

## Fernald Proposals Master List

Current as of July 22nd, 2009

### Specific/Group Proposal Descriptions

Armenian Women's Nursing Center  
 Communal gardens, archival of info  
 Community farms, wildlife preserve  
 Food farming  
 Frisbee golf course, affordable housing  
 GWRAC small portion for their consumers  
 Hospital  
 Preserving literature in library  
 Village for Fernald Residents  
 "Age in Place" house - Urban ark  
 Greenway/Trail  
 Movie Studio  
 Affordable housing, "Smart Growth"  
 Biotechnology Park  
 Cemetery  
 Courthouse  
 National Historic Site  
 National Park

### Sponsor/ Recommender

Tana Onanian  
 Tom Pruneau  
 Patrice McDonald (abutter)  
 Heather Harris WCF and Fernald Working Group  
 Norman Peterson  
 GWRAC  
 James Foley, various  
 Lesya Struz  
 Fernald League  
 Brandeis/ Gloria Champion  
 Marie Daly, et al  
 Bruce Bolden  
 Fernald Working Group  
 Strategic Facility Planning, LLC  
 Various  
 Various  
 Various  
 Various

### Date Proposed

April 7th, 2009 (at meeting)  
 April 7th, 2009 (at meeting)  
 April 7th, 2009 (at meeting)  
 April 7th, 2009 (at meeting)  
 April 7th, 2009 (at meeting)  
 April 7th, 2009 (at meeting)  
 April 7th, 2009 (at meeting)  
 April 7th, 2009 (at meeting)  
 April 7th, 2009 (at meeting)  
 January 18th, 2004  
 July 6th, 2009  
 June 18th, 2009 - (To Nick)  
 June 18th, 2009 - (To Nick)  
 June 23rd, 2003  
 September 30th, 2004  
 Various  
 Various  
 Various  
 Various

### Representative Stanley's Survey

#### General Category:

Healthcare/Hospitals  
 Housing  
 -Single Family  
 -Multi-family  
 Park  
 Cemetery  
 Open space  
 Preservation/Walking Trails  
 Schools  
 Continued use for the mentally disabled

# of Unnamed Respondents (345 in total)

15	% of Respondents	4.35%
20		5.80%
12		3.48%
45		13.04%
9		2.61%
48		13.91%
24		6.96%
15		4.35%
15		4.35%

<i>Commercial Development</i>		
-light	30	8.70%
-heavy	9	2.61%
Historic Site/Museum	12	3.48%
Golf Course	14	4.06%
Shopping/Retail	10	2.90%
Other (Non-proposal/commentary or mix)	67	19.42%
<b>Totals</b>	<b>345</b>	<b>100.00%</b>

**Concerns:**

Traffic	50	33.11%
Over-Development	26	17.22%
Cost	18	11.92%
Tax Revenue/Lack thereof	24	15.89%
Distrust of contractors	15	9.93%
Other	18	11.92%
<b>Totals</b>	<b>151</b>	<b>100.00%</b>

**Proposals Received as of July 22nd, 2009**  
**Please see attached**

Responses Received for Fernald Intake Subcommittee  
(for July 22, 2009 meeting)

1. Armenian Women's Welfare Association
2. Bolden, Bruce
3. Cavicchi, Karen
4. Cemetery Committee
5. Champion, Gloria
6. Fernald League
7. Fernald Working Group
8. GWARC
9. Kingston, Roberta
10. McGrath, Theresa
11. Ricketts, Joan
12. Rourke, Councillor Stephen
13. Waltham Fields Community Farms
14. Waltham Land Trust
15. Witham, Ann

Inquiries and Responses anticipated from:  
Malone, Carole  
Zubrowski, Eileen for Brandeis Professor



