

Finance & Warrant Commission Hearing

March 26, 2018

Islington Center Redevelopment

- Land Disposition Article
- Wentworth Hall Funding Article
- Zoning Map Amendment Article
- Zoning Bylaw Amendment Article

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

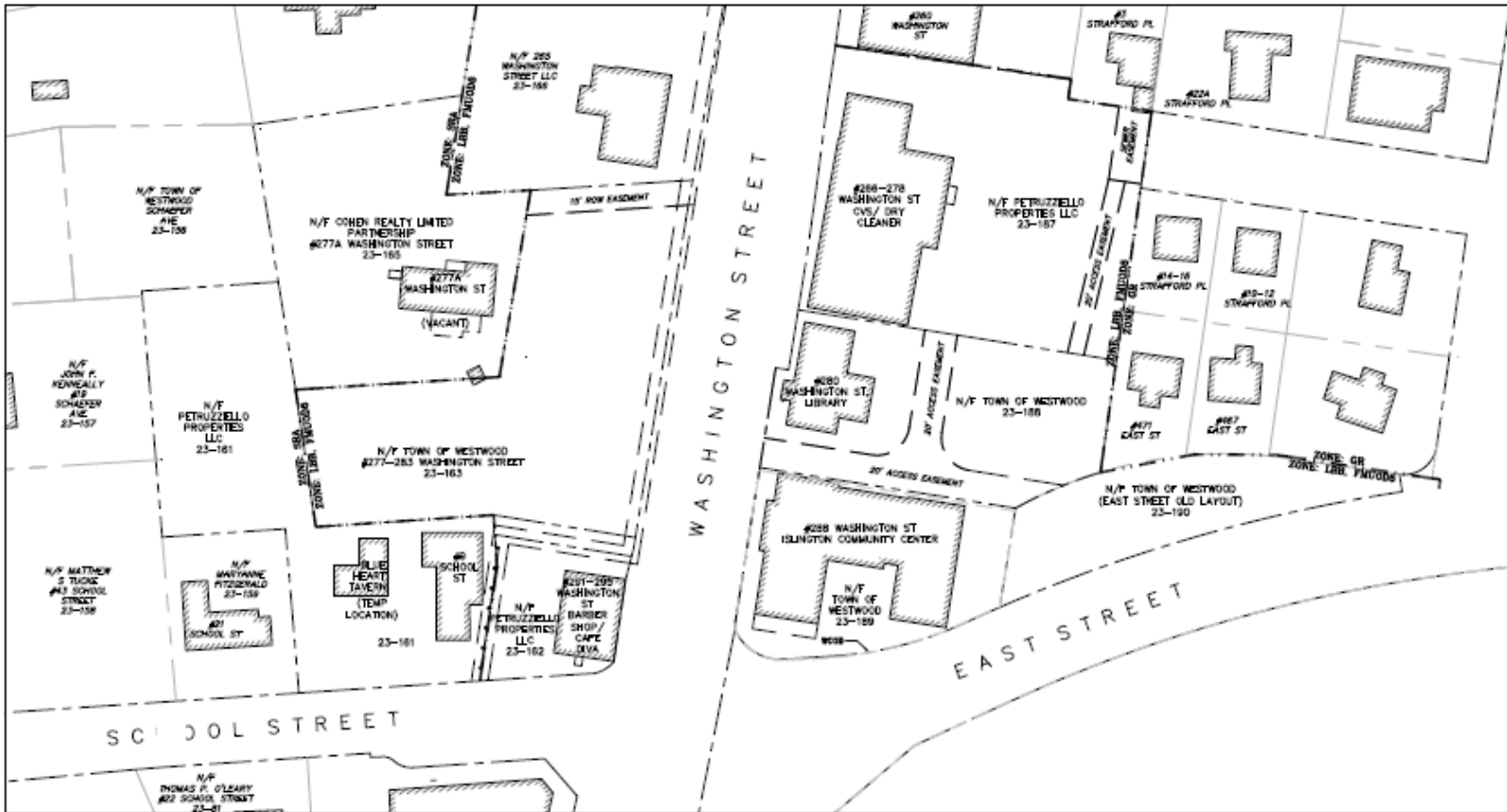
Overlay Districts

- FMUOD3
- FMUOD6
- WCOD



Islington Center Redevelopment

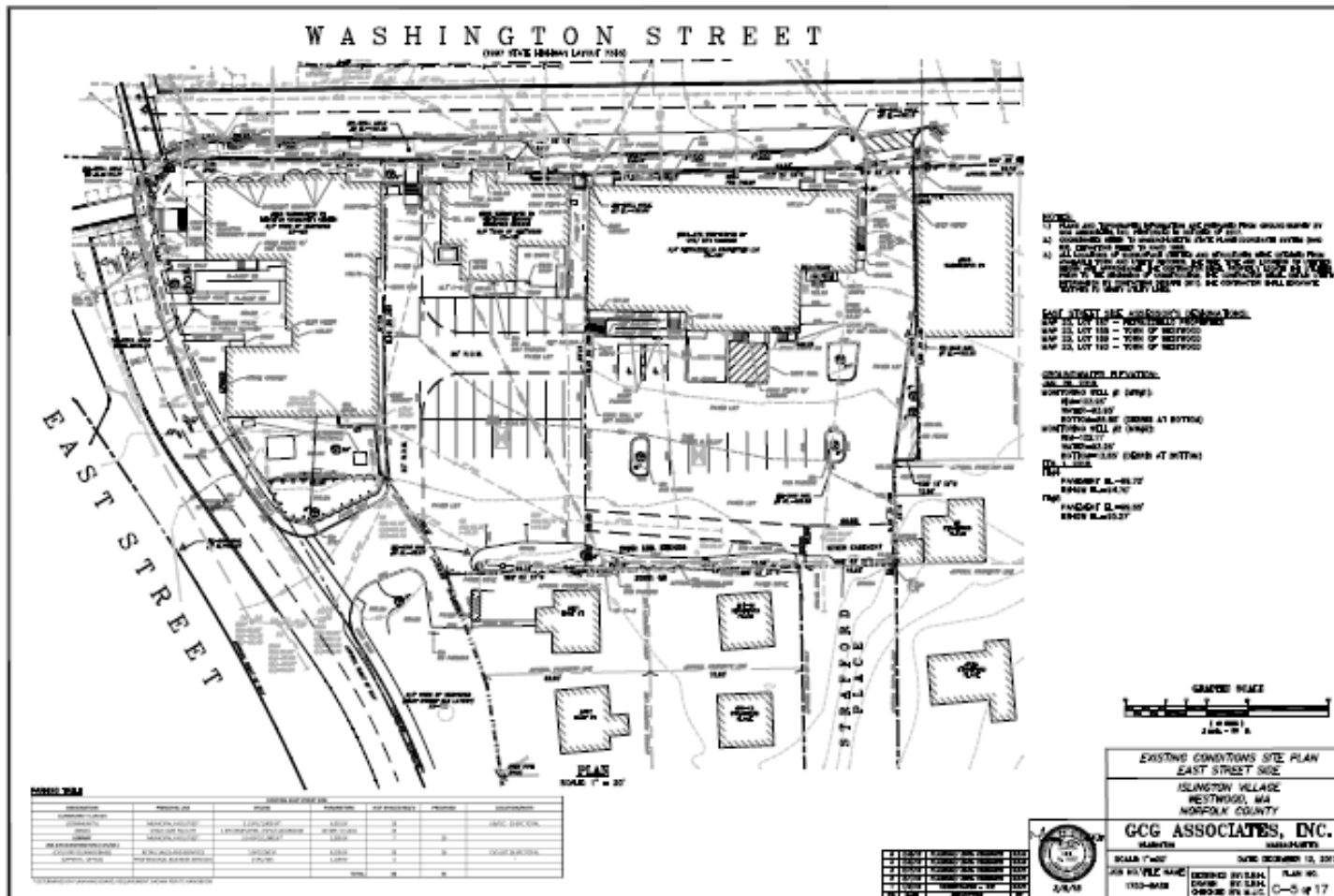
Project Location – Washington, East & School Streets



PLAN
SCALE: 1" = 40'

Islington Center Redevelopment Articles

East Street Side – Existing



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 79 off-street parking spaces – 45 spaces for CVS and 34 municipal parking spaces
- Add 6 on-street parking spaces on the west side of Washington Street

