

FERNALD WORKING GROUP
CHARRETTE 2015

Community Ideas for the Future

May 30, 2015



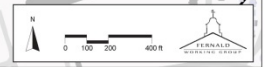
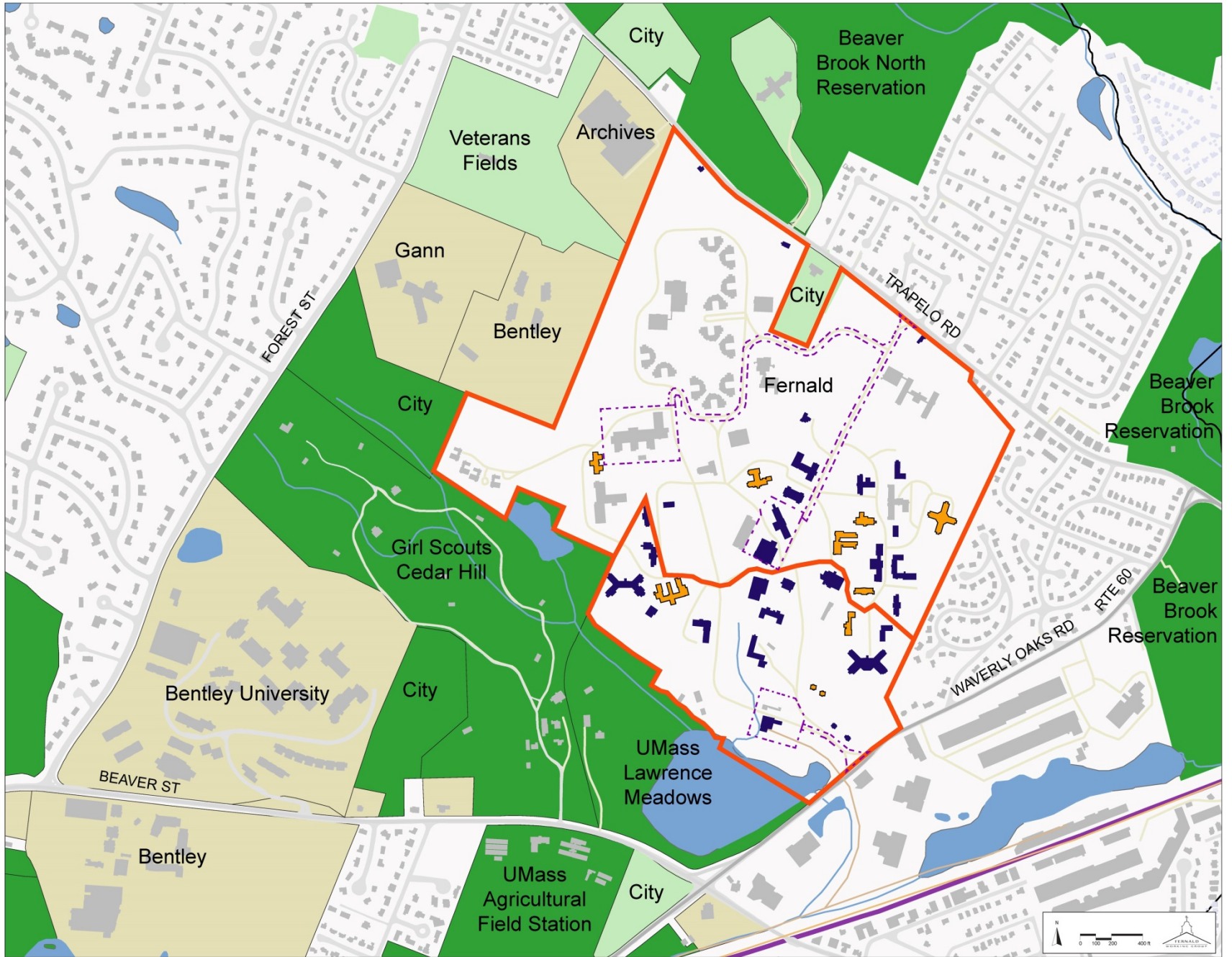
HISTORIC PROPERTIES

DRAFT
4.26.15

LEGEND

- Western Greenway
- Other Parks
- Institutional Uses
- Fernald Property/
CPA Division
- Temporary Use
Easements
- Fernald Contributing
Building (fair/good)
- Fernald Contributing
Building (ex. poor)

Sources:
CPL of Division Plan
MOS with DCAMM City, MYC, December
2014
Recorded Land Disposition Agreement,
December 2014
Western Greenway, June 2013



HISTORIC PROPERTIES



Dolan



Schoolhouse



Howe Hall with auditorium



Wallace

NON-CONTRIBUTING



Woodside



Cottages



Farrell



Malone Park

BUILDING RESOURCES

1.2 million square feet total

68+ structures (1849 – 1990)

National and State Historic Register

543,000 sf contributing (good/fair)

166,000 sf contributing (unusable/poor)

480,000 sf Non-Contributing Buildings

Many deteriorating; some still in use

Demolition is possible for unusable historic buildings and is expected for many of the modern buildings



