAKE POLICY AND PRACTICE CHANGES
- FUNDING MIGHT EXPIRE END 2022 FISCAL YEAR

WAKEFIELD SAFE STREETS WORKING GROUP

- VOLUNTEER COMMITTEE
- ADVANCING BIKE & PEDESTRIAN PLAN – 5 FOCUS AREAS
- COLLABORATING – SAFE ROUTES TO SCHOOL
- PROPOSING –
PILOT PROGRAM
LAKE RECREATION SUNDAY



PATH KEY	
A	LAKE QUANNAPOWITT LOOP
B	TOWN CENTER LOOP
C	NORTH AVE (QUANNAPOWITT AVE TO TRAIN STATION)
D	LAKE QUANNAPOWITT TO GREENWOOD CONNECTOR GREENWOOD LOOP
E	WEST-SIDE LOOP
F	WEST-SIDE LOOP
G	EAST-SIDE LOOP



EXISTING CONDITIONS — OPEN SPACE & RECREATION

HIGHLIGHTS – WALKING & BIKING INITIATIVES

MASS. SAFE ROUTES TO SCHOOL (SRTS)

- ❑ MASS DOT STATE PROGRAM
- ❑ INCREASE SAFE BIKING AND WALKING
- ❑ AMONG ELEMENTARY AND MIDDLE SCHOOL STUDENTS
- ❑ BRIDGE GAP BETWEEN HEALTH & TRANSPORTATION

SAFE STREETS WAKEFIELD

- ❑ LOCAL VOLUNTEER GROUP – WALK AUDIT – FEBRUARY 2021
- ❑ EVALUATED – CROSSWALKS – PARKING – SIDEWALKS – TRAFFIC PATTERNS – SCHOOL ARRIVAL/DISMISSAL TIMES

ENVISION WAKEFIELD – DOWNTOWN REVITALIZATION

- ❑ DOWNTOWN STREET DESIGN CONCEPTS
- ❑ CONSISTENT WITH COMPLETE STREETS POLICY/PROGRAM
- ❑ TOWN & VHB CONSULTANTS – FINALIZING PRELIMINARY 25% DESIGN SUBMISSION TO MASSDOT – SUMMER 2021
- ❑ \$26M ESTIMATED COST – 80% FEDERAL & 20% STATE FUNDINGS



Early Projects

- Increasing parking on Common Street (one way), Princess and Centre Street
- Regulating parking – Enforcement of timed parking
- Albion Street – MassDOT Complete Streets grant
- Water quality at Lake Quannapowitt – MVP Grant
- Expanded outdoor dining
- Rail Trail project



Complete Streets Grant

- \$378,571 awarded
- State funds secured through the MassDOT Complete Streets Program
- Carves out and accelerates this aspect of Envision Wakefield timeline and serves as “live model” for remainder of project



Albion Street under construction now!

EXISTING CONDITIONS — OPEN SPACE & RECREATION

HIGHLIGHTS – WALKING & BIKING INITIATIVES

COMPLETE STREETS – FUNDING APPROVED

❑ WAKEFIELD – APPROVED – MASSDOT TIER 3 CONSTRUCTION FUNDING

❑ \$378,571 APPROVED – JANUARY 2020

❑ PROJECT RANK # 4 –
ALBION STREET PEDESTRIAN IMPROVEMENTS – \$305,144

❑ PROJECT RANK # 11 –
ALBION STREET CROSSWALK IMPROVEMENTS – \$69,907

❑ PROJECT RANK # 24 –
ALBION STREET BICYCLE IMPROVEMENTS – \$3,520
– FOR BIKE SHARROWS

❑ TOTAL OF 30 RANKED PRIORITY PROJECTS –
WAKEFIELD COMPLETE STREETS PLAN – 9.11.2018

Complete Streets Grant

- \$378,571 awarded
- State funds secured through the MassDOT Complete Streets Program
- Carves out and accelerates this aspect of Envision Wakefield timeline and serves as “live model” for remainder of project



