

**City of Waltham
Community Preservation Committee
Funding Application Form CPA -1**

Name of Applicant

George A. Darcy III

Name of Co-Applicants

Kathleen B. McMenimen

Thomas J. Curtin

Contact Name:

George A. Darcy III

Date:

April 18, 2008

Mailing Address:

93 Hobbs Road, Waltham, Massachusetts

Daytime Phone (i.e. of Proposal Applicant):

781-266-8888

Address of Proposal (or Assessor's Parcel ID)

R045 001 0001, 190 Trapelo Road, Commonwealth of Massachusetts

R045 001 001A, 190 Trapelo Road, Commonwealth of Massachusetts

R036 008 0002, 282 Trapelo Road, Commonwealth of Massachusetts

R036 008 0001, 338 Trapelo Road, Commonwealth of Massachusetts

R046 011 0008, Waverley Oaks Road, Commonwealth of Massachusetts

R054 004 0002, 200 Waverley Oaks Road, Commonwealth of Massachusetts

CPA Category:

Fortunately, all CPA categories will be made possible by this project:

- Open space
- Historic preservation
- Community Housing
- Open Space Recreation

CPA Funding Requested:

Six million dollars (\$6,000,000)

Total Cost of Proposed Project:

TBD



Goals: What are the goals of the proposed project?

The primary goal of this project is allocation of CPA funds for the eventual acquisition the Walter E. Fernald State School in Waltham, located at 190, 282, & 338 Trapelo Road and 200 Waverley Oaks Road. These public lands comprise approximately 186 acres and are located southwest of Trapelo Road and Waverley Oaks Road. The state desires to close the Fernald School. It would follow that these public lands would be then surplussed by the state. While unfortunate that the state may require Waltham to pay to acquire land that is already public, having funds readily available will facilitate the City of Waltham in its acquisition of all or part of the Fernald campus.

There are several potential re-uses of the Fernald site, most of which fall within the approved categories of the CPA. These uses include the following listed below. (Note that many of these potential reuses are consistent with the community based vision of The Fernald Working Group (<http://www.fernaldworkinggroup.org/news.html>).

-- **Creation of mixed housing** including affordable housing and senior housing.

-- **Creation of a limited mixed use** zoning that would allow residents and seniors access to basic retail shops and services without the need to drive offsite.

-- **Preservation and enhancement of open space**, including providing a critical greenway connection along the western portion of the parcel for the regionally supported Western Greenway. See the Waltham Land Trust site for more information on the Western Greenway (reference <http://walthamlandtrust.org/open-space/the-western-greenway/>).



-- **Restoring prior-filled wetlands** and enhancing the size of wetlands buffer zones throughout the Fernald site in order to mitigate periodic downstream flooding and to enhance wildlife habitat and enhance conservation zones.

-- **Creation of recreational fields** for all residents of Waltham. Especially needed are non-organized sports fields, such as for playing pick-up sports games and other recreation purposes.



-- **Restoration of pre-existing farm fields** at the Fernald site. These fields include those that were originally farmed by previous owners as well as those farmed later by Fernald staff and residents. Community farms would provide local residents and regional food shelters with a fresh supply of healthy organic fruits and vegetables.

-- **Creation of locally produced energy**, such as from placement of wind turbines atop Owl Hill or solar panels attached to buildings.

-- As put forth by the current Waltham Mayor Jeannette McCarthy in her vision of reuse at the Fernald, **establishment of a national historic museum, interpretive center, and memorial** commemorating the history of the Fernald site as the Western hemisphere's oldest publicly funded institution serving people with developmental disabilities.

-- **Extension of public transportation from Waverley Square to the Fernald site.** Waverley Square is a public transportation nexus connecting both the MBTA Commuter Rail and the MBTA Bus Line. Extending the existing Route 73 bus line would allow Fernald site residents and workers access to public transportation to Boston and environs serviced by the MBTA. This smart growth initiative would reduce traffic, congestion, and overall energy consumption.

-- **Creation of a small cemetery** adjacent to the conservation lands, in efforts to augment the dwindling supply of cemetery space in Waltham.

-- **Creation of a municipal arts center** both for performances, musical training, education, and personal development.

-- **Establishment of pedestrian friendly walking paths and interpretive trails** throughout the Fernald site for passive recreation as well as educational purposes.

-- **Establishment of bicycle friendly roadways and pathways** to encourage bicycle use throughout the complex.

-- Protection and enhancement of the historically significant landmarks and buildings at the Fernald.



The Walter E. Fernald State School at 200 Trapelo Road was designated on the National Register of Historic Places on February 21, 1994. The Fernald campus was established in 1887. The designer was Clarence P. Hoyt and the architectural style is "Late 19th and 20th Century Revivals".

-- Creation of wireless internet access throughout the entire Fernald site.

-- Creation of a public observation deck at Owl Hill with panoramic views of the Boston skyline, similar to that of Prospect Hill.

