

Appendices:

APPENDIX A: A FRAMEWORK FOR AFFORDABLE HOUSING PLANNED PRODUCTION

Executive Summary

1. Introduction

PURPOSE

This framework for planned production of affordable housing in Wellesley is designed to provide the Town with a recommended approach for the creation of a state-approved plan, should the Town elect to do so. The purpose of the Planned Production Plan is to guide the expansion of affordable housing opportunities in the Town according to the Massachusetts Department of Housing and Community Development's (DHCD's) Planned Production Regulation, MGL 760 CMR 31.07(1)(i).¹ Approval of an affordable housing plan under this regulation and certification of the plan upon meeting specific affordable housing production targets would allow the Town to preempt adversarial 40B Comprehensive Permit applications that are inconsistent with the plan for one or more years, depending on the number of housing units produced.

The Plan is a management tool for ensuring that timely progress is made toward meeting the Town's affordable housing goals. It describes the mix of housing units required to address the identified needs and a time frame for their production. It also identifies the constraints that have limited affordable housing production in Wellesley, and the Town's efforts to mitigate them. It identifies regulatory reforms and preservation strategies as well as new production initiatives and funding sources, and anticipates a role for both private and town initiated development.

The Planned Production Plan complements the housing component of the Town's Master Plan and is more detailed than that document on the specifics of how Wellesley will achieve the goal of having 10 percent of its year-round housing stock qualify for inclusion on the state subsidized housing inventory (SHI). It should be read in conjunction with the Master Plan, as that document includes a more comprehensive discussion of the town's population, housing market, residential character, trends in housing development, and the history of affordable housing development in Wellesley. The Master Plan also includes a primer on affordable housing in general and Massachusetts-specific definitions and guidelines.

¹ A housing component of a Master Plan may qualify under the Planned Production regulations if it includes a comprehensive needs assessment, a statement of the community's affordable housing goals, its affordable housing strategy, and a description of the use restrictions it will employ to ensure long term affordability of the units that are created.

This Plan follows the structure outlined in the Planned Production Guidelines, with the addition of an Executive Summary and an Introduction:

- Section 1 Introduction
- Section 2 Comprehensive Needs Assessment
- Section 3 Affordable Housing Goals
- Section 4 Affordable Housing Strategy
- Section 5 Description of Use Restrictions

PROCESS

The development and implementation of the affordable housing production strategy involves three steps:

1. An assessment of where you are, how you got there, where you are heading, and what that means for various subpopulations. This is the *housing needs assessment*.
2. The *action plan*, which spells out what you are going to do about it, when, and how. This becomes the Town's road map for meeting its housing needs and the state's 10 percent affordable housing goal. It typically includes immediate, mid-range and long-term strategies; timetables; and estimated sources and uses of funds. It is program-specific and site-specific. As important as it is to analyze the information about a community's affordable housing needs, it is equally important to gauge the level of support for *particular* actions in order to marshal a broad base of support: Where is there consensus? Where is there dissension? And where is there a lack of interest altogether?
3. The final step, of course, is *implementation*.

HOUSING PROFILE AND BACKGROUND INFORMATION

The housing chapter of the 2005-2015 Wellesley Comprehensive Plan Update contains important background information on Wellesley's housing stock and residential development trends. That document will be submitted to DHCD as part of the Planned Production Plan.

Currently 4.7 percent of Wellesley's year-round housing stock (416 units) is certified for inclusion on the State Subsidized Housing Inventory (dated 1/19/05), including the Wellesley Housing Authority's 235-unit inventory of public housing; 102 family units in two developments, one of which received a \$14 million modernization in 2003-2004; and 133 elderly/disabled units. In addition to these Housing Authority units, there are 161 units of privately-owned subsidized rental units (125 restricted to elderly occupancy), four housing units for persons with special needs, Department of Mental Health group homes for 16 residents, and three affordable ownership units. A recently permitted Chapter 40B project will produce 13 income-restricted units in a multifamily project of 52 rental units, all of which will count towards the Town's Chapter 40B inventory. An over-55 homeownership project will produce eight affordable units, and a group home for four mentally-retarded adults is also in process. The Wellesley Housing Development Corporation has issued a Request for Proposals for creation of three market rate and one affordable condominium unit in the Walnut Street Fire Station building and the Town's Community Preservation Committee and Town Meeting voted in Spring 2004 to transfer \$200,000 to the Housing Development Corporation for the buy-down of an existing home or condo or the construction of one unit of affordable housing.

When all of these are added in, Wellesley will have approximately 5.5 percent of its year-round housing units qualify for the State Subsidized Housing Inventory.

2. Housing Needs Assessment

By virtually any economic indicator – household income, home values, educational attainment, occupation, and equalized valuation per capita – Wellesley ranks among the most affluent communities in the state. Family income increased by 50 percent between 1989 and 1999, and Wellesley’s 1999 median family income of \$134,769 ranks fifth highest in the state; median household income, \$113,686, ranks sixth. Still, 18 percent of the Town’s households are considered extremely low, very low, or low income² by federal Department of Housing and Urban Development definitions and three percent live below the federal poverty level. The income of renter households is just 45 percent of what it is for owner occupants, roughly \$56,923 compared to \$127,130 in 1999.³ More than 600 low-income homeowners and more than 200 low-income renters experience housing problems, mostly affordability problems.

POPULATIONS IN NEED OF HOUSING ASSISTANCE

The housing needs and priorities identified in this plan follow commonly used federal and state standards for classifying income, affordability and housing problems. Housing is affordable if gross rent (including the cost of utilities borne by the tenant) or homeowner costs (including mortgage payment, real estate taxes and homeowners insurance) do not exceed 30 percent of household income. Households paying in excess of 30 percent are considered *cost burdened*; those paying in excess of 50 percent are considered *severely cost burdened*. Table 1 illustrates the targeted income levels for most affordable housing programs in the Boston metropolitan area, which includes Wellesley.

Table 1
2004 Income Eligibility Guidelines for Various Programs
(AMI = Area Median Income)

Household Size	150% AMI	110% AMI	Boston Area Median Income (AMI)	95% AMI Moderate Income	80% AMI Low Income	50% AMI Very Low Income	30% AMI Extremely Low Income	Federal Poverty Level
1	\$86,850	\$63,663		\$54,981	\$46,300	\$28,950	\$17,350	\$9,310
2	\$99,300	\$72,806		\$62,878	\$52,950	\$33,100	\$19,850	\$12,490
3	\$111,600	\$81,881		\$70,716	\$59,550	\$37,200	\$22,350	\$15,670
4	\$124,050	\$90,956	\$82,600	\$78,553	\$66,150	\$41,350	\$24,800	\$18,850
5	\$133,950	\$98,244		\$84,847	\$71,450	\$44,650	\$26,800	\$22,030
6	\$143,850	\$105,531		\$91,141	\$76,750	\$47,950	\$28,800	\$25,210

² Current HUD income classifications are as follows: extremely low income—household income 30 percent or less of the HUD area median family income (HAMFI, or AMI); very low income—household income greater than 30 percent but not more than 50 percent of HAMFI; low income—household income greater than 50 percent but not more than 80 percent of HAMFI; and moderate income—household income greater than 80 percent but not more than 95 percent of HAMFI.

³ Recent estimates suggest that renter incomes have increased by only 9 percent and homeowner incomes by just 12.5 percent since that time. (*The Greater Boston Housing Report Card*, 2003, Bluestone et al.)

Low and Moderate Income Cost Burdened Households.⁴ Even though its economic profile places Wellesley in the top two percent of communities statewide, many residents are not faring so well. As previously noted, 18 percent of the Town’s households are considered extremely low, very low, or low income by the federal Department of Housing and Urban Development, and 3 percent live below the federal poverty level. Another 5 percent are considered moderate income. Many of these households face excessive cost burdens.

(See Table 2.)

Table 2
Summary of Housing Problems in Wellesley by Income Classification

Income Classification	RENTERS				HOMEOWNERS				ALL HOUSEHOLDS			
	Total	With Housing of Afford Problems	No Housing or Afford Problems	% with Problems	Total	With Housing of Afford Problems	No Housing or Afford Problems	% with Problems	Total	With Housing of Afford Problems	No Housing or Afford Problems	% with Problems
Total	1,463	319	1,144	21.8%	7,129	1,480	5,649	20.8%	8,592	1,799	6,793	20.9%
<= 30% of AMI	275	125	150	45.5%	270	235	35	87.0%	545	360	185	66.1%
>30%, but <=50%	185	70	115	37.8%	325	225	100	69.2%	510	295	215	57.8%
>50%, but <=80%	174	40	134	23.0%	329	165	164	50.2%	503	205	298	40.8%
>80%, but <=95%	55	15	40	27.3%	375	140	235	37.3%	430	155	275	36.0%
>95%, but <=100%	30	15	15	50.0%	75	30	45	40.0%	105	45	60	42.9%
>100%, but <=115%	70	25	45	35.7%	320	95	225	29.7%	390	120	270	30.8%
>115%, but <=120%	14	4	10	28.6%	85	20	65	23.5%	99	24	75	24.2%
>120%, but <=140%	105	10	95	9.5%	485	120	365	24.7%	590	130	460	22.0%
>140%	555	15	540	2.7%	4,865	450	4,415	9.5%	5,420	465	4,955	8.6%

Source: HUD–Census Special Tabulation data, Tables MA A6Ao6or and MA A6Bo6or

Overall, 40 percent of all low income households are renters. Fifty percent of those with extremely low incomes rent, as do 36 percent of those with *very low incomes* and 35 percent of those in the *low income* (50–80 percent of area median income) category. Thirty-seven percent of the low income renters (235 households) experience affordability problems, as do 55 percent of low income homeowners (860 households). The affordability challenge affects all age groups. Fifty-five percent of the low income, cost burdened renters are under the age of 65, as are 47 percent of the cost burdened homeowners. In addition to those *already* facing cost burdens, more than 100 additional households are deemed at *risk* of becoming cost burdened because of low incomes.

Other (Non-Low Income) Cost Burdened Households. High housing costs have made housing affordability an issue even for middle and upper income households. Five percent of the middle and upper income renters and 15 percent of the middle and upper income homeowners in Wellesley also face cost burdens. The more detailed Table 3 documents the breadth of the affordability problem, based on the 1999 housing costs and household incomes reported in the 2000 Decennial Census. This table illustrates that affordability is an issue for renters in every income category below \$75,000. In

⁴ HUD has prepared a series of needs tables based on special tabulations of data collected from the decennial census, which enable communities to prioritize their housing needs. Two of these tables are included at the end of this Appendix. The first estimates the number of Wellesley households by tenure (owner or renter), by type of household – elderly, small family (2-4 members), large family (five or more members), or other – and by income. The second estimates the needs specifically for those households that have one or more members with a mobility or self-care limitation.

general, it becomes a greater problem the lower the income. The exception – those earning between \$10,000-\$19,000 – probably reflects the high concentration of renters in that bracket who are already renting a subsidized unit. Not surprisingly, the burden is greatest for the oldest householders and the youngest.