Withington



Kelley

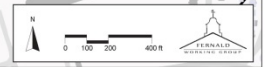
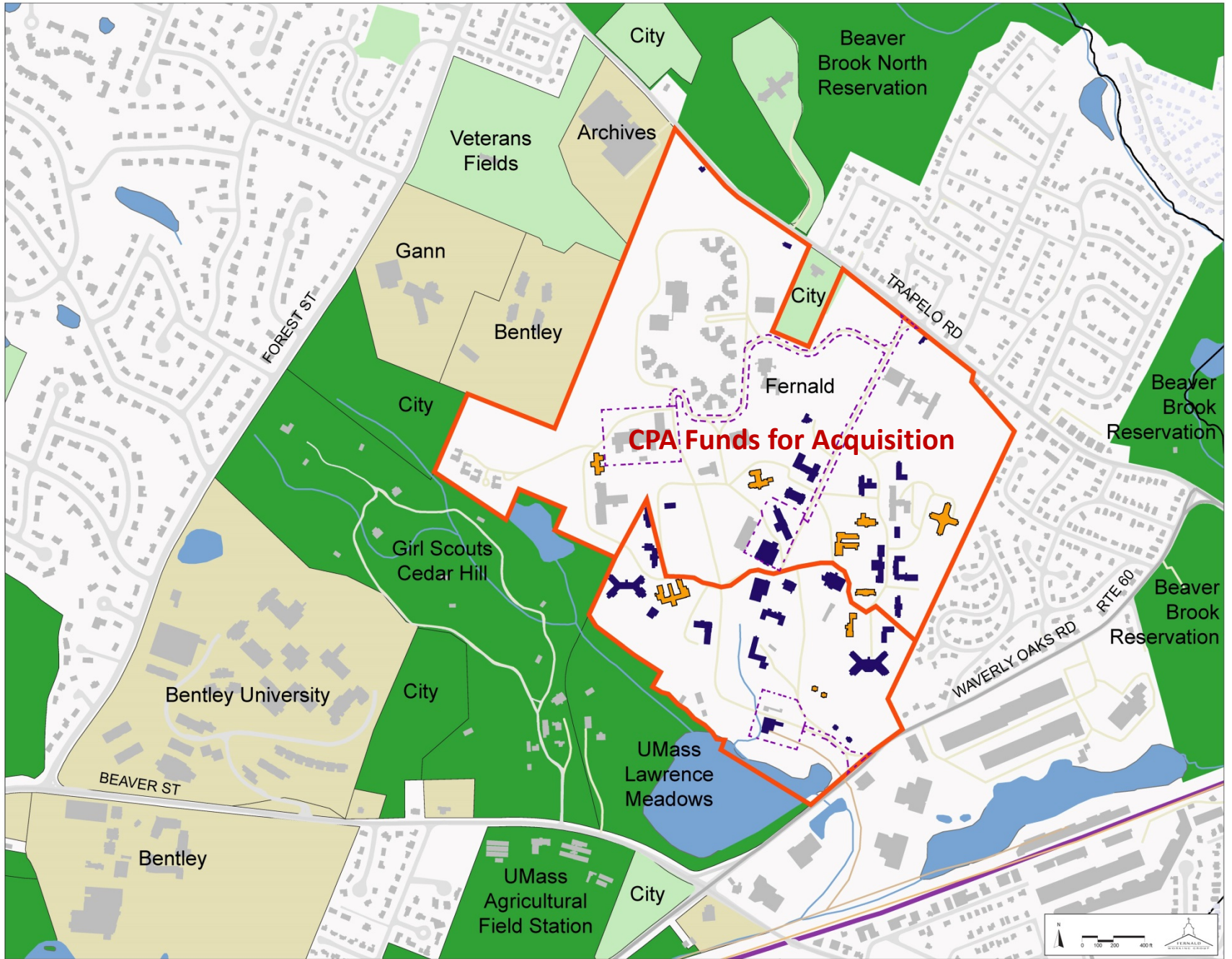
USE AND OWNERSHIP

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Sources:
CPR List of Donations Plan
MOA with DCAMM, City, MYC, December
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Recorded Land Disposition Agreement,
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Western Greenway, June 2013



OWNERSHIP AND USE

Total land 195+/- acres

City purchased from Commonwealth for \$3.7 million in December 2015

- Agreement to split proceeds from any sales 50:50
- Incentives for City to increase its share
- State retains ownership of Greene and Marquardt (145,000 sf) and use of power plant
- City responsible for remediation



Greene



Marquardt/Thom Building



Power Plant

OWNERSHIP AND USE

CPA Funds

- Used to acquire 139 acres restricting use to historic preservation, open space, recreation
- Remaining 50+/- acres without restriction

Zoning: Conservation/Recreation District

- Commercial or residential uses require rezoning
- Allowed Uses: education, churches, farms, recreation facilities (0.05 FAR)
- Special Permit: commercial recreation and clubs (0.10 FAR)



Former Stream Bed near Cottages



Activity Center (unusable)