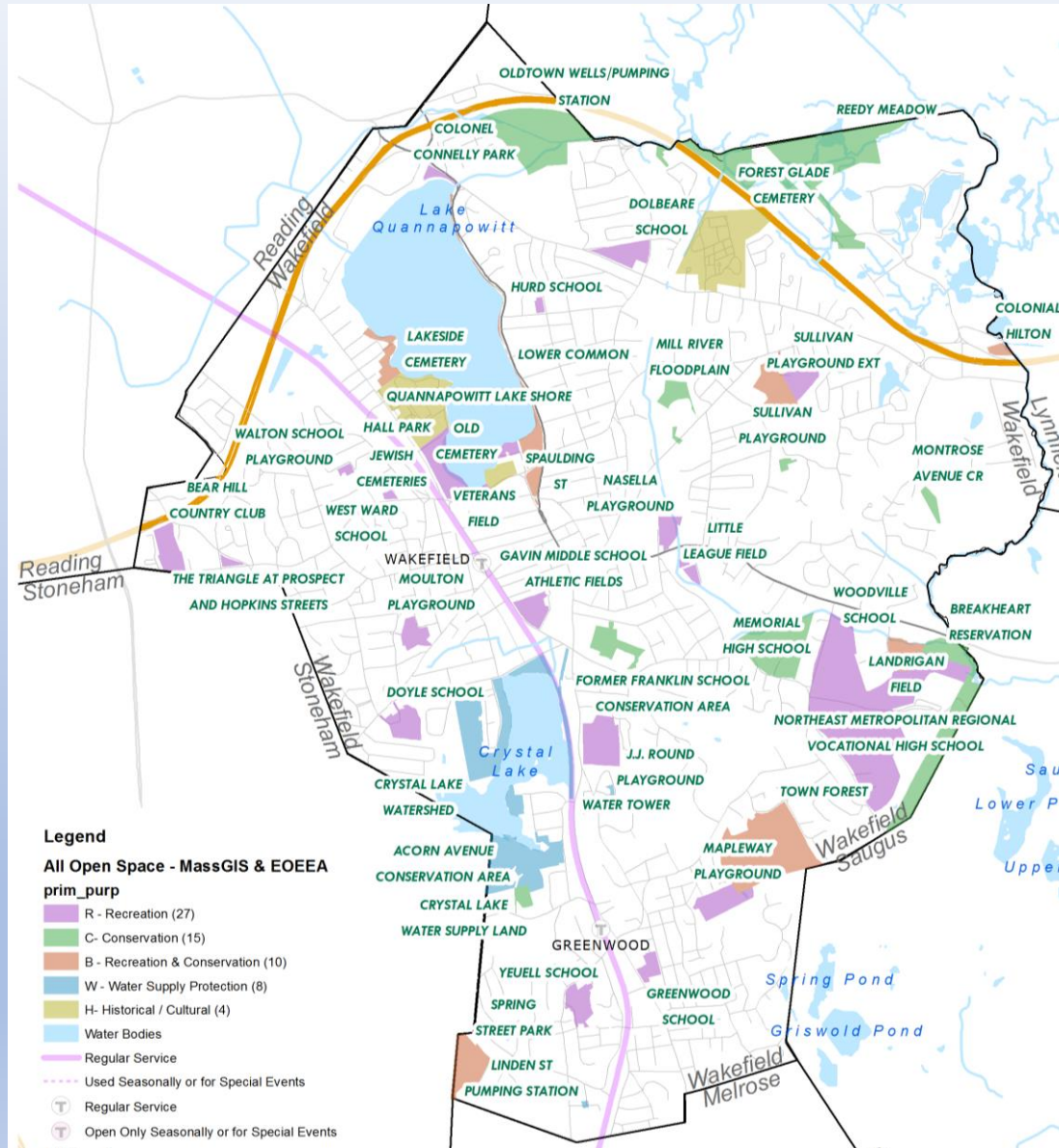
Albion Street under construction now!

massDOT		Complete Streets Funding Program Project Prioritization Plan															
Municipality	Wakefield	Date	9/11/2018														
MassDOT District	4	Project Name/Title	Richard Soinson, Director of Public Works														
Rank	Project Name	Project Description	Environmental Justice Population	Complete Streets Location			Project Origin and Type		Complete Streets Needs				Complete Streets Funding Request			Construction Schedule	
				Project Limits	Project Start Location, X,Y Coordinates (MA State Plane meter)	Project End Location, X,Y Coordinates (MA State Plane meter)	Complete Streets Project Origin (planning documentation or supporting analysis)	Complete Streets Project Type (refer to the Capital Projects Worksheet)	Shirley Highway	Greenwood Avenue	Albion Street	Will this project be in coordination with other projects? (list, if applicable)	Total Estimated Project Cost	Complete Streets Funding Requested	Other Funding Source(s) and Amount (if applicable)	Anticipated Construction Duration (number of months)	Desired Construction Start Date (month/year)
1	Main Street in Greenwood area: Curb ramps at crossings	Upgrade existing curb ramps to current ADA standards	No	Main Street at Forest Street Main Street at Oak Street Crossing at Greenwood School Main Street at Pitman Avenue North of Main Street at Hanson Street	235515, 914977 235668, 914787 235797, 914538 235933, 914315 235977, 914137	235517, 914989 235644, 914757 235790, 914529 235915, 914308 235996, 914138	CS Need Assessment	P2, P3	X			No	\$ 115,000	\$ 115,000	-	3	March-19
2	North Avenue and Main Street: ADA signals & curb ramp upgrades	Update existing pedestrian signals to accessible pedestrian signals & upgrade existing curb ramps to current ADA standards	No	North Avenue at Linda Road North Avenue at Main Street Main Street/Pitman Avenue	234145, 918307 235336, 916472 235933, 914314	234132, 918309 235336, 916443 235916, 914307	CS Need Assessment	S16, P2, P3, P12	X	X		No	\$ 195,000	\$ 195,000	-	3	March-20
3	Downtown Main Street: Providing curb extensions	Install curb extensions to reduce the length of crossing for pedestrians crossing Main Street	No	Main Street at Lincoln Street Main Street at Princess Street Main Street at Albion Street Main Street at Avon Street Main Street at Post Office/Unitarian Universalist Church	235335, 917022 235332, 917088 235274, 917109 235236, 917177 235230, 917289	235330, 917012 235320, 917066 235303, 917120 235266, 917189 235196, 917249	CS Need Assessment	P2, P3, P8	X	X		No	\$ 100,000	\$ 100,000	-	3	March-19
4	Main Street, Albion Street, and North Avenue: sidewalk repair	Repair heaving/broken sidewalk sections along stretches of Main Street, Albion Street, and Northern Avenue	No	Main Street between Common Street and North Avenue Main Street between Forest Street and Hanson Street Albion Street North Avenue between Church Street and Main Street	235203, 917276 235334, 914955 234834, 916902 235404, 916451	235408, 916451 235990, 914331 235295, 917100 234848, 917330	CS Need Assessment	P1	X	X		No	\$ 380,000	\$ 380,000	-	6	March-19
5	North Avenue and Greenwood Area: Providing curb extensions	Install curb extensions to reduce the length of crossing for pedestrians on North Avenue and along Main Street, south of Downtown	No	North Avenue crossings between Chestnut Street and Albion Street Main Street between Amory Street and Bennett Street North side of Main Street, Forest Street intersection	234849, 917023 235390, 916878 235518, 914966	234932, 916900 235403, 916862 235536, 914872	CS Need Assessment	P2, P3, P8	X	X		No	\$ 165,000	\$ 165,000	-	3	March-20
6	Greenwood Area: Provide landing areas at bus stops	Install landing areas at bus stops on Main Street in Greenwood area	No	Main Street at Hanson Street Main Street at Humphrey Street Main Street at Forest Street Main Street at Greenwood Plaza Main Street at Pitman Avenue Main Street at Hanson Street Main Street at Humphrey Street	235961, 914131 236026, 913971 235530, 914944 236174, 914717 235915, 914310 235980, 914131 236026, 913987	235996, 914135 236053, 913972 235546, 914848 236178, 914744 235931, 914318 235985, 914159 236052, 913985	CS Need Assessment	T1	X	X	X	No	\$ 65,000	\$ 65,000	-	3	March-19
7	Greenwood Avenue and Maple Way: Sidewalk installation/ repair	Install new sidewalks as well as repair heaving sections along Greenwood Avenue and Maple Way that connects to nearby park	No	South Side of Greenwood Avenue between Oak Street and Maple Way (New Sidewalk) North Side of Greenwood Avenue between Oak Street and Maple Way (Repair) Maple Way between Greenwood Avenue and Mapleway Playground (New Sidewalk) Maple Way between Greenwood Avenue and Oak Street (Repair Heaving Sections) East side of Maple Way at 113 Greenwood Avenue (Install Sidewalk) Crossing at Greenwood School	235843, 914893 235843, 914893 236134, 915064 236135, 915065 236111, 915150 235819, 914501	236133, 915064 236133, 915064 236168, 914997 236095, 915119 236123, 915118 236004, 914487	CS Need Assessment	P1, P5		X		No	\$ 330,000	\$ 330,000	-	6	March-22
Albion Street: Pedestrian Priorities		(Albion Street pedestrian priorities are not included in this table)															
Albion Street: Bicycle Priorities		(Albion Street bicycle priorities are not included in this table)															

