

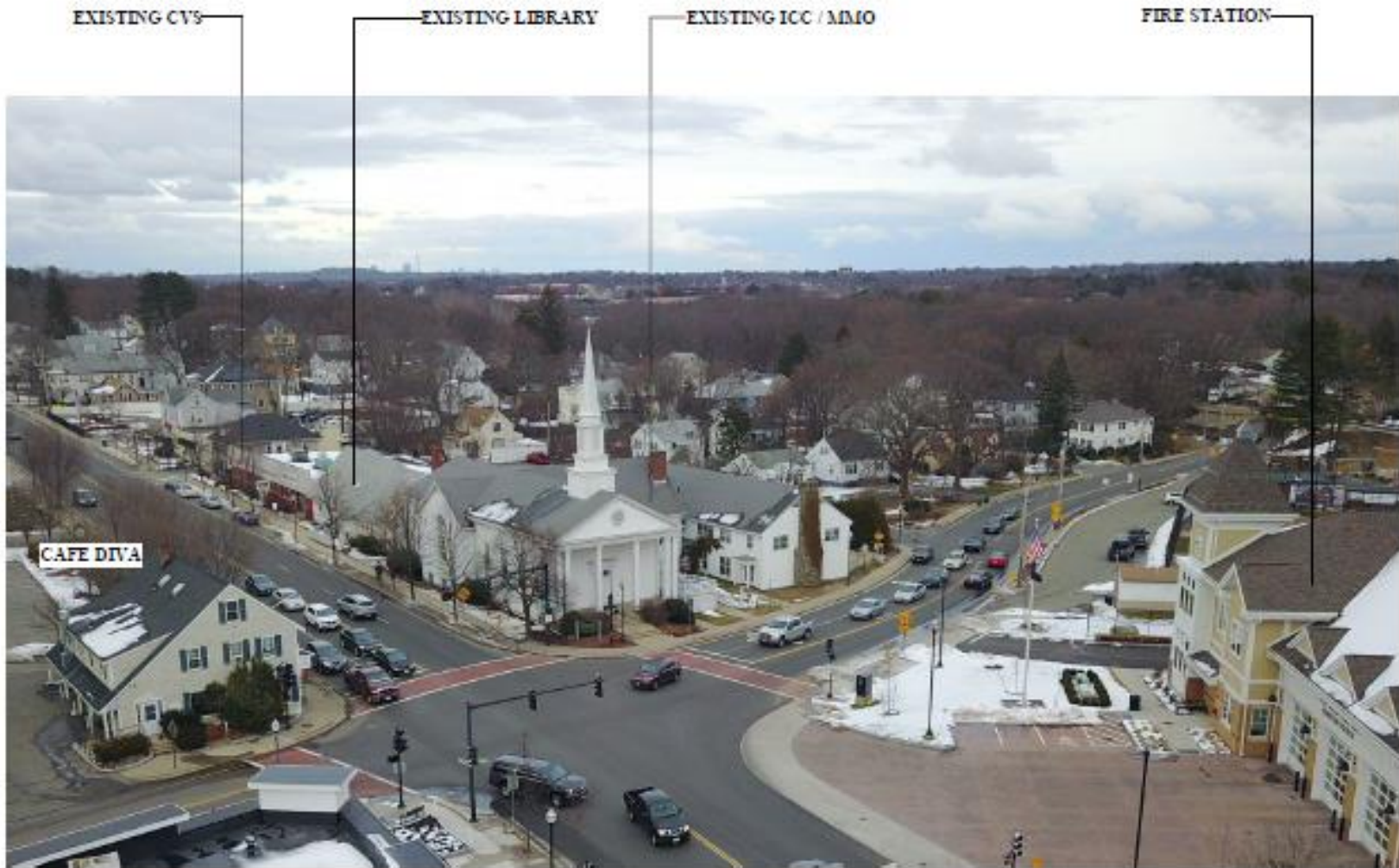
Islington Center Redevelopment Project

May 2018

Information Forum

Islington Center Redevelopment

Photograph – Aerial View from SW Corner



Islington Center Redevelopment

Photograph – Aerial View along Washington Street



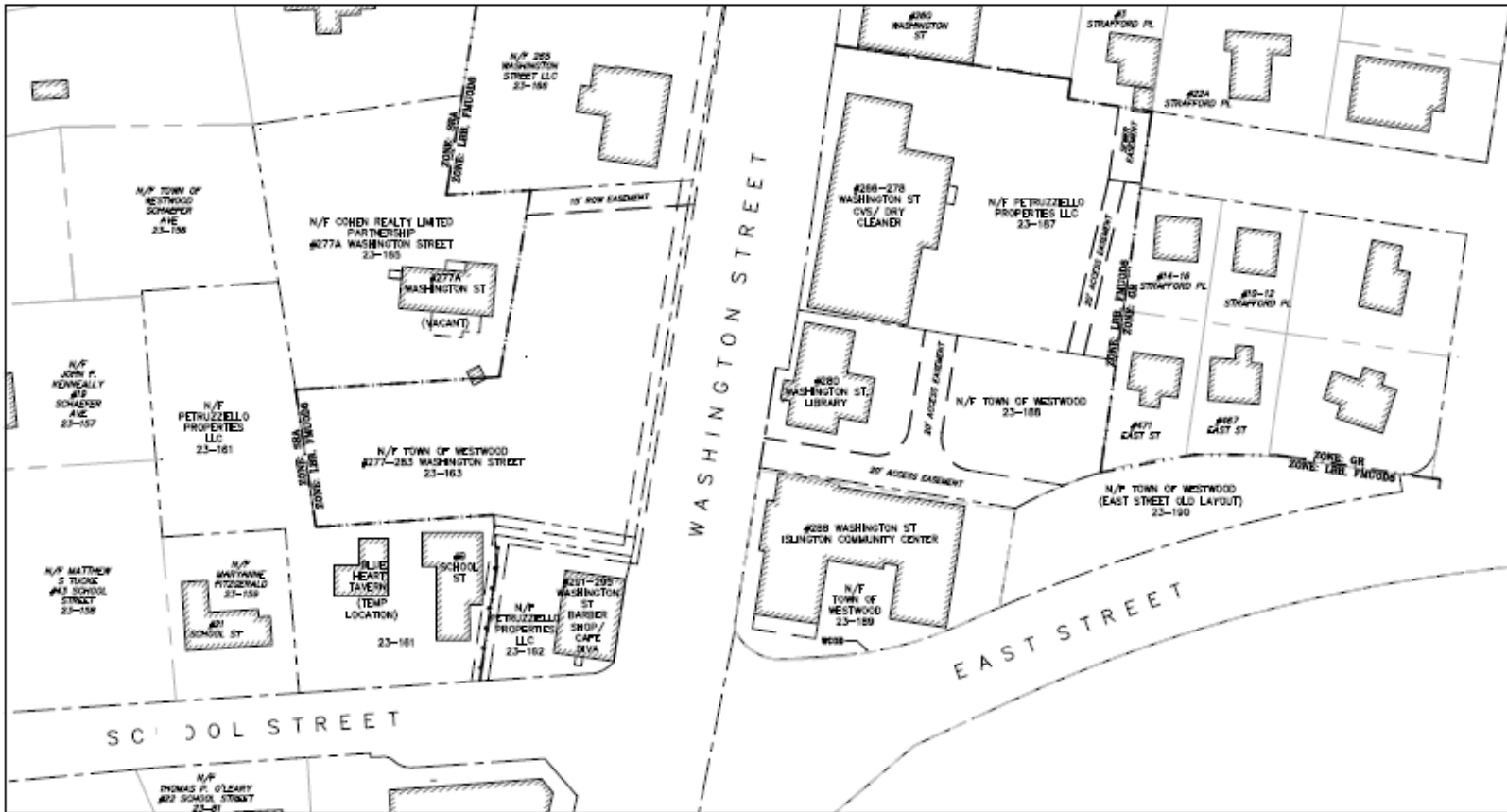
Islington Center Redevelopment

Photograph – Aerial View from Morrison Park



Islington Center Redevelopment

Project Location – Washington, East & School Streets



PLAN
SCALE: 1" = 40'

