



2
CONTINUED

City Council Request Form

Date: 1/22/2018

Date Sent: / /

Council request to be forwarded to the _____ Committee

To: Mayor of Waltham

Please reply to: * Thomas Magno by 1/25/2018

Request:

That the mayor submit to the Fernald Use Committee
any reports or plans regarding the Fernald property
conducted by the Jones Lang LaSalle real estate firm and the
Sasaki Associates planning firm which the city obtained by
the Commonwealth's Dept. Capital Assets & Management or any other
state agency or department.

Respectfully submitted by, Thomas Stankov Councillor AT Large

Please send Council Responses to the Assistant City Clerk Joe Vizard.
Committee responses go to the Clerk of the appropriate Committee with copy to Assistant City Clerk Joe Vizard.

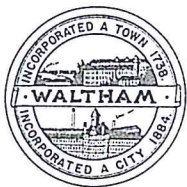
Casey-Brenner, Colette

From: Magno, Tom
Sent: Tuesday, January 23, 2018 10:06 AM
To: Mayor
Cc: Casey-Brenner, Colette
Subject: Fernald Committee requests
Attachments: doc06244520180123090244.pdf

Mayor,

Please see the attached two requests which were approved by the Fernald Use Committee last night.

Tom



City of Waltham

Jeannette A. McCarthy
Mayor

Sent by Email and Regular Mail

January 26, 2018

Ms. Carol Gladstone
Division of Capital Asset Management and Maintenance
John W. McCormack Building
1 Ashburton Place, 15th Floor
Boston, MA 02108

RE: Fernald Property Reports/Plans

Dear Ms. Gladstone:

Hope all is well.

The Waltham City Council's Fernald Use Committee has asked for some reports that DCAMM did for the then Fernald Reuse Committee. (The Committee established by State Legislation while the State owned Fernald)

Specifically, Councillor Stanley is looking for, "...any reports or plans regarding the Fernald property conducted by the Jones Lang LaSalle real estate firm and the Sasaki Associates planning firm." (See attached)

DCAMM contracted with the above vendors. DCAMM presented some information at the public Reuse Committee meetings.

Could you kindly search DCAMM's files for anything related to the Council Use Committee's request? (FYI - Nick Tsaparlis, Peter Nordstrom and Dana Harrell represented DCAMM at the Reuse Committee meetings)

Thank you. Please contact me with any questions you may have.

Sincerely,

Jeannette A. McCarthy
JAM/ccb
Enclosure

Casey-Brenner, Colette

From: Cocciardi, Matthew (DCP) <Matthew.Cocciardi@MassMail.State.MA.US>
Sent: Monday, February 05, 2018 3:01 PM
To: Mayor
Cc: Gladstone, Carol (DCP)
Subject: RE: Fernald Documents

Mayor McCarthy,

We found one more document but it is too large to send electronically. We are sending a CD by mail today so you should have it in a few days.

Best,
Matt

MATTHEW P. COCCIARDI

Deputy Chief of Staff
Division of Capital Asset Management and Maintenance
www.mass.gov/dcamm

From: Mayor [<mailto:mayor@city.waltham.ma.us>]
Sent: Friday, February 02, 2018 4:12 PM
To: Cocciardi, Matthew (DCP)
Cc: Gladstone, Carol (DCP)
Subject: RE: Fernald Documents

Matt,

Thank you very much.

Sincerely,
Jeannette A. McCarthy

From: Cocciardi, Matthew (DCP) [<mailto:Matthew.Cocciardi@MassMail.State.MA.US>]
Sent: Friday, February 02, 2018 3:57 PM
To: Mayor <mayor@city.waltham.ma.us>
Cc: Gladstone, Carol (DCP) <carol.gladstone@state.ma.us>
Subject: Fernald Documents

Mayor McCarthy,

After searching high and low attached are the documents we were able to find regarding your request. If there is something else you are thinking of that is not attached please let us know.

Best,
Matt

MATTHEW P. COCCIARDI

Deputy Chief of Staff



Division of Capital Asset Management and Maintenance

Executive Office

One Ashburton Place, 15th Fl. Boston MA 02108

www.mass.gov/dcamm

PHONE 617-727-4050 x31294

DIRECT 857-204-1294



FERNALD CENTER REUSE PLAN

Analysis

September 10th , 2009

Agenda

1. Site Context & Location
2. History, Development & Evolution
3. Site Analysis
4. Existing & Proposed Land Uses
5. Framework for the Future



