

Report of Fernald Developmental Center Land Reuse Committee

I. Introduction

Founded in 1848 by Dr. Samuel Gridley Howe, Fernald School is the oldest publicly funded institution serving the developmentally disabled in the Western Hemisphere.

One hundred and twenty-two (122) years ago, in 1887, the Massachusetts School for Idiotic and Feeble Youth moved to a hilly idyllic site in suburban Waltham.

II. Enabling Legislation

As Amended: Massachusetts Acts of 2004, Chapter 149, Section 402

III. Members

Mayor Jeannette A. McCarthy, Chair	Thomas J. Curtin, Vice Chair
Senator Susan Fargo	Representative Peter Koutoujian
Representative Thomas Stanley	Commissioner Elin H. Howe
Commissioner David Perini	Joseph Attardo
Charles Brophy	Marie Daly
Ray Russo	Joe Vizard
Ron Vokey	Ralph Zampitella
Carl Zinnell	

IV. Subcommittees

Closure	Infrastructure/Traffic
Communications	Recreation
Environmental	Reuse/Intake
Historic	

V. Reuse Committee Meetings

January 14, 2004	February 26, 2004	March 18, 2004
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(Meetings were suspended by the State due to litigation and resumed in 2009 upon resolution of the litigation)

April 7, 2009	May 12, 2009	May 17, 2009 Site View
June 18, 2009	September 10, 2009	October 1, 2009
October 15, 2009	October 29, 2009	November 5, 2009
November 15, 2009 (Foxboro Site View)	December 3, 2009 (Public Hearing)	January 7, 2010

VI. Subcommittee Meetings

Closure	August 5, 2009
Environmental	July 13, 2009
Historic	July 28, 2009
Infrastructure/Traffic	During regular meeting
Intake/Reuse/Recreation	July 8, 2009, July 22, 2009, August 5, 2009, August 12, 2009, August 18, 2009 Site View, August 19, 2009, August 26, 2009, August 31, 2009, September 2, 2009

VII. Summary of Subcommittee Reports

Closure- Have DCAM continue to update Reuse Committee on its closure plans

Environmental- Require a full environmental report; have a request for determination done on the streams to determine if intermittent or permanent, to determine if they can be daylighted; maintain several open spaces parcels, key link to Western Greenway; varying elevations problematic to development of slopes; neighborhood flooding is problematic; and there will be more impervious surfaces if more parking lots are built.

Class A-2 Response Action Outcome (RAO) for Malone Park (4/1/2005) and Class A-3 RAO and Activity and Use Limitation (AUL) for Power Plant (3/19/2008)

Historic- Seek an independent analysis of buildings. Categorize buildings: Historical buildings to be preserved and restored; if no historical significance, buildings to be demolished; and if already rehabbed and in move in condition to be used as part of re-use plan. In addition to applicable state and federal laws, any demolition is subject to compliance with City of Waltham Demolition Delay Ordinance.

Infrastructure/Traffic- All infrastructure-roads, lots, water/sewer/drain, water tower, water pressure, asbestos and hazardous material, (below grade as well) coal ash and electrical power- are problematic. Recommendation: proceed with caution, funding is an enormous task. Entrances and exits have to be looked at carefully.

Recreation- Greene Building is in great condition 133K sq. ft.; 200 monthly visits, approximately 2000 developmentally disabled are served by the facility; City should assume control of this facility and adapt to reuses such as bowling, gym rentals, dancing, arts and crafts, learning/teaching center for basketball, soccer lacrosse, and golf etc.; Park and Recreation Department surveys were used for community needs; Best reuse of the property is a strong recreation component, walking trails, Western Greenway, soccer/lacrosse complex, golf component, if

land available, baseball complex for Park and Recreation Department. North Waltham is badly underserved by passive and active recreation. Skateboard parks, disc Frisbee, golf driving range, baseball-hitting cages, are some suggestions for a comprehensive recreation facility which would serve as a cornerstone and gateway for North Waltham. Cemetery use is feasible, but wind and solar power initial studies show site is not feasible (low wind factor or financially not viable). Recommend a professional feasibility study.

Reuse/Intake- Solicited ideas from the public, had several public input sessions, reviewed written proposals; sought input from all abutters within 300 feet of the property; worked with Sasaki Associates to develop topographical zones; then uses and topographical zones were combined into 4 renditions of proposed use zones; no recommendation on those. Recommendations: portions of Fernald be used for recreation and open space, including but not limited to, areas around the property near existing neighborhoods where green space can serve as a buffer; work collaboratively with Recreation Subcommittee on recreation uses, fields, golf, farming, community gardens, walking trails, open space; a portion of the Fernald be used for a new city cemetery; any land not used for recreation or open space be reused in a manner consistent with what currently exists on site which is either health care related or residential; low impact, low density in order to avoid traffic and other adverse impacts for the residents of Waltham; the City of Waltham reserve its right of first refusal; zoning is outside the purview of the subcommittee; Sasaki was asked to conduct a study of what an economically viable housing would be on the site as well as an appraisal for presentation to the full re-use committee; after this study there could be a real discussion of the housing uses on site.

VIII. Sasaki Associates Inc.

Sasaki Associates was hired by DCAM to assist the Reuse Committee.

Sasaki topographical zones: highly forested, flat-treeless, main road (Adm., Howe and Marquart), Shriver, stream/wetlands, Waverley Oaks Road
Sasaki calculated the high (Owl Hill) and low (power plant) elevations.

Translated into Sasaki uses: recreation, trails/forest, farming, cemetery, residential houses, health, and RD/lab.

DCAM will do an appraisal but only after an actual reuse plan has been formulated.

IX. Notices

Written notice was sent to all abutters within 300 feet, including to UMass Shriver Parcel. Newspaper, cable, public hearings and an informal survey were utilized to obtain community input.

X. Current Uses

Research (Shriver) and medical
Open Space
Recreation fields and facilities
Residential housing
Chapel
Gardens/Greenhouses
Power plant
Maintenance
Education and Training
Food services
Institutional
Forest
Archival Cemetery (possible)
Library
Passive and Active Recreation

Current zoning: Conservation/Recreation

Uses Permitted Under Current Zoning:

As of right: churches; educational uses; accessory uses/commercial; farms; livestock farms over 5 acres; conservation, water and water supply area; public outdoor recreational facility;

By City Council Special Permit: membership clubs; semipublic outdoor recreation facility; commercial recreational facilities, indoor; commercial, conservation/nature facilities;

Permitted by right and additional intensity of use permitted by Special Permit: nonprofit sports/recreational clubs with grounds for games and sports; commercial recreational facilities, outdoor;

Continued use of existing uses by the state itself would be allowed, but there is no grandfathered use for any potential third-party reuser of the land.

XI. Suggested Community Uses*

Athletic Fields
Baseball Fields
Biotechnology Park
Bowling alley
Cemetery
Chapel
Commercial (light)
Commercial-minimize
Community Arts Center & Performing Arts
Conservation

Conservation-Rose Gardens
Conversion of existing buildings for low cost low density housing
Cottages- tear down and daylight
Dog Park
Driving Range
Easement around neighboring properties
Environmental- have a full report done
Environmental clean up
Farming and community gardens
Farming- approx. 30 acres same as amount for a cemetery- not as part of
Greenway which is meant to be a natural border
Flooding of adjacent neighborhoods
Frisbee golf course
Golf Course
Golf Course with a few houses, bike jogging paths, restaurant, and new football
and baseball fields for WHS
Green construction
Greene Building Table Tennis
Greene Building pool- serves Fernald residents and disabled community
members
Greene Building to honor Senator Edward Kennedy
Handicapped park for disabled kids
Heliport
Historical Buildings- Preserve
Hospital
Housing for Fernald Residents- low density
Housing for non Fernald Residents- rental and home ownership
Housing for women and children
Housing- one or two buildings only
Housing- affordable
Housing- minimize
Housing- emergency and transitional housing and services for women veterans
and their children, including daycare, small businesses, assisted living residents,
job training and counseling, onsite social services to build long-term solutions
Howe Library- preserve with historical documents
Impervious surfaces- reduce
Library and archival- keep
Malone Park- new state-built housing
Marquart- larger facility to serve residents
Movie studio
Museum
Museum and Library to honor Eunice Kennedy
National Historic Site
National Park
No apartments
No bowling alley

No business zoning
No cemetery
No commercial
No development
No golf course
No housing
No more housing, condos, townhouses, homes
No industrial
No large-scale residential development
No shopping area
No more traffic
No more overdevelopment
No more strain on infrastructure
No windmills
Nursing center (skilled nursing facility/state of the art health center) and assisted living and independent retirement residences
Open Space- preserve
Owl Hill- preserve
Park with recreation facilities
Passive and recreation use
Pool- community
Public Transportation- need
Recreation
Recreation center and outdoor pools for the community
Redemption Center- keep
Reuse brick, copper, and whatever else is feasible
Sell at auction
Shopping- Retail
Sledding in front of Shriver- preserve
Small business
Soccer Fields
Solar Farm
Solar powered homes for the elderly (cluster of)
Special Olympics events
Surgical Center
Traffic- no more
Transit Oriented Development
Trauma Center
Tree border- preserve it
Utilize existing buildings
Village at Fernald
Veterans Hospital
Water/sewer/drain infrastructure issues
Walking trails and biking
Water Tower- capacity for reuse proposals
Western Greenway

Wetlands- delineate and daylight
Wildlife- preserve
Wind Turbine for electricity needs
Wind Farm atop the hill where Kelley Hall
Woods- preserve

*There may be one or several responses for each of the above suggestions.