Islington Center Redevelopment Articles

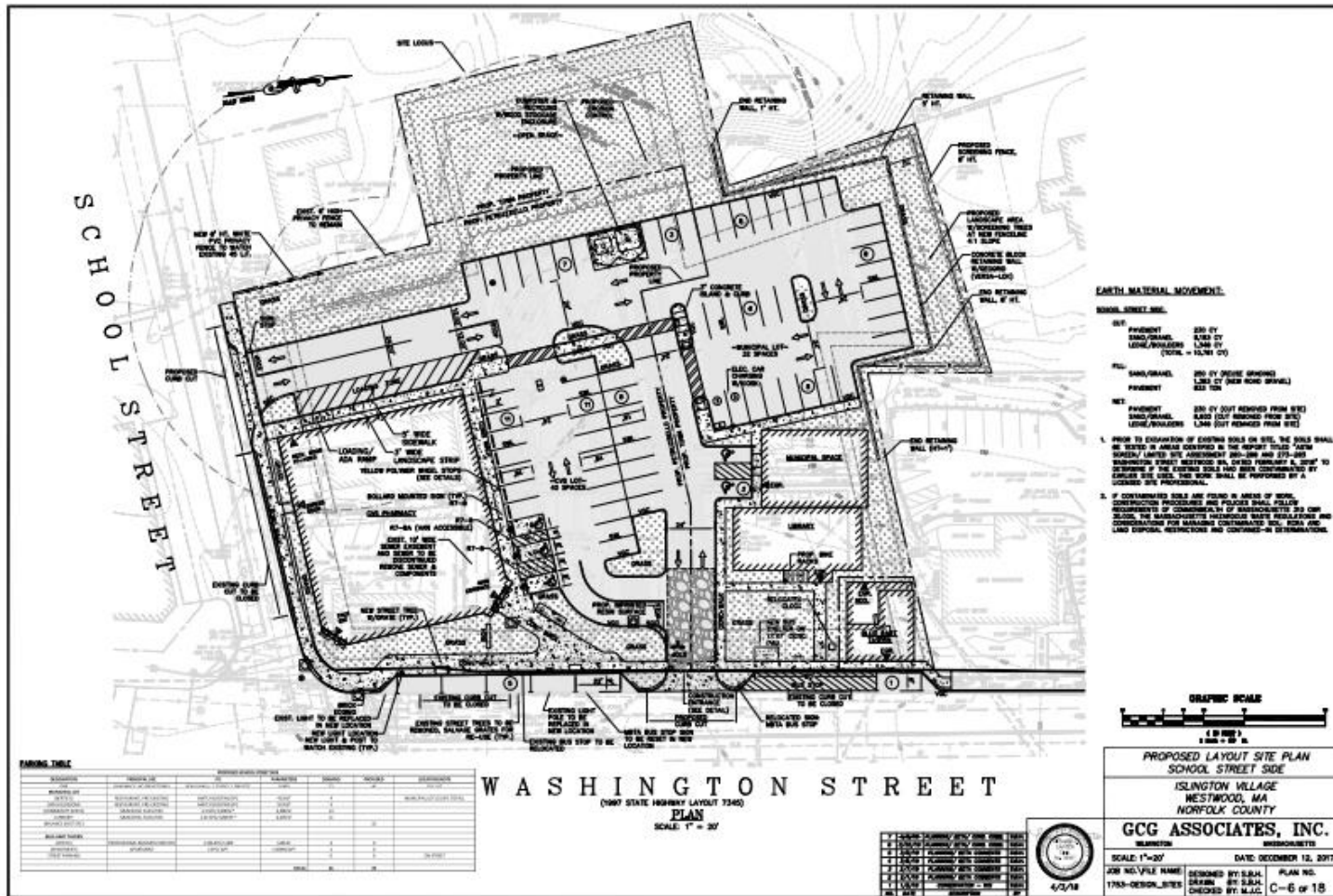
School Street Side – Description of Work

School Street side:

- Replace Café Diva and Westwood Tailor Shop with a new CVS retail/pharmacy building
- Relocate and renovate Wentworth Hall and construct a Community Center addition with offices for Youth & Family Services and a lower level hall
- Construct 72 off-street parking spaces – 40 spaces for CVS and 32 municipal parking spaces
- Add 6 on-street parking spaces on the west side of Washington Street