**A.W.W.A. ARMENIAN WOMEN'S WELFARE ASSOCIATION, INC.**  
P.O. BOX 191 BELMONT, MA 02478 (617) 522-2600 www.awwa-inc.org

**MEMORANDUM**

Received  
JUL 20 2009  
Mayor's Office

**Board of Directors:**

Tana G. Onanian  
*President*  
Nancy Kasarjian  
*Vice President*  
Karen Diranian  
*Treasurer*  
Janet Jeghelian  
*Clerk*  
Karen Hovsepian  
*Assistant Treasurer*  
M. Lillian Almasian  
Anne Dorian  
JoAnn Janjigian  
Rachel Nadjarian  
Seta Nersessian, Esq.  
Carol T. Zeytoonjian

To: Mr. Joe Vizard, Chairperson  
The Fernald Reuse/Intake Committee

From: Armenian Women's Welfare Association, Inc.  
Tana Onanian, JoAnn Janjigian, Janet Jeghelian, Jeanne Silver  
Steering Committee

Date: July 17, 2009

Re: Background Material on the Organization and Development Proposal

**I. Introduction**

- The Armenian Women's Welfare Association ("A.W.W.A.") is one of the premier not-for-profit service providers in the region. Formerly the Armenian Patriotic Society, this organization has offered "care" to the Armenian community in the United States and abroad since 1915.
- In 1934 the organization recognized the need to establish a home for frail seniors and in 1948 founded the Home for the Aged in Jamaica Plain followed in 1960 with the opening of the Armenian Nursing Home.
- While Armenian culture and tradition have been carefully preserved at the Jamaica Plain location, over time the percentage of residents of Armenian ancestry has diminished from 77% just a few years ago to approximately 45% today as the center of Armenian life has shifted from Boston to a number of suburban communities including the Greater Waltham area.
- The A.W.W.A. recognizes that the organization is at a crossroads. There are sweeping changes in the senior care marketplace in Massachusetts and the Nation. The traditional demand for long-term care over extended periods is being redirected to a developing and varied supply of short stay and community based services.
- The Armenian Nursing & Rehabilitation Center does not resemble a 21st century state-of-the-art health care center. The current skilled nursing facility was originally constructed decades ago. Notwithstanding the unique charm and beautiful grounds of the facility, the deficiency free surveys, and the nurturing environment with its Armenian culture and tradition, there is a reality that the personal accommodations available to residents lack core elements of contemporary licensed health care.
- It is not an insignificant achievement that, in the existing structure, A.W.W.A. has managed the business profitability, that it maintains the highest quality of care and that it has achieved positive occupancy over the years.

## II. Plan for Pursuing a Replacement Project

- In November 2006 A.W.W.A. concluded that for mission and fiduciary reasons it is in the long-range best interests of the organization to relocate the existing licensed skilled nursing facility, and construct a new state-of-the-art senior health care center.
- A community needs assessment suggested the optimal site would be in the Arlington, Belmont, Watertown, Waltham, or Lexington area with the focus being Waltham.

## III. Selecting an Alternate Site and Program

- A.W.W.A. is committed to pursuing a strategic plan which leads to the identification of a quality site in the Greater Waltham area which would be sufficiently sized and zoned to accommodate a state-of-the-art health center of 95 beds, a community service outpatient center and eventually selected forms of housing/services. The feasibility and viability of any project will be tested against the basic assumption of operating a health center only, with the potential and option of also adding other services later if they make sense.
- Since early 2007, A.W.W.A. members and their representatives have been searching for an appropriate site of 7 to 10 acres through both public and private channels. They have held discussions with brokers and private property owners in the targeted area as well as State and Municipal officials. A chronology of those meetings with public officials follows:
  - *May, 29, 2007*                      *Representative Peter Koutoujian*
  - *June 26, 2007*                      *DCAM Deputy Commissioner Peter Norstrand*
  - *July 25, 2007*                      *Representative Tom Stanley*
  - *August 1, 2007*                      *Mayor Jeannette McCarthy*
  - *October 29, 2007*                      *DCAM Commissioner David Perini, Deputy Commissioner Norstrand & Representative Koutoujian*
  - *November 6, 2007*                      *Assistant Secretary for Disability Policy Jean McGuire*
  - *January 17, 2008*                      *Representative Tom Stanley*
  - *March 2008*                      *Toured Fernald Property*
  - *April 2, 2008*                      *Mayor McCarthy*
  - *May 5, 2008*                      *Lt. Governor Tim Murray*
  - *July 7, 2008*                      *Waltham City Councilors Curtin, Darcy, McMenimen & Mayor McCarthy*
  - *July 15, 2008*                      *Representative Peter Koutoujian*
  - *October 22, 2008*                      *Chuck Anderson, Governor's Policy Office*
  - *November 19, 2008*                      *Senator Susan Fargo*
- The Armenian Women's Welfare Association believes that it has built much support for the low density; low traffic proposal being advanced, that it would be compatible with both open space and "green" construction goals desired by the community and looks forward to participating in the formal land disposition process you develop for the Fernald Development Center.