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

School Street Side – Proposed



Islington Center Redevelopment Articles

East Street Side – Proposed



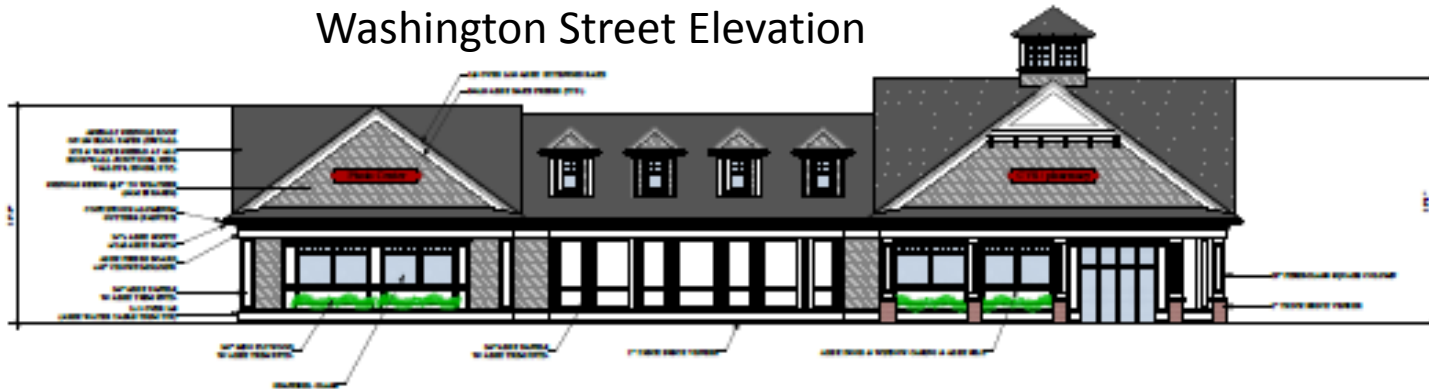
Islington Center Redevelopment

Building A Elevations – CVS



1 Washington Street Elevation

Washington Street Elevation



2 School Street Elevation

School Street Elevation

BUILDING A

Islington Center Redevelopment

Building A Elevations – CVS



1 Rear Elevation
1/2\"

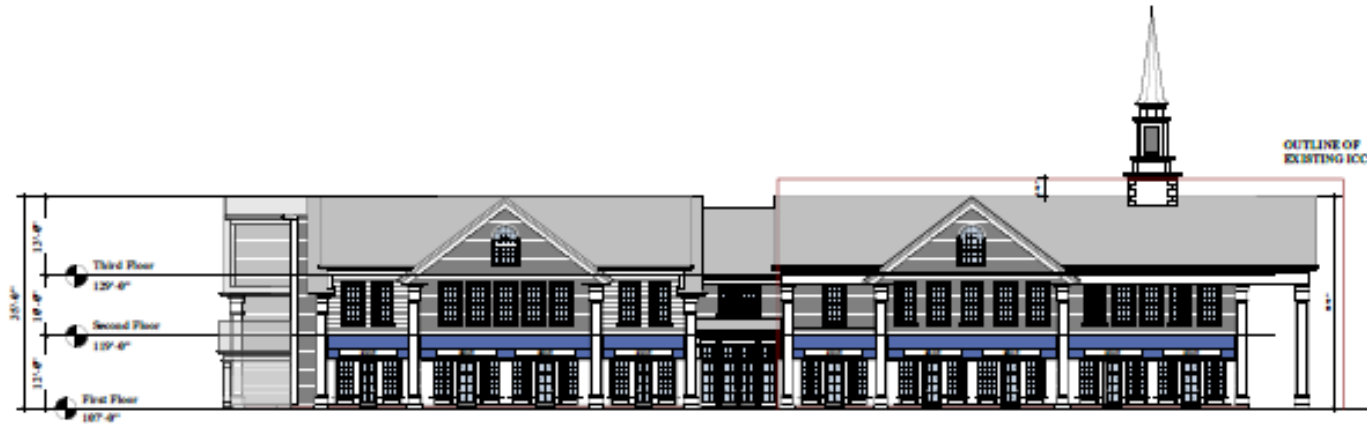
West Side Elevation



Parking Lot Side Elevation

Islington Center Redevelopment

Building B Elevations – Mixed Use



Washington Street Elevation



Parking Lot Side Elevation

BUILDING B

Islington Center Redevelopment

Building B Elevations – Mixed Use



East Street Elevation



North Side Elevation

BUILDING B

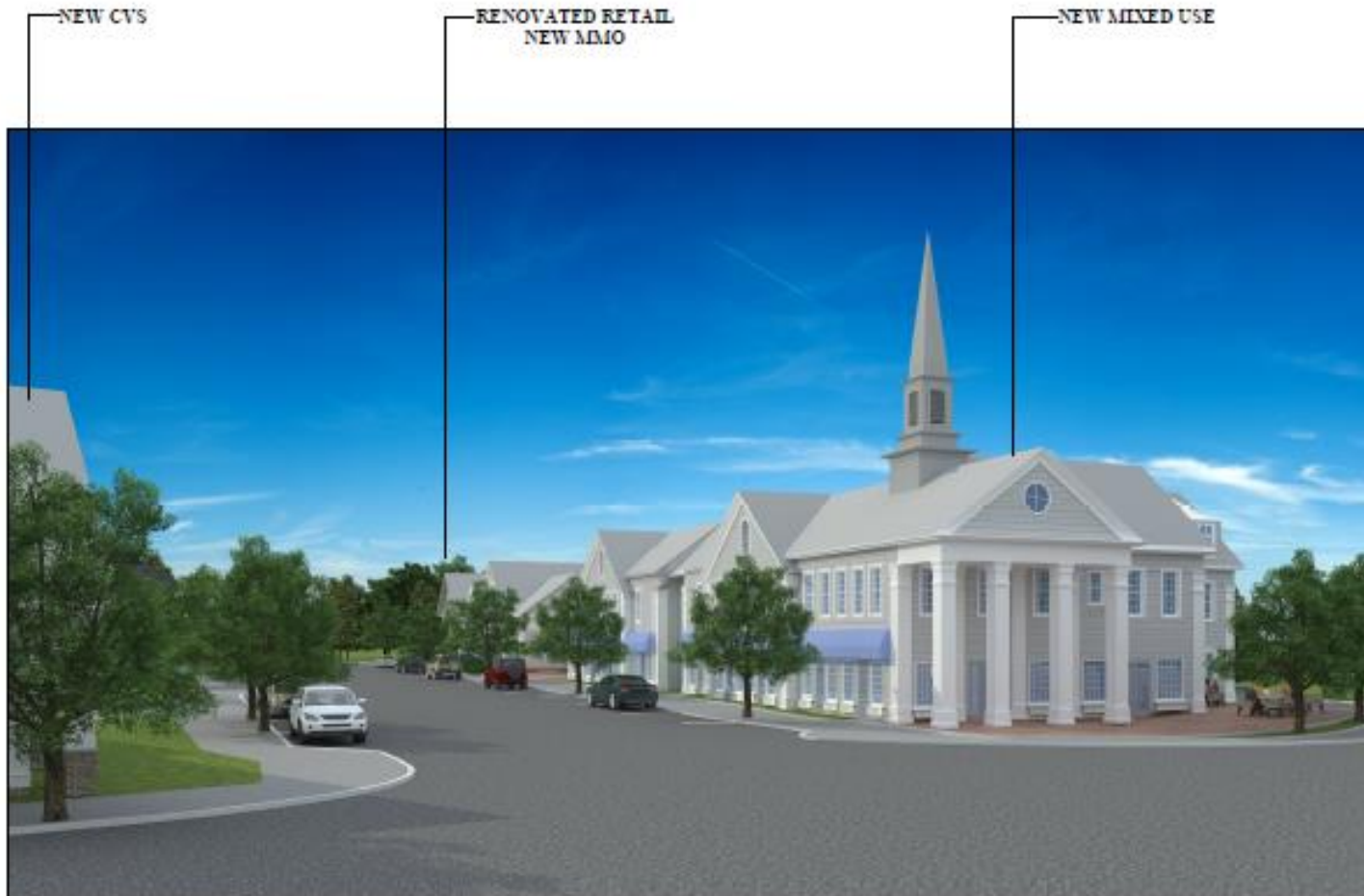
Islington Center Redevelopment

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

NEW CVS

NEW MIXED USE

LIBRARY / COMMUNITY CENTER

RENOVATED RETAIL
NEW MMIO



Islington Center Redevelopment

Photograph – Street Level View from East Street



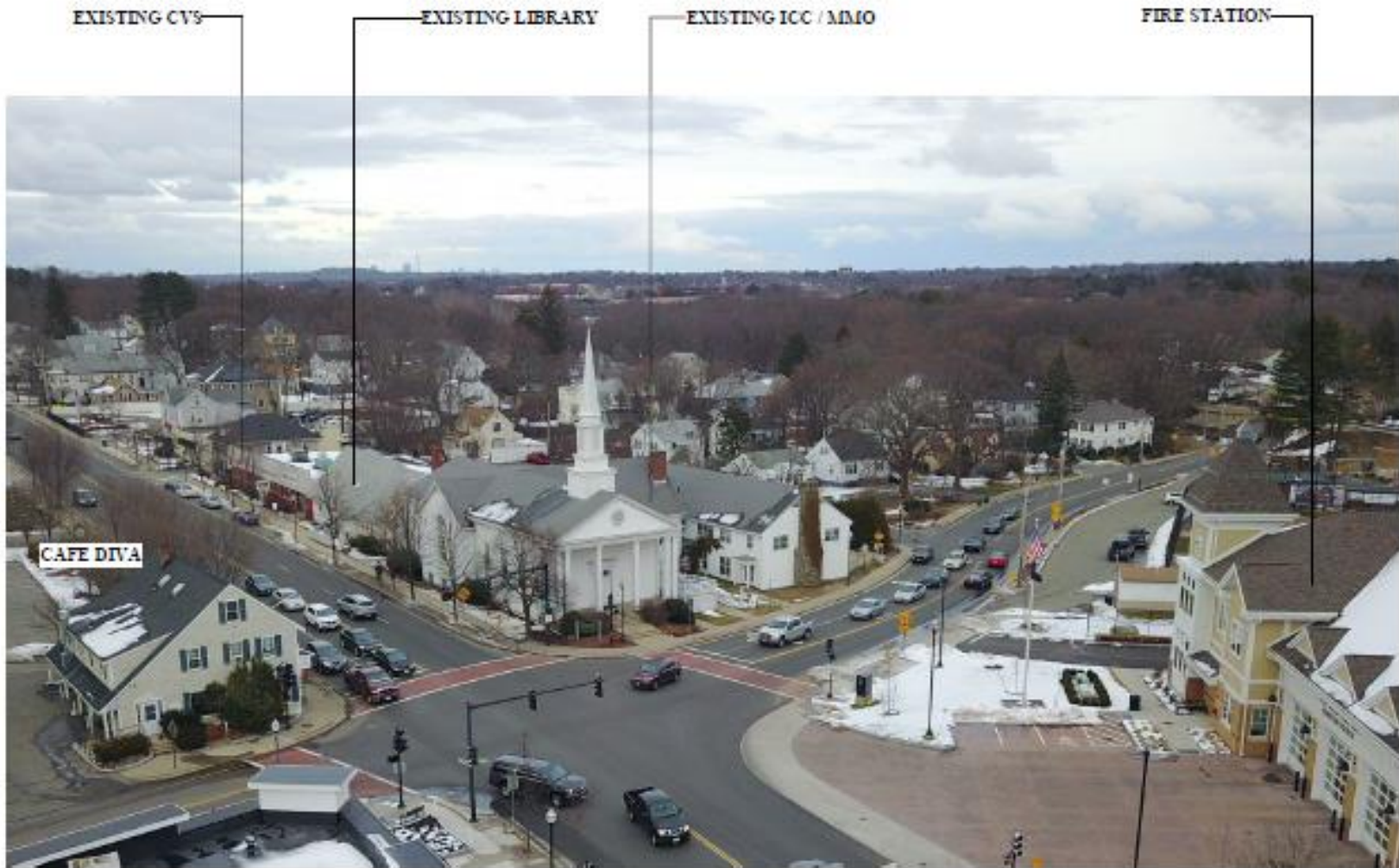
Islington Center Redevelopment

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

Affordable Housing