1. Site Context & Location

City

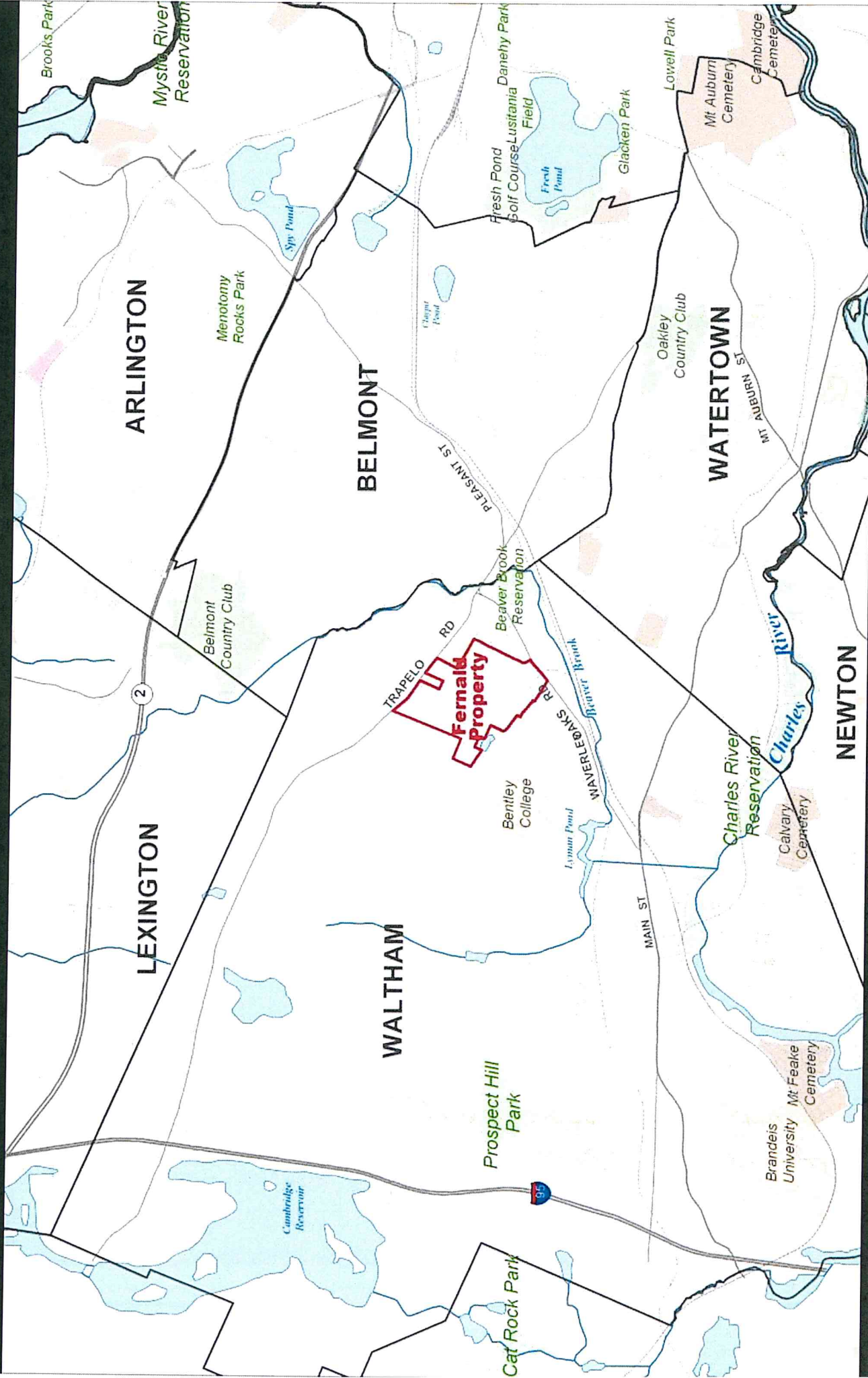
Connectivity

Transportation

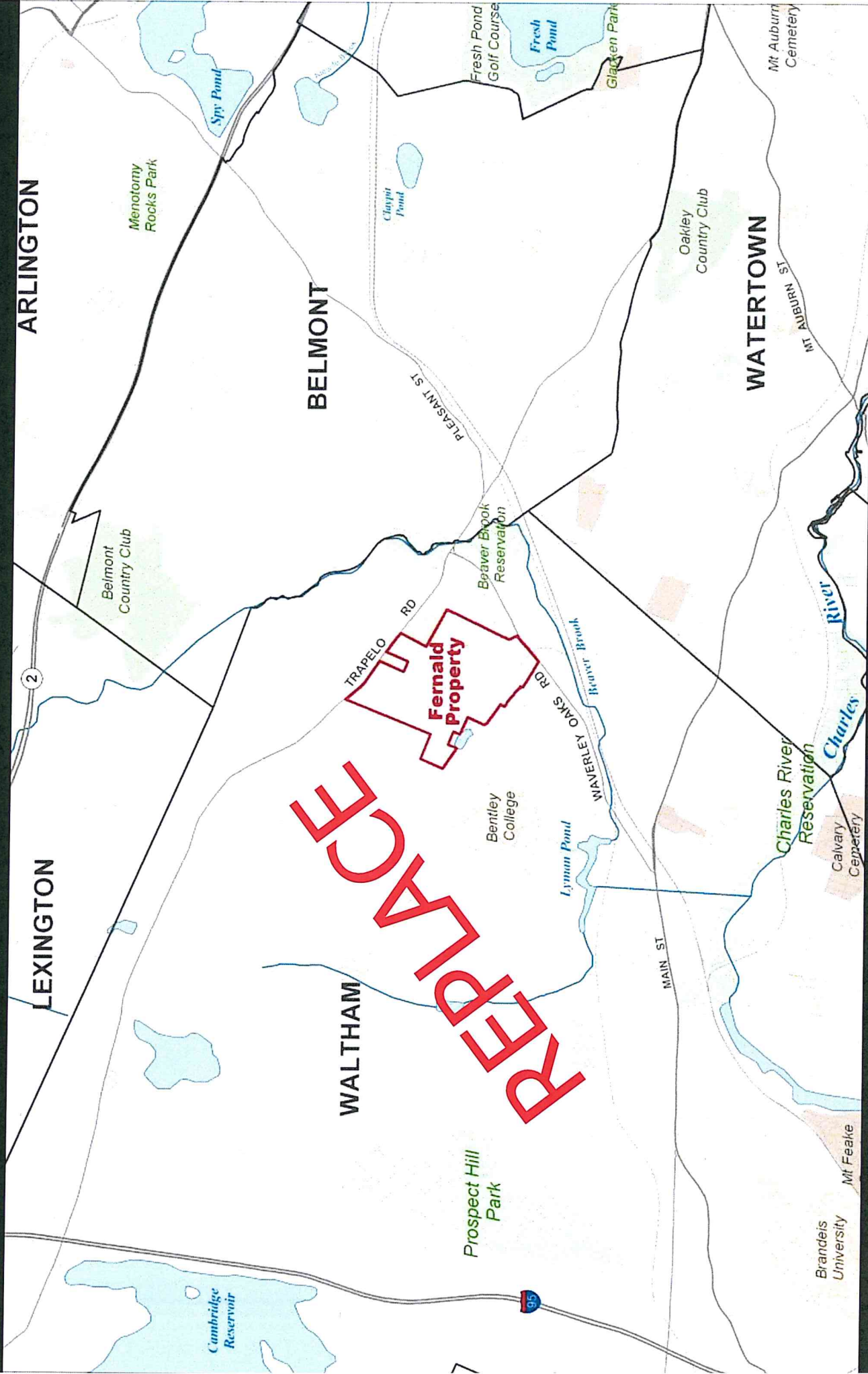
Open Space Network

Zoning

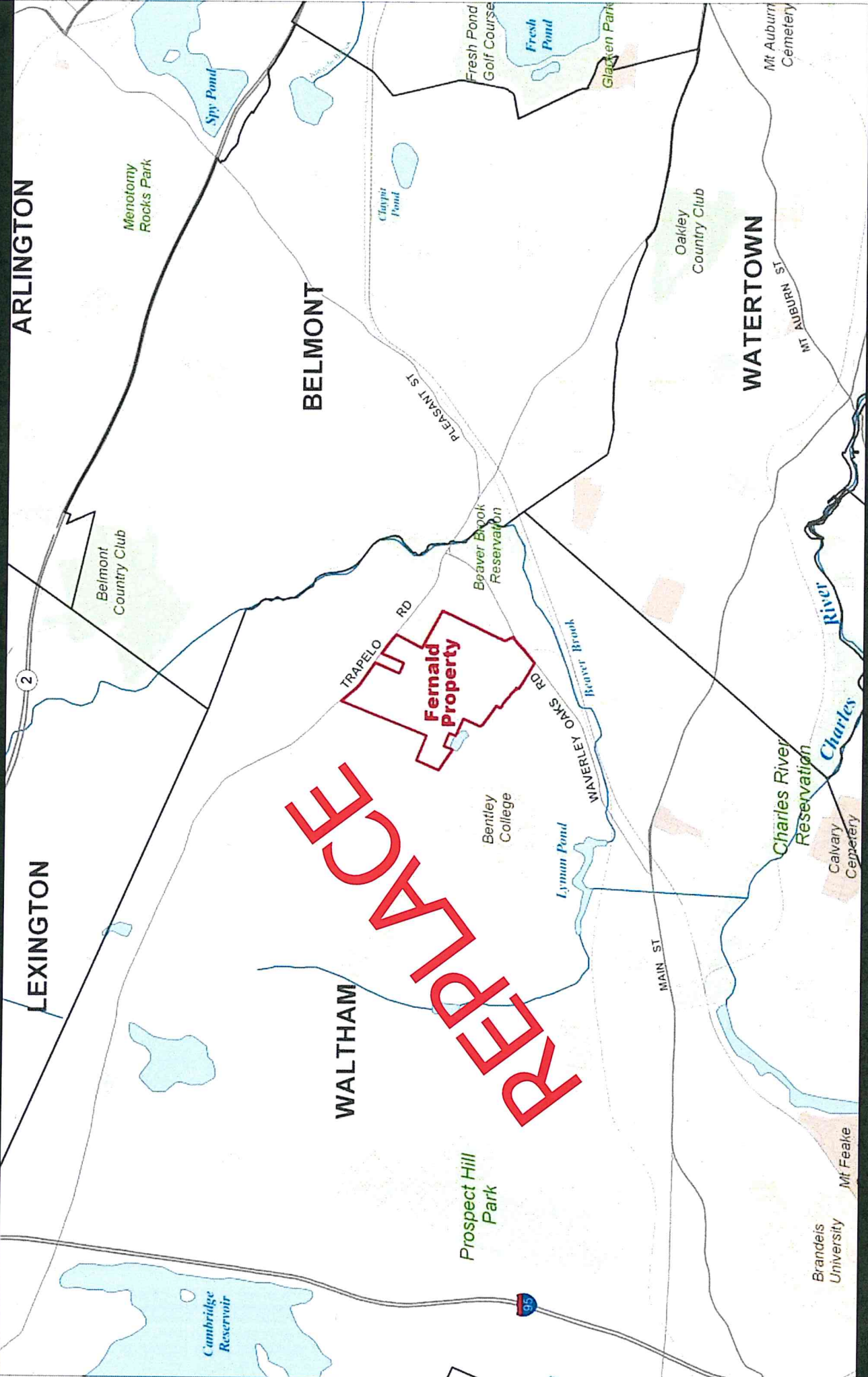
City Context