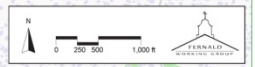
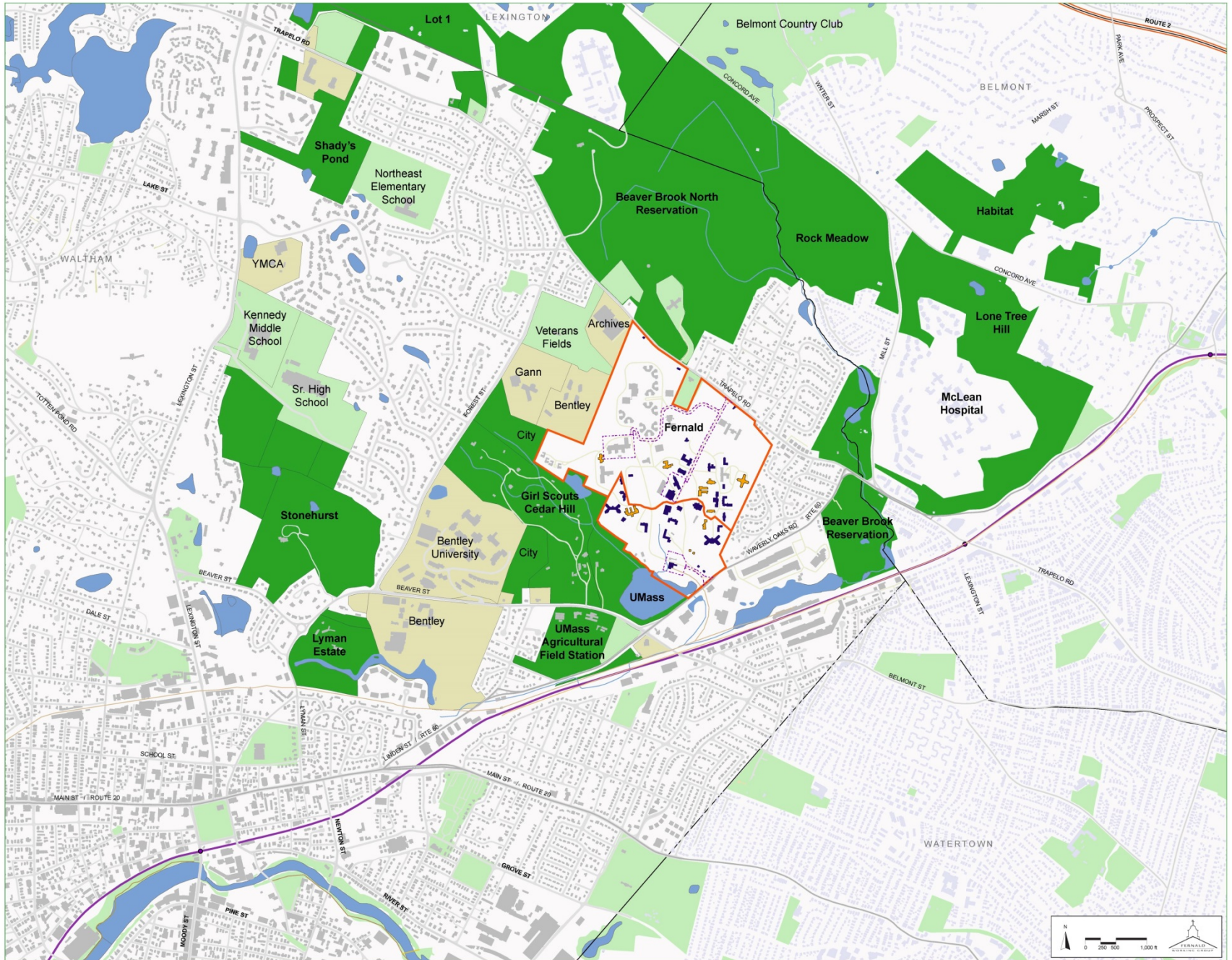
OPEN SPACES SYSTEMS

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OPEN SPACE

Western Greenway

- 1,200 acres of interconnected open space in Waltham, Belmont, Lexington
- Waltham Land Trust, Audubon, City, State, and Institutional land
- Fernald a key connection



Wildlife near Sequin Hall



Lawrence Meadows at Beaver Street



View from Ridge at McDougal/Dolan

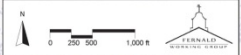
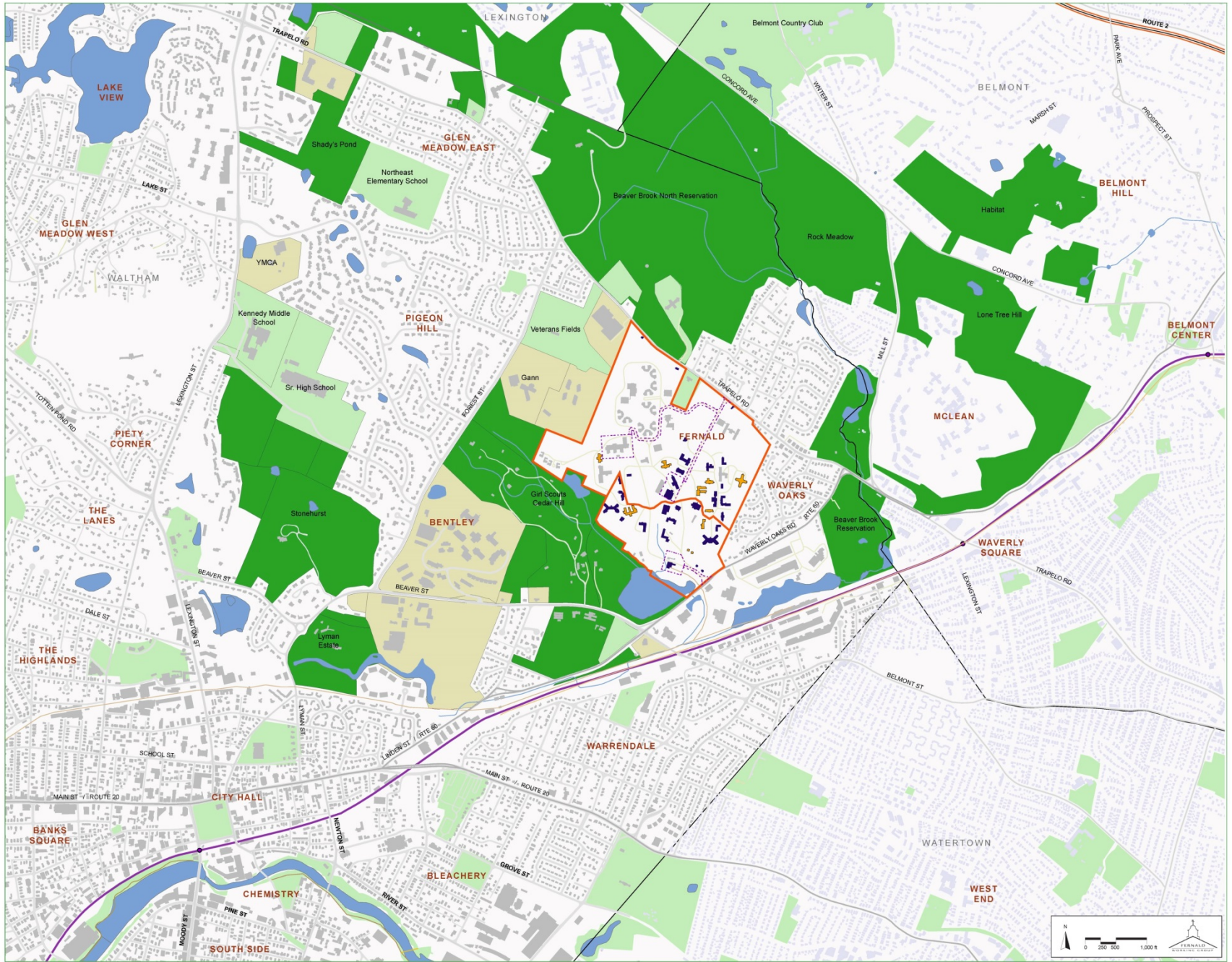
FERNALD AS A NEIGHBORHOOD