FMUOD Bylaw requires 15% of units to be Affordable Units
Proposal for 18 condominiums, requires 3 Affordable Units:

- One affordable apartment at 321 Washington Street

When added to two existing affordable units at 321 Washington Street, the building will be 25% affordable, allowing the town to count all 12 units on SHI.

- Two additional affordable apartments at a location TBD, possibly 256 Washington Street.

Islington Center Redevelopment

Land Disposition Article Language

Disposition Article:

To see if the Town will vote to authorize the Board of Selectmen to take the following actions in conjunction with the acquisition and disposition of certain parcels of land for purposes of relocating, renovating and expanding Wentworth Hall, and promoting the redevelopment of Islington Center in furtherance of the public necessity and convenience:

- A. To convey to a person or entity selected in accordance with applicable procurement laws those parcels of land shown as Lots 163, 188, and 189 on Town of Westwood Assessor's Plat No. 23, along with an approximately Three Thousand Two Hundred square foot (3,200 SF) portion of that parcel of land shown as Lot 190 on Town of Westwood Assessor's Plat No. 23;
- B. To acquire by purchase, gift, eminent domain or otherwise, the approximately 28,494.93 SF parcel of land shown as "Municipal Lot" and the approximately 10,081.91 SF parcel of land shown as "Open Space" on the plan entitled "Proposed Layout Site Plan, School Street Side, Islington Village, Westwood, MA, Norfolk County", prepared by GCG Associates Inc., dated December 12, 2018 and revised through March 8, 2018, and an adjacent approximately 1,803.98-square foot lot designated "Blue Hart Tavern" on that same plan;
- C. To acquire by purchase, gift, eminent demand or otherwise, and/or to abandon, any and all easements, rights (including rights-of-way), or restrictions as is necessary or convenient to convey or acquire clear title to the above-referenced parcels of land, on term acceptable to the Board of Selectmen; and
- D. To enter into all agreements and execute any and all instruments as may be necessary or convenient on behalf of the Town to effect the above actions;

or take any other action in relation thereto.

Islington Center Redevelopment

Land Disposition Article – Monetary Contribution

The Town set minimum prices for the RFP parcels:

Municipal Parking Lot:	\$600,000
Wentworth Hall Parcel:	\$750,000
Islington Community Center Parcel:	\$1,200,000
Driveway Parcel:	<u>\$25,000</u>
Total:	\$2,575,000

The RFP allowed for purchase or land swap of all or any combination of parcels.