Connectivity & Transportation



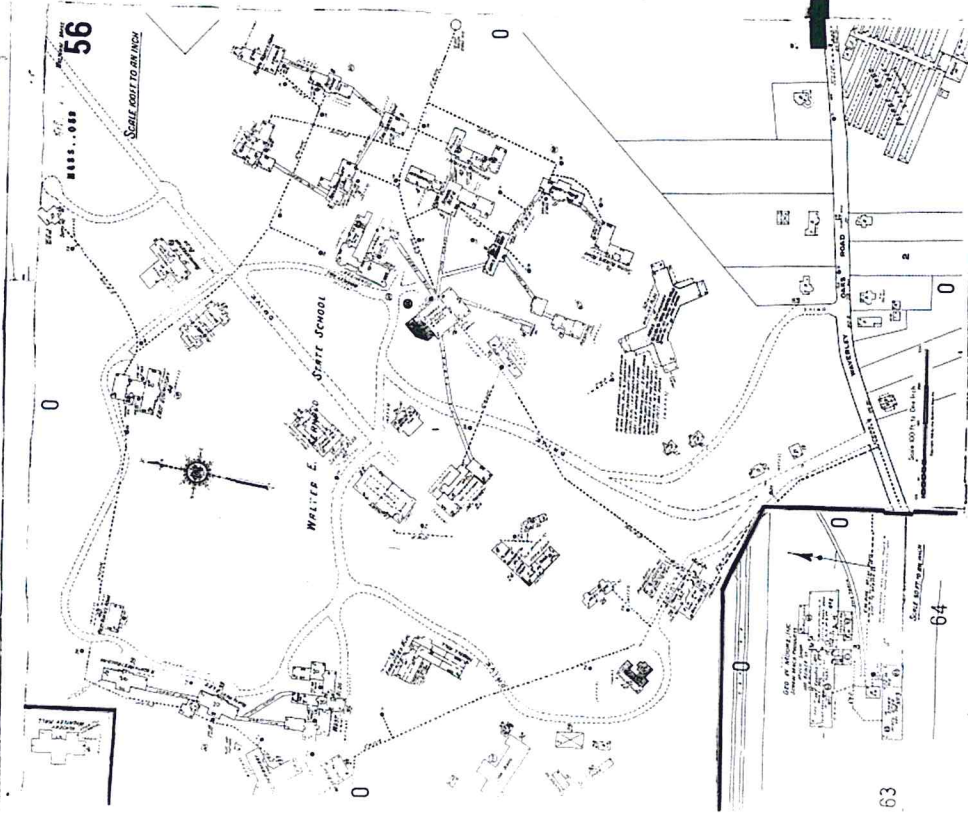
Open Space Network



2. History, Development & Evolution

Historic Maps

Building History

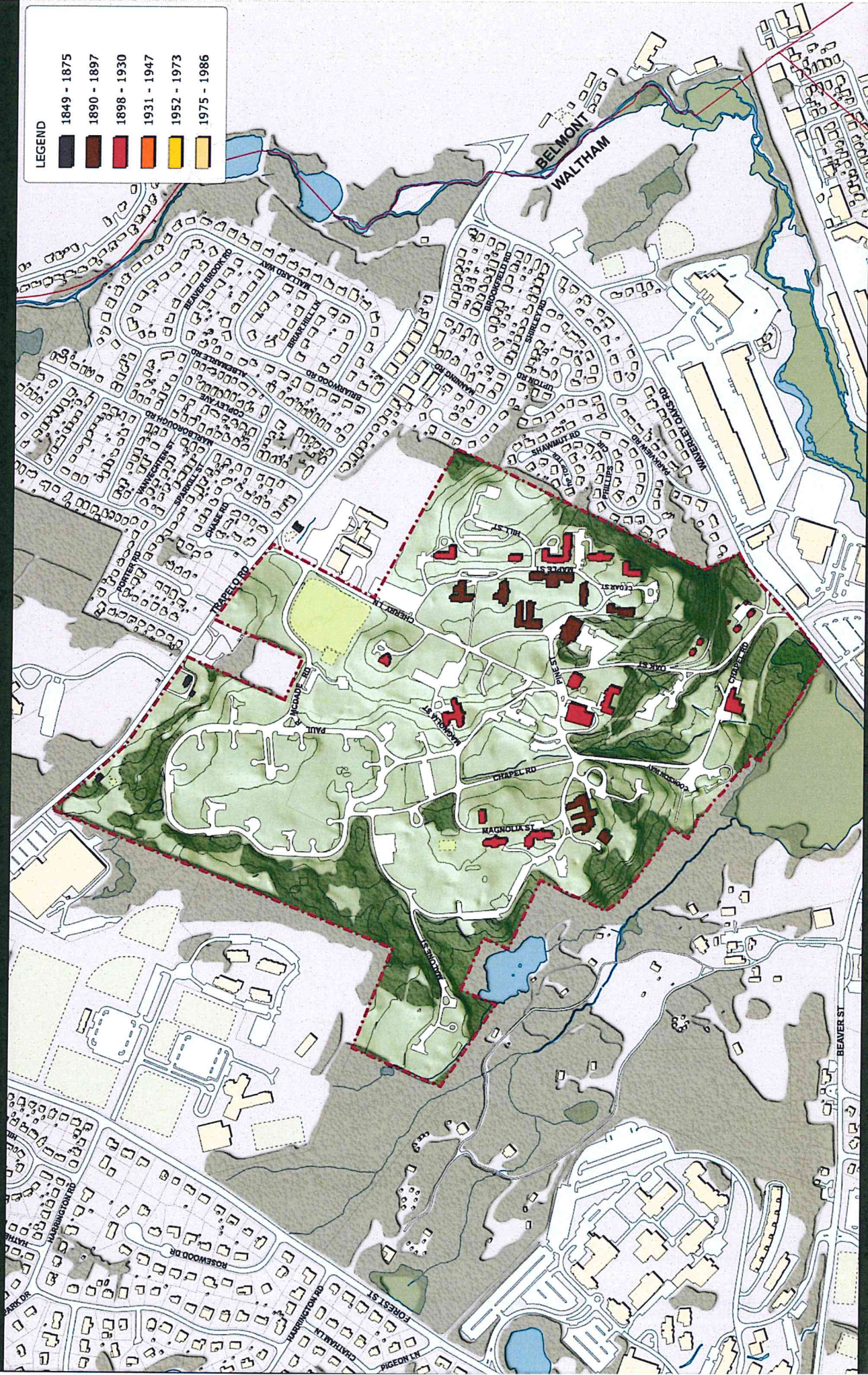


LEGEND

1849 - 1875	1890 - 1897	1898 - 1930	1931 - 1947	1952 - 1973	1975 - 1986
(Dark Brown)	(Medium Brown)	(Light Brown)	(Orange)	(Yellow)	(Light Yellow)

Map Labels: BELMONT, WALTHAM, MAPLE ST, CHAPEL RD, MAGNOLIA ST, PINE ST, OAK ST, CHESTNUT ST, BEECH ST, WALTON RD, BROADWAY, ALBANY RD, CORLEY AVE, MILLBROOK RD, MANCHESTER ST, CHURCH ST, WILLOW ST, PINE ST, OAK ST, CHESTNUT ST, BEECH ST, WALTON RD, BROADWAY, ALBANY RD, CORLEY AVE, MILLBROOK RD, MANCHESTER ST, CHURCH ST, WILLOW ST.