XII.

Proposed Uses

The reuse of Fernald School will have a major impact not only on the residents of Fernald, but also on North Waltham and the entire City of Waltham.

The property encompasses approximately 200 acres off Trapelo Road, which is a heavily traveled, narrow "country" road.

There are 71 major buildings, 14 other structures for a total of approximately 1.2 million gross sq. ft.

A.

Proposed Uses

Athletic Fields
Baseball Fields
Bowling alley
Cemetery
Chapel
Commercial (light)
Community Arts Center & Performing Arts
Conservation
Conservation-Rose Gardens
Conversion of existing buildings for affordable low density housing
Cottages- tear down
Daylight streams
Easement around neighboring properties
Environmental- have a full report done
Environmental remediation
Farming and community gardens- non livestock
Flooding of adjacent neighborhoods- study and mitigate
Green construction
Greene Building Table Tennis
Greene Building pool- serves Fernald residents and disabled community members
Greene Building to honor Senator Edward Kennedy
Handicapped park for disabled kids
Heliport for emergency purposes
Historical Buildings- Preserve
Health Care
Housing for Fernald Residents- low density
Housing for non Fernald Residents- home ownership
Housing- emergency and transitional housing and services for women and their children
Howe Library- preserve with historical documents
Library and archival- keep
Marquart- larger facility to serve residents

Museum
 Museum and Library to honor Eunice Kennedy
 National Historic Site (acknowledgement)
 No industrial
 No large-scale residential development
 No more strain on infrastructure
 No windmills
 Nursing center (skilled nursing facility/state of the art health center) and assisted living and independent retirement residences
 Open Space- preserve
 Owl Hill- preserve (without definition)
 Park with recreation facilities
 Passive and recreation use
 Public Transportation- need
 Recreation
 Recreation center and outdoor pools for the community and community pool
 Shopping- Retail neighborhood
 Small business
 Soccer Fields
 Solar powered buildings
 Special Olympics events
 Tree border- preserve it
 Utilize existing buildings
 Walking trails and biking
 Water Tower- capacity for reuse proposals
 Western Greenway
 Wetlands- delineate and daylight
 Wildlife- preserve
 Woods- preserve

B. Proposed Uses by Category

Business and Limited Commercial

Small business
 Shopping – retail neighborhood
 Commercial (light)

Conservation

Conservation
 Conservation- Rose Gardens
 Daylight streams
 Easement around neighboring properties
 Environmental- have a full report done
 Environmental remediation
 Farming and community gardens – non livestock

Flooding of adjacent neighborhoods – study and mitigate
Green construction
Open space preserve
Owl Hill preserve without definition
Solar powered buildings
Tree border – preserve it
Western Greenway
Wetlands delineate and daylight
Wildlife preserve
Woods preserve

Housing

Conversion of existing buildings for affordable, low density housing
Housing for Fernald residents, low density
Housing for non-Fernald residents – home ownership
Housing – emergency and transitional housing and services for women and their children
Marquart – larger facility to serve residents
Housing – no large-scale residential development
Independent retirement residences

Industrial

Heliport for emergency purposes
No industrial
No windmills

Infrastructure

No more strain on infrastructure
Water tower capacity for reuse
Public transportation needed

Institutional

Cemetery
Chapel
Community Arts and Performing Center
Health care
Nursing center (skilled nursing facility/state-of-the-art health center) and assisted living and independent retirement residence

Miscellaneous

Cottages tear down
Utilize existing buildings

Greene building to honor Senator Edward Kennedy

Preservation

Historical buildings preserved
Howe Library preserved with historical documents
Library and archival keep
Museum
Museum and library to honor Eunice Kennedy
National Historic Site (acknowledgement)

Recreation

Athletic fields
Baseball fields
Bowling alley
Greene Building table tennis
Greene Building pool – serves Fernald residents and disabled community members
Handicap park for disabled kids
Park with recreation facilities
Passive and recreation use
Recreation
Recreation center and outdoor pools for the community and community pool
Soccer fields
Special Olympic events
Walking trails and biking

XIII.

Additional Recommendations

- A. See Attached Table of Reuse Votes
(attached hereto and incorporated herein by reference)

- B. See Attached Fernald Maps (attached hereto and incorporated herein
by reference):
 - Map- City of Waltham Planning Department Structures by Use
9/21/09
 - Map- City of Waltham Planning Department Structures by Year
Built 9/21/09
 - Map A- City of Waltham Planning Department Structures by Year
Built and Proposed Retainage 10/20/09
 - Map B- City of Waltham Planning Department Structures by Year
Built, Retainage & Proposed Uses 11/09/09
 - Map C- City of Waltham Planning Department Structures by Year
Built, Retainage & Proposed Uses 12/30/09

- C. Resolution of Waltham City Council 11/16/09 (attached hereto and
incorporated herein by reference)

XIII. A. Table of Reuse Votes

Mr. Tsaparis moved that DCAM prepare a draft scope of work for a Phase I Environmental Assessment of the entire Fernald campus. (May 12, 2009 vote)

Mr. Russo moved, amended by Vice Chair Curtin, to investigate the possibility of relocating Malone Park residents closer to the Marquart Building. (October 15, 2009 vote)

Motion by Carl Zinnell that all structures built before 1920 be kept under consideration in efforts to develop a reuse plan. (October 15, 2009 vote)

Vice Chair moved that all numbered cottage structures (#3 - #13) be removed from consideration during development of reuse plan. (October 15, 2009 vote)

Ms. Daly moved that the Committee consider reusing the Administration Building, Howe Hall, Howe Library, the Wallace Building, the Tarbel Building and the Seguin Building. (October 15, 2009 vote)

Joe Vizard moved that the Greene Building be considered for reuse by the Committee, possibly for recreational activities. (October 15, 2009 vote)

The Vice Chair moved that the Chapel be considered for reuse by the Committee in its current incarnation as a place of worship. (October 15, 2009 vote)

The Vice Chair moved that Kelley Hall not be considered for reuse by the Committee. (October 15, 2009 vote)

The Vice Chair moved that the Training Center not be considered for reuse by the Committee. (October 15, 2009 vote)

Charlie Brophy moved that the Main Garage and Grounds Department buildings not be considered for reuse by the Committee. (October 15, 2009 vote)

The Vice Chair at the request of the Chair moved that Farrell Hall be considered for reuse by the Committee. (October 15, 2009 vote)

The Vice Chair moved that all structures on the Fernald property built after 1979 not be considered for reuse by the Committee. (October 15, 2009 vote)

Ron Vokey moved that "Athletic Fields" be included for consideration. (October 29, 2009 vote)

The Vice Chair moved that "Baseball Fields" be specifically considered. (October 29, 2009 vote)

Joe Vizard moved that "Biotech Parks" be excluded for consideration.
(October 29, 2009 vote)

Charlie Brophy moved that "Bowling Alley" be included for consideration.
(October 29, 2009 vote)

Ron Vokey moved that "Cemetery" be included for consideration.
(October 29, 2009 vote)

The Vice Chair moved that "Chapel" be included for consideration.
(October 29, 2009 vote)

Charlie Brophy moved that "Light Commercial" uses be included for consideration.
(October 29, 2009 vote)

The Vice Chair moved that "Commercial Minimized" be excluded for consideration.
(October 29, 2009 vote)

Marie Daly moved that "Community Arts Center" be included for consideration.
(October 29, 2009 vote)

Ron Vokey moved that "Conservation" space be included for consideration.
(October 29, 2009 vote)

Ron Vokey moved that "Conservation Rose Gardens" be included for consideration.
(October 29, 2009 vote)

Nick Tsaparlis moved that "Conversion of Existing Buildings for Low Cost, Low Density Housing" be included for consideration and amended to say "Conversion of Existing Buildings for Affordable, Low Density Housing. (October 29, 2009 vote)

The Chair asked for a motion on including "Cottages – Tear Down and Daylight" for consideration; Charlie Brophy moved that the category be split in two, to read "Cottages – Tear Down" and "Daylight Streams under Cottages".
(October 29, 2009 vote)

The Vice Chair moved to include "Cottages – Tear Down. (October 29, 2009 vote)

The Vice Chair then moved to include "Daylight Streams under Cottages".
(October 29, 2009 vote)

The Vice Chair moved that "Dog Park" be excluded for consideration.
(October 29, 2009 vote)