Islington Center Redevelopment

School Street Side – Proposed Plan



Islington Center Redevelopment Articles

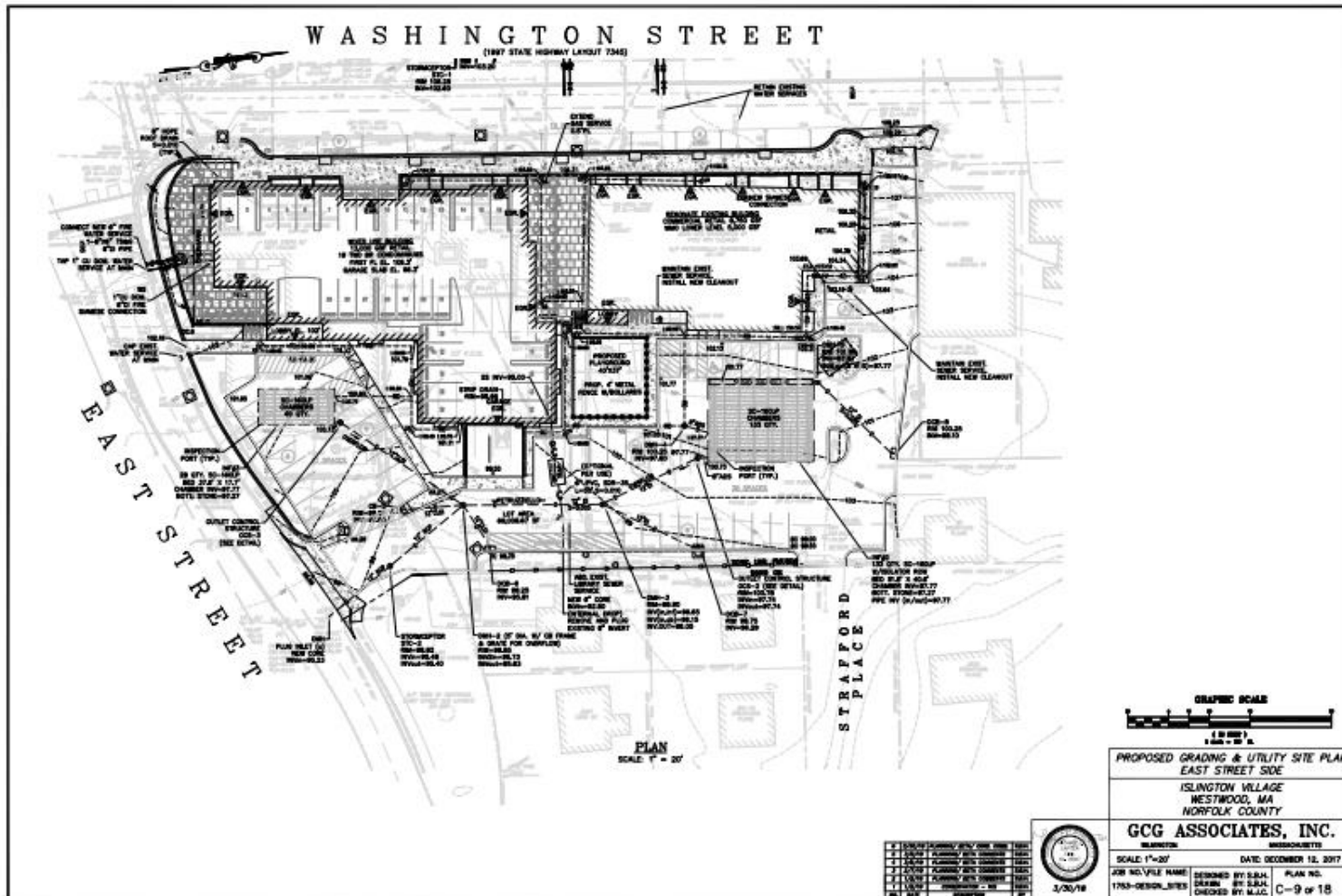
East Street Side – Description of Work

East Street side :

- Replace the Islington Community Center with a new 3-story building with approximately 13,000 SF of ground floor commercial space, 18 condominiums and 36 parking underground spaces
- Renovate the current CVS/Crown Cleaners building and create a new 5,000 SF lower level space for Mother's Morning Out (MMO) nursery school with new 40' by 37' outdoor playground
- Construct 52 off-street parking spaces
- Add 12 on-street parking spaces on the east side of Washington Street