OPPORTUNITIES — WHAT IDEAS & NEEDS? FOR DESIRED TYPES OF PARK IMPROVEMENTS



OPPORTUNITIES — WHICH OPEN SPACES & FACILITIES NEED IMPROVEMENTS? FOR FUTURE STUDIES



VISION 2030



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

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.

EXISTING RESOURCES — OPEN SPACE & RECREATION FOR FUTURE PARK DESIGN STUDIES – FUNDING SOURCES FOR IMPROVEMENTS

BUILD UPON WAKEFIELD VISION 2030 GOALS, BY:

❑ TAKING MASTER PLAN SURVEY #1 – APRIL 2022

- ❑ TO PROVIDE ADDITIONAL MEASURABLE
COMMUNITY FEEDBACK ON IDEAS & PARKS

❑ TOWN CURRENTLY PURSUING – OSRP PLAN UPDATE

- ❑ FOR A MORE DETAILED SITE-LEVEL ANALYSIS
OF CONDITIONS & NEEDS
- ❑ PROCESS LIKELY YEARS 2022-2023
- ❑ A 7-YEAR OSRP PLAN – WHEN APPROVED BY STATE DCS
- ❑ CAN QUALIFY WAKEFIELD FOR PARC GRANTS – FOR
IMPROVEMENTS

❑ COMMUNITY PRESERVATION ACT – POTENTIAL FUNDING

- ❑ SMART GROWTH TOOL - HELPS PRESERVE OPEN SPACE -
DEVELOP OUTDOOR RECREATIONAL FACILITIES – 187
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



Town of Wakefield Open Space and Recreation Plan FY 2005 - 2010



June 15, 2004

Adopted by the Planning Board: June 22, 2004
Adopted by the Conservation Commission: August 18, 2004

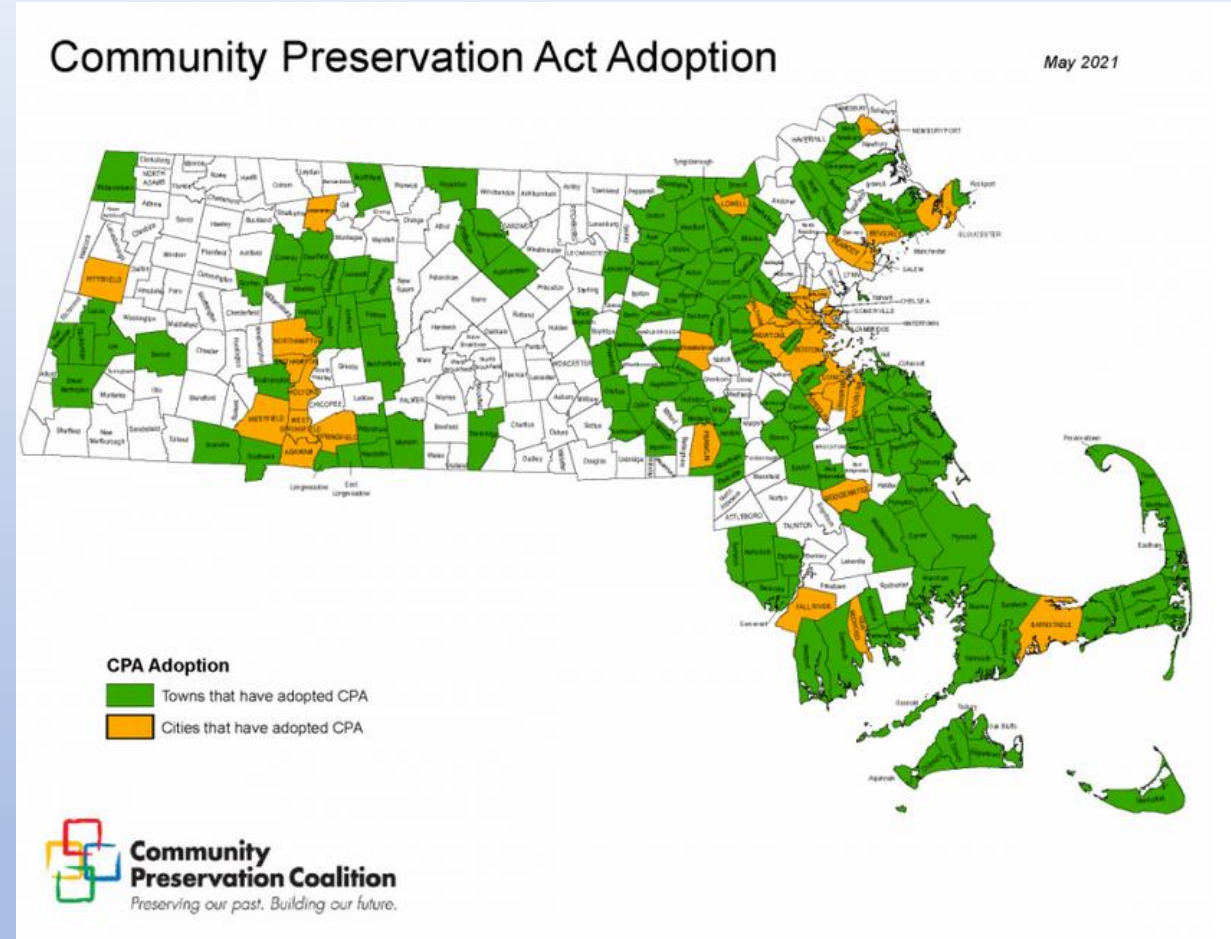
Prepared by:
Metropolitan Area Planning Council
60 Temple Place
Boston, MA 02111