Charlie Brophy moved that "Driving Range" be included for consideration. Motion failed so potential use is excluded from further consideration in the Reuse Plan.
(October 29, 2009 vote)

The Vice Chair moved that "Easement Adjacent to Abutting Properties" be included for consideration. (October 29, 2009 vote)

The Vice Chair moved that "Full Environmental Report" of the site be included for consideration. (October 29, 2009 vote)

Ron Vokey moved that "Environmental Cleanup" be included for consideration. The Vice Chair moved to amend this to say "Environmental Remediation"; this amendment was approved. (October 29, 2009 vote)

The Vice Chair moved that non livestock "Farming and Community Gardens" be included for consideration. (October 29, 2009 vote)

Nick Tsaparis moved that "Farm of Approximately Thirty Acres, Equal in Size to A Municipal Cemetery and Not Intruding on the Western Greenway" be excluded for consideration. (October 29, 2009 vote)

The Vice Chair moved that "Flooding of Adjacent Neighborhoods – Study" be amended to read "Flooding of Adjacent Neighborhoods – Study and Mitigate" and included for consideration. (October 29, 2009 vote)

Charlie Brophy moved that "Frisbee Golf Course" be excluded for consideration. (October 29, 2009 vote)

Nick Tsaparis moved that "Golf Course" be excluded for consideration. No second. Charlie Brophy then moved that a "Golf Course" be included for consideration. Motion was not approved. (October 29, 2009 vote)

The Vice Chair moved that "Golf Course with a Few Surrounding Houses, Bike Path, Restaurants, Small Scale Businesses and Football/Baseball Fields for Waltham High School" be excluded for consideration. (October 29, 2009 vote)

Ron Vokey moved that "Green Construction" be included for consideration. (October 29, 2009 vote)

The Vice Chair moved that "Greene Building Table Tennis" be included for consideration. (October 29, 2009 vote)

The Vice Chair moved that "Greene Building Pool Serving Fernald Residents and the Disabled Community" be included for consideration. (October 29, 2009 vote)

Charlie Brophy moved that "Greene Building to Honor Senator Kennedy" be included for consideration. The Chair acknowledged that responsibility for naming the building rested with the Commonwealth, however, the motion to consider alternate names for the structure could be considered by the Committee. (October 29, 2009 vote)

Ron Vokey moved that "Handicapped Park for Disabled Kids" be included for consideration. (October 29, 2009 vote)

The Vice Chair moved that "Heliport" for emergency uses only be included for consideration. (October 29, 2009 vote)

Marie Daly moved that "Historical Buildings - Preserve" be included for consideration. (October 29, 2009 vote)

The Vice Chair moved that "Hospital" be amended to say "Health Care" and included for consideration. (October 29, 2009 vote)

The Vice Chair moved that "Housing for Fernald Residents – Low Density" be included for consideration. (October 29, 2009 vote)

The Vice Chair moved that "Housing for Non-Fernald Residents – Rental and Home Ownership" be split into two uses, "Housing for Non-Fernald Residents – Rental" and "Housing for Non-Fernald Residents – Home Ownership". (October 29, 2009 vote)

Nick Tsaparis moved that "Housing for Non-Fernald Residents – Rental" be included for consideration; this was not seconded. (October 29, 2009 vote)

The Vice Chair then moved that "Housing for Non-Fernald Residents – Home Ownership" be included for consideration. (October 29, 2009 vote)

After discussion, the Vice Chair moved to amend the category "Housing for Women and Children" to read "Housing - Emergency and Transitional Housing/Services for Women and Their Children", and then included. (October 29, 2009 vote)

Charlie Brophy moved that "Housing Limited to One or Two Buildings – Rental and Ownership" be excluded for consideration. (October 29, 2009 vote)

The Vice Chair moved that "Housing Minimized" be excluded for consideration. (October 29, 2009 vote)

The Vice Chair moved to merge two proposed uses: "Howe Library – Preserve with Historic Documents" and "Keep Library and Archival", and then included. (October 29, 2009 vote)

Nick Tsaparis moved that "Reduce Impervious Surfaces" be excluded for consideration. (October 29, 2009 vote)

The Vice Chair moved that "New State-Built Housing on Malone Park" be excluded for consideration. (October 29, 2009 vote)

The Vice Chair moved that "Movie Studio" be excluded for consideration. (October 29, 2009 vote)

The Vice Chair moved that "Museum" be included for consideration. (October 29, 2009 vote)

The Vice Chair moved that a "Museum and Library Honoring Eunice Kennedy" be included for consideration. (October 29, 2009 vote)

The Charlie Brophy moved that "National Historic Site" be included for consideration (as long as it does not transfer control of the property to the Federal Government);

Carl Zinnell moved to amend this to say “National Historic Site (acknowledgement), and then included. (October 29, 2009 vote)

Charlie Brophy moved that “National Park” be excluded for consideration. (October 29, 2009 vote)

The Vice Chair moved that “No Business Zoning” be excluded for consideration. (October 29, 2009 vote)

The Vice Chair moved that “No Development” be excluded for consideration. (October 29, 2009 vote)

The Vice Chair moved that “No Industrial” be excluded for consideration. (October 29, 2009 vote)

The Vice Chair moved that “No Large Scale Residential Development” be included for consideration. (October 29, 2009 vote)

The Vice Chair moved that “No Shopping Area” be excluded for consideration. (October 29, 2009 vote)

The Vice Chair moved that “No More Traffic” be excluded for consideration. (October 29, 2009 vote)

Ron Vokey moved that “No More Strain on Infrastructure” be included for consideration. (October 29, 2009 vote)

Nick Tsaparlis moved that “Nursing Center (skilled nursing facility/state of the art health center) and assisted living and independent retirement residences” be excluded for consideration; (5 votes for, 4 votes against). (October 29, 2009 vote)

Ron Vokey moved that “Open Space - Preserve” be included for consideration. (October 29, 2009 vote)

Marie Daly moved that “Owl Hill - Preserve” be included for consideration. (October 29, 2009 vote)

Ron Vokey moved that “Park with Recreation Facilities” be included for consideration. (October 29, 2009 vote)

The Vice Chair moved to merge the “Pool” category with “Park with Recreation Facilities”. (October 29, 2009 vote)

Ron Vokey moved that “Public Transportation - Need” be included for consideration. (October 29, 2009 vote)

Joe Attardo moved that “Recreation” be included for consideration. (October 29, 2009 vote)

The Vice Chair moved that “Redemption Center” be excluded for consideration. (October 29, 2009 vote)

The Vice Chair moved that "Reuse (Onsite) Brick & Copper" be excluded for consideration. (October 29, 2009 vote)

The Vice Chair moved that "Sell at Auction" be excluded for consideration. (October 29, 2009 vote)

The Vice Chair moved that "Shopping - Retail" be included for consideration and accepted a friendly amendment to revise this to say "Shopping – Retail/Neighborhood". (October 29, 2009 vote)

The Vice Chair moved that "Sledding on Owl Hill - Preserve" be excluded for consideration. (October 29, 2009 vote)

The Vice Chair moved that "Small Business" be included for consideration. (October 29, 2009 vote)

Ron Vokey moved that "Soccer Fields" be included for consideration. (October 29, 2009 vote)

The Vice Chair moved that "Solar Farm" be excluded for consideration. (October 29, 2009 vote)

Charlie Brophy moved to amend the category of "Solar Powered Homes" to say "Solar Powered Buildings", and then included. (October 29, 2009 vote)

The Vice Chair moved that "Special Olympic Events" be included for consideration. (October 29, 2009 vote)

The Vice Chair moved that "Surgical Center" be excluded for consideration. (October 29, 2009 vote)

The Vice Chair moved that "Traffic – No More" be excluded for consideration. (October 29, 2009 vote)

The Vice Chair moved that "Transit Oriented Development" be excluded for consideration. (October 29, 2009 vote)

The Vice Chair moved that "Trauma Center" be excluded for consideration. (October 29, 2009 vote)

The Vice Chair moved that "Tree Border - Include" be included for consideration. (October 29, 2009 vote)

The Vice Chair moved that "Utilize Existing Buildings" be included for consideration. (October 29, 2009 vote)

The Vice Chair moved that "Village at Fernald" be excluded for consideration. (October 29, 2009 vote)

The Vice Chair moved that "Veterans Hospital" be excluded for consideration. (October 29, 2009 vote)

Ron Vokey moved that "Walking Trails and Biking" be included for consideration. (October 29, 2009 vote)

The Vice Chair moved that "Water Tower – Capacity for Reuse Proposals" be included for consideration. (October 29, 2009 vote)

The Vice Chair moved that "Western Greenway" be included for consideration. (October 29, 2009 vote)

The Vice Chair moved that "Wetlands – Delineate and Daylight" be included for consideration. (October 29, 2009 vote)

The Vice Chair moved that "Wildlife - Preserve" be included for consideration. (October 29, 2009 vote)