Building History: 1898-1930



Building History: 1931-1947



Building History: 1952-1973



Building History: 1975-1986



3. Site Analysis

Slopes

Elevations

Soils

Site Features

Buildings

Site Aerial View

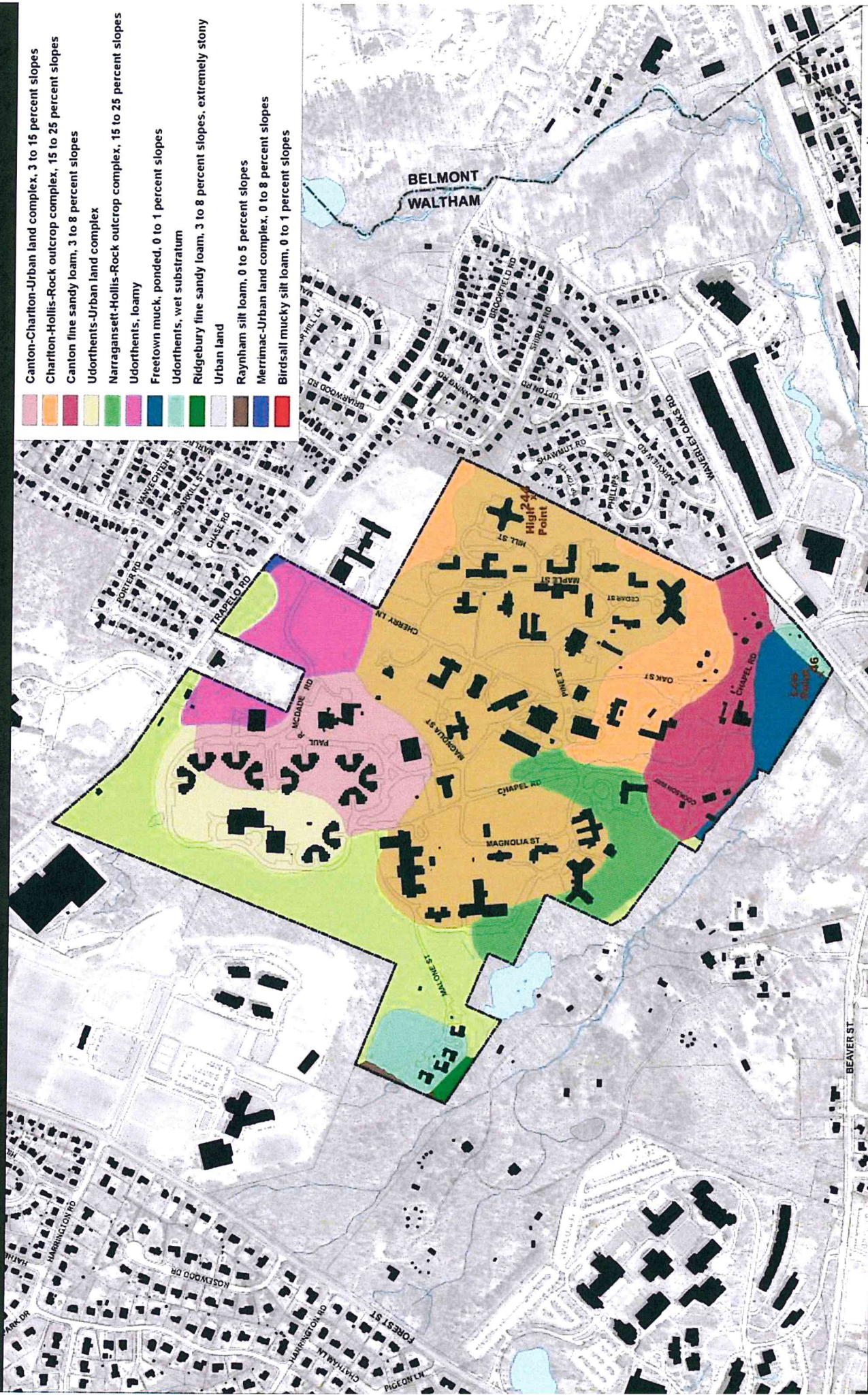


200 - 250
150 - 200
100 - 150
50 - 100
0 - 50



Soils

- Canton-Charlton-Urban land complex, 3 to 15 percent slopes
- Charlton-Hollis-Rock outcrop complex, 15 to 25 percent slopes
- Canton fine sandy loam, 3 to 8 percent slopes
- Udorthents-Urban land complex
- Narragansett-Hollis-Rock outcrop complex, 15 to 25 percent slopes
- Udorthents, loamy
- Freetown muck, ponded, 0 to 1 percent slopes
- Udorthents, wet substratum
- Ridgebury fine sandy loam, 3 to 8 percent slopes, extremely stony
- Urban land
- Raynham silt loam, 0 to 5 percent slopes
- Merimac-Urban land complex, 0 to 8 percent slopes
- Birdsall mucky silt loam, 0 to 1 percent slopes