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CPA List Division Plan
MOA with DCAMM, City, MYC, December 2014
Recorded Land Disposition Agreement, December 2014
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www.Waltham-Community.com



FERNALD AS A NEIGHBORHOOD

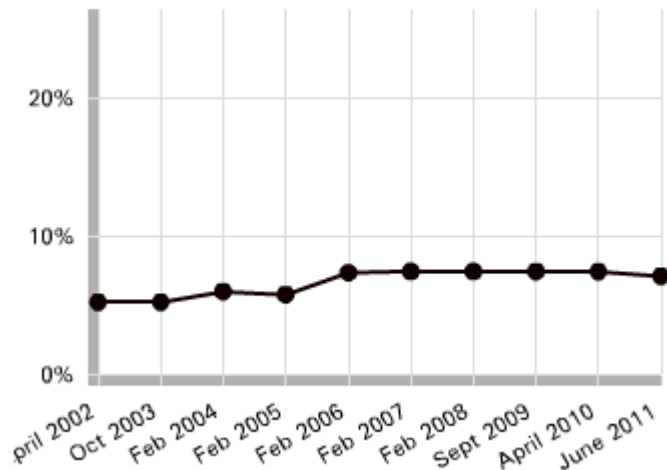
City of Waltham

- 60,000 residents (2010)
- 24,800 housing units
- 1,581 building permits, 2000-2010