The Vice Chair moved that "Wind Turbine(s) for Electricity Needs" be excluded for consideration. (October 29, 2009 vote)

The Vice Chair moved that "Wind Farm Atop Owl Hill" be excluded for consideration. (October 29, 2009 vote)

Charlie Brophy moved that "Woods – Preserve" be included for consideration. (October 29, 2009 vote)

The Vice Chair moved that a 100 foot wide "Tree Border" be reserved around the perimeter of the Fernald campus including the Shriver Center. (November 5, 2009 vote)

The Vice Chair moved that existing forests and wildlife habitats on the property be incorporated into the 100 foot "Tree Border". (November 5, 2009 vote)

The Vice Chair moved that the maximum number of water bodies on site be "daylighted" as possible. (November 5, 2009 vote)

The Vice Chair moved to allow non-livestock farming and community gardens on the site (not in currently developed areas), outside of the 100 foot perimeter open space buffer. (November 5, 2009 vote)

The Vice Chair moved to require that "green design and construction" techniques, including solar energy and geothermal heating systems, be used to the maximum extent possible in future construction activity on site. (November 5, 2009 vote)

Marie Daly moved that a portion of the site from Trapelo Road to the vicinity of the Seguin Building be reserved as part of the Western Greenway. (November 5, 2009 vote)

The Vice Chair moved that specimen trees on site be preserved by requiring

their preservation in permitting approvals for future development on the site. The Committee acknowledged that the lawns around the Waverley Building are listed on the National Historic Register. (November 5, 2009 vote)

The Chair moved that the Malone Park, Marquart, East Dowling, Tarbel, West, Belmont, McDougal and Sequin Buildings be designated for institutional use. (November 5, 2009 vote)

The Chair moved that a Recreation area stretching from Cherry Lane west to Wheatley Hall/the western property line and south from Baldwin Cottage/ Trapelo Road to Howe Hall be delineated as a Conservation/Recreation area. (November 5, 2009 vote)

The Vice Chair moved that the Draft Reuse Plan recommend issuance of a Request for Proposal (RFP) for skilled nursing facilities within the institutional area on the property. (November 5, 2009 vote)

Marie Daly moved and Dana Harrell amended to state the Committee recommends that the Commonwealth preserve the contents of the Howe Library in the best possible environment. (November 5, 2009 vote)

The Vice Chair moved that an existing water tower on Mackerel Hill under the care and control of DCR be retained and upgraded if necessary for continued use by the Fernald property. (November 5, 2009 vote)

The Vice Chair moved that the Draft Reuse Plan recommend issuance of a Request for Proposal (RFP) for emergency and transitional housing for abused women and their children within the structures on site currently used for those purposes within the institutional area. (November 5, 2009 vote)

The Vice Chair moved that the Draft Reuse Plan advocate the appropriate conversion of existing structures to affordable, low density housing. (November 5, 2009 vote)

The Vice Chair moved that land within the 100 foot water buffer around the streams running up the middle of the property between the Power Plant, Tarbel, West, Chapel, Food Service, Lavers and Maintenance buildings be included in the Conservation/Open Space Buffer Area. (November 5, 2009 vote)

Carl Zinnell moved staff from the Massachusetts Historic Commission examine all structures proposed for adaptive reuse into housing or other use. (November 5, 2009 vote)

The Vice Chair moved that medical businesses be permitted within the approved institutional area. (November 5, 2009 vote)

Charlie Brophy moved that the non forested area around Chapel Street be designated as a Business/Limited Commercial area. (November 5, 2009 vote)

Marie Daly commented and then motioned that the Western Greenway should be delineated on the map and the streams scheduled for "daylighting" be delineated on Map A. (December 3, 2009 vote)

The Vice Chair moved to include "Nursing Center (skilled nursing facility/state of the art health center/assisted living and independent retirement residence)" into the draft Reuse Plan; Joe Vizard seconded this motion, which was unanimously approved. (January 7, 2010 vote)

The Vice Chair moved to include the Table of Reuse Votes presented to the Fernald Reuse Committee by the Mayor's Office as well as the following maps: "Fernald State Campus - Structures by Use", "Fernald State Campus - Structures by Year Built", "Fernald State Campus - Map A" and "Fernald State Campus - Map B" into the Additional Recommendations section of the draft Reuse Plan. Joe Vizard seconded this motion, which was unanimously approved. (January 7, 2010 vote)

With the cost of clean up and the unlikelihood that the state will return the land within our borders clean and for free, the Chair moved that the draft Reuse Plan recommend division of the property into parcels shown on Map C, with the City obtaining Parcel A and the Commonwealth retaining Parcels C1 and C2. The Chair stated that our united purpose is to get this land for free and clean because the City did not dirty it. The stated purpose would require the Commonwealth to transfer the land inside "Parcel A" shown in Map C to the City for no charge, free of all environmental contaminants and hazardous materials, and with the buildings in the Cottages section cleared from the property (at no cost to the City). Joe Vizard and Charlie Brophy seconded this motion. The motion by Joe Vizard and seconded by Charlie Brophy was unanimously approved. (January 7, 2010 vote)

Carl Zinnell then moved that the draft Reuse Plan specifically state that the Commonwealth purposely (abandoned by design) allowed structures on the Fernald property to fall into disrepair, and thus, the Commonwealth should be responsible for all remediation and demolition costs associated with these structures. Ron Vokey seconded this motion, which was unanimously approved. (January 7, 2010 vote)

The Chair moved that all maps and the Table of Reuse Votes provided to the Committee be incorporated into the Fernald Reuse Plan Additional Recommendations; Ron Vokey seconded this motion, which was unanimously approved. (January 7, 2010 vote)

The Chair moved to conduct a full environmental report and advanced environmental testing and review of existing environmental analyses prepared by Tech Law Inc. for DCAM with an independent Ch. 21E testing, including test pits and borings for soil analyses. Carl Zinnell seconded this motion, which was unanimously approved. (January 7, 2010 vote)

The Chair moved that the draft Reuse Plan recommend that the City reserve a Right of First Refusal for purchase of the entire Fernald property or any portion thereof; Charlie Brophy seconded this motion, which was unanimously approved. (January 7, 2010 vote)

The Vice Chair moved that a copy of the City Council's vote on his Resolution be incorporated into the plan; this was seconded by Ron Vokey and unanimously approved. Off-Committee Councillor McMenimen wanted to insure that the contents of the Howe Library were preserved. A vote had already been taken on this issue and it will be incorporated into the Additional Recommendations section. (January 7, 2010 vote)

Ron Vokey moved that the Committee submit the draft Reuse Plan to the City Council for approval; the Vice Chair seconded this motion, which was unanimously approved. (January 7, 2010 vote)

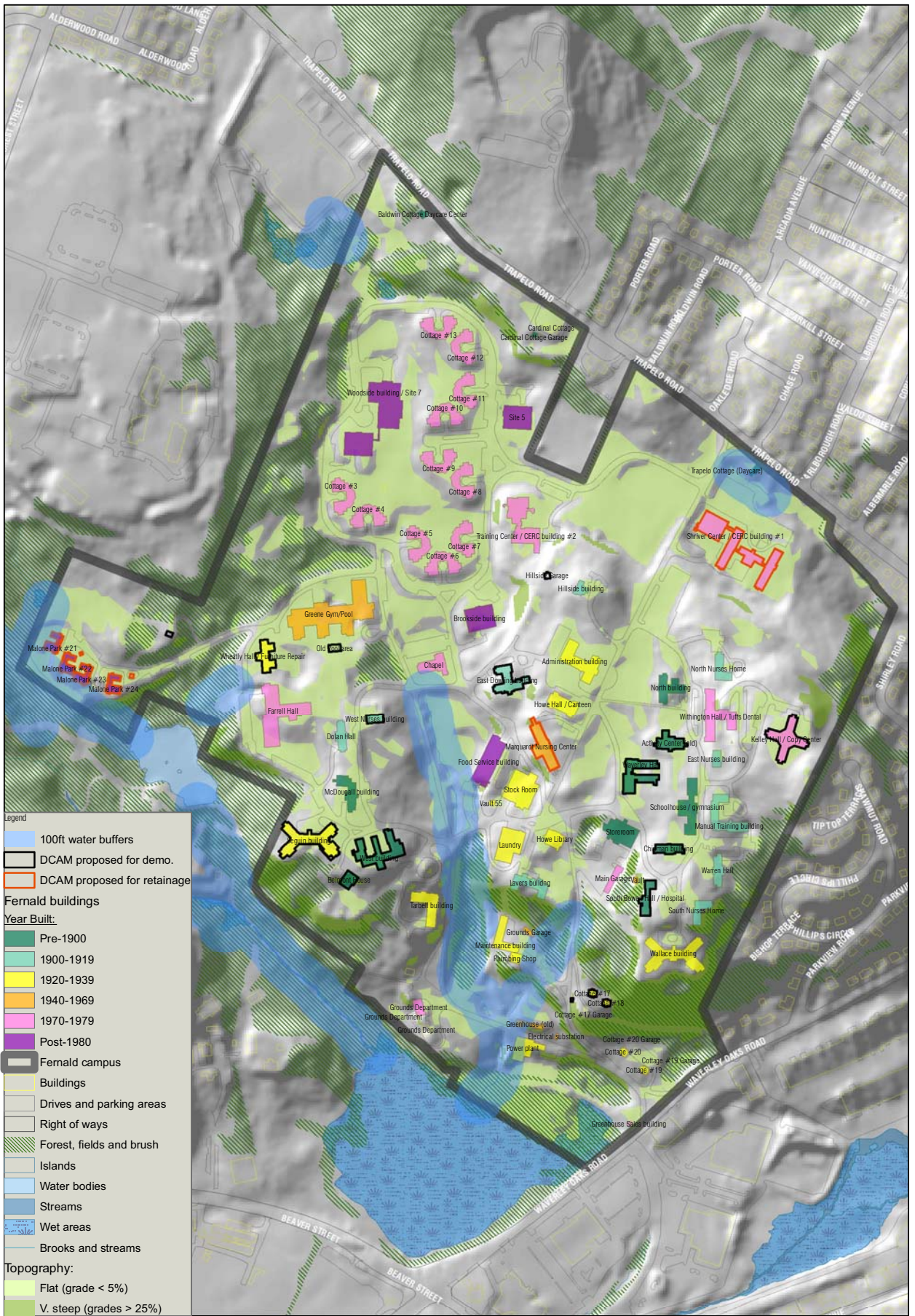
The Chair moved that the City's Legislative delegation, if necessary, file legislation to protect the City's interests and local planning efforts on the Fernald site if DCAM representatives were not present at this meeting without good reason. Ron Vokey seconded this motion, which was unanimously approved. (January 7, 2010 vote)