Table 3
Cost of Burdened Households by Age, Tenure, and Income

Income Bracket	% of HOs Paying > 35% of Income for Housing	% of Renters paying > 35% of Income for Housing
Less than \$10,000	100.0%	51.2%
\$10,000 to \$19,999	84.8%	22.3%
\$20,000 to \$34,999	42.0%	45.4%
\$35,000 to \$49,999	28.5%	25.2%
\$50,000 to \$74,999	27.0%	20.1%
\$75,000 to \$99,999	18.6%	0.0%
\$100,000 to \$149,000	12.6%	0.0%
\$150,000 or more	1.3%	0.0%
Age Bracket		
Householder 15–24 years	NA	35.9%
Householder 25–34 years	14.4%	23.1%
Householder 35–44 years	14.1%	18.6%
Householder 45–54 years	16.0%	0.0%
Householder 55–64 years	16.0%	8.2%
Householder 65–74 years	16.1%	31.9%
Householder 75 years and over	22.2%	38.3%

Source: U.S. Census 2000 SF3, Tables H71, 73, 96, and 97

Similarly, with homeowners, the lower the income, the higher the likelihood of affordability problems. The problem is more pronounced among elderly homeowners, many of whom have great wealth tied up in their homes but relatively low incomes. The rises in property taxes and homeowner's insurance that have accompanied the rapid rise in home values account for much of the increasing burden for those with little or no mortgage outstanding on their property. The average single-family tax bill increased by more than 55 percent in Wellesley between 1998-2004.

Citizens' Housing and Planning Association and Northeastern University's Center for Urban and Regional Policy both publish "affordability gap" analyses, assessing whether residents of a particular community, earning the median income for that town, could afford to buy the median price home there at current prices and financing assumptions. Wellesley has been "unaffordable" to its existing residents at least since 1998 (the first year for which data are available), but the analysis indicates that the affordability problem has grown worse in recent years – notwithstanding near record low mortgage interest rates – as increasing home prices outstrip income gains. In 1998, Wellesley's median household income was sufficient to purchase a home priced at 94 percent of what the typical (median priced) single-family home that year sold for. By 2003, the median family income would have covered only 78 percent of the median price. (In other words, the median home price in 2003 would have to have been priced \$158,000 less than it was to be affordable to an existing Wellesley family earning the median household income.⁵)

⁵ Estimated to be \$128,000 in 2003.

Housing Conditions. While only a handful of homes in Wellesley are deemed to be substandard (lacking kitchen facilities or plumbing or having serious code violations), upgrading such units is considered a high priority. The number of low income homeowners, including those with rental units, who may need financial help to maintain their units; remove lead paint, asbestos, or other toxins; or comply with housing codes, is likely to be much greater given the age of the stock and the high level of long-term ownership, particularly among the elderly. Low income elderly homeowners may wish to get out of “high maintenance” housing situations entirely and convert some of their home’s equity to cash for other basic needs.

Special Needs. Some residents have more specialized needs. The Census enumerated nearly 700 households (about eight percent of the total) in which one or more member reported some type of physical, mental, or sensory disability (or disabilities) that presented mobility or self-care limitations. Fifty-four percent of these households are elderly. There are also a small number of residents, or former residents, whose health and/or other issues require specialized housing services.⁶ The numbers are small, and their needs may be temporary or episodic. Not all such needs can be met locally, but it is important to recognize that Wellesley residents contribute to a regional demand for group homes, transitional housing, shelter beds, etc., and the Town may have opportunities for addressing such needs.

Lack of Housing Choice. While some households need help with affordability, home repairs, or have special needs, many others – across a range of incomes – simply need greater housing choice: alternatives to large, high-maintenance single-family homes. Thirteen percent of Wellesley households rent, but the number of renters and the number of multifamily units available for rent has declined in recent years. Much of the multifamily inventory (nearly 19 percent) was built during the 1970s; no new units have been added since 1990.

Regional Needs. The regional needs are greater and more complex. None of the towns abutting Wellesley, or the communities abutting them, is at the 10 percent “affordable” threshold. While some offer greater housing choice in terms of size, type, tenure, and cost than Wellesley, rental *and* ownership options for low and moderate income households are limited throughout the region.

NEEDS ASSESSMENT SUMMARY

Wellesley’s lack of affordable housing options has impacted some groups more than others:

- Low income renter households
- Lower income homeowners, including the elderly and others on fixed incomes
- Young adults and families locked out of homeownership

The greatest demand is for smaller, moderately-priced ownership units and rentals in a range of price levels. The demand for both comes primarily from the same two groups: 1) young people – individuals and small families, mostly – who work in the area but cannot afford to buy, and 2) older homeowners wishing to downsize, but with no alternatives available locally, either for rent or purchase. Often the latter are seeking lower maintenance properties, single-floor living and, in a smaller num-

⁶ Examp
ful offenders, and pregnant and parenting teens.

ber of cases, supportive services. Demand also comes from school and municipal employees; families with children in Wellesley schools under the METCO program; parents, children or siblings of current residents; current residents facing financial setbacks; and households that have split up due to divorce. Finally, there is a demand for alternative housing types (e.g., townhouses), both rental and ownership, among those who can afford to pay market, or near market prices.

Wellesley is more fortunate than most Massachusetts communities. Its housing needs are manageable. *Less than 500 units of “qualified” affordable housing would bring the Town up to, or near, the state’s ten percent goal*, which is approximately what the Town itself identified as its needs in the 1994 Master Plan; *a modest annual increase thereafter would maintain that level given the Town’s historic growth trends*. The Metropolitan Area Planning Council’s buildout analysis for Wellesley suggested that the Town had the potential for 2,209 additional residential units. However, 1,724 of these “housing units” would be academic housing in the Educational zoning districts. The potential number of new, non-academic housing units was estimated at fewer than 400. (Also, the analysis did not take into account potential Chapter 40B Comprehensive Permit projects, which could produce more units than permitted by zoning.) If the Town increases its year-round housing stock by 400 units between now and 2010, the ten percent requirement would increase by a modest 40 units, and the annual maintenance requirement – set by DHCD at .75% to preempt adversarial 40Bs – would rise from the current 66 units to 69. Given Wellesley’s low level of new production, even this relatively modest level of production will present a daunting challenge.

IMPEDIMENTS TO EXPANDING THE SUPPLY OF AFFORDABLE HOUSING

Factors that impede the development of affordable housing in Wellesley include high production costs, high cost and scarcity of developable land, zoning and regulatory restrictions, and community concerns, particularly over increasing density.

Cost to Produce. Housing prices in Wellesley are among the highest in the state, and the rate of new production is among the lowest. Land costs drive development costs, and in built-up Wellesley the lack of sites available for development has been a major factor. The increase in housing starts in 2004, a 15 year high, is the result of a 52-unit cluster development approved after a protracted comprehensive permitting process (13 of the 52 rental units will be affordable to households earning below 80 percent of the median income.)

Local Zoning and Regulatory Restrictions. Most of Wellesley is zoned for single-family housing; however, townhouses and multifamily housing are allowed in a few of the residential districts and almost all of the commercial districts. The Zoning Bylaw also includes a Residential Incentive Overlay district available in almost any non-residential zoning district that is intended to encourage multifamily and elderly housing with higher permitted densities. The existence of this zoning, however, has not resulted in the creation of significant new affordable housing for a number of years.

The Town recently enacted an inclusionary zoning bylaw that applies to all Projects of Significant Impact, that is, projects in commercial or industrial zoning districts with new floor area of 10,000 square feet or more or with 15,000 square feet of renovated, altered, and/or replacement floor area and meeting certain other criteria. The inclusionary zoning bylaw provides that affordable housing be provided in the

ratio of 0.02 units per 1,000 square feet of floor area and 0.2 units for each dwelling unit in a project. Alternatively, the project proponent can make a payment to the Affordable Housing Trust in lieu of constructing units. Because the inclusionary zoning bylaw is quite new, it has not yet produced any units. However, the expected conversion of the former Wellesley Inn into condominiums will have to comply with this law and provide affordable units or a payment in lieu of the units. It is expected that the Spring 2005 Town Meeting will be asked to vote to extend inclusionary zoning to subdivisions.

Scarcity of Land. Wellesley is near build-out and much of the activity in new housing construction is made up of the replacement of smaller, older houses with larger replacement houses (commonly called “mansionization”). Only occasionally do parcels over three acres suitable for subdivision become available, and the typical subdivision in the last fifteen years has been small, averaging four units. The Hastings Village Chapter 40B project took advantage of an unusually large parcel of land in the Wellesley context. The opportunity for creating any significant number of affordable units will occur through creation of higher-density multi-family, condominium, or town house development in commercial districts or suitable locations that become available through unusual circumstances, such as the closing of St. James’s Church.

Other. The Town has been reluctant to collaborate with other communities on affordable housing programs. For example, the Board of Selectmen declined to join a HOME consortium with Newton that could have provided housing rehab assistance to income-eligible Wellesley homeowners who might be “house poor” and without resources to make needed repairs.

The Town did, however, create a Housing Development Corporation to seek opportunities to create affordable housing in Wellesley. This group is in charge of redeveloping a small Town-owned fire-house that will have four units, one of which will be affordable. Now that Wellesley has adopted the Community Preservation Act (CPA), affordable housing will have a dedicated source of funding for the first time. CPA funds have been voted for the Housing Development Corporation to use to create affordable housing.

In general, although many residents acknowledge and support the need for additional affordable housing in Wellesley, it has been difficult for the town to reach consensus on more specific affordable housing efforts. Given the context of housing development in Wellesley, it is unlikely that significant affordable housing will be created unless town residents direct their leadership and staff to actively pursue affordable housing or mixed-income rental projects.

MITIGATION MEASURES

The Master Plan will establish the framework for overcoming some of these barriers through zoning amendments and other initiatives.

The Comprehensive Plan also provides illustrations of how mixed-income housing at relatively high densities, including town houses and apartments, could be attractively sited in several key locations in the town. The purpose of these illustrations is to help the Planning Board and other town leaders communicate how Wellesley could effectively meet its goals for more housing diversity and affordability in ways that would not be detrimental to existing neighborhood character.

