

SITE DESCRIPTION

Site 24, Map 40
8.55 Acres, 372,506 sq.ft.
Zone – SR Single Residence

PROPOSAL DESCRIPTION

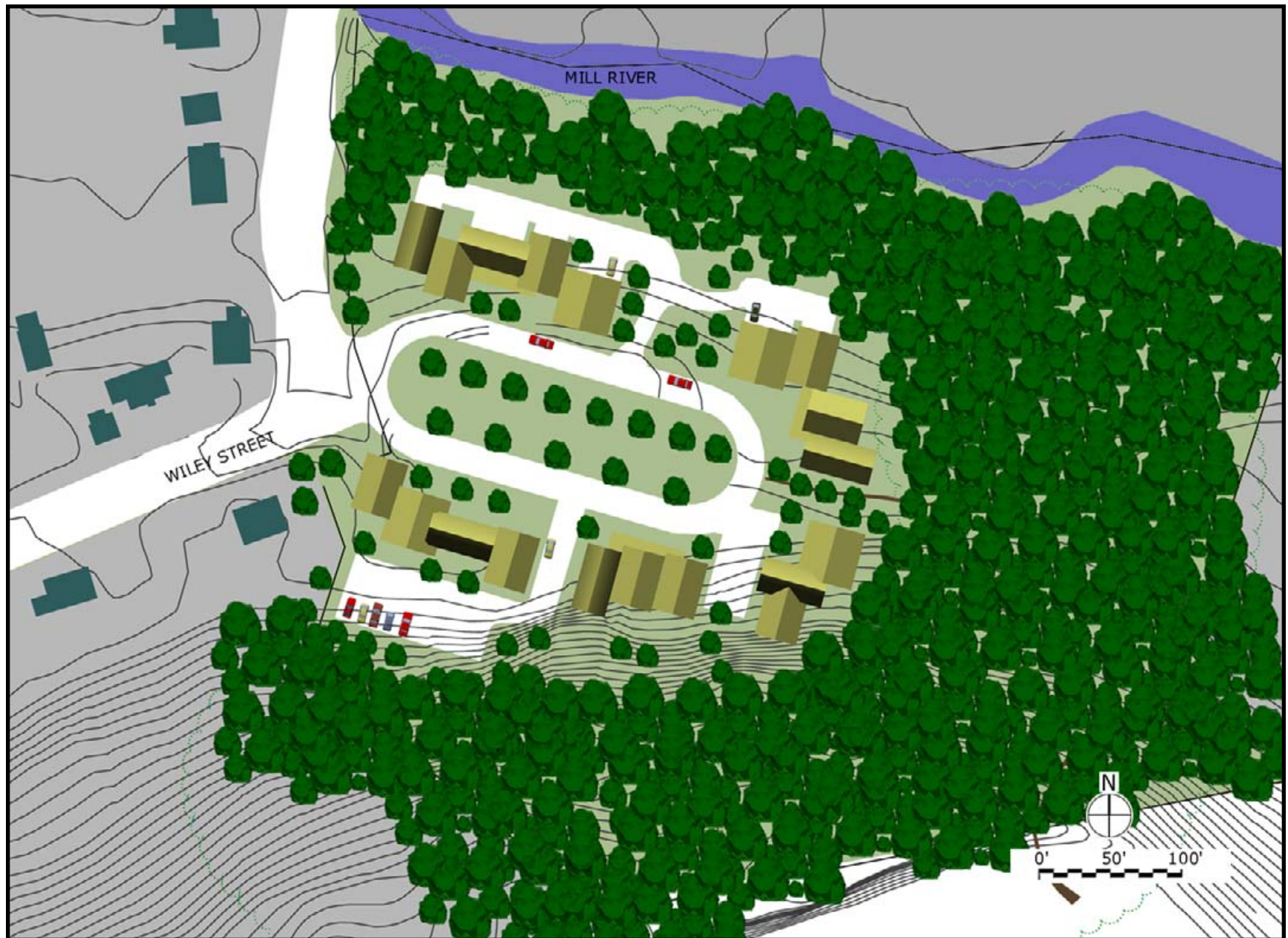
The D2 concept is an attached single-family variant of the D1 cluster design. The D2 concept will provide Wakefield with a preferred design to recommend to 40B developers.

Like D1, the D2 concept also sets aside a minimum of 40% of the land for common use, 30% preserved in an undisturbed condition and 10% as a shared green or other common as shown in the illustration. Features include:

- 18 new units in four buildings clustered around a common entry court and surrounded by common open space in the conservation subdivision type development.
- Two cars for each house in small lots behind or below buildings.
- 2.1 units per (total) acre (20,690 s.f./unit) overall site density. Approximately 225,000 square feet of common open space. Density excluding conservation land: approximately 9 units per acre or 4,840 square feet per unit.