Islington Center Redevelopment Articles

East Street Side – Proposed Plan

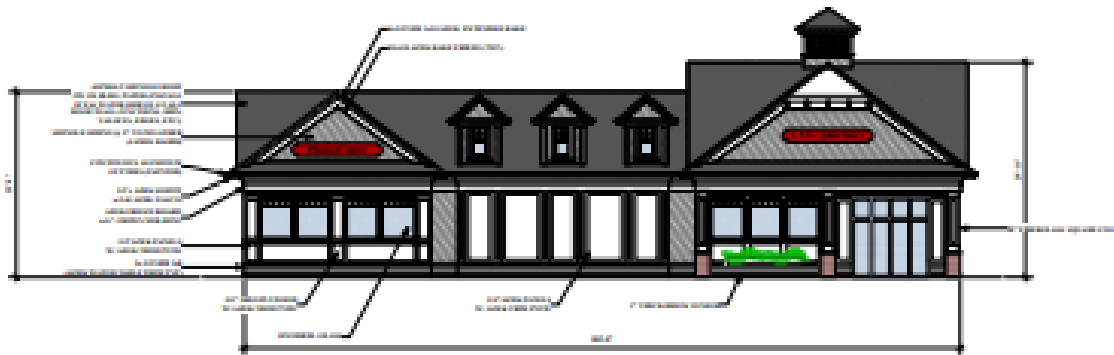


Islington Center Redevelopment

Building A Elevations – CVS



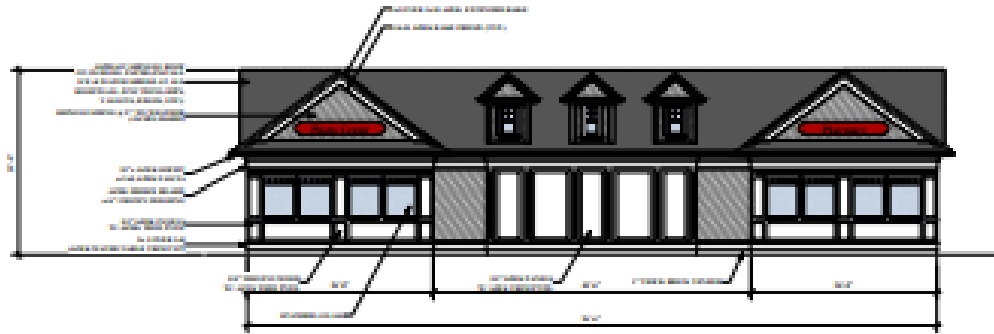
Washington Street Elevation



School Street Elevation

Islington Center Redevelopment

Building A Elevations – CVS



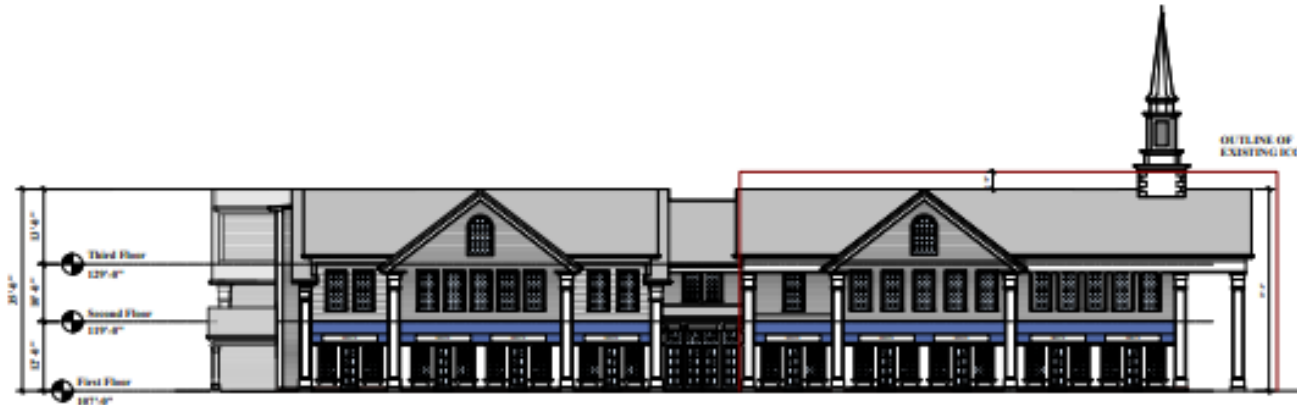
West Side Elevation



Parking Lot Side Elevation

Islington Center Redevelopment

Building B Elevations – Mixed Use



Washington Street Elevation



1 Rear Elevation
107'-0"

Parking Lot Side Elevation

SHEET 17 OF 30

BUILDING B

Islington Center Redevelopment

Building B Elevations – Mixed Use



East Street Elevation



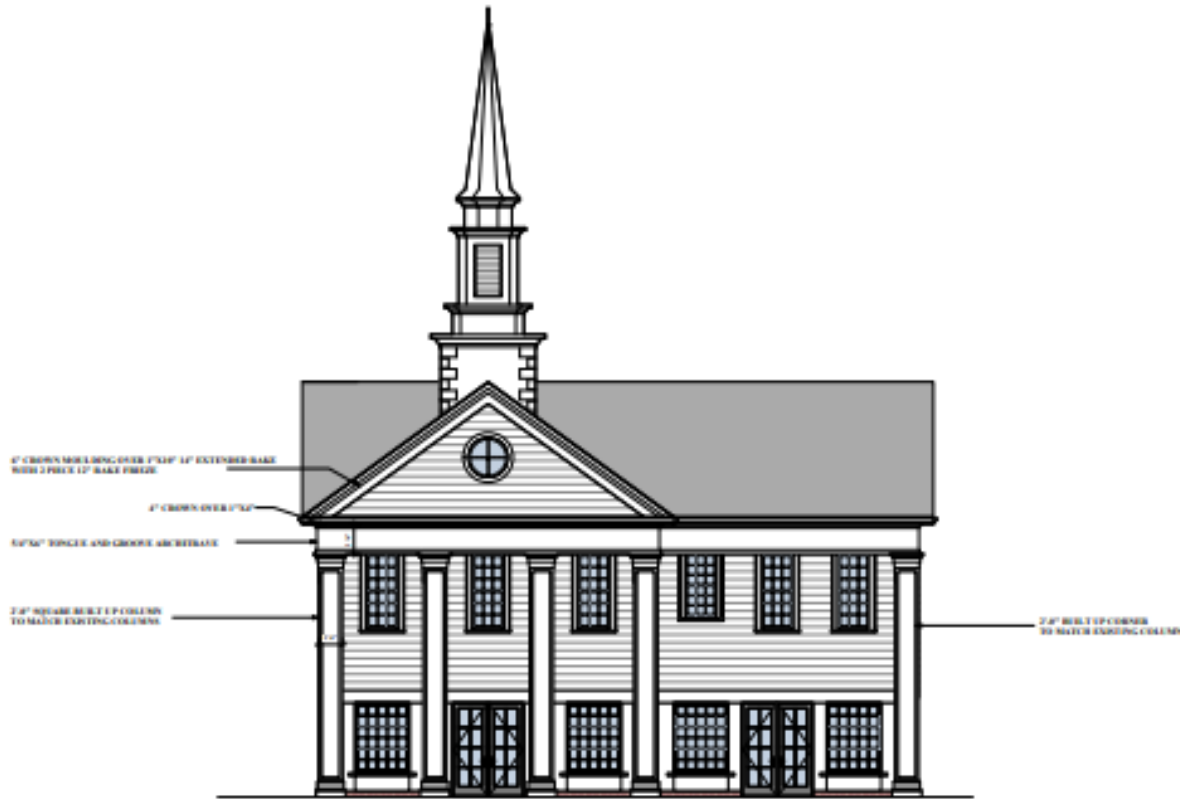
North Side Elevation

SHEET 18 OF 30

BUILDING B

Islington Center Redevelopment

Building B Elevations – Mixed Use



East Street Elevation Detail

SHEET 09 OF 30

BUILDING B

Islington Center Redevelopment

Building C Elevations – Commercial & MMO Building



Washington Street Elevation

BUILDING C

SHEET 27 OF 30

Islington Center Redevelopment

Building C Elevations – Commercial & MMO Building



1
Left Side Elevation
1/24/17

1
Right Side Elevation
1/24/17

Side Elevations

BUILDING C

SHEET 28 OF 30

Islington Center Redevelopment

Building C Elevations – Commercial & MMO Building



Parking Lot Elevation

BUILDING C

SHEET 29 OF 30

Islington Center Redevelopment

Photograph – Street Level View from SW Corner



Islington Center Redevelopment

Rendering – Street Level View from SW Corner



Islington Center Redevelopment

Photograph – Aerial View from Morrison Park



Islington Center Redevelopment

Rendering – Aerial View from Morrison Park



Islington Center Redevelopment

Photograph – Street Level View from East Street



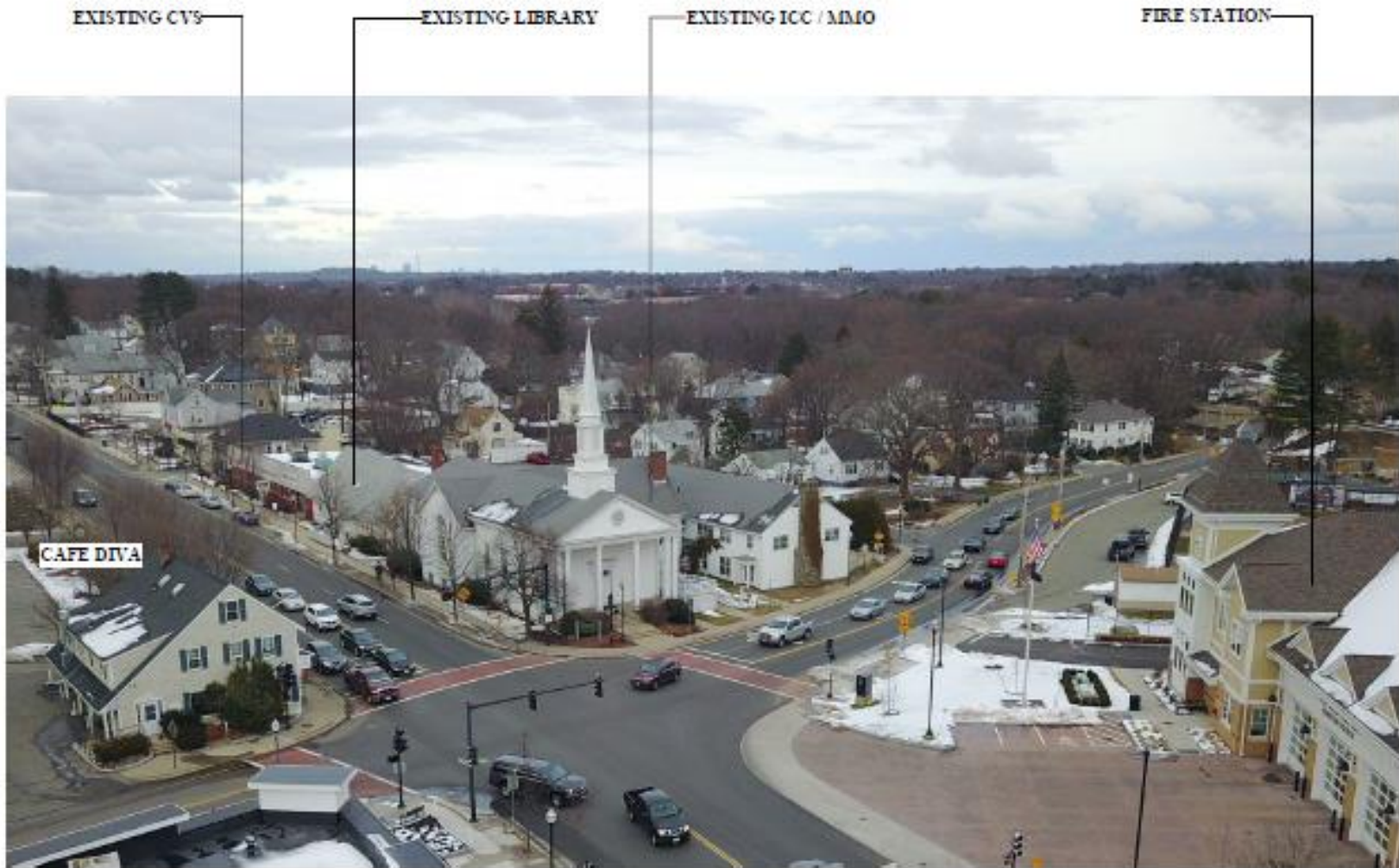
Islington Center Redevelopment

Rendering – Street Level View from East Street



Islington Center Redevelopment

Photograph – Aerial View from SW Corner



Islington Center Redevelopment

Rendering – Aerial View from SW Corner



Islington Center Redevelopment

Photograph – Aerial View along Washington Street



Islington Center Redevelopment

Rendering – Aerial View along Washington Street



Islington Center Redevelopment

Public Comments and Issue Resolution

Response to Residents' Comments

Comment: Residents have attended multiple public meetings and expressed opinions about Islington Center and the proposed redevelopment project. Some have felt that their comments have not been l



Response: The Town has listened to all of its residents, and heard both praise and criticism for the project. Resident's concerns have been fully considered and thoughtfully addressed by the developer:

Islington Center Redevelopment

Public Comments and Issue Resolution

Project Timing -

Comment: There is some concern that the proposed redevelopment project has been rushed and residents have not had sufficient time to consider whether or not to vote in favor of the proposed land disposition and zoning amendments at Town Meeting.