Marie Daly moved that the City's Legislative delegation inquire whether the Massachusetts Historic Commission has made any rulings about the historic significance of structures on the Fernald site. Carl Zinnell seconded this motion, which was unanimously approved. (January 7, 2010 vote)

The Vice Chair moved that the Governor's Office send a representative to Committee meetings if DCAM and/or DDS were unable or unwilling to send representatives to future meetings. Ron Vokey seconded this motion, which was unanimously approved. (January 7, 2010 vote)

XIII. B.

MAPS

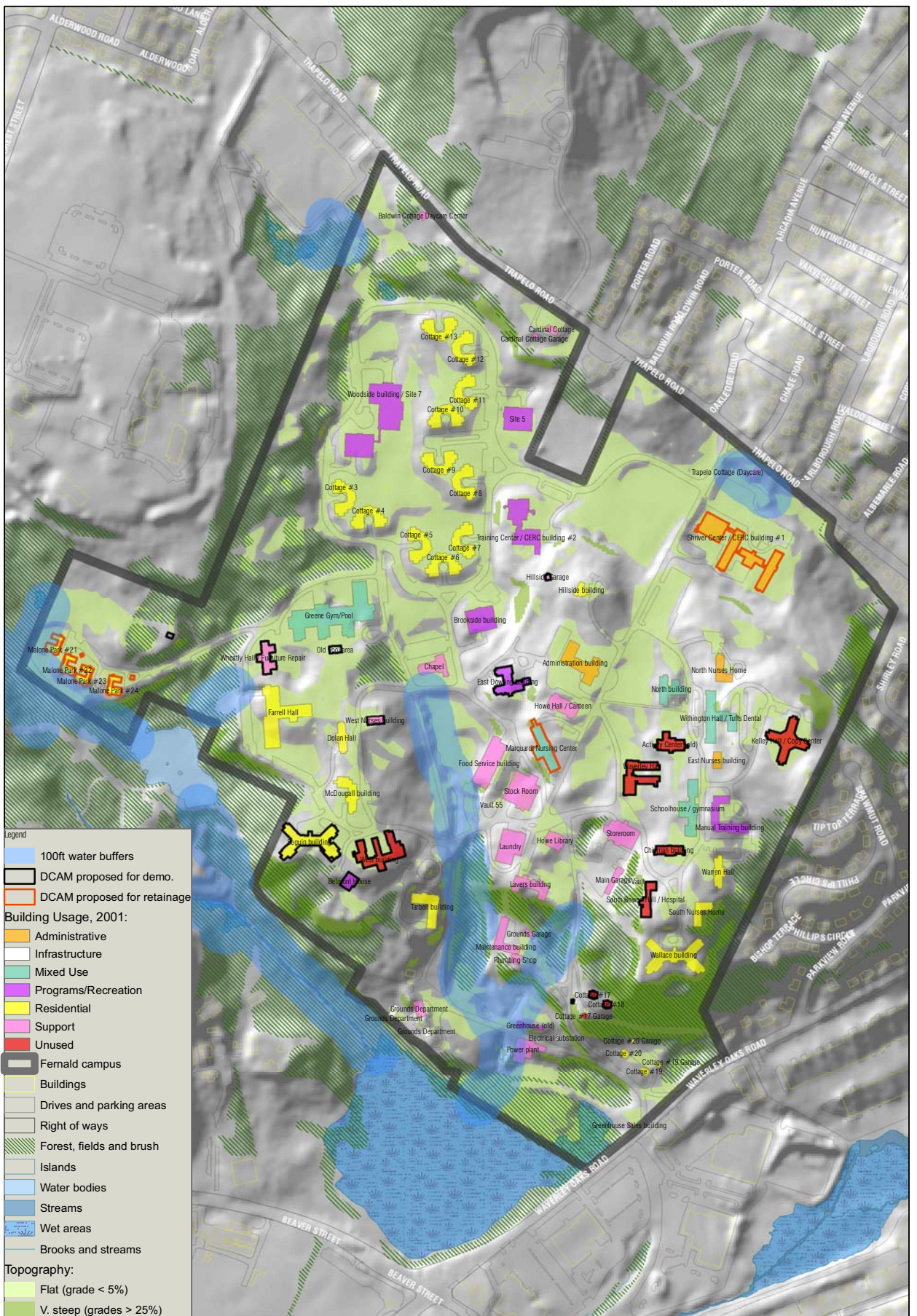


STRUCTURES BY YEAR BUILT

FERNALD STATE CAMPUS

1 inch = 400 feet