In summary, the Fernald site provides a unique opportunity to establish a working and sustainable community, including housing, recreational fields, conservation land, community farms, locally produced energy, protection and enhancement of historic sites, museums and commemorative sites, all with access to public transportation. The use of CPA funds dovetails with the goals of this project.

Community Need: Why is this project needed?

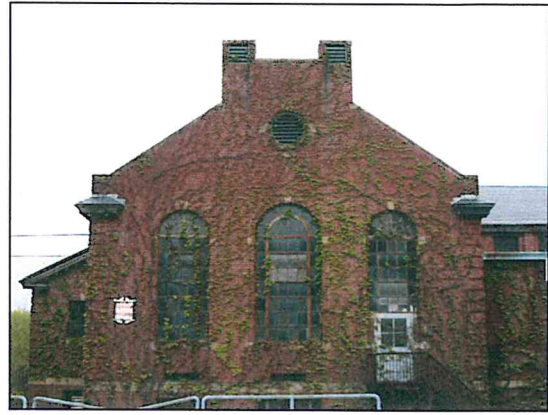
The bumper sticker "Think Globally, Act Locally" initially comes to mind in answering this question. With increased global economic competition, energy prices skyrocketing, and dwindling energy supplies, it has become readily apparent that local sustainable communities will be a key to success in the 21st century.

The eventual disposition of the Fernald site will provide a unique opportunity for visionary sustainable, community-based redevelopment and conservation. Waltham has the necessary tools and skills to provide for a model sustainable redevelopment in a dense metropolitan area.

Does it address needs identified in existing City plans?

Yes. The acquisition of the Fernald has been specifically identified in the City of Waltham's official planning documents. Reference the Waltham Community Development Plan, dated May 2006 (and found at

[http://www.city.waltham.ma.us/PLANNING/PDF files2/Master Plan Waltham Final Report 5-16-06 20web.pdf.](http://www.city.waltham.ma.us/PLANNING/PDF%20files2/Master%20Plan%20Waltham%20Final%20Report%205-16-06%20web.pdf)) The purposes of the acquisition include protection of open space, connection of the Western Greenway, and creation of housing.



Community Support: What is the nature and level of support for this project?

There is support in Waltham to acquire and protect the Fernald site for the benefits of the local community.

Include letters of support and any petitions.

Timeline: What is the schedule for project implantation? Include a timeline for all critical items for their completion.

The state is looking to close the Fernald School. Proposed new legislation to replace existing surplussing laws have short timeframes. Hence, it is imperative to have funds quickly available for the city to participate in negotiation with the state for acquisition of land.

Credentials: How will the experiences of the Applicant(s) contribute to the success of this project? **Success Factors:** How will the success of this project be measured? Be specific.

The applicants are current Waltham City Councillors. Councillor McMenimen is the dean of the City Council. Councillor Curtin is the president of the City Council. Councillor Darcy is a Ward 3 Councillor and past chairman of the Waltham Conservation Commission.

Budget: What is the total budget for this project? How will the CPA funds portion be spent? All items of expenditure must be clearly identified and justified. Detail the hard and soft costs. Identify contingencies.

The total cost of the Fernald site is unknown.

Other Funding: What additional funding sources are available, committed, or under consideration? Include commitment letters if available. Identify all sources of other funding which have been sought for this project and the status of the requests.

TBD

Maintenance: If ongoing maintenance is required for your project, how will it be funded? (Note that CPA Funds may not be used for maintenance, but maintenance is an important consideration for all projects.)

Additional funding will be petitioned for when needed.

ADDITIONAL INFORMATION: Provide the following additional information, as applicable.

Documentation: Provide written documentation that you have control over the site, such as Purchase and Sale Agreement, option, or deed.

Construction or Rehabilitation: (2) For projects with construction or rehabilitation, provide floor plans, elevations including the existing and proposed site plan(s), and any additional drawings or photographs which visually describe the project. **Zoning:** Provide evidence that the project is in compliance with the current City Zoning Ordinance as Amended, as well as all other laws and regulations . If zoning relief is required, note the parts of the proposal not in compliance with the Zoning Ordinance , and when an application will be made to the Zoning Board of Appeals.

City Approvals: Provide evidence that the appropriate City Boards and Commissions approve of the project. As an example, a project in a City park would require that the Recreation Board accept the project.

Hazardous Materials: Provide evidence that the proposed site is free of hazardous materials or that there is a plan for remediation in place.

Professional Standards: Provide evidence that appropriate professional standards will be followed if construction, restoration, or rehabilitation is proposed.

Leveraged Additional Benefits: Provide information indicating how this project can be used to achieve additional community benefits.

Superscripted Notes:

(1) **City Property:** If the proposal is located on City-owned land, either the Applicant or Co-Applicant must be the City Board, Commission or Department that has custody of the land.

(2) **Appraisals:** If the requested funds are for a real estate acquisition, an independent appraisal will be required which the Applicant will be required to fund. No funding decisions will be made without an independent appraisal. Additional appraisals may be required for final approval.