JUL 22 2009

Mayor's Office

**PROPOSAL**

THIS COPY IS A PLACEHOLDER FOR CONCEPTUAL CONSIDERATION

---

**To:** Joe Vizard, Chairperson, The Fernald Reuse/Intake Committee  
**From:** Bruce Bolden, 617-955-4253, bib888a@gmail.com  
**CC:** Mayor Jeanette A. McCarthy and the Waltham City Council  
**Date:** July 20, 2009  
**Re:** Proposal for the Reuse of Fernald Center

---

**Studios at Fernald Center - Waltham, Massachusetts**

The redevelopment and adaptation of a historic campus into a world class motion picture and television production complex with a mission to grow and sustain ongoing services for the disabled.

## Summary:

- 1) Grow and continue services to the developmentally and physically disabled.
  - a. Assess needs to sustain current operations.
  - b. Build alliance with UMass Shriver Center for guidelines and standards for care.
  - c. A local destination for Special Olympic activities.
  - d. Develop community integration programs and housing.
  - e. Create a location for doctors and medical service offices.
- 2) Creation of employment and economic opportunities.
  - a. Revenue streams generated from local and out of state production companies seeking access to studio resources.
  - b. Continuous growth potential with demand created in the entertainment industry throughout New England.
  - c. Office rental for small businesses.
  - d. Construction jobs for renovation and infrastructure projects.
  - e. Local crew needed for film and video productions.
- 3) Smart technology used for the renovation/sustainability of historic buildings and land for adaptive reuse.

- a. Maintenance and general services businesses.
- b. Childcare center.
- c. Bookstore or library branch.
- d. Event space, gallery and Fernald history museum.
- e. Casting agency offices.
- f. Offices for film school or university extension.
- g. Lodging for production talent and crew.
- h. Commissary, restaurants, coffee shops and amenities.
- i. Medium size sound stage.
- j. Development of additional sound stages, back lot and housing.
- k. Alternative energy office of development and sustainability.
- l. Administrative offices.
- m. Screening room / media center.

4) Environmental improvements and greenway extension.

- a. All site construction and renovations would employ the use of “green” technologies and seek LEEDS certification.
- b. Reclamation of brown-field with an on site production of television program that can be used for broadcast to increase awareness and used for training purposes.
- c. Building upon and improvement of existing infrastructure.
- d. Energy creation using bio fuel, solar and wind generators.
- e. Preservation of wetland areas and day lighting of stream.
- f. Growth of open space through elimination of less historic structures and underground construction exploration / possibilities.

5) Mitigation of local traffic and transit infrastructure.

- a. Analysis of Trapelo Road entrance and consider relocating away from Route 60.

- b. Assess Waverly Road entrance for needed improvements.
- c. Seek I-CUBED (Massachusetts Infrastructure Investment Incentive Program) funding for Trapelo Road infrastructure improvements.

Conclusion:

Professionals in the entertainment industry agree, this is an innovative opportunity to create a state of the art studio complex that is designed to utilize and enhance the beauty of original historic campus design that actively works to integrate services for the disabled into a business model.

A world-class motion picture studio depends on a quiet natural setting that has access to major airport and close proximity to Boston metro area. This idea will benefit the city of Waltham and the community that lives in the area by working together in a sustainable development process to achieve a relationship that is symbiotic at the very least.