Fernald

- Once housed 2,800 residents + staff in all capacities

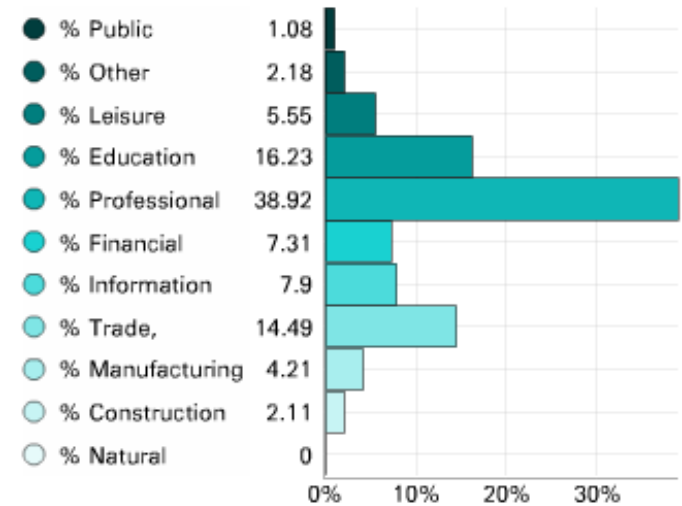
% Subsidized Housing Inventory



Source: MAPC Data Commons

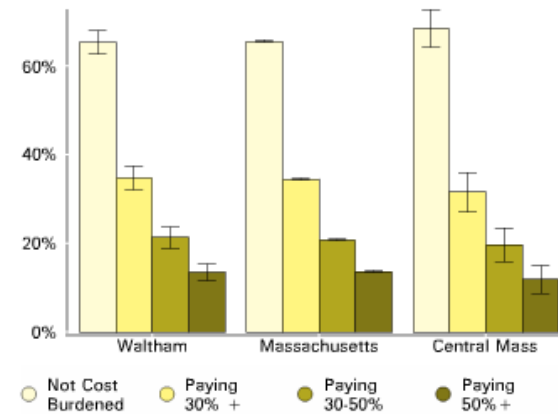
ECONOMY

Employment by Sectors



HOUSING

Owners Housing Cost Burden










Fernald Working Group Charrette 2015

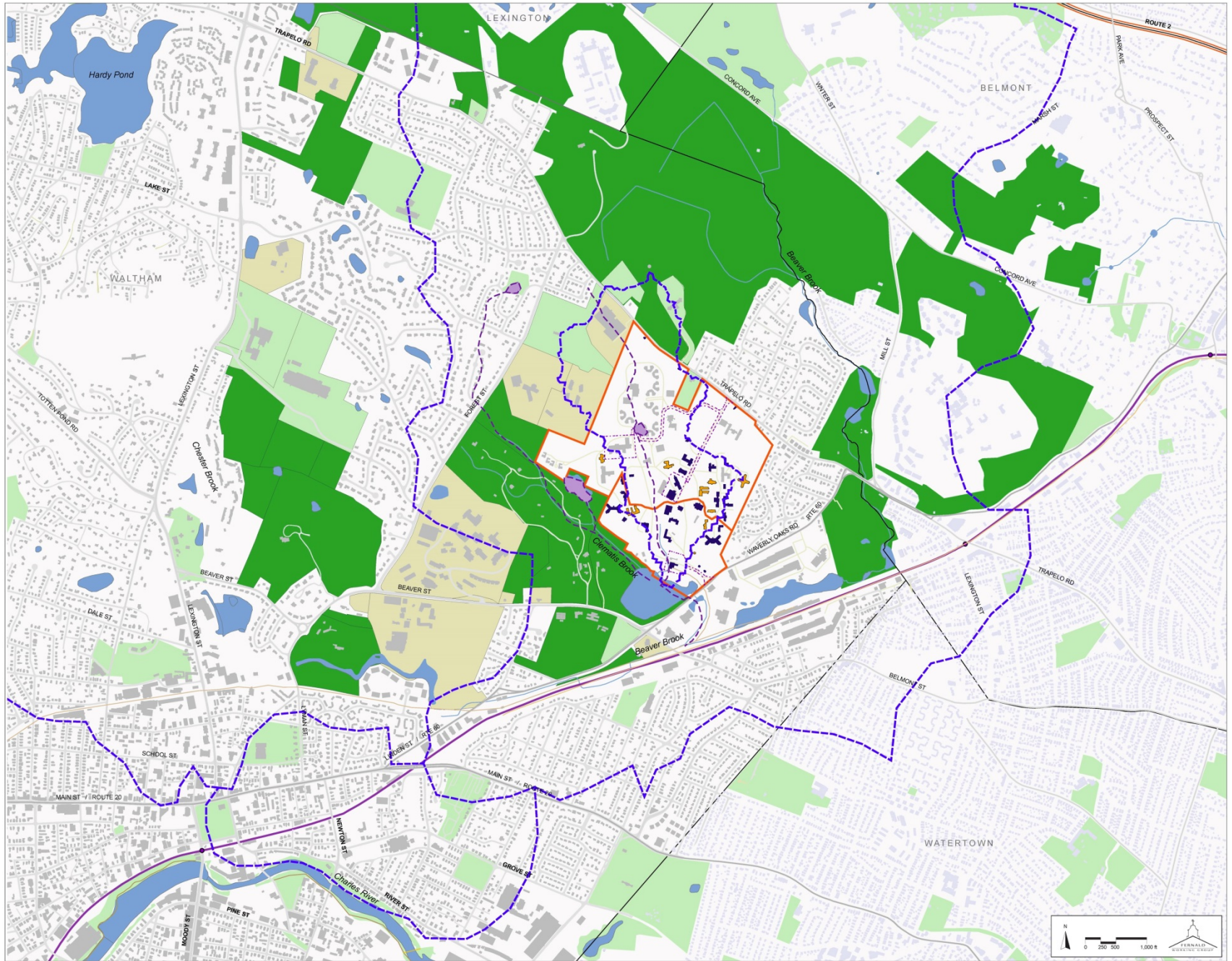
WATER RESOURCES

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LEGEND

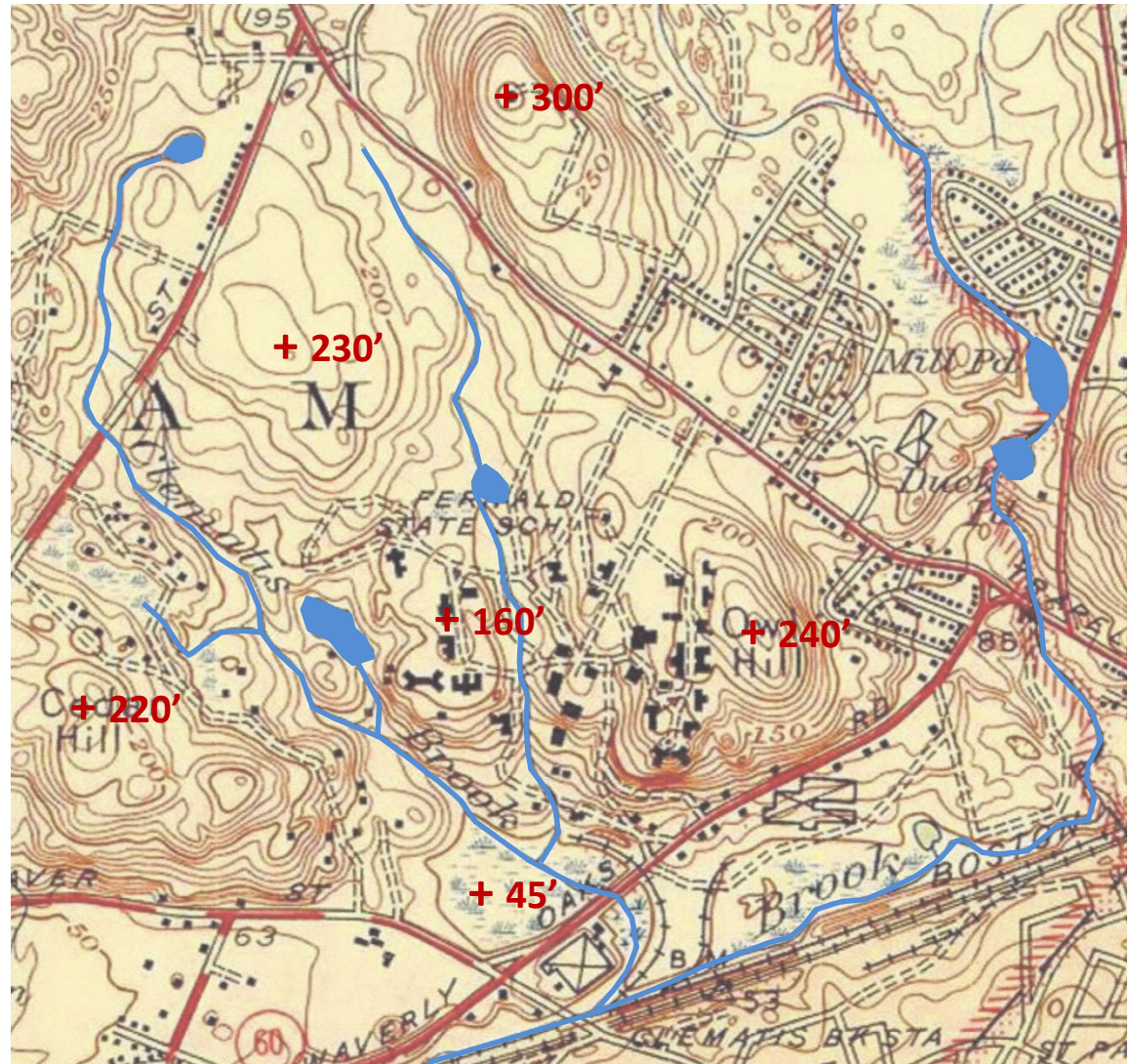
-  Watershed Boundaries
-  Former Streambeds and Ponds
-  Western Greenway
-  Other Parks
-  Institutional Uses
-  Fernald Property/ CPA Division
-  Temporary Use Easements