Funded under Executive Order 418 by the Massachusetts Department of Housing and Community Development, Massachusetts Department of Economic Development, Executive Office of Transportation and Construction, and Executive Office of Environmental Affairs.

EXISTING RESOURCES — OPEN SPACE & RECREATION FOR FUTURE PARK DESIGN STUDIES – FUNDING SOURCES FOR IMPROVEMENTS

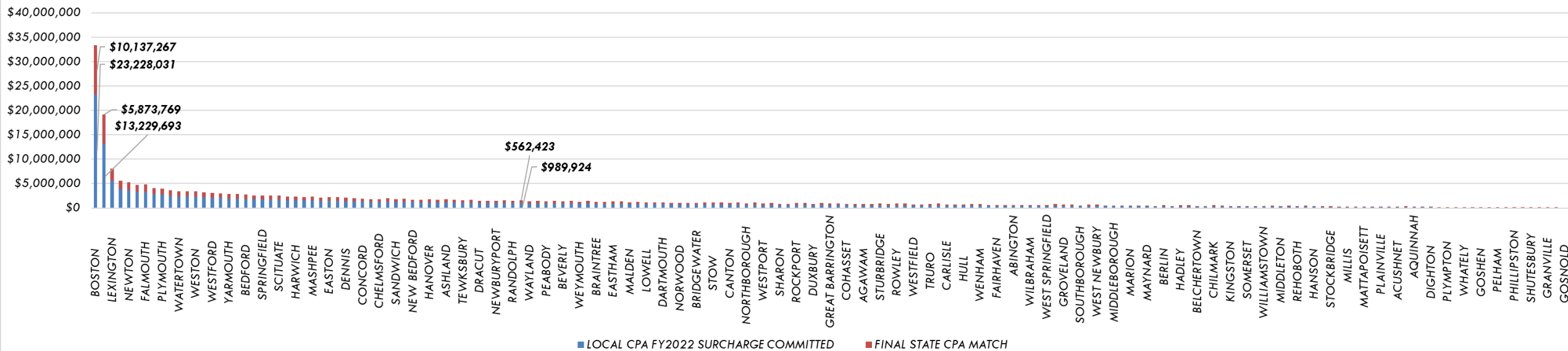
BUILD UPON WAKEFIELD VISION 2030 GOALS, BY:

- ❑ **TAKING MASTER PLAN SURVEY #1 – APRIL 2022**
 - ❑ TO PROVIDE ADDITIONAL MEASURABLE COMMUNITY FEEDBACK ON IDEAS & PARKS
- ❑ **TOWN CURRENTLY PURSUING – OSRP PLAN UPDATE**
 - ❑ FOR A MORE DETAILED SITE-LEVEL ANALYSIS OF CONDITIONS & NEEDS
 - ❑ PROCESS LIKELY YEARS 2022-2023
 - ❑ A 7-YEAR OSRP PLAN – WHEN APPROVED BY STATE DCS
 - ❑ CAN QUALIFY WAKEFIELD FOR PARC GRANTS – FOR IMPROVEMENTS
- ❑ **COMMUNITY PRESERVATION ACT – *CONSIDER FOR FUNDING***
 - ❑ SMART GROWTH TOOL - HELPS PRESERVE OPEN SPACE - DEVELOP OUTDOOR RECREATIONAL FACILITIES – 187 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***



CPA FY2022 FUNDS DISBURSED

- | | |
|--|--|
| <div><div></div><div>178 COMMUNITIES</div></div> | |
| <div><div></div><div>\$180 MILLION
TOTAL LOCAL SURCHARGE</div></div> | <div><div></div><div>\$88 MILLION
TOTAL STATE MATCH</div></div> |
| <div><div></div><div>\$562 THOUSAND
MEDIAN LOCAL SURCHARGE</div></div> | <div><div></div><div>\$336 THOUSAND
MEDIAN STATE MATCH</div></div> |