3. Affordable Housing Goals

In addition to the units of housing that currently qualify, there are two additional projects in various stages of pre-development. Table 4 identifies Wellesley's existing and planned affordable housing inventory. (See the end of this Appendix for a regional Affordable Housing Report Card comparing the progress of Wellesley, its abutters, and the communities that abut them.)

Table 4
Affordable Housing Goals for Wellesley Master Plan

Base Year-Round Housing 8797 Units		Overall Goal 10% "Affordable" 879 Units			Annual Target (.75% of year-round stock) 66 Units		
Existing Units (1/19/05 Inventory)	Tot Dev Units	Count for 40B	Low Income	Type	Comp Permit	Use Restriction	% Subsidized
Barton Road	90	90	90	WHA–Fam Rent		Perp	
Dean House/List House	57	57	57	WHA–Eld		Perp	
Kilmain House	40	40	40	WHA–Eld		Perp	
Morton Circle	36	36	36	WHA–Eld		Perp	
Linden Street	12	12	12	WHA–Fam Rent		Perp	
Jubilee House	4	4	4	Spec Needs		Perp	
Ardmore at Wellesley	36	36	9	Pvt Rent	Y	?	
Glen Grove	125	125	125	Pvt Rent–Eld	Y	2009	
Edgemore Circle Townhouses	12	3	3	Homeownership	Y		
DMR Group Homes	13	13	13				
Cumulative Total	425	416	389				4.7%
In Progress/Proposed							
Hastings Village	52	52	13	Pvt Rent	Y		
Wellesley Manor Estates	32	8	8	Homeownership 55+	Y		
4 Marshall Road Charles River ARC	4	4	4	DMR Group Home			
Wellesley HDC Buy-Down*	2	2	2	Homeownership			
Walnut Street Firehouse	1	1	1	Homeownership			
Cumulative Total	516	483	417				5.5%

LOCAL RESOURCES

Wellesley has several important resources that should help it move its affordable housing agenda forward. It has an experienced and well-managed local housing authority, a Town-established non-profit housing organization, a capable and professional Town planning office, and a dedicated income stream as the result of Wellesley's having adopted the Community Preservation Act in 2003.

The Wellesley Housing Authority (WHA), established under the provisions of M.G.L. Chapter 121B, operates the town's 235-unit public housing inventory. By law, local housing authorities are governed by five-member boards, with five-year staggered terms. One member is appointed by the Department of Housing and Community Development (DHCD); the other four are elected. Housing authorities are authorized to acquire, construct and manage housing, issue bonds, or contract with private, non-profit corporations for development and management services. There has not been any public fund-

ing for new production in more than a decade, however. And because housing authorities are subject to a number of cumbersome rules and regulations – many of which apply even if no state or federal subsidies resources are being used – it has been difficult for them to participate in the development process using the resources and practices that are available to private developers.

The non-profit Wellesley Housing Development Corporation (WHDC), with a broader mission and more flexible operating rules, was established by the Town in 1998 to complement the efforts of the housing authority. It has been actively engaged in education and advocacy, and has solicited proposals for the redevelopment of a former firehouse into four units of mixed-income housing. It is expected to become a more prominent player in the future.

By being one of the first communities to adopt the provisions of the Community Preservation Act (CPA) in 2002, Wellesley has availed itself of an important financial resource to further its affordable housing agenda. The Town's Community Preservation Plan identifies at least three possible housing-related uses for its CPA funds: 1) the purchase of existing market rate units for resale to qualified low and moderate income families, 2) as gap financing in the rehabilitation and adaptive reuse of deteriorating or under-utilized structures, and 3) to support scattered-site development of small, affordable developments, on public, or tax title, land.

Finally, because it does have a professional and well-run planning department, the Town can consider implementing housing rehabilitation and repair programs. It can also seek grant funding to foster larger, well-designed developments that are consistent with the state's sustainable development agenda. Wellesley's strong market, cohesive town center, proximity to public transportation and major highways suggest that proposals from the Town would be highly competitive.

4. Affordable Housing Planned Production Strategy

PROGRAM SCALE

Wellesley's affordable housing plan, or planned production strategy, is designed to increase the Town's qualified affordable housing inventory to ten percent over ten years. Based on the 2000 Census, this would require 879 units.⁷ Factoring in new housing starts since that time, and expected production between now and 2010, the target is likely to rise to 925-950 by 2010. Currently, 416 (4.6 percent) of the town's housing units – nine developments and some group homes – qualify as affordable on the State's Subsidized Housing Inventory, leaving a shortfall of 463 units. An additional 67 qualifying units have been proposed. If they proceed, the shortfall would be reduced to 396 units.

SUMMARY OF STRATEGY

The Town intends to make up this shortfall by expanding its affordable housing through a variety of mechanisms. These include new construction of small developments on scattered sites, including Town-owned land; rehabilitation and adaptive reuse of existing property; development of mixed-

⁷ The ten percent "affordable" threshold is a moving target. A community is expected to maintain this threshold as new market-rate housing is added to the inventory. While the new affordable units get added to the inventory as they are created, and the inventory itself is updated every two years, the year-round housing base off which the ten percent is calculated is only updated every ten years, based on the decennial census. It is the Town's intent to achieve and *maintain* the ten percent threshold.

income housing on larger sites identified in the Master Plan as feasible and desirable for more intense, compact development; and qualifying existing units as affordable through rehabilitation and/or buydowns, with appropriate occupancy restrictions. Wellesley will attempt to “grow” its affordable housing inventory, consistent with this plan, by adding 66 units annually (representing three-quarters of one percent of the Town’s year round housing units).

If this plan is accepted by the state’s Department of Housing and Community Development (DHCD), and the Town achieves these annual production goals, it may deny comprehensive permit requests that are incompatible with the plan. Production of 1.5 percent (132 units) can provide a two-year reprieve. Because Wellesley is a built-up, slow-growth community – adding on average 34 new units per year over the past decade – this will be an extraordinary challenge. Three quarters of one percent is more than double the Town’s historic production *of any type*. As important as it will be to pursue development opportunities on those sites that are appropriate for more intense development, the Town will need to identify opportunities within its existing inventory to preserve and promote greater affordability.

In addition to adding units that are affordable by, and restricted to, households earning not more than 80 percent of the area median income (*i.e.*, those that qualify for inclusion on the state’s Subsidized Housing Inventory), the Town should strive to ensure that an additional ten percent of the units in publicly-supported developments serve moderate and middle income households (those earning between 80-150 percent of the area median income). It will work with private developers to promote a diversity of housing types appropriate to the needs of different population groups, including families, seniors, individuals, and those with special needs.

MEASURING SUCCESS

A successful conclusion of this plan will be the creation of approximately 500 well-designed, sustainable, affordable housing units – both rental and ownership – over a ten-year period, *plus* sufficient additional units to maintain the ten percent threshold when market rate production from 2000-2010 is factored into Wellesley’s year-round housing base. Units may be created through the qualification of existing properties (*i.e.*, by removing units from the open market and restricting their occupancy to low income households for a minimum of 15 years).⁸ In addition, the Town will need to have implemented adequate provisions to ensure that this level of affordability is maintained in the future. All of the units in mixed-income rental properties count toward the 500-unit goal, including units renting at market rates. In homeownership developments, only the low income units count.

A secondary measure of success will be the extent to which the Town has diversified its housing stock to allow current residents to remain in Wellesley despite changing housing needs (*e.g.*, the creation of accessory dwelling units; the conversion of existing large structures to smaller dwelling units; improved housing conditions and accessibility for residents through home repairs and modifications; senior residential developments, or supportive housing alternatives).

⁸ 30 years for new construction

Guiding Principles

The Town will employ a variety of tools and mechanisms to achieve its goals, and it will be guided by the following principles as it implements its affordable housing strategy:

1. Create new and preserve existing community housing that is well designed and maintained, is of high quality, and is based on sound planning principles. New affordable housing should be well-designed, context-sensitive, and harmonious with its surroundings. To the extent practical, design, construction and environmental standards for the new affordable development should be consistent with those for other types of development.
2. Distribute affordable housing equitably throughout the town. Residential growth in general, however, should be channeled to those areas that can sustain higher densities.
3. Provide a variety of types of affordable housing, appropriate to the needs of Wellesley residents and the region. The mix should include both rental and ownership; detached single-family homes and compact development options (duplex, quads, town house, etc.); housing for families and individuals of all ages and units tailored specifically to the needs of senior citizens and those with special needs.
4. Ensure the long-term affordability of the units created, preserving their affordability in perpetuity wherever possible.
5. Provide community housing opportunities that give priority to the extent allowed by law, to Wellesley residents, Town employees, and families of students enrolled in the Town's public schools.
6. Reuse existing buildings or use previously-developed or Town-owned sites for new community housing.
7. Acquire and convert market-rate housing into community housing where feasible.
8. Encourage a range of incomes in multifamily developments (5+ units), unless restricted by funding source. Smaller projects (1-4 unit structures) may, as appropriate, serve entirely income-eligible households.
9. Negotiate assertively with developers seeking special or comprehensive permits for appropriate public benefits, with the highest priority assigned to maximizing affordability.

AFFORDABLE HOUSING PLAN

The proposed set of strategies is based on recommendations included in the 1994 Master Plan, the Town of Wellesley Community Preservation Plan, and other studies. As the Town assembled an appropriate complement of tools and resources, we drew on the experiences of comparable communities in the region and elsewhere in the state. Achieving the goals set forth in the previous section will require appropriate tools and regulations (or regulatory relief), financial resources, development capacity, and political will.

The strategies are organized into the following categories: planning and regulatory reform, production initiatives, building local development and management capacity, preservation strategies, and funding. An estimated timetable for implementation is provided. This timetable is a key component of the strategy.

PLANNING AND REGULATORY REFORM

By-law changes

- Revise the Accessory Dwelling Unit Bylaw and procedures for conversion of existing single-family homes to two or more units. Affordable accessory units can be an excellent way to create affordable housing without significant change to neighborhood or community character. Although the Town is unlikely to gain large numbers of affordable units through accessory units, these units can be valuable on the margin. Often they have a double impact, providing an affordable unit rental unit and generating income for a low or moderate income homeowner. Wellesley should allow permanently affordable accessory units to be created by right and allow all accessory units to be open to non-relatives. Templates for affordability agreements and simple monitoring protocols have already been established in several Massachusetts communities. The Wellesley Housing Authority can assist with these issues.
- Converting existing illegal accessory units or apartments is another way to add to the number of affordable units without changing the *de facto* number of housing units or residents. In some cases, conversion of these units might require the owners to bring the units up to code. Owners may be able to qualify through regional housing programs for assistance in code improvements if the apartments will become subject to affordability agreements.
- Allow limited development of non-conforming lots for affordable housing. Parcels that lack required size or frontage could be made legal lots for building affordable units or duplexes in which one unit is affordable. Housing of modest size can provide scattered-site affordable units that fit easily into neighborhoods. Site plan review can ensure that the units are compatible with the surrounding neighborhood.
- Extend inclusionary zoning to residential subdivisions. Wellesley's inclusionary zoning bylaw only applies to housing in the business districts. Although there are few subdivisions in Wellesley and they are generally very small, it is still worthwhile to make them subject to inclusionary zoning. If some larger parcels of open land were to come on the market and be developed, this tool to guarantee some affordable units would be extremely useful.