Sources:
Biale, Sam. Final CPC Presentation, March 10, 2015
Darcy, George. Fernald Wetlands Presentation, June 9, 2014
USGS Topographic Map, 1948
Recorded Land Disposition Agreement, December 2014



WATER RESOURCES



- Former unnamed stream and pond in culvert, under cottages
- Provided flood storage
- Proposals to daylight stream and restore wetlands
- Will reduce flooding downstream in Beaver Brook



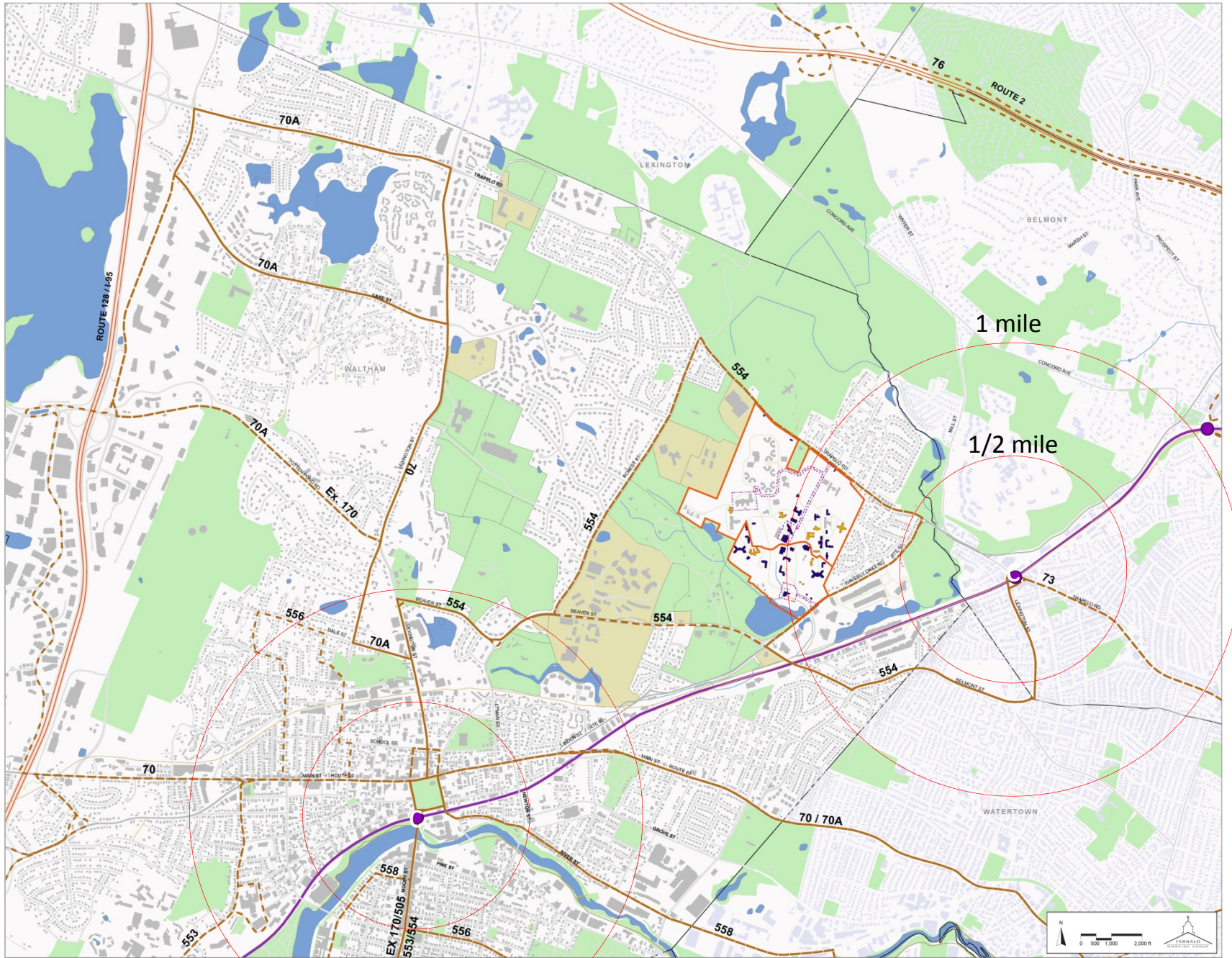
TRANSPORTATION SYSTEMS

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LEGEND

-  MBTA Commuter Rail and Stations
-  MBTA Bus Route
-  MBTA Multiple Bus Routes
-  Other Parks
-  Institutional Uses
-  Fernald Property/CPA Division
-  Temporary Use Easements

Sources:
MBTA Bus Route Map
Fernald Land Disposition Agreement
December 2014



ACCESS + TRANSPORTATION

MBTA Bus #554 connects Waverly to downtown Boston

- Doesn't run on weekends
- Headways are one hour
- Three inbound buses in evening on Trapelo Road; rest on Waverly Oaks Road

Commuter Rail to Boston

- 20 minute walk from either entrance
- Used to be a station at Beaver and Clematis Street