IDEAS & OPPORTUNITIES — OPEN SPACE & RECREATION

IDEAS FOR IMPROVING ACCESS & USE? — BEFORE THE DISCUSSION & POST-MEETING ONLINE SURVEY



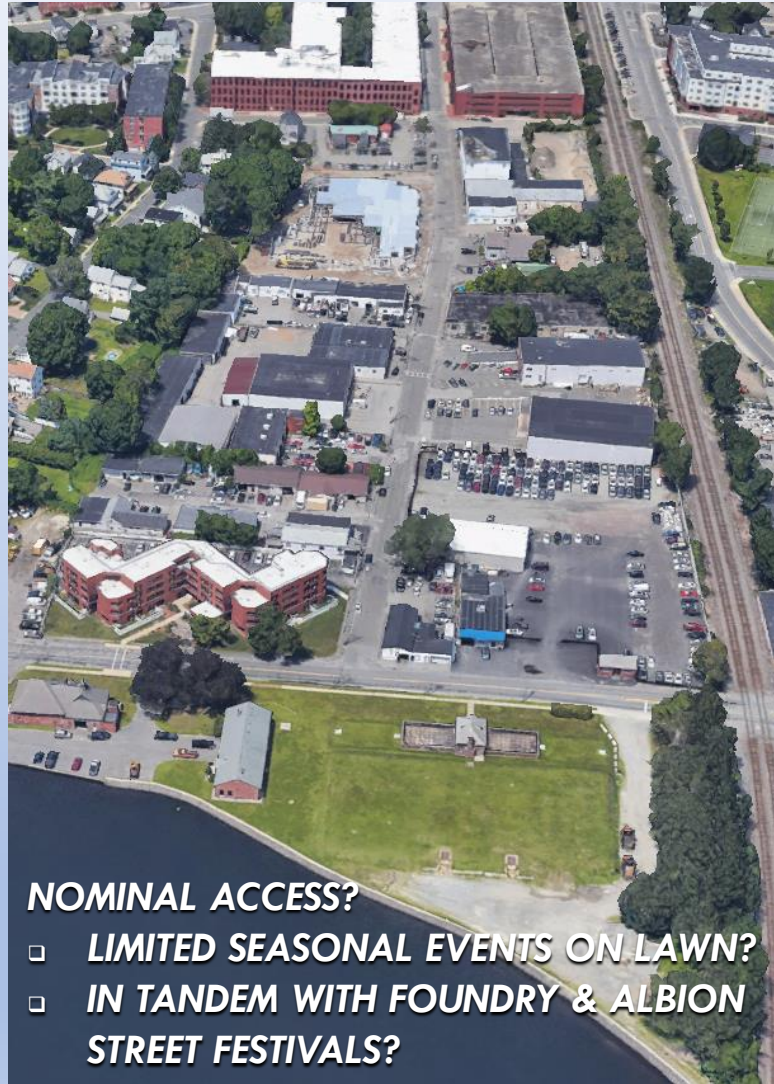
IDEAS & OPPORTUNITIES — OPEN SPACE & RECREATION

IDEAS FOR IMPROVING ACCESS & USE? — BEFORE THE DISCUSSION & POST-MEETING ONLINE SURVEY



IDEAS & OPPORTUNITIES — OPEN SPACE & RECREATION

IDEAS FOR IMPROVING ACCESS & USE? — BEFORE THE DISCUSSION & POST-MEETING ONLINE SURVEY



Text Size: A A A Calendar Contact Us News Site Map Cambridge Home Page

Cambridge Water Department

SERVICES ENERGY REDUCTION & RENEWABLE ENERGY PROJECTS FRESH POND RESERVATION PROGRAMS

WATER BILL INFO PERMITS WATER BOARD ABOUT US

Fresh Pond Reservation

- About Fresh Pond
- Dog Regulations
- Rules and Regulations
- Public Programming
- Reservation User Information
 - Getting to Fresh Pond
 - Fresh Pond Reservation Trail Map
 - Get a Permit for Fresh Pond
 - FAQs
 - Lost and Found
- Fresh Pond Day
- Data Collection and Research on the Reservation
- Get Involved
- Education and Partnerships
- Invasive Species
- Watershed Division Homepage
- Fresh Pond Photo Galleries

Fresh Pond Reservation Trail Map

LEGEND: Visitor Uses

- Shared use path. Cambridge dogs may be off-leash if under voice control.
- Limited use path. All dogs on leash. Walk bikes.
- Limited use path. Walking and nature study only.
- Kingsley Park shared use area. Cambridge dogs may be off-leash seasonally. See Shared Use Guidelines for details.

LEGEND: Features

- Parking
- Bus Stop
- Bike Parking
- Restroom
- Ranger Station
- Emergency Call Phone
- Water Fountain
- Community Gardens
- Overlook