Islington Center Redevelopment

Land Disposition Article – Land Swap

Town to Petruzziello: 1.48 acres

- Municipal Parking Lot on Washington Street – 0.69 ac
- Islington Community Center parcel – 0.28 ac
- Wentworth Hall parcel – 0.44 ac
- Driveway to ICC on East Street – 0.07 ac

Petruzziello to Town: 0.927 acres

- Town Parcel #1 for Wentworth Hall/Parking Lot – 0.65 ac
- Town Parcel #2 for Open Space near School Street – 0.23 ac
- Blue Hart Tavern parcel (unless restored by Petruzziello) – 0.04 ac
- Monetary Contribution – TBD by Appraisal

Net Transfer: 0.553 acres to Petruzziello

Islington Center Redevelopment

Land Disposition Article – Land Swap

School Street Side

Town to Petruzziello – 0.69 ac

Petruzziello to Town – 0.88 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

East Street Side

Town to Petruzziello – 0.79 ac

Petruzziello to Town – \$ TBD

RFP Price: \$1,975,000
\$57.39 per SF or \$2,500,000 per acre

Current Offer: \$1,725,000
\$50.12 per SF or \$2,183,544 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 – Phasing

Phase 1: Town transfers the municipal parking lot parcel to Petruzziello.
Petruzziello provides first cash payment.
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 two new Town Parcels to the Town.
Petruzziello provides second cash payment.
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.
Petruzziello constructs new mixed-use building.
Petruzziello files for SHI listing of two additional apartments.

Islington Center Redevelopment

Land Disposition Article – Potential Environmental Concerns

The Municipal Parking Lot was previously the site of a gas station. The Town was aware of prior soil contamination from a gasoline storage tank prior to purchase. That soil contamination was mitigated appropriately and close-out condition was achieved.

Land Disposition Agreement requires each party to remediate any potential environmental concerns on land received.

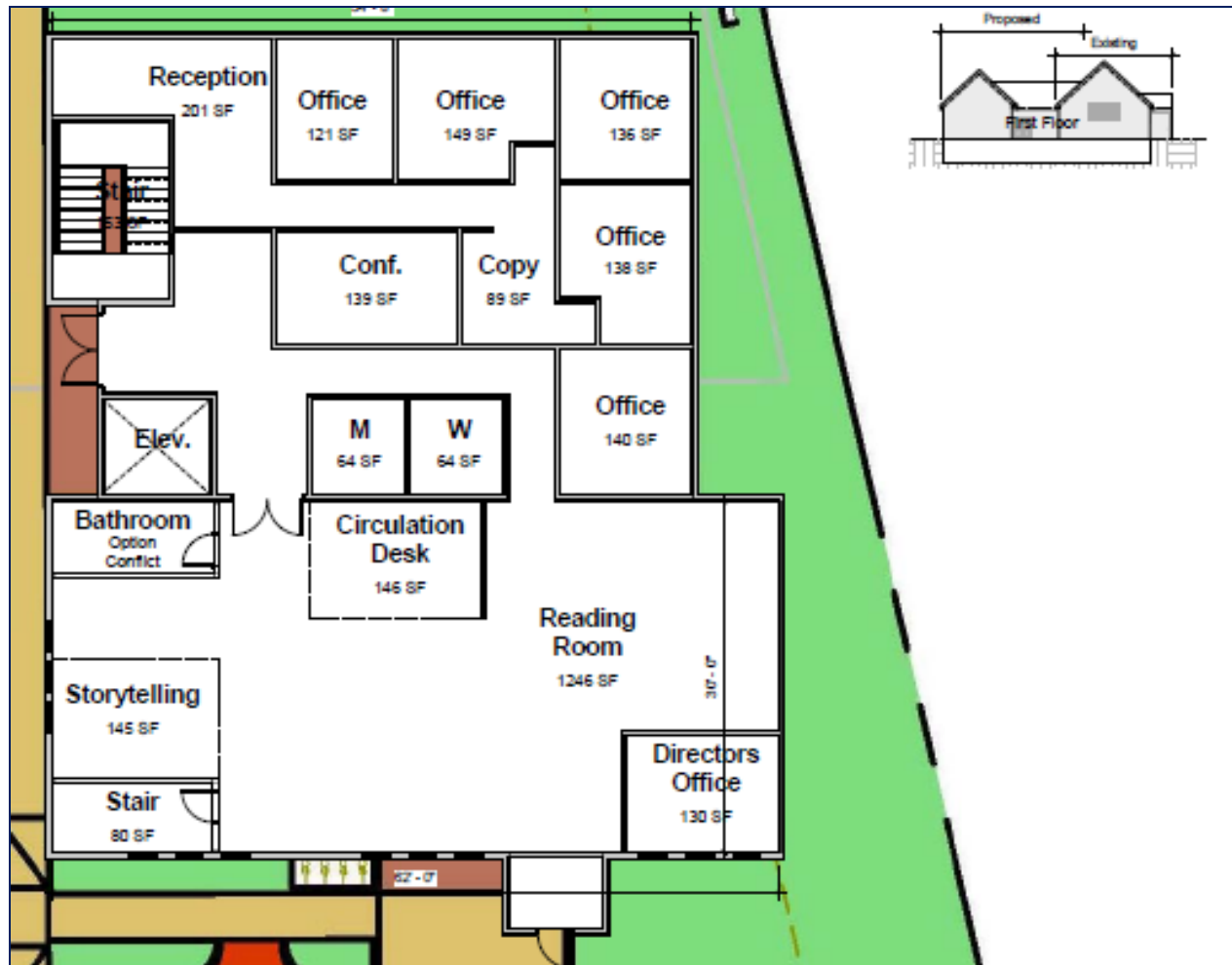
Petruzziello: CVS Site
 Mixed-Use Site

Town: Wentworth Hall parcel

Due to the position of the former gas station, the geography of the site, and location of the prior fuel tanks, soil contamination is not expected to effect the location of Wentworth Hall. Testing will be performed.