PUBLIC BENEFITS

- Clustering of units around a green creates a public open space as an extension of Wiley Street.
- Greater density compared to single family development decreases construction cost and lowers unit cost.
- Clustering of units and reduction in lot size allows approximately 225,000 sq.ft. of land to be retained as common open space.
- Open space connects to Mill River and other public or potentially public land contributing to creation of an open space network.
- 18 new units contribute to overcoming the housing shortage. Smaller units lower cost, helping to serve families with income levels whose needs are not being met. 25% of units could be affordable counting towards 40B requirements.





Atwood Street in Greenwood: Smaller, denser development allows natural areas to be protected.

Heron Pond Development, Wakefield: Careful zoning of the streetscape keeps multi-family development from overwhelming pedestrian areas.

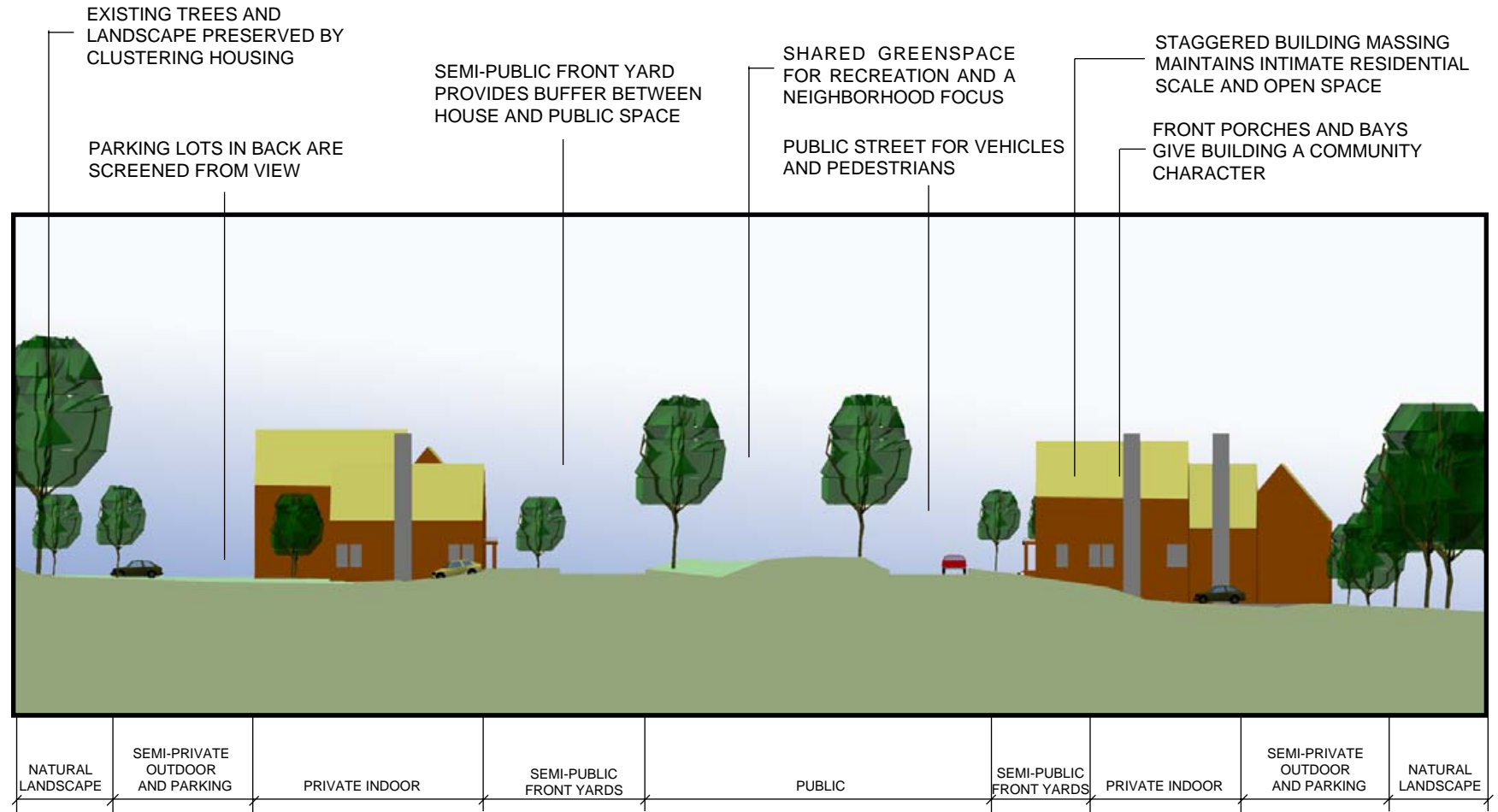


IMPLEMENTATION REQUIREMENTS – LEGAL

- Adopt a conservation subdivision type zoning bylaw.
- Allow cluster development on smaller parcels than currently allowed.
- Allow multi-family development in Single Residence Zones with Planning/Zoning review.
- Revise dimensional requirements for clusters – reduced frontage, etc. Consider reducing 30’ setback to adjacent property.
- Allow shared driveways.
- Revise road requirements – less asphalt and more green. Reduce developer expense in return for other Town benefits.
- Inclusionary zoning provision for permanently affordable units.
- “Friendly 40B” - private sector negotiation with Town - can help balance public and private benefits.