BUILDING LOCAL CAPACITY

Funding

- Dedicate a fair share of Community Preservation Act funds for community housing (roughly 1/3 of funds raised over time).
- Secure funding through multiple sources to complement CPA funds. The Town has already adopted an inclusionary zoning by-law. Another possibility is the Community Development Block Grant (CDBG) funding, which is allocated by the Massachusetts Department of Housing and Community Development (DHCD). Municipalities like Wellesley are eligible to apply under the

Community Development Fund (CDF), a component of the CDBG program. CDBG is a HUD program that provides annual block grants to states and large cities for any of several eligible uses, including housing; as long as a majority of the beneficiaries are low and moderate income, the activity removes slums or blight, and/or it fills an urgent community need.

Massachusetts allocates about \$40 million in CDBG funding annually, about 40% of which is used to support the creation or preservation of affordable housing through rental development and rehabilitation, first-time homebuyer, and homeowner rehabilitation loan and grant programs.⁹ Application is by a competitive process, which favors poorer communities. Nonetheless, a Wellesley housing rehabilitation program might be very attractive to lower income Wellesley homeowners.

- Consider joining a HOME consortium. Seventy-nine Massachusetts communities, including many that would not be eligible to on their own to receive HOME funds directly from HUD, have joined one of the state's eight HOME consortia. Neighboring Newton is the lead entity for a multi-town consortium that Wellesley might join. Massachusetts receives some \$50 million in funds under this federal program each year. DHCD awards approximately \$17 million on a competitive basis; the balance is allocated on a formula basis to entitlement communities and consortia. HOME funds can be used for rental housing production and rehabilitation, first-time homebuyer assistance, tenant-based rental assistance, and rehabilitation assistance for homeowners. To access funds, a non-entitlement community like Wellesley can join a HOME consortium, and thereby become entitled to annual funding in the future. Alternatively, it may apply on its own; partner with an eligible nonprofit – a CHDO, or community housing development organization – which could apply for the funds and administer a program on the Town's behalf; or partner with a developer who wishes to build affordable housing in the community.

The advantage to joining a consortium is that it gives a community access to a predictable source of funds that enables it to plan ahead in a way that it cannot when it must compete annually for funds. The process of joining a HOME consortium is a protracted one, and membership imposes a number of requirements that some communities may be unwilling or unable to meet. A staff person or consultant should be available, at least on a part-time basis, to coordinate the application, planning, implementation, and monitoring of ongoing HOME participation. Bedford, Belmont, Brookline, Lincoln, Needham, Waltham, and Watertown are already members of the Newton-led MetroWest HOME Consortium.

- Establish a municipal affordable housing trust fund to hold and disburse funds generated from these other sources. On January 7, 2005, Governor Romney signed into law the Municipal Housing Trust Fund Bill, allowing local governments to create a municipal entity that is able to receive and expend funds and participate in real estate transactions relating to affordable housing. Previously, municipalities had to have special legislation approved to set up a local trust within the structure of local government (as Wellesley did in establishing its Housing Development Corporation). The opportunity to more easily create a housing trust is one more tool for local communities to proactively meet affordable housing needs, and those that have adopted the

⁹ This is in addition to the \$90 million that is allocated directly to the state's larger cities, or "entitlement" communities.

Community Preservation Act may establish such an entity for using CPA funds to create affordable housing in a flexible and effective manner. It is also an appropriate mechanism through which to receive funds.

- Form strategic alliances with local schools and colleges. Given the amount of land under the control of the town's prominent educational institutions, Wellesley should engage these institutions in a collaborative process to identify ways they might be able to assist in addressing the housing needs of the larger community. Many of their faculty and staff are faced with the same affordability challenges as other town residents.
- Seek technical assistance from the state or shared with neighboring communities for local initiatives

HOUSING PRODUCTION

- Work with private developers who propose to create housing that meets community needs under Chapter 40B, the state's comprehensive permit statute.

Over time, the Town may identify, and put out to bid, publicly-owned parcels that are suitable for affordable housing development. Similarly, the WHDC or the WHA may acquire the resources to address the Town's housing needs directly. In the short term, however, "friendly comprehensive permits" and "local initiative projects" undertaken cooperatively with private developers will continue to represent a substantial portion of the Town's affordable housing production. (Even locally-initiated projects are likely to require the zoning, density, and other regulatory relief afforded by the comprehensive permit, and 40B can be an important tool.)

- In order to create sufficient numbers of affordable units to meet the state ten percent affordable housing goal and to create more diversity of housing in Wellesley, the Town must work to bring rental developments with a substantial number of units to the few identified sites where most residents agree this kind of housing would complement local character. These sites are the Tailby Lot, the Linden Street commercial district, the St. James's Church site, the Grossman's site and, potentially, other commercial districts.
- Higher-density mixed-use development projects in locations with existing infrastructure and access to transit – transit-oriented development or TOD – have been prioritized by Governor Romney. Communities like Wellesley are well-positioned to take advantage of funding formulas that reward such "smart, and balanced growth."
- Inventory and study the feasibility of using additional Town-owned parcels and buildings for affordable housing as a way of reducing the cost of affordable housing production. The Town has already taken this approach in the Walnut Street Fire Station project. An inventory of all Town properties, including tax title properties, may uncover other opportunities. All Town-owned sites, both large and small, should be evaluated for their potential. The town could combine affordable housing creation with other town needs.

HOUSING PRESERVATION

There are several preservation strategies that the Town can pursue to preserve its existing affordable units. Some pertain to privately-owned, unsubsidized stock; others are specifically tailored to the existing subsidized inventory.

- **Ensure no loss of existing 40B units.** Because Wellesley’s only existing privately-owned subsidized housing units (Ardmore, Glen Grove and the new Hastings Village) were built under the comprehensive permit provisions of M.G.L. Chapter 40B, the Town has leverage to ensure that they remain affordable over the long term. In fact, the Town’s Zoning Board of Appeals filed suit in 2000 to ensure the continued affordability of units in the Ardmore at Wellesley complex when its owner sought to convert nine low-income units to market-rate units. Ruling in Wellesley’s favor, the Massachusetts Supreme Judicial Court affirmed that “where a comprehensive permit itself does not specify for how long housing units must remain below market, the [Comprehensive Permit Law] requires an owner to maintain the units as affordable for as long as the housing is not in compliance with local zoning requirements, regardless of the terms of any attendant construction subsidy agreements.”¹⁰
- **Preserve existing stock.** The Town should adopt a program to preserve and maintain existing rental and home ownership units that currently serve low and moderate income residents. Often housing units owned by lower-income residents are prone to deferred maintenance or deterioration. The Town should seek opportunities for funding rehabilitation and basic maintenance on such structures. The use of Community Development Block Grant (CDBG), or HOME funding, coupled with affordability restrictions, allows towns to add to their qualified affordable housing inventory and at the same time assist existing homeowners. Such units are not presently part of the Town’s affordable housing stock, even if the owner/tenant is income eligible.

**Table 6
Example of Potential Wellesley Affordable Housing Production Goals, 2004–2014**

	Housing Production, Description	# Units	Local Capacity Building	Planning and Regulatory Action
2005	Hastings Village	52	Begin discussions with Newton re: joining MetroWest HOME consortium	
	Qualification of existing group home	4	Inventory Town-owned and other publicly-owned land	
	Edgemore Circle Townhouses	3		
	Walnut Street Firehouse	1		
	Wellesley HDC buy-down no cars with these	2		
	Accessory/in-law apartment	4		
	2005 PROJECTED TOTAL		66	
2006	Wellesley Manor Estates	8	Adopt Municipal Affordable Housing Trust Fund	Expand Inclusionary Zoning (IZ) to subdivisions
	4 Marshall Road Charles River ARC Group Home	4	Expand IZ to subdivisions	Create and pass amendments to In-Law Apartment (accessory dwelling unit) section of bylaw

	Wellesley Inn inclusionary zoning			
	CDBG qualified homeowner rehab (under competitively-awarded CDFII funding)	4		
	Accessory/in-law apartment	4		
	2006 PROJECTED TOTAL	20		
2007	Major development site, mixed income rental (120 units)	120	Join MetroWest HOME consortium	
	Additional group home, Charles River ARC	4		
	HOME/CDBG qualified homeowner rehab	8		
	Accessory/in-law apartments	4		
	2007 PROJECTED TOTAL	136		
	HOME/CDBG qualified homeowner rehab	8		
2008	Accessory/in-law apartments	4		
	2008 PROJECTED TOTAL	17; Town would be credited with 68 units from prior year's production		
2009	Development on Town-owned land @ 50% affordable and 25-50% moderate income	12		
	HOME/CDBG qualified homeowner rehab	8		
	Scattered site development and/or conversion	2		Allow affordable units on nonconforming lots with site plan review
	Accessory/in-law apartments	2		
	2009 PROJECTED TOTAL	16		
2010	HOME/CDBG qualified homeowner rehab	7		
	Accessory/in-law apartment	2		
	Inclusionary zoning	6		
	2010 PROJECTED TOTAL	16		
2011	Support 40B private development	12		
2010	HOME/CDBG qualified homeowner rehab	7		
	Accessory/in-law apartments	2		
	CPC-funded buy-down			
	Promote development of mixed-use buildings with affordable units in commercial districts	4		
	2011 PROJECTED TOTAL	18		
2012	Promote cluster project with affordable units			
	Accessory/in-law apartments			
	Conversion to multifamily home(s)			
	Promote development of mixed-use buildings with affordable units, including rental in commercial districts			

	2012 PROJECTED TOTAL	16		
2013	Promote development on Town-owned land @ 50% affordable and 25-50% moderate income	6		
	Promote private development of mixed-use buildings with affordable rental units in commercial districts	6		
	Promote scattered site development/conversion	2		
	Accessory/in-law apartments	2		
	2013 PROJECTED TOTAL	16		
2014	Promote 40B private development	10		
	Accessory/in-law apartments	2		
	2014 PROJECTED TOTAL	16		

5. Description of Use Restrictions

ENSURING LONG-TERM AFFORDABILITY

EXISTING USE RESTRICTIONS

The existing affordable housing projects in Wellesley are either public housing or deed restricted to ensure that long-term affordability is maintained. As described above, the privately-owned subsidized rental properties, Ardmore, Glen Grove and Hastings Village, were developed under M.G.L. Chapter 40B. The Townhouses at Edgemore Circle, a 40B homeownership project, will also include resale provisions, which ensure that units will remain affordable to the targeted income group and be resold to households within the eligible income limits.