Waverley Oaks Road



Trapelo Road

SOUTH SECTION



Dolan Hall



Aerial view of the south section of Fernald Campus



Tarbell Hall



*Power Plant
Power Plant*



Wallace Building

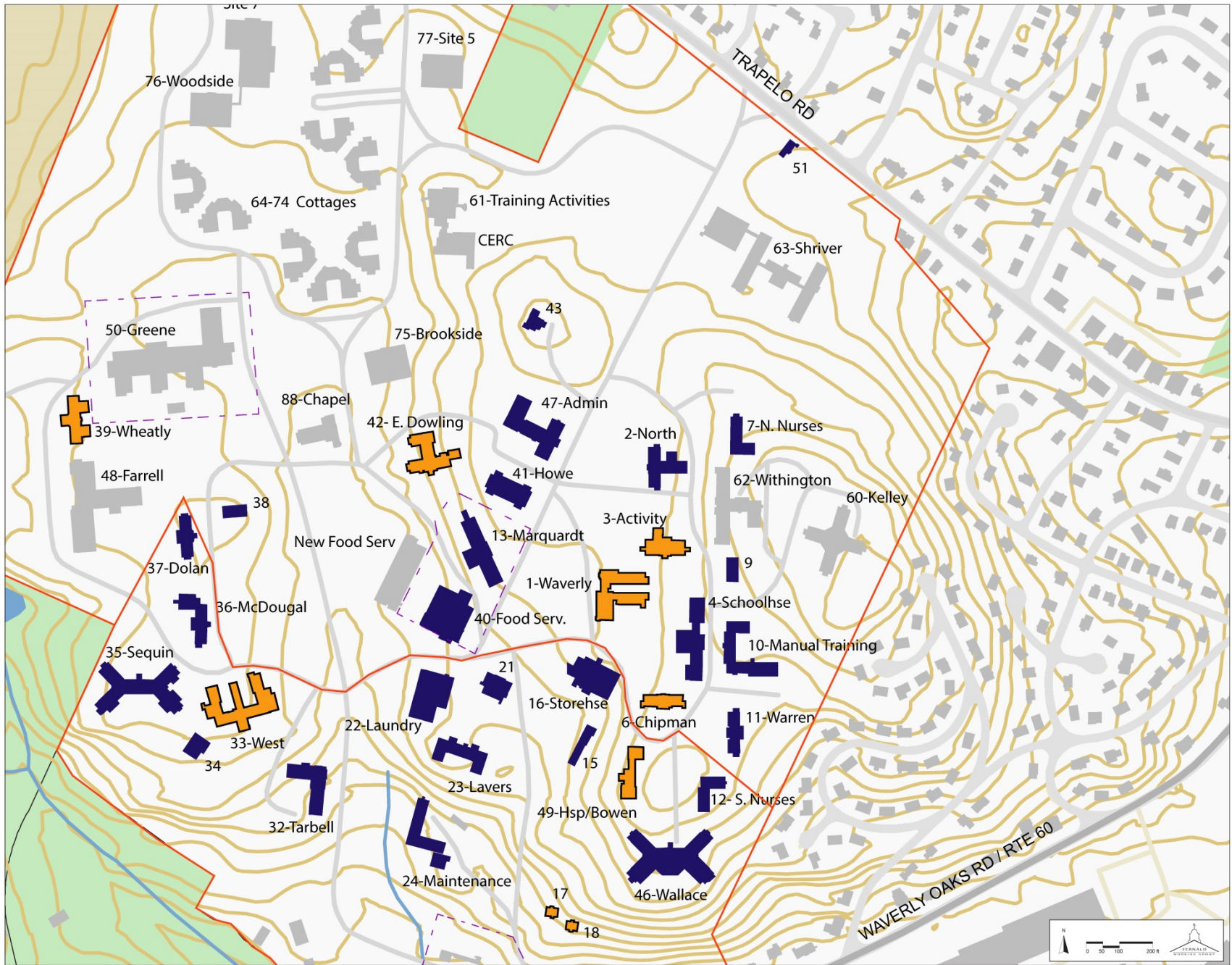
EAST SECTION

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EAST SECTION



East Dowling Hall



Aerial view of the east section of Fernald Campus



Howe Hall



Administration



Waverly



Kelley Hall



Food Service (old)