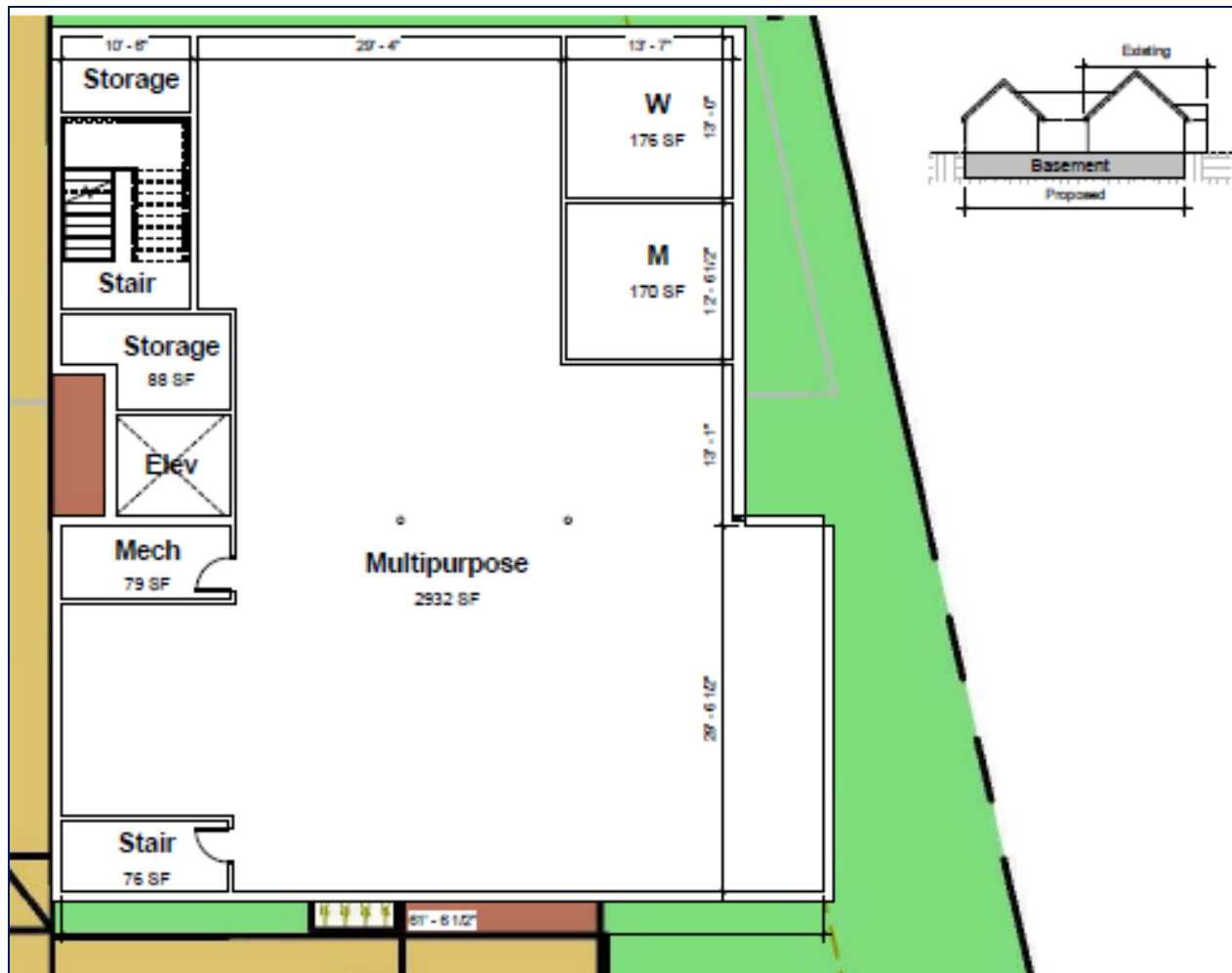
Islington Center Redevelopment

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

Wentworth Hall Funding Article Language

Funding Article:

To see if the Town will vote to appropriate a sum of money to pay costs of designing, relocating, constructing, originally equipping and furnishing a relocated and expanded Wentworth Hall, including the payment of all costs incidental and related thereto, such facility to be located on property across from the current location of the Islington Library, and to determine whether this amount shall be raised by taxation, transfer from available funds, borrowing or otherwise, or to take any other action relative thereto.

Motion Recommended by Bond Counsel:

That the Town appropriates \$3,500,000 to pay costs of designing, relocating, constructing, originally equipping and furnishing a relocated and expanded Wentworth Hall, including the payment of all costs incidental and related thereto, and that to meet this appropriation, the Treasurer, with the approval of the Selectmen, is authorized to borrow said amount under and pursuant to M.G.L. c. 44, §7(1), or pursuant to any other enabling authority, and to issue bonds or notes of the Town therefor. The amount authorized to be borrowed by this vote shall be reduced to the extent of amounts realized by the Town upon the sale of associated properties, net of any transaction costs associated therewith. Any premium received upon the sale of any bonds or notes approved by this vote, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this vote in accordance with Chapter 44, Section 20 of the General Laws, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount.

Islington Center Redevelopment

Zoning Map Amendment Article Language

Zoning Map Article:

To see if the Town will vote to approve certain amendments to the Official Zoning Map, by re-zoning the parcels of land located at 9 School Street shown on Assessor's Parcel 23 as Lot 161 and 277A Washington Street shown on Assessor's Parcel 23 as Lot 165 from Single Residence A (SRA) to Local Business B (LBB) and overlaying these two parcels with the Flexible Multiple Use Overlay District 6 (FMUOD6/Washington Street Business District), as follows, or take any other action in relation thereto:

1. Change the designation of two parcels known as Assessor's Plat 23, Lots 161 and 165, from Single Residence A (SRA) District to Local Business B (LBB) District;
2. Expand the FMUOD6/Washington Street Business District overlay district to include the two parcels known as Assessor's Plat 23, Lots 161 and 165;
3. Replace the map entitled "Official Zoning Map, May, 2017" with the map entitled "Official Zoning Map, May, 2018".