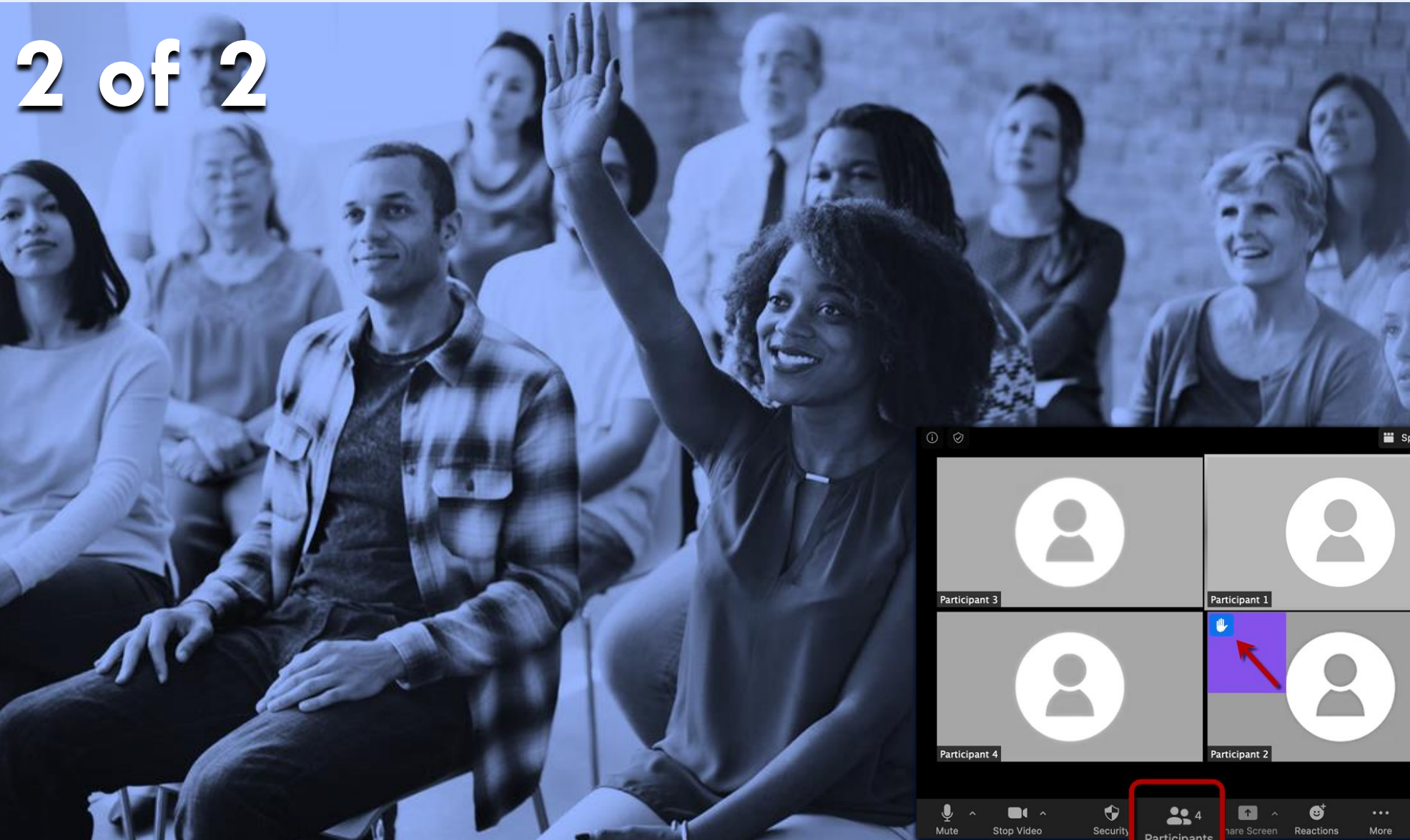
NOTES:

Designated uses are subject to temporary change due to construction or restoration.

To be off-leash in shared use areas, Cambridge dogs must display a current license and respond to their keeper's commands.