PROPOSED USE RESTRICTIONS

There are different mechanisms a town can use to ensure that ownership housing built to serve households earning less than 80 percent of the area median income continues to be affordable for future generations of homebuyers, while at the same time allowing the original purchaser to enjoy some (limited) appreciation. The preferred technique would be one that limits the price an owner of an affordable unit can charge a subsequent purchaser to that which can be supported by a borrower with the same income characteristics as the original buyer (e.g., earning 70-80 percent of the area median income). This approach avoids the problems that can occur when the resale price is set at the same discount (percent of the value of the market rate units) as the first purchaser enjoyed.

Housing Problems, All Households | Wellesley, Massachusetts

Household by Type, Income, & Housing Problem	RENTERS					OWNERS					
	Eldery	Small Re-related	Large Re-related	All Other	Total Renters	Eldery	Small Re-related	Large Re-related	All Other	Total Owners	Total HHs
Household income <= 50% MFI	214	50	25	131	420	351	175	35	39	600	1,020
Household Income <= 30% MFI	118	26	0	113	257	113	120	15	29	277	534
% with any housing problems	58.5	61.5	NA	24.8	44	96.5	91.7	100	13.8	85.9	65.7
# with any housing problems	69	16	NA	28	113	109	110	15	4	238	351
% Cost Burden >30	58.5	46.2	NA	24.8	42.4	96.5	91.7	100	13.8	85.9	65
# with CB	69	12	NA	28	109	109	110	15	4	238	347
% Cost Burden >50	28.8	15.4	NA	21.2	24.1	84.1	79.2	100	13.8	75.5	50.7
# with SCB	34	4	NA	24	62	95	95	15	4	209	271
Household Income >30% to <=50% MFI	96	24	25	18	163	238	55	20	10	323	486
% with any housing problems	16.7	41.7	100	22.2	33.7	66.4	72.7	50	100	67.5	56.2
# with any housing problems	16	10	25	4	55	158	40	10	10	218	273
% Cost Burden >30	16.7	41.7	100	22.2	33.7	66.4	72.7	50	100	67.5	56.2
# with CB	16	10	25	4	55	158	40	10	10	218	273
% Cost Burden >50	12.5	41.7	60	0	22.7	22.7	72.7	50	100	35.3	31.1
# with SCB	12	10	15	0	37	54	40	10	10	114	151
Household Income >50% to <=80% MFI	48	34	10	74	166	212	84	10	29	335	501
% with any housing problems	8.3	11.8	0	32.4	19.3	32.1	70.2	100	100	49.6	39.5
# with any housing problems	4	4	0	24	32	68	59	10	29	166	198
% Cost Burden >30	8.3	11.8	0	32.4	19.3	27.4	70.2	100	100	46.6	37.5
# with CB	4	4	0	24	32	58	59	10	29	156	188
% Cost Burden >50	0	0	0	13.5	6	6.6	53.6	0	56.2	25.1	18.8
# with SCB	0	0	0	10	10	14	45	0	25	84	94
Household Income 80% MFI	120	399	34	269	822	1,359	3,629	785	420	6,193	7,015
% with any housing problems	20.8	6	11.8	10.8	10	6.9	14.6	14.6	27.4	13.8	13.3
# with any housing problems	25	24	4	29	82	94	530	115	115	855	933
% Cost Burden >30	20.8	5	11.8	10.8	9.5	6.6	14.5	14.6	27.4	13.6	13.2
# with CB	25	20	4	29	78	90	526	115	115	842	926
% Cost Burden >50	0	0	0	1.5	0.5	1.5	2.9	3.8	13.1	3.4	3.1
# with SCB	0	0	0	4	4	20	105	30	55	211	217
Total Households	382	483	69	474	1,408	1,922	3,888	830	488	7,128	8,536
% with any housing problems	29.8	11.2	42	17.9	20	22.3	19	18.1	32.4	20.7	20.6
# with any housing problems	114	54	29	85	282	429	739	150	158	1475	1758
% Cost Burden >30	29.8	9.5	42	17.9	19.5	21.6	18.9	18.1	32.4	20.4	20.3
# with CB	114	46	29	85	275	415	735	150	158	1454	1733
% Cost Burden >50	12	2.9	21.7	8	8	9.5	7.3	6.6	19.3	8.7	8.6
# with SCB	46	14	15	38	113	183	284	55	94	620	734

DEFINITIONS:

Any housing problems: Cost burden greater than 30% of income and/or overcrowding and/or without complete kitchen or plumbing facilities.

Other housing problems: Overcrowding (1.01 or more persons per room) and/or without complete kitchen or plumbing facilities.

Elderly households: 1 or 2 person household; either person 62 years or older.

Renter: Data do not include renters living on boats, RVs, or vans. This excludes approximately 25,000 households nationwide.

Cost Burden: The fraction of a household's total gross income spent on housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payment, taxes, insurance, and utilities.

Regional Affordable Housing Report Card

City/ Town	Total Yr Rnd Housing Units	40B Units (1/19/05 Inventory)	% Subsidized	10% State Goal	Deficit
Dedham	8,893	478	5.4%	889	411
Dover	1,874	17	0.9%	187	170
Framingham	26,588	2,676	10.1%	2,659	-17
Lincoln	2,076	181	8.7%	208	27
Medfield	4,038	185	4.6%	404	219
Natick	13,337	685	5.1%	1,334	649
Needham	10,793	425	3.9%	1,079	654
Newton	31,857	2,095	6.6%	3,186	1,091
Sherborn	1,449	34	2.3%	145	111
Watertown	14,959	893	6.0%	1,496	603
Wayland	4,703	150	3.2%	470	320
Wellesley	8,789	416	4.7%	879	463
Weston	3,796	126	3.3%	380	254
Westwood	5,218	384	7.4%	522	138
TOTAL	138,370	8,745	6.3%	13,837	5,092

APPENDIX B – OPEN SPACE PARCELS

Wellesley Open Space					
Map/Lot	Owner	Manager	Address	Lot Size (Acres)	Comments
Permanently-Protected Open Space (Article 97 and deed restrictions)					
Government Ownership					
27-10	Commonwealth of Massachusetts	DEP	River Street	3.2	Bunker Wildlife Sanctuary
27-11	Commonwealth of Massachusetts	DEP	River Street	1.9	Bunker Wildlife Sanctuary
204-56	Commonwealth of Massachusetts	DEP	Overbrook Drive	0.7	Cochituate Aqueduct
199-89	Commonwealth of Massachusetts	DEP	Overbrook Drive	4	Cochituate Aqueduct
2-2	Commonwealth of Massachusetts	DEP	Worcester Street	2.5	Hemlock Gorge
6-9	Commonwealth of Massachusetts	DEP	Worcester Street	37.1	Charles River Reservation
20-17	Commonwealth of Massachusetts	DEP	Cedar Street	3.4	Benjamin Mills Park
21-36	Commonwealth of Massachusetts	DEP	River Ridge	9.3	Hemlock Gorge Reservation
177-14	Commonwealth of Massachusetts	DEP	Schaller Street	3.1	Park land at Boulevard Road and the Charles River
42-43	Commonwealth of Massachusetts	DEP	Columbia Street	11.8	Charles River Reservation
32-6	Commonwealth of Massachusetts	DEP	Wellesley Avenue and Brookside Road	4.2	Sudbury Aqueduct
17-41	Commonwealth of Massachusetts	DEP	Hunnewell Street	0.5	Sudbury Aqueduct
17-43	Commonwealth of Massachusetts	DEP	Comeau Street	0.4	Sudbury Aqueduct
24-70	Commonwealth of Massachusetts	DEP	Comeau Street	4.6	Sudbury Aqueduct
40-2	Commonwealth of Massachusetts	DEP	Wellesley Avenue	2.8	Sudbury Aqueduct
40-3	Commonwealth of Massachusetts	DEP	Forest Street	0.7	Sudbury Aqueduct
69-7	Commonwealth of Massachusetts	DEP	Wildon Road	4.6	Sudbury Aqueduct
90-60	Commonwealth of Massachusetts	DEP	Wildon Road and Cartwright Road	4.6	Sudbury Aqueduct
102-38	Commonwealth of Massachusetts	DEP	Benvenue Street	2.7	Sudbury Aqueduct and Scenic Road
114-43	Commonwealth of Massachusetts	DEP	Benvenue Street	0.8	Sudbury Aqueduct and Scenic Road

Wellesley Open Space					
Map/Lot	Owner	Manager	Address	Lot Size (Acres)	Comments
<i>Permanently-Protected Open Space (Article 97 and deed restrictions)</i>					
<i>Government Ownership</i>					
114-44	Commonwealth of Massachusetts	DEP	Benvenue Street	1	Sudbury Aqueduct and Scenic Road
114-45	Commonwealth of Massachusetts	DEP	Benvenue Street	1.5	Sudbury Aqueduct and Scenic Road
27-23	Commonwealth of Massachusetts	DEP	Walnut Street	1	Charles River Reservation
6-10	Commonwealth of Massachusetts	DEP	William Street	2.4	Conservation land
34-27	Commonwealth of Massachusetts	DEP	Washington Street	1.2	Charles River Reservation
166-10	Commonwealth of Massachusetts	DEP	Lincoln Street	1	Charles River Reservation
140-1	Commonwealth of Massachusetts	DEP	Winding River Road	12.6	Charles River
Total State-Owned Protected Open Space				123.6	
46-2	Town of Wellesley	NRC	Oakland Street	41.9	Centennial Reservation
74-58	Town of Wellesley	NRC	Washington Street	1.3	Elm Park clock tower
28-80	Town of Wellesley	NRC	Walnut Street	0.7	Cochituate Aqueduct Trail
63-42	Town of Wellesley	NRC	Woodlawn Avenue	2.8	Cochituate Aqueduct Trail
27-26	Town of Wellesley	NRC	Walnut Street	0.3	Cochituate Aqueduct Trail
52-66	Town of Wellesley	NRC	Hillside Road	4.7	Cochituate Aqueduct Trail
20-16	Town of Wellesley	NRC	Cedar Street	1.8	Cochituate Aqueduct Trail
35-120	Town of Wellesley	NRC	Walnut Street	1.7	Cochituate Aqueduct Trail
35-121	Town of Wellesley	NRC	Walnut Street	1.2	Cochituate Aqueduct Trail
62-34	Town of Wellesley	NRC	Croton Street	2.1	Cochituate Aqueduct Trail
75-85	Town of Wellesley	NRC	Laurel Avenue	0.4	Cochituate Aqueduct Trail
75-86	Town of Wellesley	NRC	Forest Street	0.5	Cochituate Aqueduct Trail
75-87	Town of Wellesley	NRC	Forest Street	1.2	Cochituate Aqueduct Trail
75-91	Town of Wellesley	NRC	Abbott Road	0.4	Cochituate Aqueduct Trail
87-22	Town of Wellesley	NRC	Washington Street	2.4	Cochituate Aqueduct Trail
111-10-A	Town of Wellesley	NRC	Washington Street	2.5	Cochituate Aqueduct Trail
160-38	Town of Wellesley	NRC	Weston Road	6.3	Cochituate Aqueduct Trail
182-76	Town of Wellesley	NRC	Russell Road	7.5	Cochituate Aqueduct Trail