Islington Center Redevelopment

Zoning Map Amendment Article

Current Zoning



Proposed Zoning



Islington Center Redevelopment

Zoning Bylaw Amendment Article Language

Retail Size Article:

To see if the Town will vote to approve certain zoning amendments to Section 9.5 [Flexible Multiple Use Overlay District (FMUOD)] of the Zoning Bylaw to allow retail sales and services establishments up to 15,000 square feet in the Flexible Multiple Use Overlay District 6 (FMUOD6/Washington Street Business District), subject to Planning Board Special Permit, as follows, or take any other action in relation thereto:

1. Add a new Section 9.5.8.7.2 to read as follows:

9.5.8.7.2 Retail sales and services establishment, 10,000 sq. ft. to 15,000 sq. ft.

Islington Center Redevelopment

CVS Option 1 – 13,074 SF + 1,712 SF storage



Islington Center Redevelopment

CVS Option 2 – 9,500 SF + 3,000 SF storage



Islington Center Redevelopment

Zoning Bylaw Amendment Article

Examples of Buildings Over 10,000 SF

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

Architectural Design and Aesthetics –

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

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.



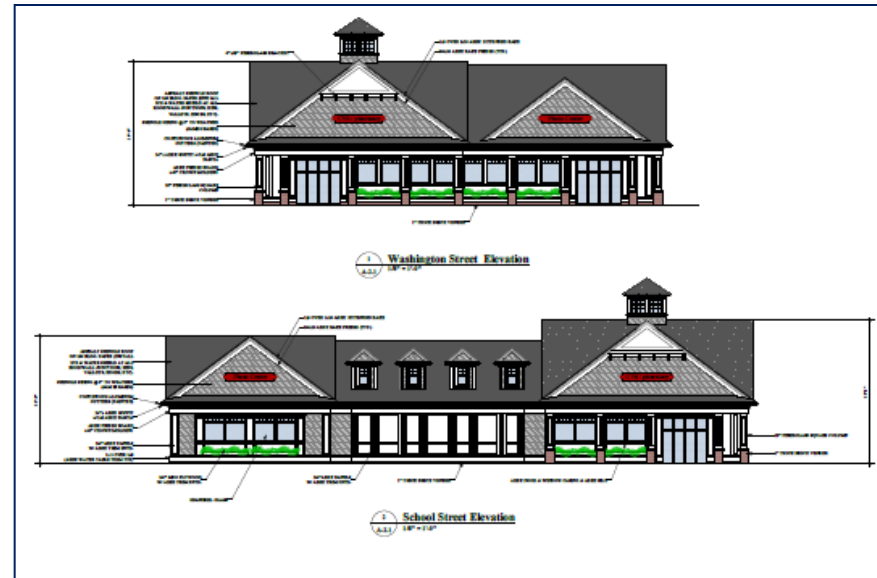
Islington Center Redevelopment

Public Comments and Issue Resolution

Architectural Design and Aesthetics –

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

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

Housing Type –

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.



Original Proposal

28 one-bedroom apartments

Current Proposal

18 two-bedroom condominium

s.

Islington Center Redevelopment

Public Comments and Issue Resolution

Affordable Housing–

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

Current Proposal –

3 existing one-bedroom apartments in Islington Center

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

Project Timing –

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.

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 to Selectmen in April 2017
September 2017	Selectmen signed Memorandum of Understanding
December 2017	Petruzziello filed FMUOD Application with Planning Board
January 2018	Planning Board began initial hearing on FMOUD Application
February 2018	Planning Board continued hearing sessions on FMOUD Application
March 2018	Planning Board continued hearing sessions on FMOUD Application
April 2018	Planning Board expected to vote of FMUOD Application
June 2018	Town Meeting expected to consider 4 articles related to RFP Project

Islington Center Redevelopment

Public Comments and Issue Resolution

CVS Drive-thru –

If the CVS store includes a drive-thru window, the design might not adequately address potential safety issues that could be caused by traffic patterns associated with the drive-thru lane.

CVS corporate office agreed to consider a design that would eliminate the drive-thru window at this location. If the drive-thru is eliminated, Curb-side Pick-up spaces will be provided to assist customers who are unable to leave their vehicles to enter the store.



If a drive-thru lane is included in the final plans, the Planning Board will require traffic and pedestrian circulation patterns that promote safety through appropriate traffic control and clear visibility.

Islington Center Redevelopment

Public Comments and Issue Resolution

Truck Traffic on School Street–

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.



Islington Center Redevelopment

Public Comments and Issue Resolution

Mothers' Morning Out (MMO)-

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.

Petruzziello 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

Existing Businesses–

Long-standing Islington businesses might be displaced by the proposed redevelopment project.

Petruzziello has leased space to current tenants:

- **Crown Cleaners will remain in place**
- **Matt the Barber will move to new space at 256 Washington Street**
- **Crown Cleaner's tailor will open new space in 256 Washington Street**