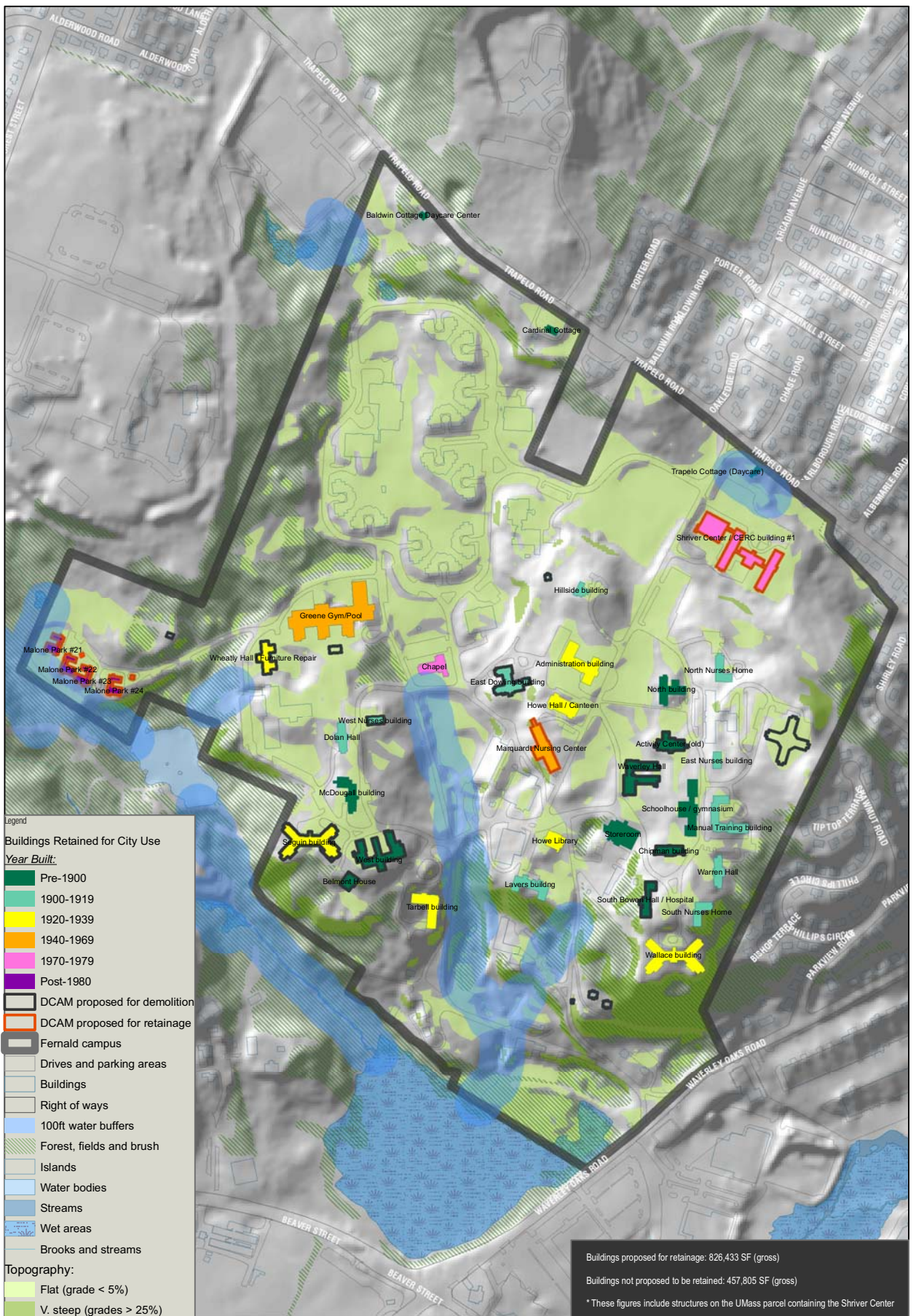


STRUCTURES BY USE

FERNALD STATE CAMPUS

1 inch = 400 feet

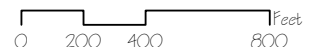




MAP A: STRUCTURES BY YEAR BUILT AND PROPOSED RETAINAGE

FERNALD STATE CAMPUS

1 inch = 400 feet

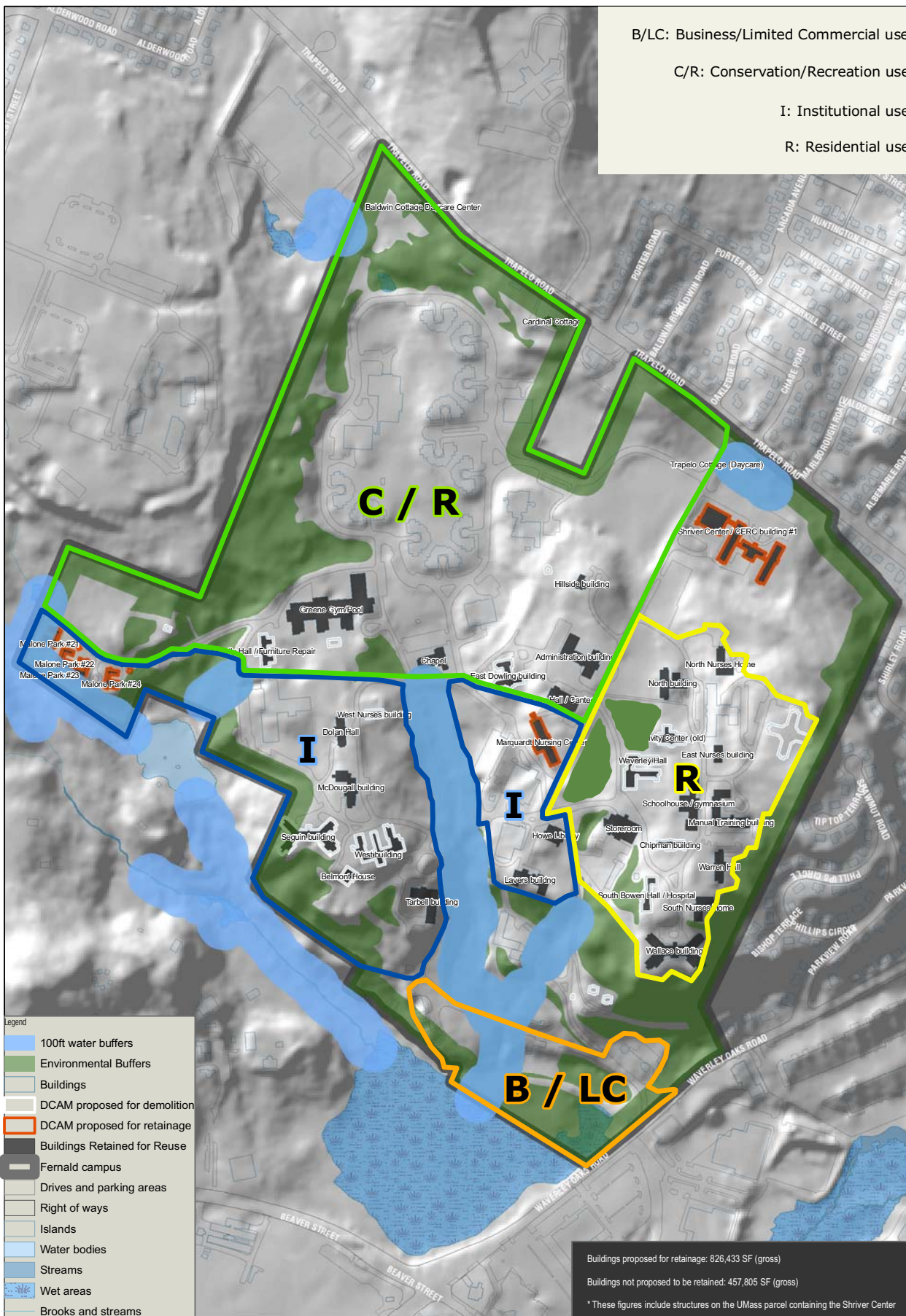


B/LC: Business/Limited Commercial use

C/R: Conservation/Recreation use

I: Institutional use

R: Residential use



MAP B: STRUCTURES BY YEAR BUILT, RETAINAGE & PROPOSED USES

FERNALD STATE CAMPUS

1 inch = 398 feet

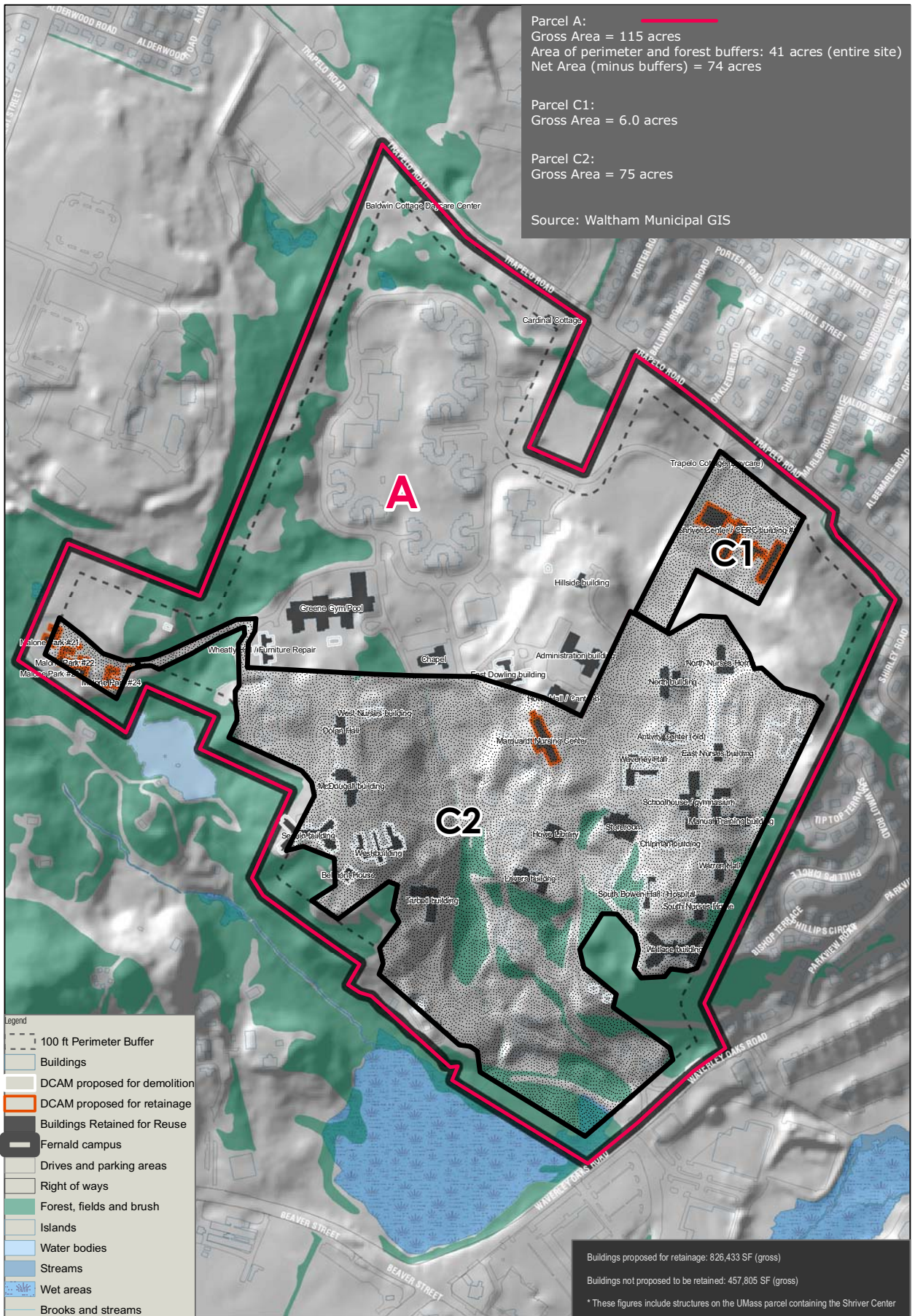


Parcel A:
 Gross Area = 115 acres
 Area of perimeter and forest buffers: 41 acres (entire site)
 Net Area (minus buffers) = 74 acres