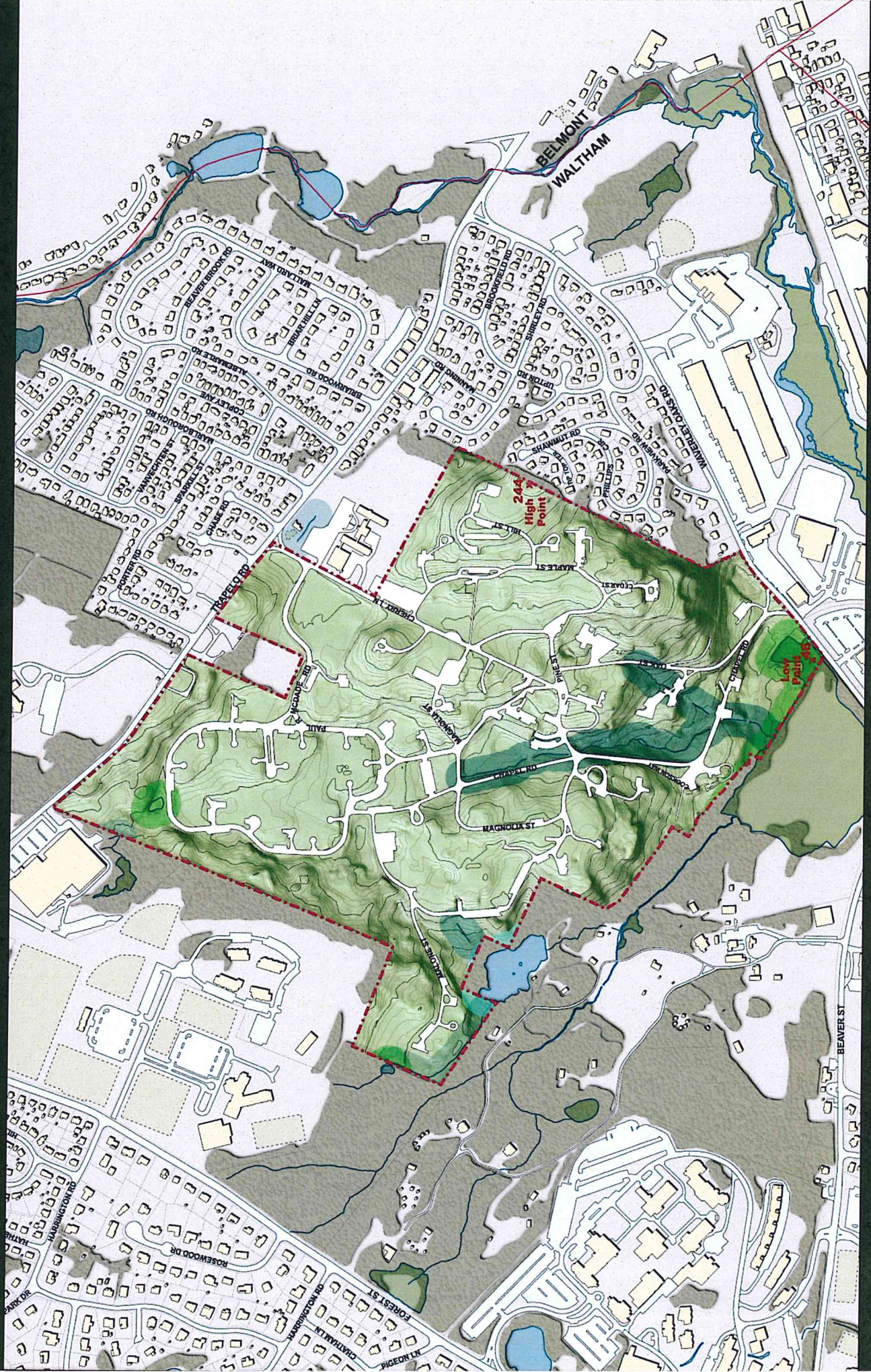
Site Features: 178 Acres



Site Features: Topography



Site Features: Wetlands & Streams



Site Features: Recreation Fields



Site Features: Densely Forested Areas



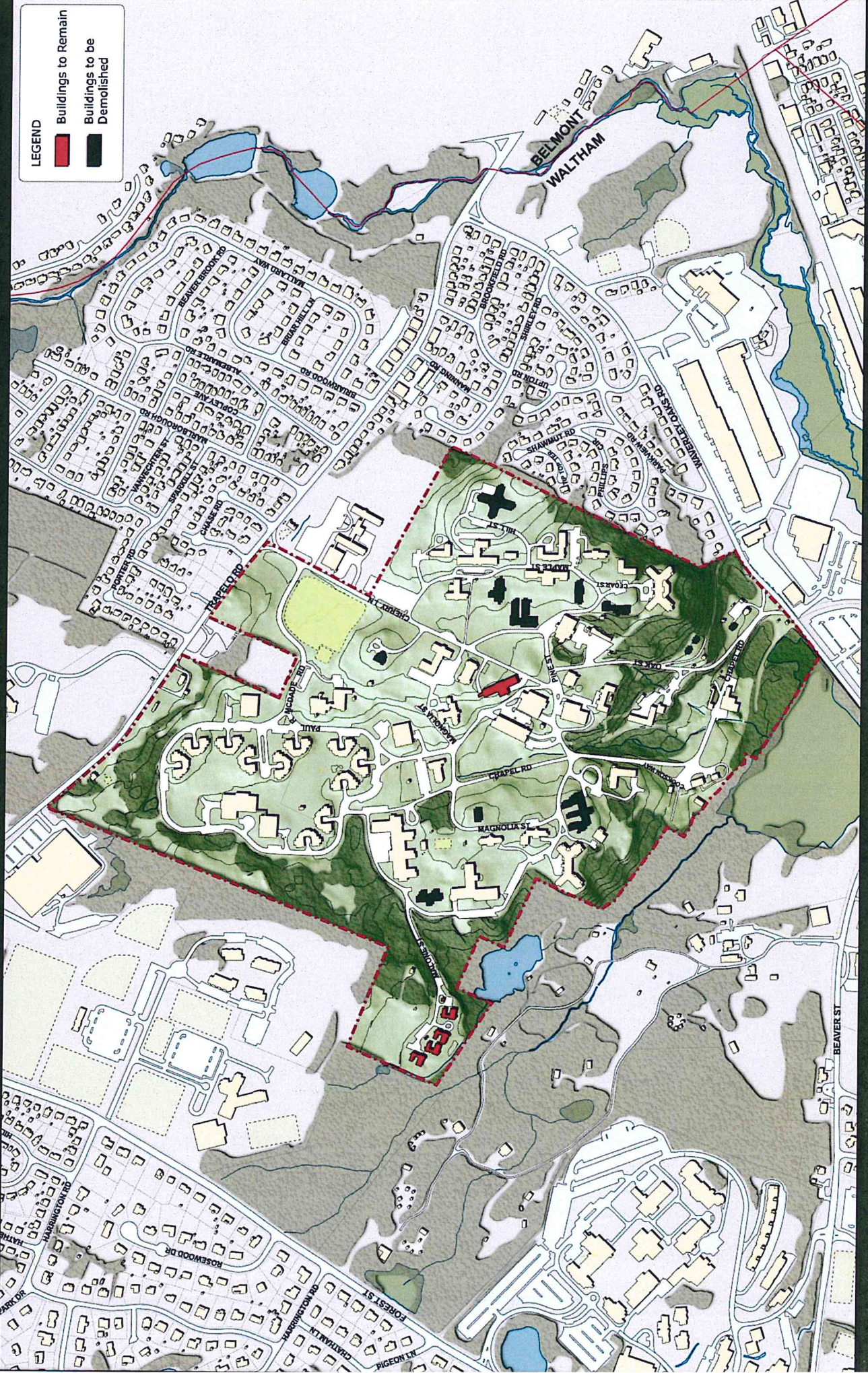
Site Features: Existing Buildings



Building Status

LEGEND

- Buildings to Remain
- Buildings to be Demolished



Building Architectural Contribution



4. Existing & Proposed Land Uses

Public Input

Proposed Uses



1. Open Space and Recreation
 - Cemetery
 - Community agriculture
 - Greenway and trails
 - Playing fields
 - Community gardens
2. Health Care
 - Assisted living / nursing facility
 - Hospital
 - Village for mentally disabled
 - Medical offices
3. Community Resources
 - Workforce housing
4. Economic Uses
 - Biotechnology park
 - Small business / incubator space