Wellesley Open Space					
Map/Lot	Owner	Manager	Address	Lot Size (Acres)	Comments
<i>Permanently-Protected Open Space (Article 97 and deed restrictions)</i>					
172-78	Town of Wellesley	NRC	Weston Road	12.8	Cochituate Aqueduct Trail
115-34	Town of Wellesley	NRC	Grove Street	0.1	Pudding Rock--conservation land
156-11	Town of Wellesley	NRC	Yarmouth Road	15.5	Rocky Ledges
181-106	Town of Wellesley	NRC	Weston Road	10.3	Overbrook Reservation
62-33	Town of Wellesley	NRC	Croton Street	1.7	Indian Springs Park
62-6	Town of Wellesley	NRC	Glen Road	1.6	Wellesley Farms Station pond
63-40	Town of Wellesley	NRC	Woodlawn Avenue	0.05	Conservation land adjacent to Cochituate Aqueduct
203-85	Town of Wellesley	NRC	High Ledge Avenue	0.7	Conservation land
184-1	Town of Wellesley	NRC	Turner Road	5	Morses Pond Beach
113-37	Town of Wellesley	NRC	Cottage Street	5.4	Fuller Brook Park
85-41	Town of Wellesley	NRC	Greenwood Road	0.3	Devil's Slide
78-17	Town of Wellesley	NRC	Brook Street	5.5	Conservation land
52-40	Town of Wellesley	NRC	Hillside Road	3.8	Indian Springs Park
169-72	Town of Wellesley	NRC	Elmwood Road	19	Kelly Memorial Park
193-10	Town of Wellesley	NRC	Worcester Street	63.7	Morses Pond
95-33	Town of Wellesley	NRC	Cliff Road	0.8	Rockridge Pond
73-51	Town of Wellesley	NRC	Woodlawn Avenue	6.1	Colburn Road Reservation
88-61	Town of Wellesley	NRC	Great Plain Avenue	0.7	Hardy land
93-17	Town of Wellesley	NRC	White Oak Road	10.5	Carisbrooke Reservation
65-61	Town of Wellesley	NRC	Caroline Street	3.2	Caroline Brook
65-62	Town of Wellesley	NRC	Abbott Road	0.8	Caroline Brook
30-41	Town of Wellesley	NRC	Worcester Street	5.7	Rosemary Town Forest/Turner Park
52-65	Town of Wellesley	NRC	The Waterway	1.5	Scenic Road
76-16	Town of Wellesley	NRC	Seaver Street	1.3	Caroline Brook
190-108	Town of Wellesley	NRC	Mayo Road	7.3	Bogle Brook
190-109	Town of Wellesley	NRC	Mayo Road	0.2	Bogle Brook
64-70	Town of Wellesley	NRC	Maugus Avenue	2	Caroline Brook/Phillips Park
65-60	Town of Wellesley	NRC	Abbott Road	0.3	Peabody Park
65-63	Town of Wellesley	NRC	Abbott Road	0.6	Caroline Brook
99-111	Town of Wellesley	NRC	Wellesley Avenue	3.5	Fuller Brook Park
112-39	Town of Wellesley	NRC	Grove Street	1.5	Fuller Brook Park
112-40	Town of Wellesley	NRC	Grove Street	6.2	Fuller Brook Park
28-81	Town of Wellesley	NRC	Cedar Street	1	Park land adjacent to Schofield School
23-3	Town of Wellesley	NRC	Madison Road	0.1	Town Forest access
74-53	Town of Wellesley	NRC	Worcester Street	0.1	Cochituate Aqueduct
75-37	Town of Wellesley	NRC	Laurel Avenue	0.5	Park land--Shaw Common
76-75	Town of Wellesley	NRC	Seaver Street	3.2	Caroline Brook
88-33	Town of Wellesley	NRC	Wellesley Avenue	0.8	Fuller Brook Park

Wellesley Open Space					
Map/Lot	Owner	Manager	Address	Lot Size (Acres)	Comments
<i>Permanently-Protected Open Space (Article 97 and deed restrictions)</i>					
111-10	Town of Wellesley	NRC	Washington Street	2.1	Morton Park
124-84	Town of Wellesley	NRC	Washington Street	0.2	Flag Pole Park
124-98	Town of Wellesley	NRC	Grove Street	0.4	Central Park
56-27	Town of Wellesley	NRC	Abbott Road	0.4	Peabody Park
83-13	Town of Wellesley	NRC	Hundreds Circle	4.4	Rockridge Pond
48-5	Town of Wellesley	NRC	Forest Street	1.6	Sawyer Park
111-26	Town of Wellesley	NRC	Brook Street	3.8	Simmons Park
111-9	Town of Wellesley	NRC	Washington Street	12.7	Town Hall/Hunnewell Park
63-39	Town of Wellesley	NRC	Washington Street	0.2	Ware Park
43-71	Town of Wellesley	NRC	Washington Street	3.8	Warren Park
54-53	Town of Wellesley	NRC	Wareland Road	4.8	Maugus Hill Reservoir
118-2	Town of Wellesley	NRC	Monadnock Road	4.1	Peirce Hill Reservoir
14-9	Town of Wellesley	NRC	Barton Road	0.6	Rosemary Town Forest
31-19	Town of Wellesley	Water Department	Wellesley Avenue	27.4	Water Department-- Pump Station #2
25-4	Town of Wellesley	Water Department	Wellesley Avenue	5.5	Water Department-- Pump Station #1
22-39	Town of Wellesley	NRC/Water Department	Washington Street	29.6	Town Forest
23-15	Town of Wellesley	NRC/Water Department	Worcester Street	68.3	Longfellow Pond
14-8	Town of Wellesley	NRC/Water Department	Worcester Street	12.8	Water Department-- Pump Station #6
62-4	Town of Wellesley	NRC	Croton Street	1.4	Indian Springs Park
77-38	Town of Wellesley	NRC	Great Plain Avenue	0.2	Fuller Brook
192-19	Town of Wellesley	NRC	Worcester Street	5.3	Conservation land
198-6	Town of Wellesley	NRC	Upson Road	0.2	Capse Memorial
204-18	Town of Wellesley	NRC	Overbrook Drive	0.4	Vacant land
171-12	Town of Wellesley	NRC	Fisher Avenue	3.9	McKinnon Playground
200-18-F	Town of Wellesley	NRC	Ottaway Circle	0.4	Retention pond
25-5	Town of Wellesley	NRC/Water Department	Wellesley Avenue	5.1	Rosemary Town Forest
64-5	Town of Wellesley	NRC	Maugus Avenue	0.4	Phillips Park
88-63	Town of Wellesley	NRC	Rice Street	5	Park land
112-38	Town of Wellesley	NRC	Brook Street	2.1	Fuller Brook Park
190-111	Town of Wellesley	NRC	Brookdale Avenue	0.4	Sinoff gift
192-14	Town of Wellesley	Water Department	Dale Street	0.5	Water Department-- Pumping Station #3
97-39	Town of Wellesley	NRC	Worcester Street	4	Abbott Pond
62-7	Town of Wellesley	NRC	Croton Street	3.2	Conservation land
156-21	Town of Wellesley	NRC	Westgate	21	Boulder Brook Reservation
199-27	Town of Wellesley	NRC	Woodside Avenue	3.3	Overbrook Reservation
52-26	Town of Wellesley	NRC	Hillside Road	1.3	Indian Springs Park
170-84	Town of Wellesley	NRC	Elmwood Road	0.2	Conservation land
192-27	Town of Wellesley	NRC	Worcester Street	1	Bird Island Sanctuary

Wellesley Open Space					
Map/Lot	Owner	Manager	Address	Lot Size (Acres)	Comments
<i>Permanently-Protected Open Space (Article 97 and deed restrictions)</i>					
76-74	Town of Wellesley	NRC	Seaver Street	0.1	Fuller Brook
76-73	Town of Wellesley	NRC	Seaver Street	0.8	Caroline Brook
191-76	Town of Wellesley	NRC	Thomas Road	5.7	Perrin Park
21-65	Town of Wellesley	NRC	Charles Street	0.8	Ouellet Playground
73-52	Town of Wellesley	NRC	Colburn Road	3	Brown Park
98-1	Town of Wellesley	NRC	Washington Street	9.2	Hunnewell Field
123-62	Town of Wellesley	NRC	Grove Street	1.14	Central Park--Station Oak
63-40	Town of Wellesley	NRC	Woodlawn Avenue	0.05	Land adjacent to Cochituate Aqueduct
88-63	Town of Wellesley	NRC	Rice Street	5	Fuller Brook Park
92-19	Town of Needham		Cartwright Road	0.1	Scenic Road
142-4	Town of Needham		Winding River Road	3	Near Charles River
Total Local Government-Owned Protected Open Space				553.9	
<i>Non-Profit Ownership</i>					
192-30	Wellesley Conservation Council	WCC	Russell Road	0.8	Conservation land
71-9	Wellesley Conservation Council	WCC	Glen Road	0.9	A Patch of Woods
90-4	Wellesley Conservation Council	WCC	Fuller Brook Road	1.4	Walker Woods
96-60	Wellesley Conservation Council	WCC	Greenwood Road	0.2	Conservation land
116-6	Wellesley Conservation Council	WCC	Grove Street	3	Guernsey Sanctuary
116-7	Wellesley Conservation Council	WCC	Grove Street	2.2	Grove Street Bird Sanctuary
127-2	Wellesley Conservation Council	WCC	Livingston Road	1.4	Heyl Sanctuary
128-23	Wellesley Conservation Council	WCC	Livingston Road	4.4	Susan Lee Memorial Sanctuary
128-6	Wellesley Conservation Council	WCC	Grove Street	13	Guernsey Sanctuary
134-65	Wellesley Conservation Council	WCC	Worcester Street	1.8	Cold Springs Brook Sanctuary
136-60-A	Wellesley Conservation Council	WCC	Crown Ridge Road	0.6	Cronk's Rocky Woodland
183-24	Wellesley Conservation Council	WCC	Stoneclove Road	0.05	Conservation land at Morses Pond
192-28	Wellesley Conservation Council	WCC	Russell Road	3.3	Pickle Point Sanctuary
141-9	Wellesley Conservation Council	WCC	Livingston Road	3.3	Susan Lee Memorial Sanctuary
Total Non-Profit Owned Protected Open Space				36.4	
<i>Private Conservation Easements</i>					
103-16	Haffenreffer		Pembroke Road	2.8	
103-32-A	Heffernan		Pembroke Road	0.5	
78-18	Teplow		Fuller Brook Road	0.5	