Parcel C1:
 Gross Area = 6.0 acres

Parcel C2:
 Gross Area = 75 acres

Source: Waltham Municipal GIS



- Legend
- - - 100 ft Perimeter Buffer
 - Buildings
 - DCAM proposed for demolition
 - DCAM proposed for retainage
 - Buildings Retained for Reuse
 - Fernald campus
 - Drives and parking areas
 - Right of ways
 - Forest, fields and brush
 - Islands
 - Water bodies
 - Streams
 - Wet areas
 - Brooks and streams

Buildings proposed for retainage: 826,433 SF (gross)
 Buildings not proposed to be retained: 457,805 SF (gross)
 * These figures include structures on the UMass parcel containing the Shriver Center

Data Sources: Waltham Municipal GIS and Saratoga Associates' DCAM Site Assessment, 2001 Waltham Planning Department 12.30.09

MAP C: STRUCTURES BY YEAR BUILT, RETAINAGE & PROPOSED USES

FERNALD STATE CAMPUS

1 inch = 398 feet



XIII. C.

CITY COUNCIL RESOLUTION

Scorzella, Nancy

C

From: Quinn, Dennis
Sent: Thursday, November 19, 2009 3:25 PM
To: Mayor
Subject: Councillor Curtin's resolution
Attachments: COW Curtin resolution.doc

Mayor

Attached please find a resolution by Councillor Curtin regarding Housing Density approved by the Committee of the Whole on November 16th, 2009

COMMITTEE OF THE WHOLE

November, 16, 2009

That the City Council support the position of the Fernald Re-Use Committee that the suggested number of housing units, 250- 300 residential units along with 150 units of a health care or institutional are too dense for the site.

XIV. Attachments

Chapter 149 of the Acts of 2004, Section 402

City of Waltham Planning Department Analysis of Land Area and Developed and Undeveloped Areas 9/21/09

**XV. Appendix
State Disposition Process For State Land**

Chapter 7 Process:

State agency surpluses to DCAM;
DCAM polls other state agencies;
DCAM surpluses and determines any conditions;
City of Waltham is notified of surplus (of a portion of the land or of the whole parcel);
City of Waltham elects to proceed to purchase surplus portion (by recommendation of mayor and 2/3 vote of City Council);
City of Waltham does title search, at its own cost;
State selects an appraiser, and City of Waltham is required to pay for state selected appraiser;
City of Waltham does 21E, at its own cost;
Appraisal and sale reviewed by the Inspector General for the Commonwealth
State imposes any conditions on deed, and deed usually contains a reversionary clause back to the State in the event of any default of the conditions;
City of Waltham is required to pay appraised value.

RFP Process:
Individual parcels surplus
Bidders respond to DCAM's Request for Proposals

Special Act:
By Governor, individual legislators or community
Special legislation requires House, Senate and Governor approval

(Various Special Acts have already been filed by the Governor and State Legislators regarding surplus of State land.)

wheelchair lifts that are determined to be medically necessary shall be: (a) \$100 per inspection, and (b) \$125 in total for overtime inspections, defined as inspections taking place after 5:00 p.m. or during weekend hours.

SECTION 397. Notwithstanding any general or special law to the contrary, any member of the teachers' retirement system or any teacher who is a member of the State-Boston retirement system who filed an election form to participate in the alternative superannuation retirement benefit program under clause (i) of subsection (4) of section 5 of chapter 32 of the General Laws prior to July 1, 2001 with an officer of the city, town or school district in which such teacher was employed may elect to participate in the alternative superannuation retirement benefit program by filing an application with the state teachers' retirement board or the State-Boston retirement board, no later than October 1, 2004, on such form as the state teachers' retirement board or the State-Boston retirement board shall prescribe, with a certificate of the officer of the city, town or school district confirming that the member had filed an election form under said clause (i) of said subsection (4) of section 5 of chapter 32, prior to July 1, 2001. The election to participate in the alternative superannuation retirement benefit program shall be irrevocable and shall be subject to clause (i) of said subsection (4) of section 5 of chapter 32.

SECTION 398. Notwithstanding any general or special law to the contrary any funds remaining with the city of Boston in account number 201-13196N-1997 of deeds excise tax revenue section 12 of chapter 64D of the General Laws, shall immediately be transferred to item 0540-2001 and the funds shall be expended on or before June 30, 2005.

The Governor disapproved this section.

~~SECTION 399. Notwithstanding any general or special law to the contrary, the secretary of administration and finance shall increase licensing fees for wholesalers, vending machine operators and retailers as defined in section 1 of chapter 64C of the General Laws to a level that will generate revenues to an amount not less than \$3,750,000.~~

SECTION 400. Notwithstanding any general or special law to the contrary, the Massachusetts Bay Transportation Authority shall not charge any additional fare between Lechmere, Science Park and North Station for shuttle bus service in connection with the green line construction project, which would amount to a total fare exceeding the fare that would otherwise be charged for green line subway service, and the Massachusetts Bay Transportation Authority shall make transfers available to ensure that passengers are not charged twice for such shuttle bus service connecting to green line subway service.

The Governor disapproved this section.

The Legislature overrode the Governor's veto.

SECTION 401. The position of town treasurer and town collector in the town of Pembroke shall be combined and the combined position shall be appointed by the board of selectmen of the town for a term not to exceed 3 years and the person so appointed shall have all of the powers and duties by law vested in the office of the town treasurer and town collector. Any vacancy in such office shall be filled in like manner. The board of selectmen may remove any person so appointed for cause after a hearing.

Notwithstanding the foregoing, the incumbent holding the offices of town treasurer and town collector on the effective date of this act shall continue to hold such offices and to perform the duties thereof until the expiration of the terms for which she was elected, unless she sooner vacates such offices. After the term of the incumbent town treasurer and town collector holding such offices on the effective date of this act have both expired, or both offices are sooner vacated, the board of selectmen shall appoint a treasurer/collector in the manner set forth above. Should the incumbent town treasurer remain in office, upon the expiration of her term in 2005, the board of selectmen will appoint her interim town treasurer until her term as collector expires in 2006. The board of selectmen may appoint a treasurer/collector as described above.

Notwithstanding chapter 32 of the General Laws, section 116 of chapter 46 of the acts of 2003 or any other general or special law to the contrary, the incumbent treasurer and collector on the effective date of this section shall be eligible for retirement under section 116 of chapter 46 of the acts of 2003, provided however, that said incumbent must file an application for retirement by a date to be determined by the board of selectmen, such date to be not later than September 6, 2004, and provided further that notwithstanding section 5 of chapter 32, requiring a retirement date within 4 months of filing of an application for superannuation retirement, the board of selectmen may determine a retirement date on or before September 6, 2004 and not later than her term ending on April 30, 2005.

SECTION 402. There is hereby established a Fernald Developmental Center land reuse committee. The committee shall include the mayor of the city of Waltham, who shall serve as chair of the committee, the ward councilor from the city of Waltham representing the ward in which the campus is located, who shall serve as vice-chair of the committee, the planning director of the city of Waltham, the commissioner of the Massachusetts department of mental retardation, a mentally retarded consumer who is a resident of Fernald, and who shall be appointed by the commissioner of mental retardation, the commissioner of the department of capital asset management and