5. Framework for the Future

Land Use Analysis

Land Use Alternatives

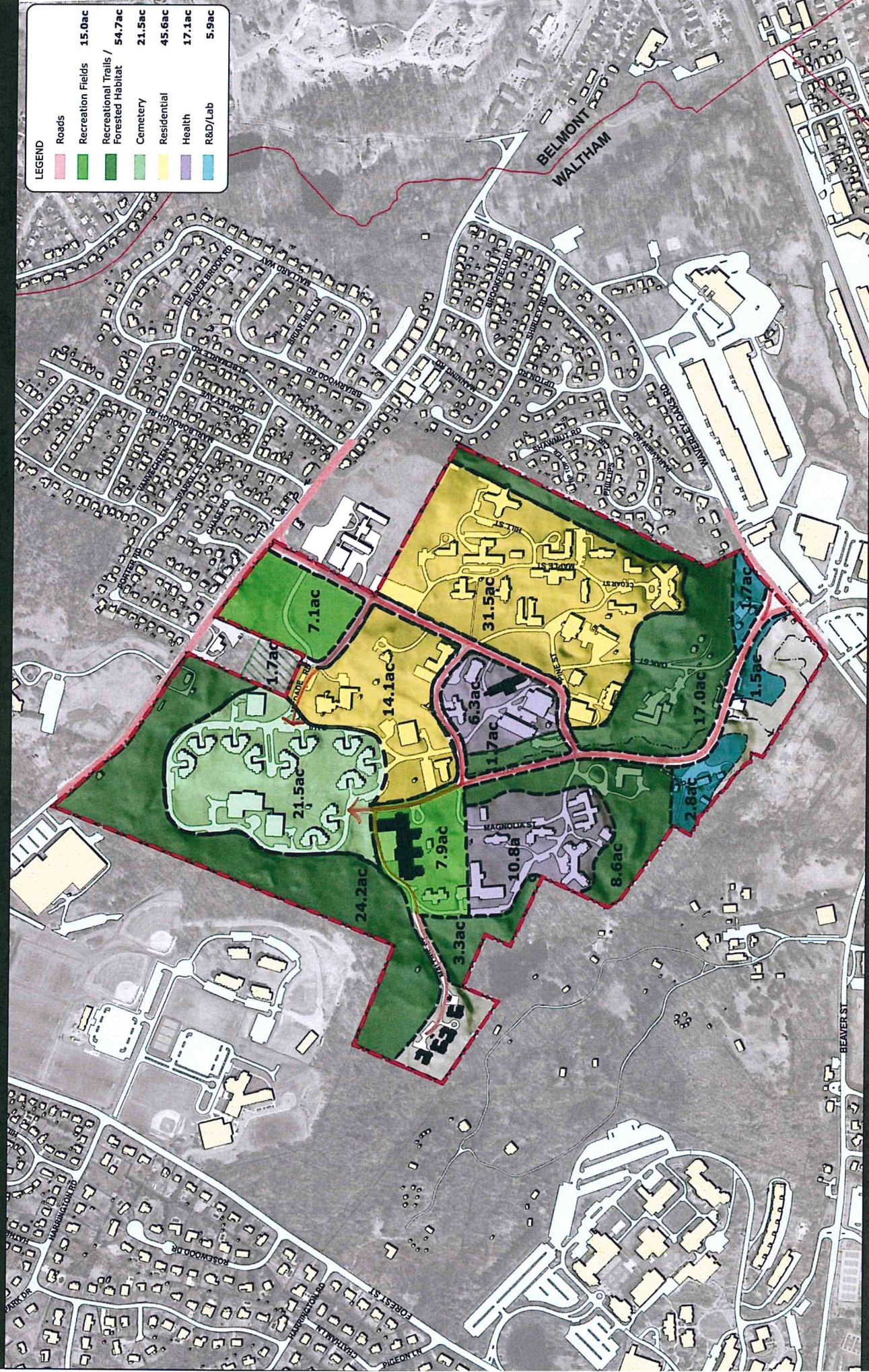
Existing Conditions



Existing Land Uses



Proposed Land Uses: Alternative 1



LEGEND

Roads	15.0ac
Recreation Fields	54.7ac
Recreational Trails / Forested Habitat	22.8ac
Cemetery	44.3ac
Residential	17.1ac
Health	5.9ac
R&D/Lab	

The map shows a large development area outlined in red, divided into several colored zones. The zones are labeled with acreage values: 23.5ac (yellow), 8.0ac (green), 17.0ac (green), 1.5ac (blue), 2.8ac (blue), 8.6ac (green), 10.8ac (purple), 7.9ac (green), 3.3ac (green), 24.2ac (green), 20.8ac (yellow), 1.7ac (green), 7.1ac (green), 14.8ac (green), 6.3ac (purple), and 1.7ac (green). The map also shows surrounding residential areas with streets like BELMONT, WALTHAM, BEAVER ST, and others. A legend in the top left corner defines the colors used for different land uses: Roads (pink), Recreation Fields (light green), Recreational Trails / Forested Habitat (dark green), Cemetery (yellow), Residential (light blue), Health (purple), and R&D/Lab (blue).

[illegible]