Marquardt/Thom Building

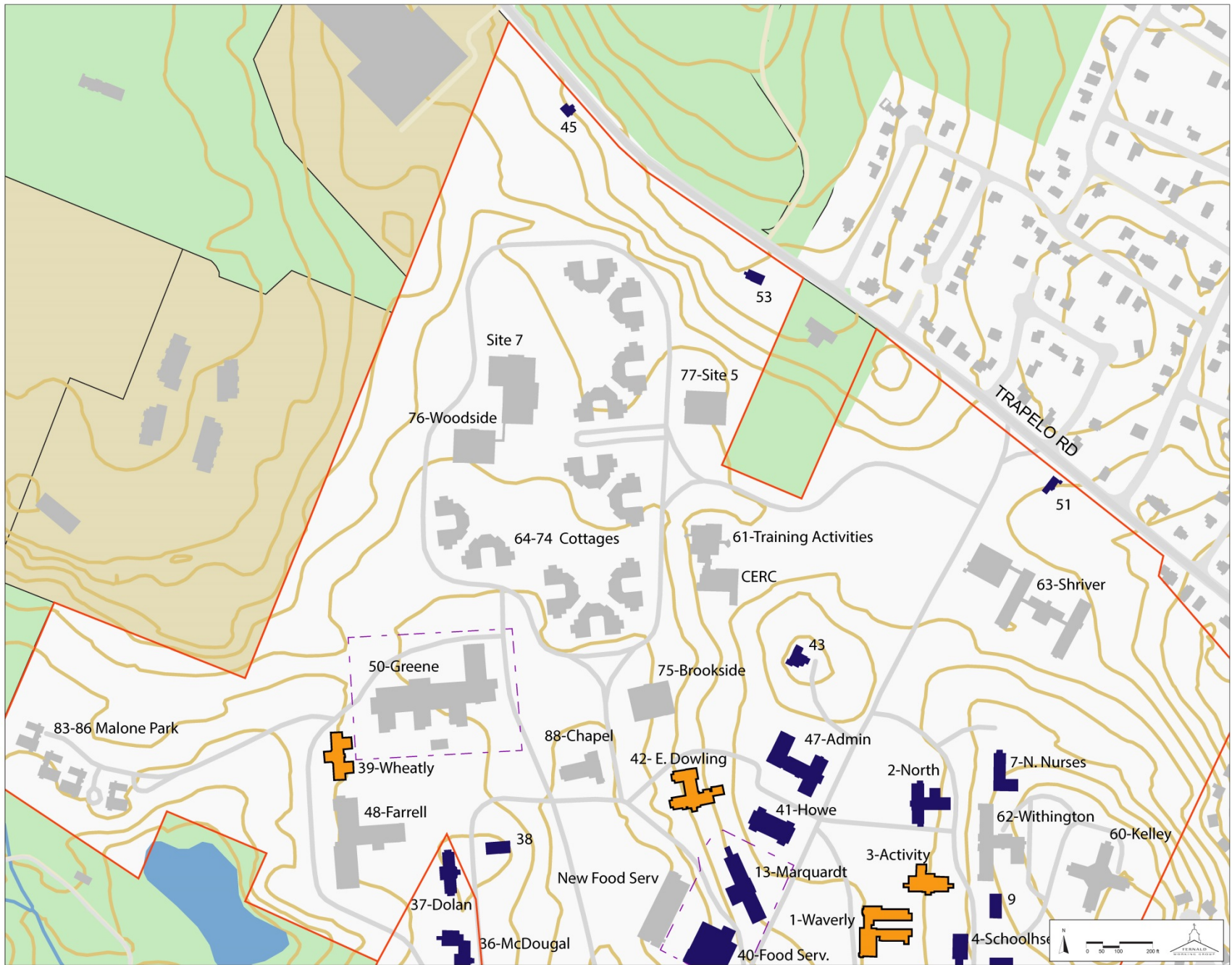
NORTHWEST SECTION

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NORTHWEST SECTION



Cottages, Typical



Green Building



Open Lawn Areas



Aerial view of the east section of Fernald Campus



Chapel



Shriver Center

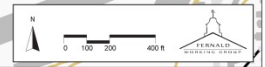
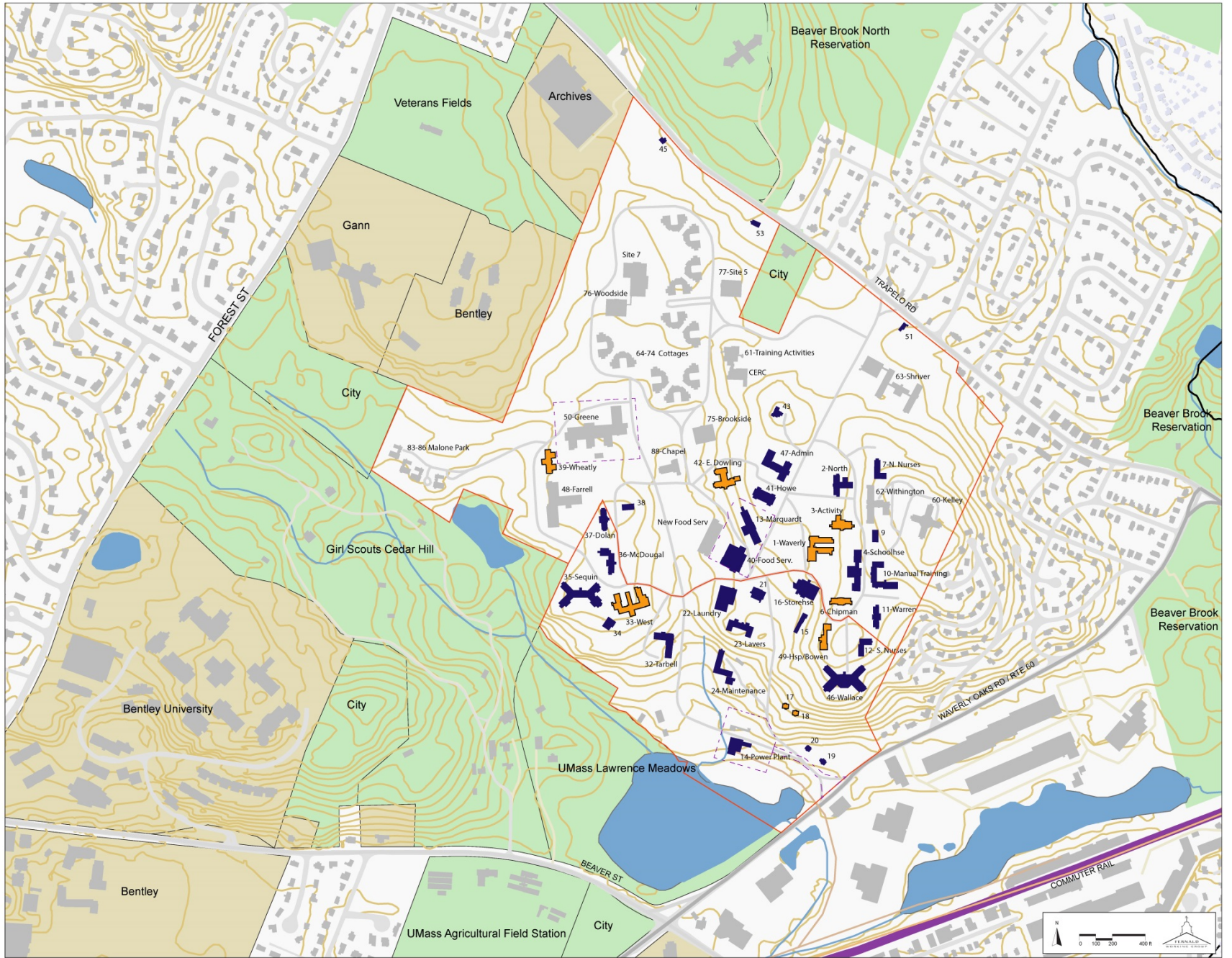
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TEMPLATES

Housing
8 units
4 floors

Parking
100 cars

1 to 4 floors

Police Station
15,000 sf
footprint

2 to 3 floors

Office Building
25,000 sf
footprint

2 to 4 floors

High School
120,000 sf footprint
(based on Waltham Senior HS)

2-3 floors

Soccer Field
60 x 100 yards