

Islington Center Redevelopment Fact Sheet
April 30, 2018

Economic Benefits

Current Conditions

Estimated value of town-owned property ¹	\$2,575,000
277-283 Washington Street: \$600,000	
280 Washington Street: \$750,000	
288 Washington Street: \$1,200,000	
Map: 23 Lot: 190 East Street: \$25,000	
Capital needed to continue use of property ²	(\$1,959,529)
280 Washington Street: (\$258,042)	
288 Washington Street: (\$1,701,487)	

Effective Current Property Value	\$615,471
---	------------------

Real Estate Taxes	\$62,073
266-278 Washington Street: \$32,914	
291-295 Washington Street: \$14,893	
9 School Street: \$14,266	
MMO Lease Revenue for ICC	\$84,000
Misc. Revenue for ICC	\$4,520
Value of municipal space at ICC	\$40,000
Maintenance and operational expenses at ICC	(\$76,380)
Maintenance and operational expenses at Islington Library	(\$13,116)

Total Current Annual Revenue	\$101,097
-------------------------------------	------------------

Redevelopment Conditions

Estimated value of town-owned property	\$4,250,000
277-283 Washington Street Land: \$750,000	
277-283 Washington Street Building: \$3,500,000	
Estimated Capital for Wentworth Hall Project	(\$1,481,265)
Cost to relocate and expand Wentworth Hall: (\$3,531,265)	
Cost to remove unsuitable soils/rock: (\$150,000)	
Contribution from developer: \$2,200,000	

Effective Projected Property Value	\$2,768,735
---	--------------------

Estimated Real Estate Taxes	\$470,856
Estimated Excise Taxes	\$10,500
Misc. Revenue for Wentworth Hall	\$4,520
Value of municipal space at Wentworth Hall	\$40,000
Maintenance and operational expenses at Wentworth Hall	(\$48,470)
Anticipated additional services costs (school, police and fire)	(\$53,420)

Total Projected Annual Revenue	\$423,986
---------------------------------------	------------------

¹ Estimated property value for four town-owned parcels offered in May 2016 Request for Proposals (RFP). These values exceed a recent appraisal.

² Estimated cost is for essential repairs only. Estimated cost to make the structure fully code-compliant, accessible and more efficient for continued municipal and non-profit use is \$4,846,500.

Islington Center Redevelopment Fact Sheet
April 30, 2018

Qualitative Benefits

Aesthetics

Residents have expressed a strong desire to maintain the look of a quaint New England village center with a prominent corner church building. The Redevelopment Project will employ character-appropriate design, including the replication of the ICC facade. Aging and deteriorated buildings will be replaced with new, fully compliant, handicapped accessible, climate controlled, energy efficient structures. In addition, the proposed Redevelopment Project will introduce more greenspace along roadways and in buffer areas, and will create additional public gathering spaces on the east and west sides of Washington Street, adjacent to the proposed mixed-use building and in front of the relocated Wentworth Hall. The project will include new outdoor seating, new street trees, and enhanced buffer areas adjacent to existing residential uses.

Community Services

The Islington Center Redevelopment Project has been designed to improve the village atmosphere in Islington Center, while retaining current commercial and community uses. The Mothers Morning Out (MMO) Nursery School has been providing an important service to the Westwood Community over 40 years. This project will enable the non-profit nursery school to continue operation in Islington Center, with 5,000 sq. ft. of built-to-suit rental space at the same lease amount that MMO current pays the town for its operation in the ICC. The Redevelopment Project will relocate, renovate and expand Wentworth Hall to house both the Islington Branch Library and new offices for the Youth & Family Services Department. Much needed improvements to the Islington Branch Library will ensure the operation of this valuable community resource for years to come. A large multi-purpose space will be created on the lower level of the expanded Wentworth Hall to accommodate all of the Recreation and Community uses that currently take place in the ICC Building. Unlike the current meeting space in the ICC, the new meeting space will be fully accessible, code-compliant, and energy-efficient. All of the programs that are currently offered in the IIC, and others that may be offered in the future, can be expected to operate more conveniently in this new space.

Economic Development

Long-standing Islington businesses, including Matt the Barber and Crown Cleaners, will continue to operate in newly renovated space, and the developer has committed to actively market approximately 16,000 SF of commercial space for vibrant new uses, such as restaurants, coffee shops, bakeries or similar tenants. The level of commercial investment in Islington Center from this Redevelopment Project will result in an increase to the overall value of commercial property in Westwood, and will positively affect the Town's Split Tax Rate. Improvements in this area may also serve as a catalyst for further redevelopment along Washington Street, where several commercial properties have remained vacant or underutilized for more than a decade.

Traffic

The developer's traffic engineers and the Planning Board's peer review engineers reviewed existing and proposed traffic conditions. All are in agreement that the Islington Center Redevelopment project will not add significantly to the already congested traffic area. Nonetheless, the special permit for the Islington Center Redevelopment Project requires the developer to make signalization improvements to the Washington Street/East Street/School Street intersection, including improvements to add a dedicated left turn movement from southbound Washington Street onto East Street. The special permit also restricts trucks that are exiting the proposed new CVS parking lot from turning right onto School Street. The Planning Board made a decision not to increase the roadway widths by adding new turning lanes to the Washington Street/East Street intersection. Maintaining the existing roadway widths, while adding on-street parking spaces along Washington Street, will lead to an improved pedestrian experience. However, in order to avoid the cost of potential right-of-way acquisition if road-widening is pursued at some time in the future, the town will maintain ownership of a strip of land on the northeast side of the intersection in front of the proposed mixed-use building

Islington Center Redevelopment Fact Sheet
April 30, 2018

Parking

The Planning Board carefully reviewed proposed parking in relation to proposed uses. The Redevelopment Project will provide 78 more parking spaces than currently exist in Islington Center, including 15 spaces over and above those needed to meet the demands of all proposed uses. Shared parking easements will be established to enable public parking in any surface parking space, including parking for residents attending baseball games at Morrison Park.

Historic Preservation

In addition to the work that will be performed on the Town's historic Wentworth Hall, the Islington Center Redevelopment Project will provide an opportunity for the restoration and continued use of the historic Blue Hart Tavern. Land has been reserved to accommodate this structure and efforts will be made to identify a potential new owner.

Housing

The Islington Center Redevelopment Project will comply with the Town's Comprehensive Plan and Zoning Bylaw by increasing opportunities for greater diversity of housing choice in Westwood. This development will add 18 two-bedroom condominium units within walking distance of the MBTA's Islington Station. Only three new school-age children are expected to occupy these condominium units. The town has negotiated with the developer to design an affordable housing plan that not only allows for the creation of 3 units to serve residents in need of affordable housing, but also allows the town to add a total of 12 new housing to its Subsidized Inventory (SHI) count. These 9 extra SHI units will go a long way toward keeping Westwood above the required 10% on the SHI.