NEXT 30-35 MINUTES – ACCEPT ZOOM REQUEST ON SCREEN

SMALL BREAKOUT GROUP DISCUSSIONS

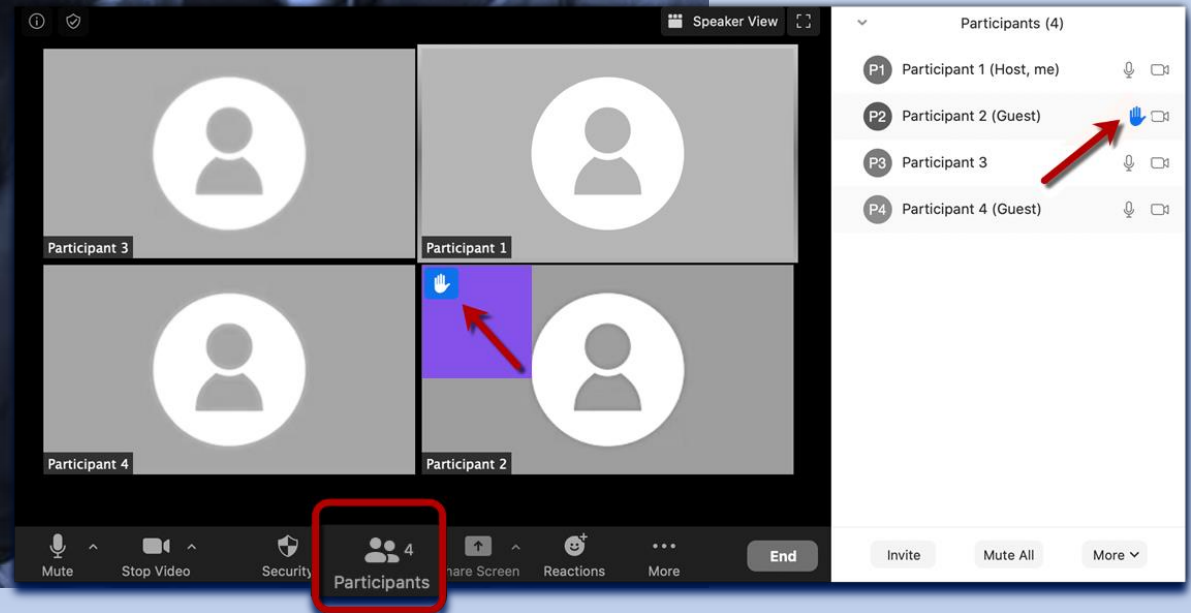


2 of 2

**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

OPEN SPACE & RECREATION ELEMENT

PARKS, SQUARES & LEISURE



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

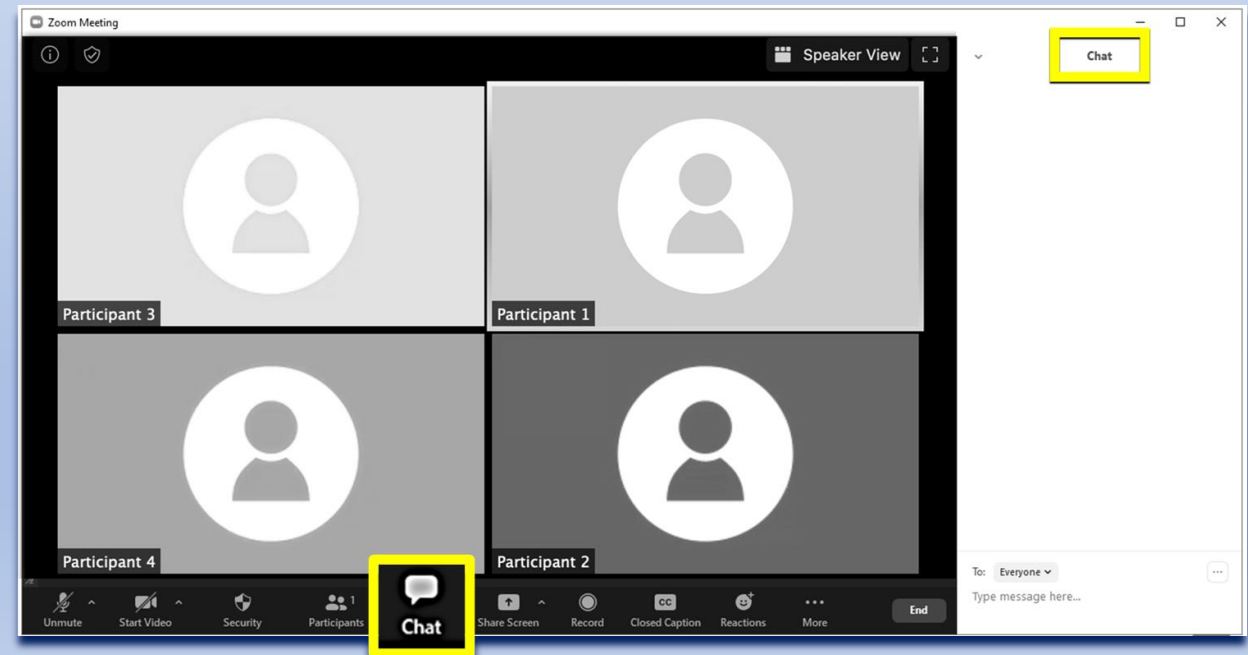
wakefield.ma.us/master-plan 42

- ☐ WHAT PARKS AND RECREATIONAL FACILITIES ARE YOU MOST EXCITED ABOUT IN WAKEFIELD?
- ☐ WHAT FACILITIES DO YOU THINK COULD USE IMPROVEMENTS?
- ☐ WHAT ARE SOME RESOURCES THAT WAKEFIELD CURRENTLY DOES NOT HAVE THAT YOU THINK THE TOWN SHOULD EXPLORE OBTAINING/DEVELOPING?