IMPLEMENTATION REQUIREMENTS – ECONOMIC

- Negotiate with DPW and Fire Department to reduce infrastructure costs while protecting public safety.
- A much denser project with a 40B override of Zoning or a large-lot subdivision with larger houses are likely to remain more economically attractive options for many developers unless cluster is equally economically advantageous to land owner.
- Inclusionary zoning provision for permanently affordable units.









Coppersmyth Way, Lexington: *Clustered units create a strong image in this Lexington development. Built on a two-acre former used car lot under the Town of Lexington's revamped cluster by-law, this eight unit project in three buildings includes undeveloped open land, developed common open space, and a landscaped island in the cul-de-sac.*

It also has private decks, patios and garages.

It is designed and scaled to fit in with the surrounding homes, and landscaped with stone walls and other amenities. This is a very successful project and the attached homes have sold for over \$700,000.



WILEY STREET CONSERVATION SUBDIVISION CONCLUSIONS

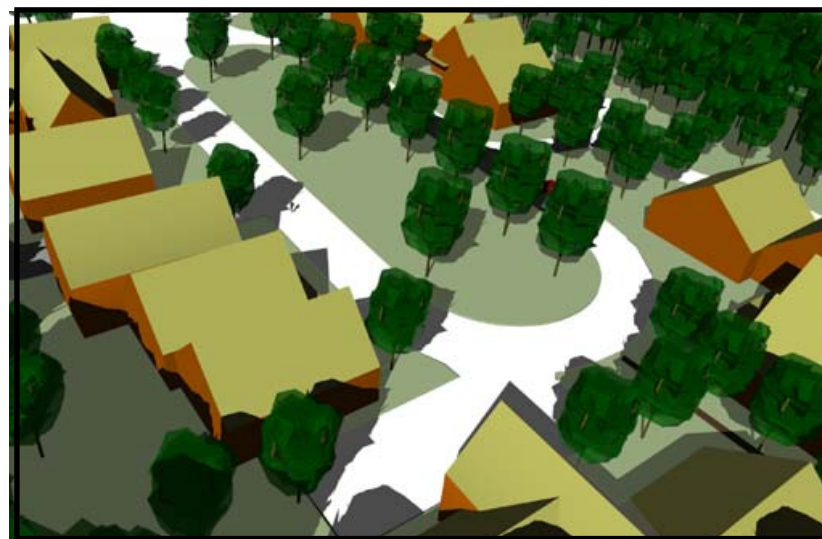
Conservation subdivision development in lieu of typical suburban development offers advantages at the Wiley Street site and at other sites facing development, since many of these are currently open space that contribute to the natural character of Wakefield. These advantages include:

- Developers investment in common open space improvements that help maintain Town character.
- Reduction in the regrading that alters the natural landscape to the detriment of the Town's character and that can create drainage and other problems on adjacent properties.
- Reduction in required paving that adds to development cost, disturbs the rural character of the town, and increases runoff problems on adjacent properties.
- Creation of shared open space at the front of dwellings that reinforces community character.
- Shared open space surrounding the cluster that helps maintain rural character and potentially contributes to an open space network for the entire town.
- Potential for increasing the number of affordable units through inclusionary zoning.

Changes to zoning that encourage conservation subdivision development should be pursued by the town.



Wiley Street Single Family - D1



Wiley Street Attached Single Family - D2

INCLUSIONARY ZONING

An essential part of the D2 model is that it provides additional affordable housing in Wakefield, both to address the real housing need and to meet the 40B criteria. This should be accomplished through the adoption of an inclusionary zoning provision that would require the inclusion of affordable units in any proposed new housing development.

Many Massachusetts cities and towns have adopted inclusionary zoning provisions in their bylaws in order to safeguard the availability of affordable housing in their communities. The adoption of an inclusionary zoning provision would be a helpful tool in addressing the shortage of affordable housing for seniors and first-time homebuyers. Wakefield may be able to reach 40B's 10% affordability requirement within a few years with the help of inclusionary zoning. After that, as new housing is added

to Wakefield's inventory, an inclusionary zoning requirement would allow the percentage of Wakefield's housing that is affordable to keep pace.

The inclusionary zoning provision will identify a set percentage of the units that will be reserved as affordable or senior housing with deed restrictions meeting the state's requirements for affordable units. This percentage varies from town to town. Twenty percent is a good figure to work with as a starting point in Wakefield's discussions. Some inclusionary zoning provisions require a minimum of one affordable unit in any project that seeks to take advantage of the Type D2 development model while other bylaws establish a minimum project size, such as five units, as the point at which the affordable requirement kicks in.