maintenance, 7 citizens of Waltham to be appointed by the mayor of the city of Waltham, of whom 4 shall be the citizens appointed to the committee during fiscal year 2004, the state representative from the ninth Middlesex house district, the state representative from the tenth Middlesex house district, and the senator from the third Middlesex senate district. The committee shall be responsible for representing the interests of the town in all negotiations with the division of capital asset maintenance and management and the department of mental retardation relative to the reuse and future development of the developmental center property. The committee shall, with the assistance of the division, develop a comprehensive reuse consensus plan for the Fernald Developmental Center state property, which shall provide a detailed description, by parcel, of how the property shall be developed upon closure of the Fernald campus. The plan shall include a description of any potential environmental degradation of the property, along with a proposal for environmental remediation, and a proposed cost for the cleanup including, but not limited to, any building demolition required on the site. The goals of the plan may include, but shall not be limited to, preservation of open space, creation of affordable housing, development of new business, the creation of recreational opportunities, the development of new community residences for the mentally retarded consumers of Fernald Center, and any other applicable community priorities. The plan may also provide for parcels of land, and specific facilities, to remain under the control of the department of mental retardation. In its deliberations, the re-use committee shall incorporate smart growth policies to the extent possible, and will be mindful of the rights of current Fernald residents, and their need for adequate and appropriate housing, clinical services and appropriate staffing provided by the department of mental retardation. The committee shall examine and consider models for the provision of these services on a section of the Fernald property. The process the committee shall follow is to be determined by a majority vote of its members and shall include a public hearing at the beginning of the process to solicit comments, ideas and re-use proposals. The committee shall develop a framework, with guidelines and parameters, as to the re-use of the property. The committee may appoint subcommittees to review particular subjects within the framework of the study, and may assign a subcommittee to produce a detailed re-use proposal. At least two-thirds of the members of the subcommittee shall be Waltham residents or officials. The subcommittee shall present the re-use proposal to the committee which shall invite the public to comment at a public hearing. The committee may amend and revise the plan in order to reach a consensus on one concept. Upon approval by the re-use committee, the plan shall be presented to the Waltham city council for approval, and, if endorsed by majority vote of the council, filed with the division of capital asset management and maintenance. The plan shall also be submitted to the chairs of the house and senate committees on ways and means, and to the house and senate chairs of the joint committee on state administration, along with copies of enabling legislation, if any, necessary to effectuate the provisions of the re-use plan. If the re-use plan provides for the conveyance of land from the state to the city of Waltham, the legislation shall provide that the price paid for such parcel be the full and fair market value of the property as determined by independent appraisal, for the uses described in the plan including, but not limited to, any restrictions or and requirements imposed by the plan. The legislation shall ensure that proceeds from any sale are first applied to repay the commonwealth for the cost of any bonds issued for environmental remediation, consulting services or other closure costs. The legislation shall also provide that any remaining proceeds be provided to the department of mental retardation for capital improvements at Fernald, at other intermediate care facilities for the mentally retarded (ICF/MRs), or at community residential settings operated by the state. The re-use committee shall meet as necessary to complete said re-use plan, as determined by a majority of the committee.

~~SECTION 403. Notwithstanding any general or special law to the contrary, any revenue collected pursuant to the assignment of lottery prizes shall be deposited into the Stabilization Fund.~~

~~SECTION 404. Notwithstanding section 28 of chapter 10 of the General Laws, the right to assign prize payments under subsection (4) of said section 28 of said chapter 10, shall be suspended upon: (i) the issuance by the United States Internal Revenue Service, hereinafter referred to as the "Service", of a revenue ruling or other public ruling of the Service, which rules that, based upon the right of assignment provided in said subsection (4) of said section 28 of said chapter 10, Massachusetts lottery prizewinners who do not assign any prize payments would be subject to an immediate income tax liability for the value of the entire prize rather than annual income tax liability for each installment when paid, or (ii) the issuance by a court of competent jurisdiction of a published decision holding that, based upon the right of assignment provided in subsection (4) of said section 28 of said chapter 10, a lottery prizewinner who does not assign any prize payments under the subsection would be subject to an immediate income tax liability for the value of the entire prize rather than annual income tax liability for each installment when paid.~~

~~Upon receipt of a ruling or a proposed ruling from the Service or a published decision of a court of competent jurisdiction, as described in this section, the director of the state lottery shall immediately file a copy of that ruling or published decision with the state secretary, and the clerks of the house of representatives and of the senate. Immediately upon the filing by the director of a letter, ruling, or published decision with the state secretary, a prizewinner shall be ineligible to execute assignment of a prize under subsection (4) of said section 28 of said chapter 10.~~

~~SECTION 405. Notwithstanding any general or special law to the contrary, no later than July 15, 2004, the Massachusetts Technology Collaborative shall transfer \$17,000,000 to the General Fund from the Renewable Energy~~

Fernald Campus

Total Land Area: 185.3 ac (Does not include Shriver Center parcel)

Developed: 40.5 ac 22%

Undeveloped: 144.8 ac 78%

Source: Waltham Municipal GIS, 2009

UMass/Shriver Center Parcel

Total Land Area: 11.5 ac

Developed: 2.5 ac 22%

Undeveloped: 9.0 ac 78%

Source: Waltham Municipal GIS, 2009

Fernald Campus

Total Developed Area: 40.5 ac (Does not include Shriver Center parcel)

Building footprints: 15.6 ac 8%

Interior roads and parking area: 24.9 ac 13%

Source: Waltham Municipal GIS, 2009

UMass/Shriver Center Parcel

Total Developed Area: 2.5 ac

Building footprints: 0.8 ac 7%

Interior roads and parking area: 1.7 ac 15%

Source: Waltham Municipal GIS, 2009

Fernald Campus

Total Undeveloped Area: 144.8 ac (Does not include Shriver Center parcel)

Open land 101.1 ac 55%

Recreation 3.6 ac 2%

Forest 39.1 ac 21%

Wet areas 1.0 ac 1%

Source: Waltham Municipal GIS, 2009

UMass/Shriver Center Parcel

Total Undeveloped Area: 9.0 ac

Open land 8.2 ac 71%

Recreation 0.0 ac 0%

Forest 0.8 ac 7%

Wet areas 0.0 ac 0%

Source: Waltham Municipal GIS, 2009

Fernald Campus

<u>Total Developed Area:</u>	<u>40.5 ac</u>	(Does not include Shriver Center parcel)
Flat land (< 5% grade)	22.5 ac	56%
Sloped land (5-15% grade)	15.0 ac	37%
Steep land (15-25% grade)	2.7 ac	7%
Very steep land (> 25% grade)	0.3 ac	1%

Totals may not add due to rounding

Source: Waltham Municipal GIS, 2009

UMass/Shriver Center Parcel

<u>Total Developed Area:</u>	<u>2.5 ac</u>
Flat land (< 5% grade)	2.2 ac 88%
Sloped land (5-15% grade)	0.3 ac 11%
Steep land (15-25% grade)	0.0 ac 0%
Very steep land (> 25% grade)	0.0 ac 0%

Totals may not add due to rounding

Source: Waltham Municipal GIS, 2009

Fernald Campus

<u>Total Undeveloped Area:</u>	<u>144.8 ac</u>	(Does not include Shriver Center parcel)
Flat land (< 5% grade)	44.2 ac	31%
Sloped land (5-15% grade)	65.0 ac	45%
Steep land (15-25% grade)	24.1 ac	17%
Very steep land (> 25% grade)	11.5 ac	8%

Totals may not add due to rounding

Source: Waltham Municipal GIS, 2009

UMass/Shriver Center Parcel

<u>Total Undeveloped Area:</u>	<u>9.0 ac</u>
Flat land (< 5% grade)	2.7 ac 30%
Sloped land (5-15% grade)	4.4 ac 49%
Steep land (15-25% grade)	1.5 ac 17%
Very steep land (> 25% grade)	0.4 ac 5%

Totals may not add due to rounding

Source: Waltham Municipal GIS, 2009

Fernald Campus

Total Developed Area: 40.5 ac (Does not include Shriver Center parcel)

Building footprints:	<u>15.6 ac</u>	
Residential	5.1 ac	33%
Recreation	2.4 ac	15%
Mixed Use	1.9 ac	12%
Programmatic	0.6 ac	4%
Operations	3.8 ac	25%
Infrastructure	0.1 ac	1%
Vacant	1.7 ac	11%

Interior roads and parking areas 24.9 ac

Totals may not add due to rounding

Source: Saratoga Associates Site Analysis, 2001

UMass/Shriver Center Parcel

Total Developed Area: 2.5 ac

Building footprints:	<u>0.8 ac</u>	
Residential	0.0 ac	0%
Recreation	0.0 ac	0%
Mixed Use	0.0 ac	0%
Programmatic	0.8 ac	100%
Operations	0.0 ac	0%
Infrastructure	0.0 ac	0%
Vacant	0.0 ac	0%

Interior roads and parking areas 1.7 ac

Totals may not add due to rounding

Source: Saratoga Associates Site Analysis, 2001

Fernald Campus

Total Developed Area: 40.5 ac (Does not include Shriver Center parcel)

Building footprints:	<u>15.6 ac</u>	
Buildings in good condition:	8.7 ac	88%
Buildings in fair condition:	4.4 ac	45%
Buildings in poor condition:	1.2 ac	12%
Buildings in unusable condition:	1.3 ac	13%

Interior roads and parking areas 24.9 ac

Totals may not add due to rounding

Source: Saratoga Associates Site Analysis, 2001

UMass/Shriver Center Parcel

Total Developed Area: 2.5 ac

Building footprints:	<u>0.8 ac</u>	
Buildings in good condition:	0.8 ac	100%
Buildings in fair condition:	0.0 ac	0%
Buildings in poor condition:	0.0 ac	0%
Buildings in unusable condition:	0.0 ac	0%

Interior roads and parking areas 1.8 ac

Totals may not add due to rounding

Source: Saratoga Associates Site Analysis, 2001