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

OR

**PLEASE TYPE QUESTIONS
INTO THE CHAT BOX**



WAKEFIELD MASTER PLAN 2033

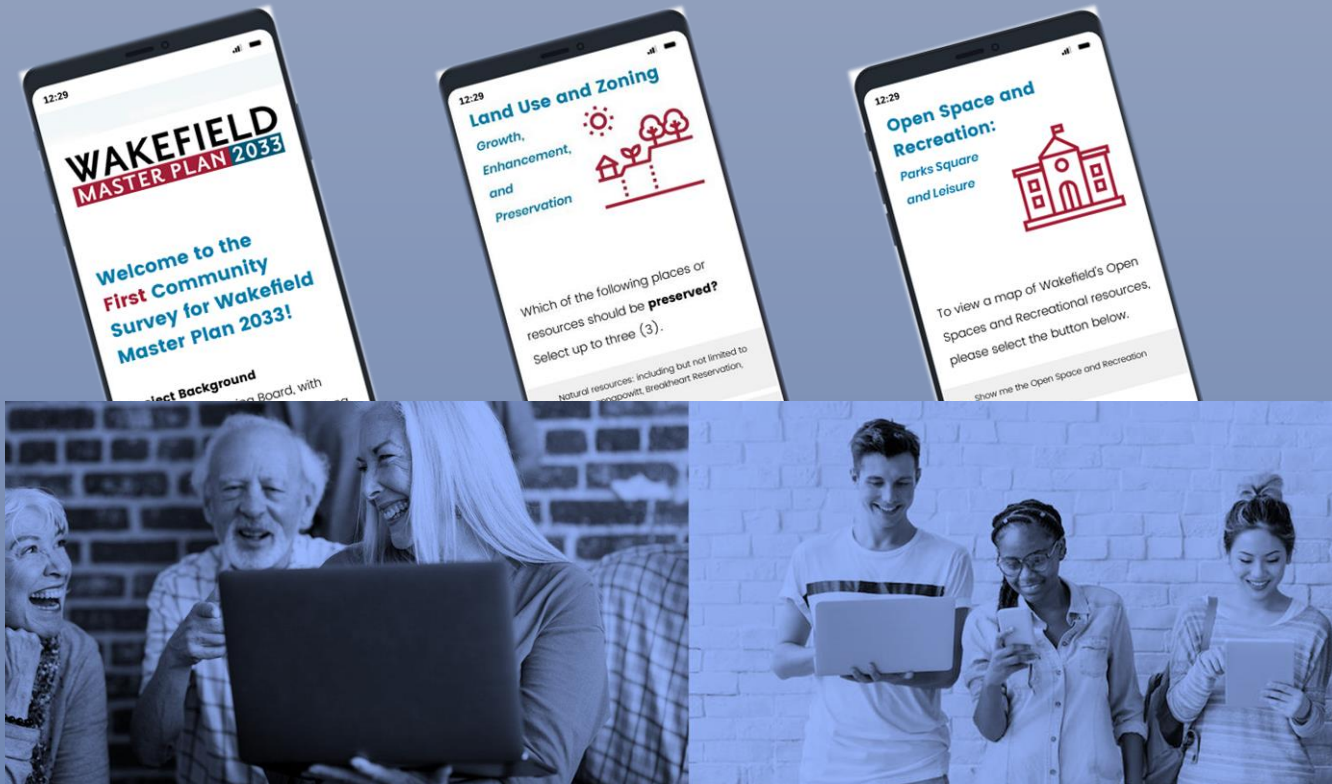
FIRST PUBLIC WORKSHOP

A TWO-PART ONLINE OPEN HOUSE

- ❑ **LAND USE & ZONING:**
GROWTH, ENHANCEMENT & PRESERVATION AREAS IN TOWN
- ❑ **OPEN SPACE & RECREATION:**
PARKS, SQUARES & LEISURE

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

[MAPC.MA/WMP2033_FORUM1](https://mapc.ma/wmp2033_forum1)



3-WEEK ONLINE COMMUNITY POLL

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

❑ **DEADLINE 4.27.2022**

❑ **SURVEY LINK – [MAPC.MA/WMP2033SURVEY1](https://mapc.ma/wmp2033survey1)**

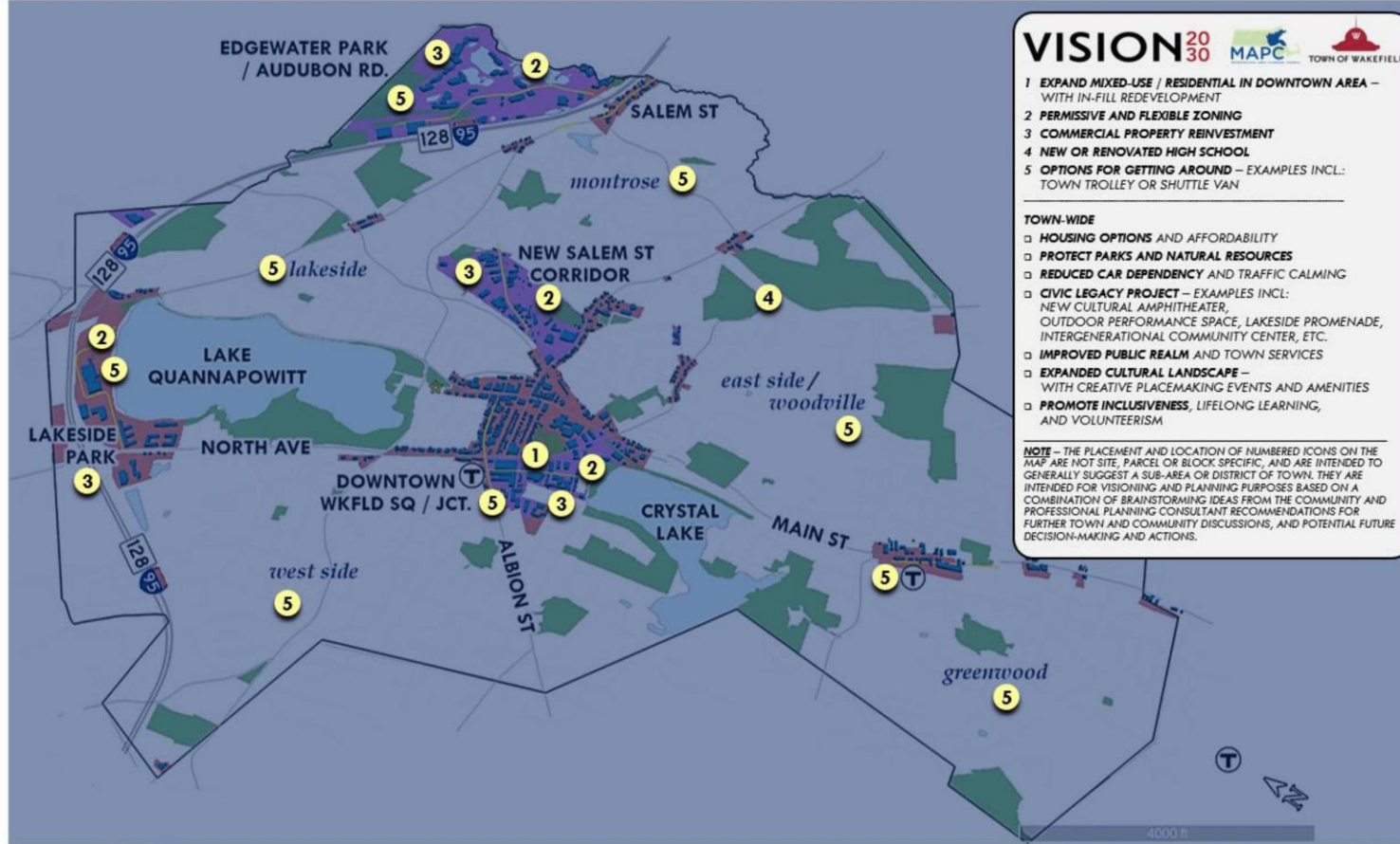
REFLECT ON VISION 2030

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
- 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.