Wellesley Open Space					
Map/Lot	Owner	Manager	Address	Lot Size (Acres)	Comments
<i>Permanently-Protected Open Space (Article 97 and deed restrictions)</i>					
164-8	Williams		Washington Street	5.3	
164-9	Williams		Washington Street	2.9	
176-2	Greene		Pond Road	11.2	
186-1	Stevens		Pond Road	10	
195-1-A	Pond Road Trust		Pond Road	2.1	
62-26	Carisbrooke-Wight Pond Trust		The Waterway	5.5	
11-81	Nix		Burnett Lane	0.9	
	Williams		Washington Street	5	
			Glen Street	0.3	
			Livingston Road	1.2	
Total Private Conservation Easements				48.2	
Total Protected Open Space				766	
<i>Temporarily-Protected Open Space</i>					
32-2-A	Wellesley Country Club		Wellesley Avenue	105	61B
40-1	Wellesley Country Club		Wellesley Avenue	31.9	61B
163-5	Hunnewell		Washington Street	32.1	61A
153-2	Hunnewell		Washington Street	0.9	61A
164-7-Z	Hunnewell		Washington Street	6.1	61A
153-1	Hunnewell		Washington Street	0.06	61A
164-10	Bushueff		Washington Street	1	61A
165-11	Bushueff		Washington Street	7	61A
165-12	Hunnewell Land Trust		Washington Street	5.4	61A
177-13	Hunnewell		Washington Street	0.5	61A
176-4	Hunnewell		Washington Street	6.6	61A
164-2	Hunnewell		Washington Street	1	61A
164-11	Hunnewell		Washington Street	2.9	61A
164-1	Hunnewell Land Trust		Washington Street	0.6	61A
187-1	Hunnewell		Von Clemm Estate	2.4	61
186-3	Hunnewell		Von Clemm Estate	0.5	61
Total Chapter 61 program lands				203.96	
<i>Unprotected Government and Institutional Open Space</i>					
<i>Town-Owned</i>					
169-72	Town of Wellesley	WPS/School Committee	Bates School	19	Bates School grounds/Kelly Memorial Park
157-34	Town of Wellesley	WPS/School Committee	Bates School	9	Bates School grounds
16-50	Town of Wellesley	WPS/School Committee	Fiske School	8.5	Fiske School grounds
133-2	Town of Wellesley	WPS/School Committee	Upham School	12	Upham School grounds
87-25	Town of Wellesley	WPS/School Committee	Wellesley High School	1.5	Wellesley High School grounds
171-59	Town of Wellesley	WPS/School Committee	Hardy School	7.6	Hardy School grounds
21-25	Town of Wellesley	WPS/School Committee	Schofield School	13.3	Schofield School grounds

Wellesley Open Space					
Map/Lot	Owner	Manager	Address	Lot Size (Acres)	Comments
135-74	Town of Wellesley	WPS/School Committee	Sprague School	4	Sprague School grounds
76-11	Town of Wellesley	WPS/School Committee	Wellesley High School	12	Wellesley High School grounds
112-14	Town of Wellesley	WPS/School Committee	Hunnewell School	5.6	Hunnewell School grounds
122-40	Town of Wellesley	WPS/School Committee	Sprague School	25.7	Sprague School grounds
110-62	Town of Wellesley	WPS/School Committee	Wellesley Middle School	5.7	Wellesley Middle School grounds
191-91	Town of Wellesley	NRC	Thomas Road	0.2	Perrin Park
87-21	Town of Wellesley	NRC	Washington Street	30	Hunnewell Field
Total Town-Owned Unprotected Open Space				154.1	
State-Owned					
45-2	Commonwealth of Massachusetts	Massachusetts Bay Community College	Oakland Street	39	Massachusetts Bay Community College campus
34-27	Commonwealth of Massachusetts	Metropolitan District Commission	Washington Street	1.2	Land along Charles River
166-10	Commonwealth of Massachusetts	Metropolitan District Commission	Lincoln Street	1	
192-26	Commonwealth of Massachusetts	Metropolitan District Commission	Worcester Street	0.8	Cochituate Aqueduct
15-41	Commonwealth of Massachusetts		Worcester Street	0.02	
Total State-Owned Unprotected Open Space				42	
Private Institution-Owned					
194-23	Wellesley College		Central Street	22.5	
186-2	Wellesley College		Pond Road	80.9	
149-5	Wellesley College		Weston Road	46.1	"North 40" botanical gardens
124-85	Wellesley Congregational Church		Central Street	2.3	Cemetery
17-56	Roman Catholic Archbishop of Boston		Cedar Street	14	St. Mary's Cemetery
78-16	Town of Wellesley		Washington Street	47.4	Woodlawn Cemetery
Total Institutionally-Owned Unprotected Open Space				213.2	
Total Unprotected Open Space				409.3	

APPENDIX C – WELLESLEY TRAILS COMMITTEE FUTURE TRAILS DEVELOPMENT AND IMPROVEMENT PROJECTS

Project locations are shown on the attached map by project number. In setting our priorities, the Trails Committee compared key issues and cost. The projects are rated according to the following criteria:

- Benefits to trails network: High, Medium, Low
- Trail access issues*: Difficult, Moderate, Easy, None
- Town capital cost: High (greater than \$10,000), Moderate (between \$1,000 and \$10,000), Low (less than \$1,000), None
- Town ongoing expense: High (greater than \$1,000/year), Moderate (between \$100 and \$1,000/year), Low (less than \$100/year).

The projects, in rank order of priority starting with highest priority, are:

1. Brook Path Improvements at High School: Part of the Fuller Brook Restoration Master Plan. Provide a continuous, well-defined path between the State St. parking lot and the trail off Paine St.
2. Weston Road Trail Parking: Parking and a safe pedestrian crossing at Weston Rd. and Linden St.
3. Charles River Path Extension in Lower Falls: Part of the Wellesley Lower Falls Riverway Project. Trail extension from Washington St. to the Charles River will provide the Wellesley link for the Department of Conservation and Recreation (DCR) plan to develop a foot and bike path along the old railroad right-of-way to the MBTA Riverside station. Our proposal includes a picturesque bridge of flowers over the Charles.
4. Charles River Path Extension to Boulevard Rd: A continuation of the Lower Falls Charles River Path Extension in Lower Falls. Trail will run along the Charles River, beginning in back of the former Grossman's site and proceeding along DCR land to the end of Boulevard Rd.
5. Elm Bank Trail: A new trail along the Charles River from the Waban Arches to Cheney Dr.
6. Rosemary Brook Trail: New woodland trail through the Town Forest north of Rt. 9.
7. Overbrook Trail: New woodland trail through the Overbrook Reservation.
8. Charles River Footbridge to Elm Bank: Proposed footbridge across the Charles River that will connect open space near the Waban Arches to Elm Bank. The bridge is inspired by the Blue Heron Bridge recently built by DCR across the Charles connecting Newton to Watertown.

* Access issues include permission from landowners, safety concerns, terrain conditions, parking availability, and trail route compromises

** It is assumed that the footbridge will be built and funded by DCR.

COMPARISON OF TRAILS PROJECTS

PROJECT	BENEFITS TO TRAILS NETWORK	ACCESS ISSUES*	CAPITAL COST	ONGOING EXPENSE
1. Brook Path Improvements at High School	High	Moderate	Moderate	None
2. Weston Road Trail Parking	High	Moderate	High	Moderate
	High	Difficult	Moderate	None
3. Charles River Path Extension in Lower Falls	High	Easy	Moderate	Moderate
4. Charles River Path Extension to Boulevard Rd	High	Moderate	None	None
5. Elm Bank Trail	Medium	Difficult	Low	None
6. Rosemary Brook Trail	Low	Moderate	None	None
7. Overbrook Trail	Low	Difficult	Low	None
8. Charles River Footbridge to Elm Bank	Medium	Moderate	None**	None

Detailed Project Information**1. BROOK PATH IMPROVEMENTS AT HIGH SCHOOL**

Purpose:

- Reduce walkers' confusion navigating this section of Brook Path.
- Provide well-defined path through high school playing fields and past high school.

Route:

- Trail section is from the State St. parking lot to the wood-chipped trail off Paine St.

Access Issues:

- Proximity to active sports.
- Wet areas need to be avoided.

Dependence on Other Projects:

- Fuller Brook Restoration Master Plan.

Betterments:

- Construct new path.
- Move State St parking lot about 4-ft to the south to allow for safer pedestrian access along Fuller Brook.
- Costs to be included under the NRC's Fuller Brook Restoration Master Plan.

Ongoing Expenses:

- None.

2. WESTON ROAD TRAIL PARKING

Purpose:

- Provide crosswalk across Weston Rd. at Linden St. to improve pedestrian safety.
- Provide parking for Crosstown Trail and Cochituate Path at Weston Rd. and Linden St.

Route:

- N/A.

Access Issues:

- A temporary parking lot adjacent to the electric substation was used during renovation of the Wellesley Congregational Church and could be made into a permanent parking lot.
- Note that there are access issues for cars entering and exiting the driveway to the parking lot.

Dependence on Other Projects:

- None.

Betterments:

- Install blinking-light pedestrian crossing at driveway to electric substation.
- Pave public parking area in front of electric substation.

Ongoing Expenses:

- Maintenance of parking lot and blinking-light pedestrian crossing.

3. CHARLES RIVER PATH EXTENSION IN LOWER FALLS

Purpose:

- Provide a foot and bike path, which will link with a DCR project to provide access to Riverside MBTA station along old railroad right-of-way in Lower Falls.
- Create a picturesque crossing over the Charles River with a bridge of flowers.