Response: The project has been fully discussed and cooperatively planned by multiple boards and committees over a 2-1/2 year period, with several beneficial revisions in direct response to public comments.

1994-1995

Islington Center Roadway Improvement Project
Roadway and Sidewalk Reconstruction
Underground utilities
Acquisition of Gas Station for Municipal Parking Lot

2004

Acquisition of Islington Community Church Property
Buy time for planning and zoning changes
Seek out potential commercial developers

2011-2015

FMUOD Zoning Bylaw Adopted
FMUOD 6 – Washington Street Overlay District Created
Mixed-use Development Permitted in FMUOD6

Islington Center Redevelopment

Public Comments and Issue Resolution

Project Timing -

September 2015	Islington Center Task Force appointed by Selectmen
May 2016	Request for Proposals (RFP) issued
September 2016	Task Force began 7 months of in-depth review of Proposal
April 2017	Task Force recommended Proposal to Selectmen
September 2017	Selectmen signed Memorandum of Understanding
December 2017	Petruzzello filed FMUOD Application with Planning Board
January 2018	Planning Board began initial hearing on FMOUD Application
April 2018	Task Force recommended Planning Board approval of Special Permit Planning Board granted FMUOD Special Permit Conservation Commission voted to issue Order of Conditions Finance & Warrant Commission recommended Town Meeting Approval
May 2018	Town Meeting will consider 3 articles related to RFP Project

Islington Center Redevelopment

Public Comments and Issue Resolution

Architectural Design and Aesthetics –

Comment: There is a strong desire to maintain the look of a quaint New England village center with a prominent corner church building.

Response: The developer altered his redevelopment plans to designed the multi-use building with a replica of the former Islington Community Church (ICC) façade and steeple.



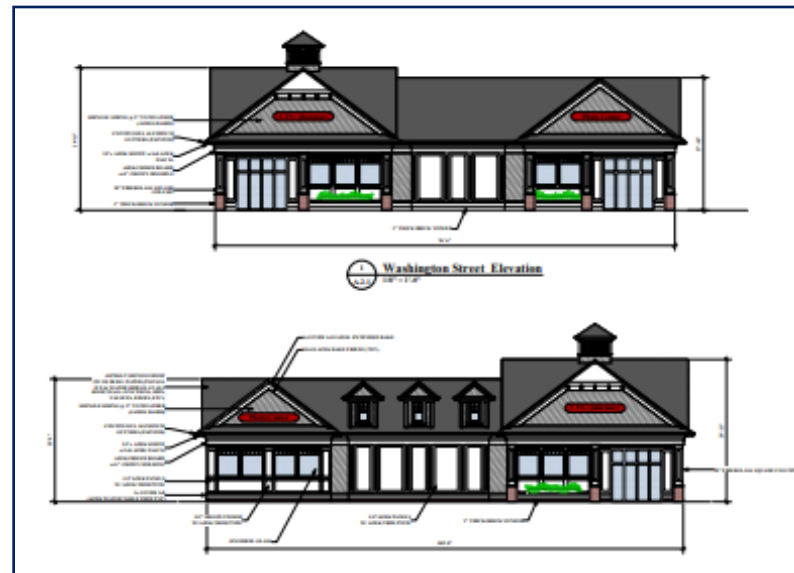
Islington Center Redevelopment

Public Comments and Issue Resolution

Architectural Design and Aesthetics –

Comment: The traditional design of a CVS store would not fit in the Islington Center neighborhood.

Response: The developer worked with CVS to redesign the store with gables to reflect the prominent architectural style exhibited throughout the Islington Center neighborhood.



Islington Center Redevelopment

Public Comments and Issue Resolution

CVS Building Size and Drive-thru –

Comment: Some residents expressed concern about the size of the proposed CVS building, and some were opposed to the inclusion of a drive-thru window.

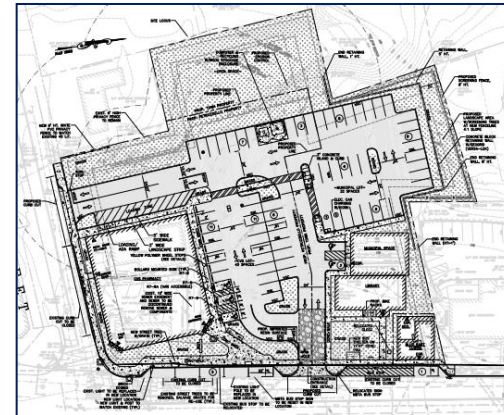
Response: CVS corporate office agreed to accept a design that would reduce the size of the proposed new store from over 13,000 SF to less than 10,000 SF and to eliminate the drive-thru window at this location. Curb-side Pick-up spaces will be provided to assist customers who are unable to leave their vehicles to enter the store.



Over 10,000 SF, No Drive-thru



Under 10,000 SF with Drive-thru



Under 10,000 SF, No Drive-thru

Islington Center Redevelopment

Zoning Bylaw Amendment Article

Examples of Retail Buildings Over 10,000 SF in Westwood

Islington Pizza/Wild Blossom

11,268 SF

301-315 Washington Street

Goode Plaza – Post Office/Toast Office

15,145 SF

679-697 High Street

Stagecoach Plaza – Arch/Comellas

18,071 SF

725-745 High Street

Roche Bros Grocery Store

47,568 SF

725-745 High Street

Islington Center Redevelopment

Zoning Bylaw Amendment Article

Floor Area of Other CVS Buildings

Medfield – 555 Main Street	10,413 SF
Dedham – 947 Providence Hwy	12,088 SF
Medway – 67 Main Street	13,092 SF
Foxboro – 67 Central Street	13,648 SF
Framingham – 492 Concord Street	15,856 SF

Islington Center Redevelopment

Public Comments and Issue Resolution

Truck Traffic on School Street–

Comment: The construction of a new CVS building on the corner of Washington and School Streets might encourage trucks delivering products and supplies to CVS to exit the site and travel west on School Street, thereby adding additional truck traffic in the vicinity of the School Street Playground.

Response:



Islington Center Redevelopment

Public Comments and Issue Resolution

Traffic -

Comment: Congested traffic conditions in Islington Center may be worsened by the proposed redevelopment project.



Response: Peer Review traffic engineers have determined that the proposed redevelopment project will not significantly increase traffic in Islington Center.

The Planning Board has required traffic signal improvements, including the introduction of a left turn signal to guide traffic turning from southbound Washington Street onto East Street.

Islington Center Redevelopment

Public Comments and Issue Resolution

Parking -

Comment: The proposed development might not provide a sufficient number of parking spaces in proximity to the proposed commercial and community uses.

Response: The Planning Board's Peer Review Consultants have determined that proposed parking is more than sufficient to meet the needs of all project components.

School Street Side:

Existing Demand = 31 spaces

Proposed Demand = **65 spaces**

Existing Provided = 45 spaces

Proposed Provided = **78 spaces**

East Street Side

Existing Demand = 69 spaces

Proposed Demand = **98 spaces**

Existing Provided = 55 spaces

Proposed Provided = **100 spaces**

Total

Existing Demand = 100 spaces

Proposed Demand = **163 spaces**

Existing Provided = 100 spaces

Proposed Provided = **178 spaces**

Islington Center Redevelopment

Public Comments and Issue Resolution

Housing Type –

Comment: Owner-occupied units would be better maintained than rental units, and residents living in the units would have a stronger commitment to the community if they owned their homes.