Islington Center Redevelopment

Public Comments and Issue Resolution

Open Space–

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



School Street Playground

Morrison Park

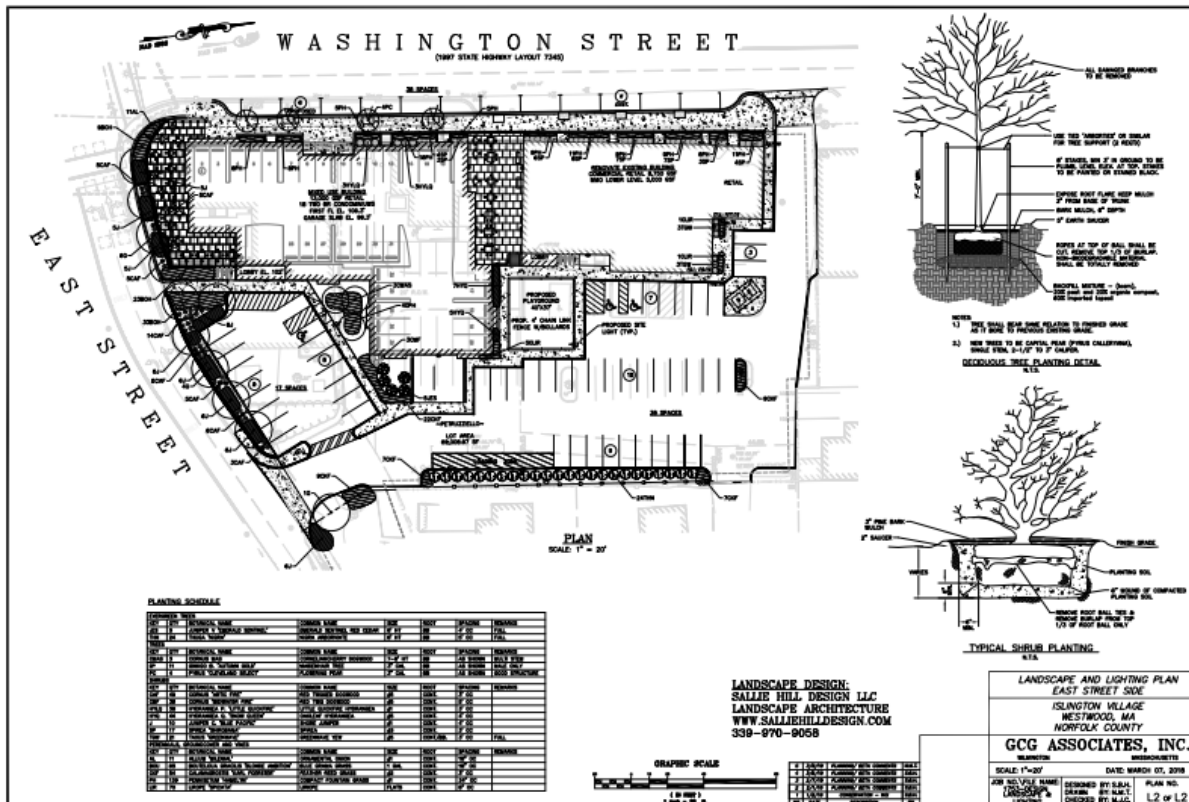


Islington Center Redevelopment

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

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.



Space will be reserved on Washington Street for the Blue Hart Tavern to be restored and reused.

Islington Center Redevelopment

Public Comments and Issue Resolution

Community Space –

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



New community space will be designed to accommodate all current users

Islington Center Redevelopment

Public Comments and Issue Resolution

Accessibility & Code Compliance-

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.

The renovated and expanded Wentworth Hall will be

Fully accessible · Code-compliant · Energy-efficient



Islington Center Redevelopment

Public Comments and Issue Resolution

Parking -

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

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

School Street Side:

Existing Demand = 31 spaces

Proposed Demand = **72 spaces**

Existing Provided = 45 spaces

Proposed Provided = **85 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 = 170 spaces

Existing Provided = 100 spaces

Proposed Provided = 185 spaces

Islington Center Redevelopment

Public Comments and Issue Resolution

Traffic -

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



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

The Planning Board will require 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

Financial Impact- Value of Town Land

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

Property Value of Town-owned Land

Before:	\$587,118	(\$2,487,950 - \$1,900.832 needs)
After:	\$3,500,000	

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

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

Annual Tax Receipts from Commercial Property

Before:	\$68,730	
After:	\$464,526	(\$517,946 - \$53,420 services)

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.

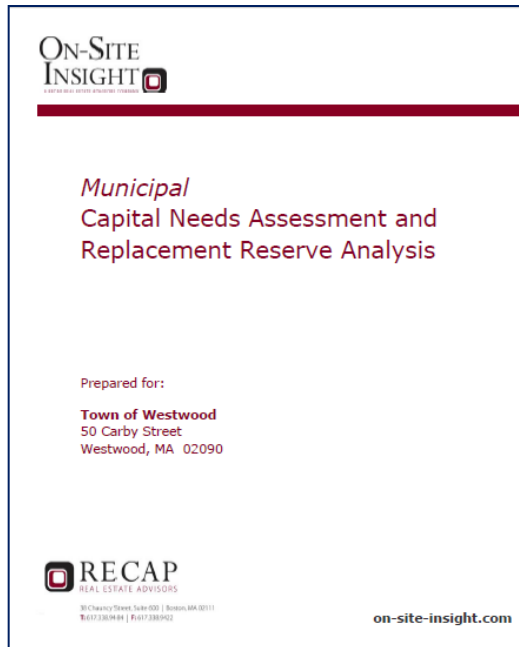
Islington Center Redevelopment

Public Comments and Issue Resolution

Financial Impact– ICC Retention

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

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:
\$4,900,000**

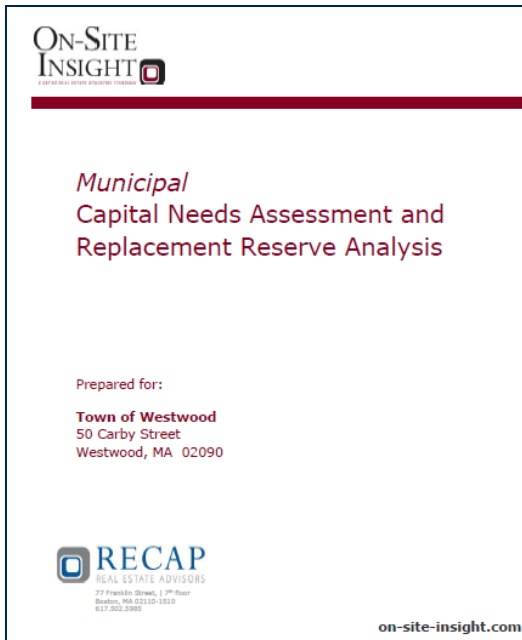
Islington Center Redevelopment

Public Comments and Issue Resolution

Financial Impact– Library Retention

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

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

Response to Residents' Comments

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 heard.



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

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