Route:

- Washington St. to railroad bridge across Charles River.

Access Issues:

- Provide access from right-of-way strip to railroad bridge. Currently there is a fence there.
- Note that DCR is planning to refurbish the railroad bridge and develop the trail from the Newton side of the bridge to Riverside.

Dependence on Other Projects:

- DCR refurbishing of railroad bridge across the Charles and developing the trail from the Newton side of the bridge to Riverside.
- Lower Falls Riverway Project.

Betterments:

- Trail access from Washington St. to railroad bridge.
- Bridge of flowers on railroad bridge.
- Costs to be included under the Planning Board's Lower Falls Riverway Project.

Ongoing Expenses

- Planting and maintenance of flowers and flowerboxes (Wellesley garden clubs?).

4. CHARLES RIVER PATH EXTENSION TO BOULEVARD RD.

Purpose:

- Provide a trail along the Charles in Lower Falls behind the former Grossman's site.
- Provide a trail along the river from Lower Falls to proposed canoe landing at end of Boulevard Rd.

Route:

- Follow Charles River from the railroad bridge crossing to the end of Boulevard Rd.

Access Issues:

- Include as a condition for development of former Grossman's site the development of a trail along the river.
- Permission from DCR for developing a trail along Charles from former Grossman's site to end of Boulevard Rd.

Dependence on Other Projects:

- Development of the former Grossman's site.

Betterments:

- None for trail behind former Grossman's site. Provided by the developer.
- Extend existing trail through DCR land along Charles River. There is already a footbridge across Indian Springs Brook built by DCR.

Ongoing Expenses

- None.

5. ELM BANK TRAIL

Purpose:

- Provide a trail along the Charles River from the Waban Arches to Elm Bank.

Route:

- Waban Arches along Charles River to Cheney Dr.
- Connection from Sudbury Path to Elm Bank Trail.

Access Issues:

- Permission from Wellesley College for trail access from Waban Arches to Hunnewell private property along the river.
- Obtain access agreements or renegotiate CRs with private-property landowners for permission for public trail along river.

Dependence on Other Projects:

- None.

Betterments:

- Develop a footpath along wooded sections of river.
- Construct a footbridge over Pollock Brook, which flows into the Charles.

Ongoing Expenses:

- None.

6. ROSEMARY BROOK TRAIL

Purpose:

- Provide a woodland trail through the Town Forest north of Rt. 9.

Route:

- Start trail off Rt. 9 west-bound ramp at Electric Substation building and follow Rosemary Brook west to Water Department building on Rt. 9.
- Connection to the Charles River Path on Cedar St.

Access Issues:

- Parking not available on either end of the trail (restricted to Water and Electric Departments' vehicles).

Dependence on Other Projects:

- None.

Betterments:

- Trail needs to be cleared through the pine grove woods adjacent to Rosemary Brook.

Ongoing Expenses:

- None.

7. OVERBROOK TRAIL

Purpose:

- Provide a neighborhood woodland trail through the Overbrook Reservation in the Fells part of Town.

Route:

- Start at Overbrook Reservation sign on Weston Rd. and loop around land on the north side of Boulder Brook.
- No connection to other trails.

Access Issues:

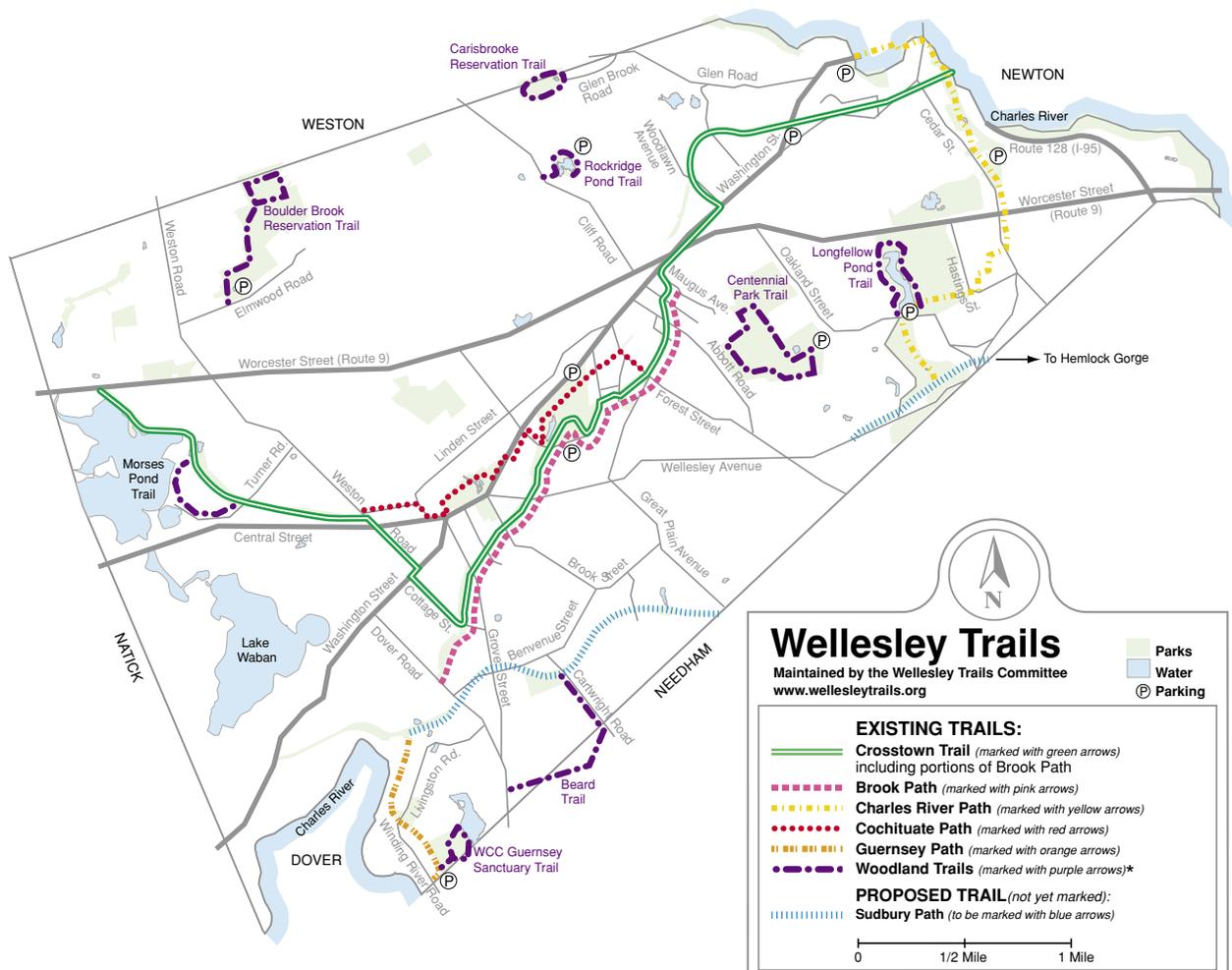
- Only access to this open space is along a short section of Weston Rd., the ramp up to Rt. 9, and along Rt. 9.
- To improve neighborhood access, obtain trail easement from resident on Shirley or Lexington Rd. This may be difficult to obtain.

Dependence on Other Projects:

- None.
- Betterments:
 - Construct steps down from Weston Rd. sidewalk.
 - Construct a 15-ft footbridge across Boulder Bk.
 - Construct some bog bridges to get over wet spots between Weston Rd. and footbridge.
 - Develop loop trail on high ground north of brook.

Ongoing Expenses:

- None.



4.04

* For further information on Woodland Trails see *Walks in Wellesley* published by the Wellesley Conservation Council.

APPENDIX D – WELLESLEY TRANSIT AND TRAFFIC CALMING

Wellesley Transit Service

MBTA Commuter Rail Service



The RIDE (MBTA)

Location: Downtown off Grove Street and Route 16/135

Parking Spaces: 224, Handicapped 2

Wellesley Square



Location: South of Glen Road, West of Riverglen Road.

Parking Spaces: 199, Handicapped 4, Bicycle 12.

Wellesley Farms



Location: West of Route 16, South of Cliff Road.

Parking Spaces: 51, Handicapped 0.

Wellesley Hills



Overview

- Initiated in April 1977 for compliance under the American With Disabilities Act (ADA).
- Service Area covers 729 miles in the Metro Boston area and which are currently served by the MBTA system.

Schedule: 365 days year / 6AM-1AM
Fares: 1-way \$1.50-\$3.00

General Statistics

- ↑ Current Wellesley Rides: 334
- ↑ Trips provided: 7,000 trips provided during FY'05
- ↑ Cost: \$28 per passenger

Joint Shuttle System?

A joint transit shuttle service between the Town of Wellesley and higher education may have merit in the Town. This service would be provided by the Town in conjunction with area university's including Wellesley College, Babson College, Mass Bay Community College and other higher education facilities. The town could operate the system, and the university's contribute to operating costs. Federal and state grants may provide subsidies for the service.



Comprehensive Plan 2004-2005 Update

WELLESLEY COMMUNITY DEVELOPMENT DEPARTMENT • 100 WASHINGTON STREET, WELLESLEY, MASSACHUSETTS 02458

Neighborhood Traffic Calming is the combination of mainly physical measures that reduce the negative effects of motor vehicle use, alter driver behavior and improve conditions for non-motorized street users*.

Neighborhood Issues:

1. High speeds in residential areas
2. Cut Through Traffic
3. Truck Traffic
4. Traffic Safety
5. High Traffic Volumes

Possible Strategies:

Horizontal Deflection

- Traffic Circles
- Roundabouts
- Chicanes
- Traffic Islands
- Reduce curb radius

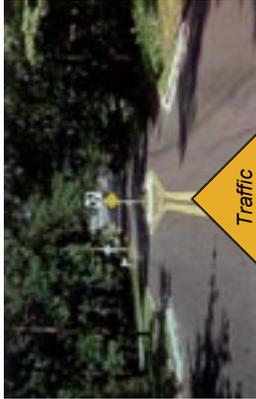
Possible Strategies:

- Vertical Deflection**
- Raised Crosswalks
- Speed Humps
- Raised Crosswalks
- Raised Intersections

Questions to ask?

1. Maintain emergency vehicle access.
2. Allow for maintenance (snow plows).
3. Reduce traffic flow for motorists.

Horizontal Deflection Types



Traffic Island



Chicane



Curb Extension

Vertical Deflection Types



Raised Sidewalk



Speed Hump



Residential Traffic Circle

* As defined by Institute of Transportation Engineers (ITE), Lockwood, Inc., ITE Traffic Calming Definition. ITE Journal, July 1997, pg. 22