Response:

Original Proposal

28 one-bedroom apartments

Current Proposal

18 two-bedroom condominiums

Islington Center Redevelopment

Public Comments and Issue Resolution

Affordable Housing-

Comment: Westwood's Zoning Bylaw requires affordable housing – 15% of the proposed housing units. To be listed on the State's Subsidized Housing Inventory (SHI).

Response: The developer agreed to restrict 3 existing one-bedroom apartments in Islington Center for permanent use as affordable housing.

Inclusion of one apartment at 321 Washington Street will allow for SHI listing of all 12 units in that building.

These 9 extra SHI units will go a long way toward keeping Westwood above the required 10% on the SHI, which will help shield the town against an unfriendly 40B project in 2020.

Islington Center Redevelopment

Public Comments and Issue Resolution

Mothers' Morning Out (MMO)-

Comment: MMO has been providing an important service to the Westwood Community over 40 years and expressed a desire to assist the non-profit nursery school to continue operation in Islington Center.

Response:

Petruzzello has offered MMO:

- **New Built-to-suit 5,000 sq. ft. pre-school**
- **New 40' by 37' fenced playground**
- **Below market rental price of \$84,000 per year**
- **Lease with one-year renewal terms**

Islington Center Redevelopment

Public Comments and Issue Resolution

Open Space–

Comment: The village character of Islington Center could be improved by adding more open space than currently exists along Washington and East Streets.

Response: New landscape buffer areas and public gathering spaces will add to the existing open space in Islington Center.



School Street Playground

Morrison Park

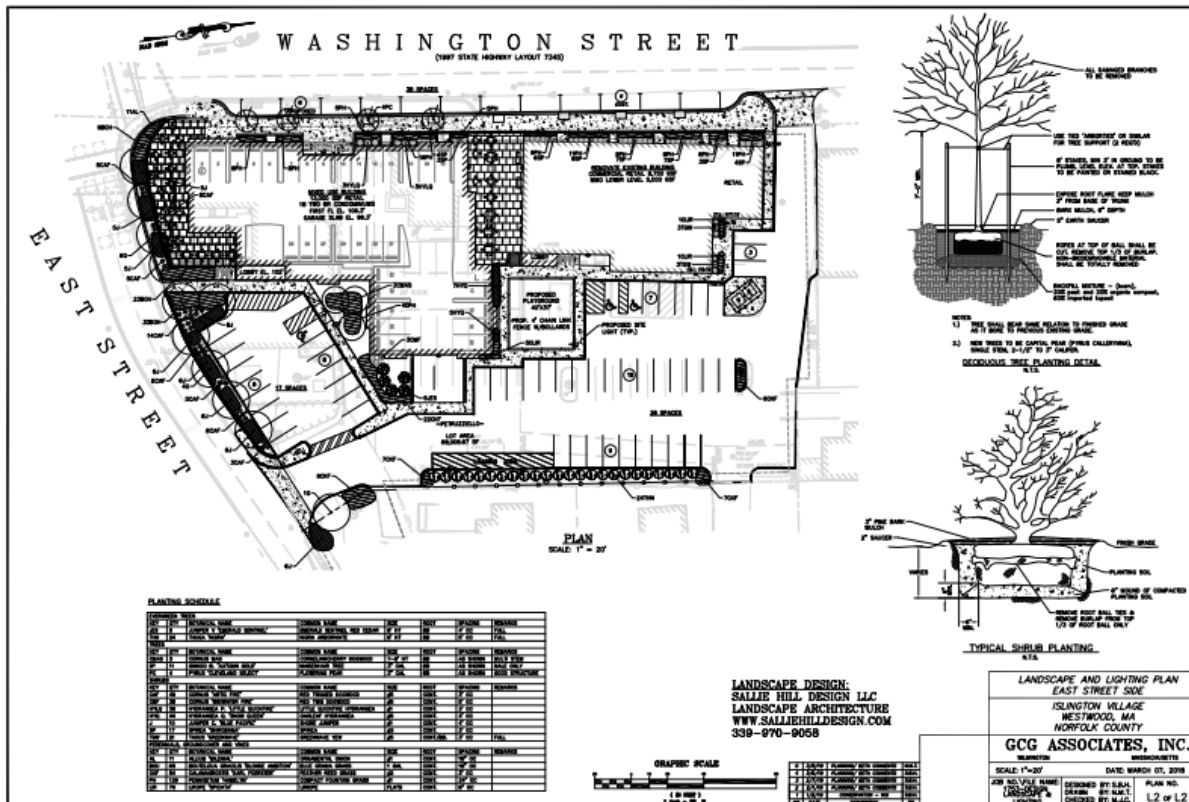


Islington Center Redevelopment

Public Comments and Issue Resolution

Open Space–

The Islington Center Redevelopment Project will introduce new gathering spaces and will add landscaping along Washington and East Streets and in expanded buffer areas adjacent to residential properties.



Islington Center Redevelopment

Public Comments and Issue Resolution

Historic Preservation– Blue Hart Tavern

Comment: While its preservation is not required by the RFP, the Blue Hart Tavern has local historical importance. The members of the Westwood Historical Commission and a number of residents would like to see this building restored as part of the project.



Response: Space will be reserved along Washington Street for the potential restoration and reuse of the Blue Hart Tavern.

Islington Center Redevelopment

Public Comments and Issue Resolution

Community Space –

Comment: A new space is needed to accommodate all of the uses that are currently housed in the ICC.



Response: Ample new community space in the expanded Wentworth Hall will be designed to accommodate all current users.

Islington Center Redevelopment

Public Comments and Issue Resolution

Accessibility & Code Compliance-

Comment: Extensive repairs are needed today to both the ICC and Wentworth Hall just to keep these buildings functioning. If these repairs are undertaken, at significant expense, the buildings will still not meet accessibility and code requirements.

Response: The renovated and expanded Wentworth Hall will be

Fully accessible · Code-compliant · Energy-efficient



Islington Center Redevelopment

Public Comments and Issue Resolution

Financial Impact– ICC Retention

Comment: The Islington Community Center building is in need of repair and renovation to remain useful.

Response: Capital needs assessment for the Islington Community Center building identified substantial repairs that must be made in the near future to keep that building functioning.



**Estimated cost for repairs to
Islington Community Center:**

\$1,701,487

**Estimated cost for more extensive
renovations to Islington
Community Center:**

\$4,846,500

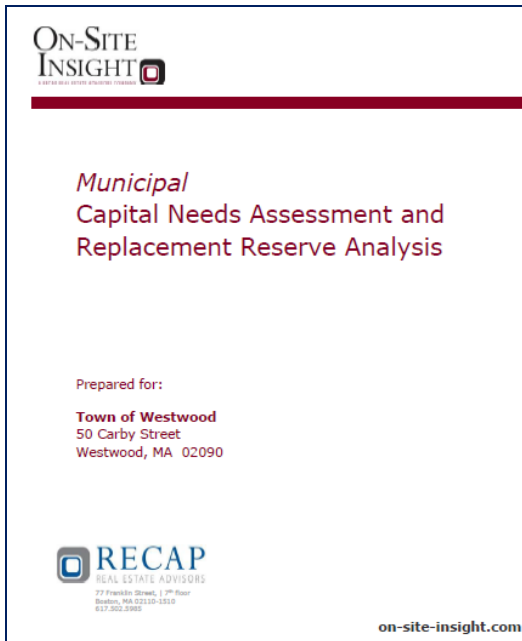
Islington Center Redevelopment

Public Comments and Issue Resolution

Financial Impact– Library Retention

Comment: The Islington Branch Library building is in need of repair and renovation to remain useful.

Response: Capital needs assessment for the Islington Branch Library building identified substantial repairs that must be made in the near future to keep that building functioning as a branch library.



**Estimated cost for repairs to
Islington Branch Library:
\$258,042**

Islington Center Redevelopment

Public Comments and Issue Resolution

Financial Impact- Net Annual Revenue

Comment: The net fiscal benefits of the proposed redevelopment project must exceed the costs to the town.

Response:

Net Annual Revenue: Taxes + Rental Receipts - Expenses

Before: \$114,213

After: \$423,986

Total revenue, inclusive of tax receipts, rental receipts, operation and maintenance costs, and service costs for municipal and private properties, will significantly exceed the current tax receipts for the properties involved in the proposed redevelopment.

Islington Center Redevelopment

Public Comments and Issue Resolution

Financial Impact- Value of Town Land

Comment: The net fiscal benefits of the proposed redevelopment project must exceed the costs to the town.

Response:

Property Value of Town-owned Property

Before:	\$615,471	(\$2,575,000 value - \$1,959,529 needs)
After:	\$4,250,000	

The value of the town-owned property after completion of the proposed Islington Center Redevelopment Project will significantly exceed the current value of town-owned property.

Islington Center Redevelopment

Public Comments and Issue Resolution

Financial Impact– Annual Tax Receipts

Comment: The net fiscal benefits of the proposed redevelopment project must exceed the costs to the town.

Response:

Annual Tax Receipts from Commercial Property

Before:	\$62,073
After:	\$481,356

Annual tax receipts after completion of the proposed Islington Center Redevelopment Project will significantly exceed the current tax receipts for the properties involved in the proposed redevelopment.

Islington Center Redevelopment

Land Disposition Article

Warrant Article 11

Authorizes the Board of Selectmen to carry out a Land Disposition Agreement with Petruzziello Properties for the sale and exchange of property in Islington Center.

Islington Center Redevelopment

Land Disposition Article – Land Swap

Transfer from Town to Petruzziello: 1.54 acres

- Municipal Parking Lot on Washington Street – 0.68 ac
- Islington Community Center parcel – 0.34 ac
- Wentworth Hall parcel – 0.44 ac
- Driveway to ICC on East Street – 0.08 ac

Transfer from Petruzziello to Town: 0.93 acres

- Town Parcel for Wentworth Hall/Parking Lot – 0.89 ac
- Blue Hart Tavern parcel (unless restored by others) – 0.04 ac
- Monetary Contribution – at least \$2,200,000

Net Transfer: 0.61 ac to Petruzziello

Islington Center Redevelopment

Land Disposition Article – Land Swap by Phase

School Street Side – Phase 1

Town to Petruzziello – 0.68 ac

Petruzziello to Town – 0.89 ac or 0.93 ac

(Dependent on plans for Blue Hart Tavern parcel)

In either event, the value of land received from Petruzziello meets or exceeds the value of land given by the Town.

No cash is required.

Islington Center Redevelopment

Land Disposition Article – Land Swap by Phase

East Street Side – Phases 2 and 3

Town to Petruzziello – 0.86 ac

Petruzziello to Town – at least \$2,200,000

Offer:	\$2,200,000 \$58.73 per SF or \$2,558,140 per acre
RFP Price:	\$1,975,000 \$52.72 per SF or \$2,296,512 per acre
Comparisons:	Roche Bros. = \$6.05 per SF or \$263,327 per acre Eversource = \$10.74 per SF or \$467,303 per acre Wegmans = \$21.70 per SF or \$945,052 per acre Target = \$24.04 per SF or \$1,047,390 per acre

Islington Center Redevelopment

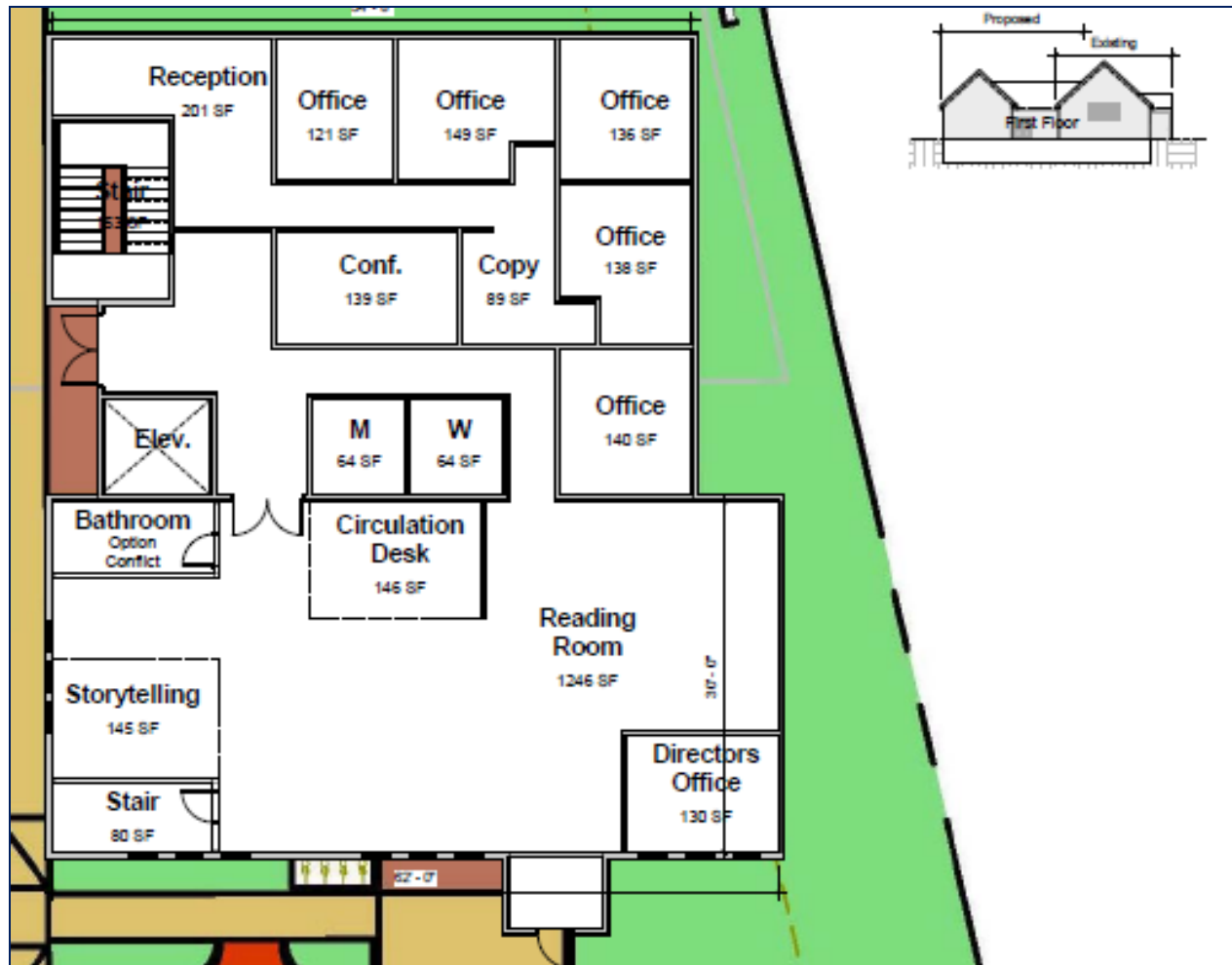
Land Disposition Article

Warrant Article 12

Authorizes the Board of Selectmen to pay design, relocation and construction costs to move, renovate and expand Wentworth Hall.

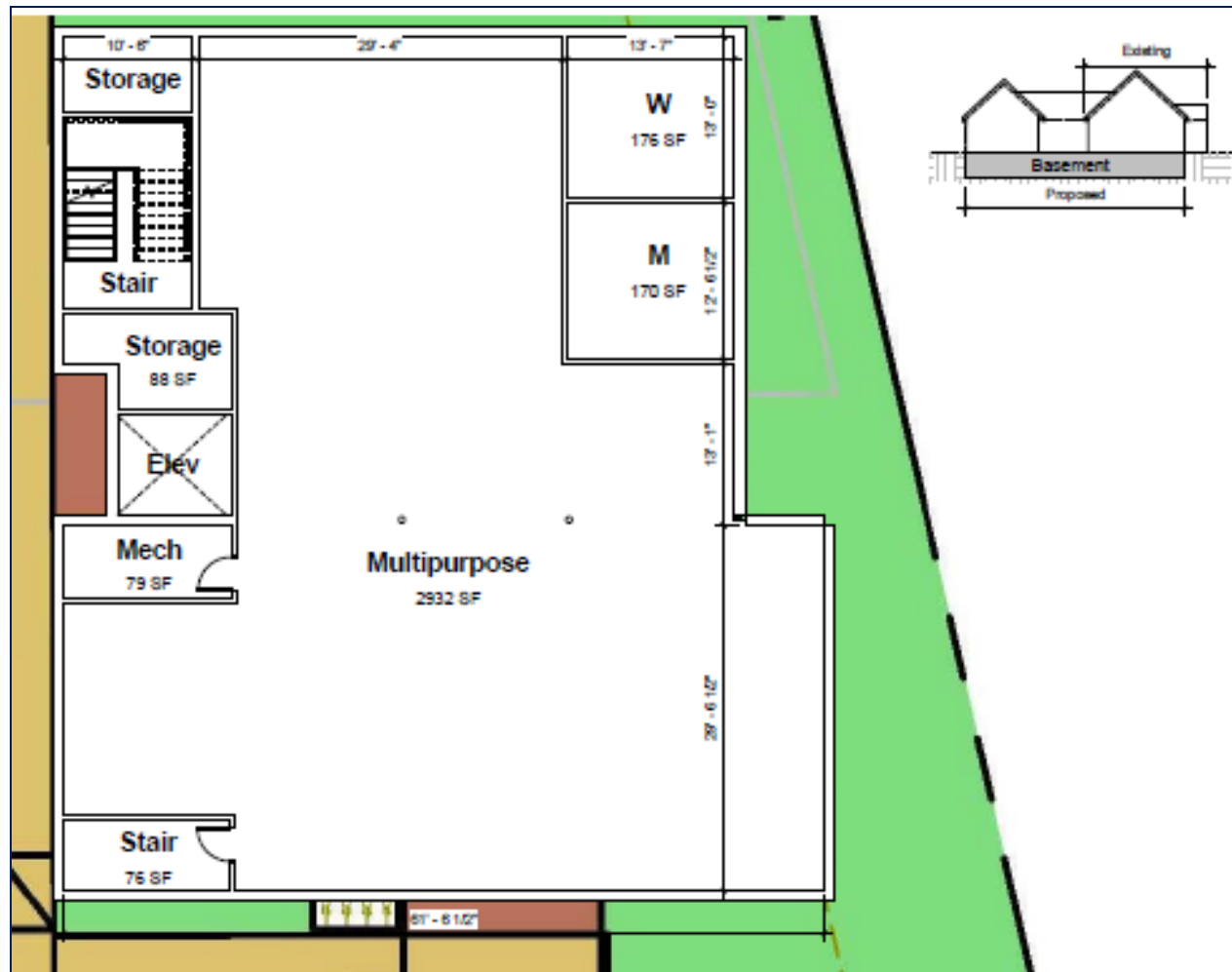
Islington Center Redevelopment

Wentworth Hall Concept Plans



Islington Center Redevelopment

Wentworth Hall Concept Plans



Islington Center Redevelopment

Wentworth Hall Construction Estimate

MAIN CONSTRUCTION COST SUMMARY

	Construction Start	Gross Floor Area	\$/sf	Estimated Construction Cost
SCHEME 1 RENOVATION + ADDITION				
	Feb-19			
RENOVATIONS TO EXISTING BUILDING		3,980	\$252.82	\$1,006,233
ADDITIONS		4,045	\$347.88	\$1,407,161
REMOVE HAZARDOUS MATERIALS		3,000	\$16.00	\$48,000
SITework				\$169,105
SUB-TOTAL		8,025	\$327.79	\$2,630,499
ESCALATION - (assumed 4% PA)	4%			\$105,220
DESIGN AND PRICING CONTINGENCY	12%			\$328,286
SUB-TOTAL		8,025	\$381.81	\$3,064,005
GENERAL CONDITIONS	8%			\$245,120
BONDS	1.00%			\$30,640
INSURANCE	1.25%			\$38,300
PERMIT				Waived
OVERHEAD + PROFIT	5%			\$153,200
TOTAL OF ALL CONSTRUCTION		8,025	\$440.03	\$3,531,265

Islington Center Redevelopment

Land Disposition Article

Warrant Article 13

Amends the Town's Zoning Map to add two parcels to land to the Local Business B (LBB) and Flexible Multiple Use Overlay (FMUOD6) districts.

Islington Center Redevelopment

Current Zoning

Zoning Districts

- Single Residence A
- Single Residence E
- General Residence
- Local Business B
- Highway Business

Overlay Districts

- FMUOD3
- FMUOD6
- WCOD



Islington Center Redevelopment

Current Zoning

Zoning Districts

- Single Residence A
- Single Residence E
- General Residence
- Local Business B
- Highway Business

Overlay Districts

- FMUOD3
- FMUOD6
- WCOD



Islington Center Redevelopment

Zoning Map Amendment Article

Current Zoning



Proposed Zoning



Islington Center Redevelopment

Land Disposition Article – Phasing

Phase 1: Town transfers the municipal parking lot parcel to Petruzziello.
Petruzziello provides first cash payment of \$400,000.
Petruzziello files for SHI listing of apartments at 321 Washington Street.
Town designs and bids work for Wentworth Hall.
Petruzziello constructs CVS and parking lots.

Phase 2: Town transfers the Wentworth parcel to Petruzziello.
Petruzziello transfers the new Town Parcel to the Town.
Petruzziello provides second cash payment of \$400,000.
Town moves Wentworth Hall, renovates Library and constructs addition.
Petruzziello renovates former CVS building and adds new space for MMO.

Phase 3: Town transfers the ICC parcel and the East Street parcel to Petruzziello.
Petruzziello provides final cash payment of \$1,400,000.
Petruzziello constructs new mixed-use building.
Petruzziello files for SHI listing of two additional apartments.

Islington Center Redevelopment

Alternative Private Development Possibilities

Private Redevelopment Options

The Petruzzello properties may be redeveloped with or without the proposed public-private partnership.

Various redevelopment options could be permitted by right or by special permit, as well as by 40B Approval if Westwood falls below 10% on the SHI after 2020.

266-278 Washington Street

- Commercial Redevelopment up to 22,500 SF
- Residential Redevelopment up to 40 apartments with 11 students

291-295 Washington Street & 9 School Street

- Commercial Redevelopment up to 9,300 SF
- Residential Redevelopment 20-28 apartments with 4-8 students

Islington Center Redevelopment

Catalyst for Redevelopment of Vacant Commercial Properties