A Warner Brothers studio recently built in Burbank, California employed the use of green technology that would serve as a model for efficiency for construction and rehabilitation of structures on the Fernald State School property.

By reclamation of contaminated portions of the property, open space and greenways will benefit the functions of a studio and the citizens in this area with the creation of a destination for outdoor recreational activities that is linked to the Lexington and Belmont corridors.

This is a logical vision that fully embraces the legacy of institutional services currently provided and a future for programs that support community integration and independence for the disabled. Relationships with local universities and the Shriver Center should be included in this vision.

Motion picture and commercial productions being shot in Massachusetts, and the community of Waltham would be well served by this conceptual proposal.



Received

JUL 21 2009

Mayor's Office

Jeannette McCarthy  
Mayor, City of Waltham  
610 Main Street  
Waltham, MA 02452

Dear Jeannette,

Thank you for your letter concerning future land utilization that the Fernald School currently occupies.

I would like to see a cemetery there as it appears Mt. Feake is quickly reaching capacity. The chapel that currently is at the Fernald School could perhaps be used for non-denominational services at the cemetery. It would be wonderful to keep the land as open recreational space as there is so little of that left in Waltham.

Perhaps one or two of the buildings in better shape - Tarbell Hall and the building behind it - could be used for housing. Other than that, it would be a shame to add more housing and congestion in the area.

I would prefer there be absolutely no business zoning on the property at all. Let's keep this land for the people of Waltham to use, picnic on, walk and enjoy.

Thank you for your consideration.

Karen Cavicchi  
149 Trapelo Rd.  
Waltham, MA 02452



**Scorzella, Nancy**

---

**From:** Councilw9  
**Sent:** Monday, July 20, 2009 10:47 PM  
**To:** Mayor  
**Cc:** Scorzella, Nancy; Councilw4; joevizard@verizon.net; Champion, Gloria; LaCrosse, Stew; Russo, Michael; Councilw3; Councilw7; Councilw8  
**Subject:** Cemetery Committee Recommendations  
**Importance:** High

**RE: Cemetery Committee Recommendations**

Dear Madam Mayor,

The Cemetery Committee met this evening to develop it's recommendation for a site for a new cemetery. After reviewing information provided to us by the Planning Department on all large parcels (30 acres or more) in the City of Waltham, it was determined that the only feasible option is to acquire a portion of the Fernald property for use as a cemetery. The optimum size for a viable cemetery would be 40 acres. Therefore, the Special Committee for a New Cemetery makes the following recommendations:

- 1.) That 40 acres of the Fernald property be acquired by the City of Waltham for use as a cemetery.
- 2.) The area selected within the Fernald property should be easily accessible by motor vehicle from a public way.
- 3.) Soil conditions (e.g. ledge) and topography should be given careful consideration in selecting the location within the Fernald property for the cemetery.
- 4.) The Mayor and the Fernald Reuse Committee (and the Committee's consultant, if possible) should work with the City of Waltham Cemetery Department to identify the best possible location for the 40 acre cemetery within the Fernald property.

Please let me know if you have any questions regarding these recommendations. Thank you!

Robert G. Logan, Chairman  
Councillor Ward 9

Joseph Vizard, Fernald Reuse Task Force  
C/o Mayor's Office  
City of Waltham  
610 Main Street  
Waltham, MA 02452

Received  
JUL 20 2009  
Mayor's Office

July 20, 2009

Dear Joe and Task Force Members:

Thank you for the opportunity to contribute input into the possible future uses of the Fernald State School. Part of the following statement was submitted as part of the first public meeting that I attended at the Arthur J. Clark Government Center. I have expanded on my original statement in order to include things that occurred to me after I spoke to other concerned residents and reread my notes from previous meetings. I would like to see as many of the following uses considered as possible.

- **The safety and welfare of the clients of Fernald State School should be the primary concern of everyone involved in the disposition process.** The first best use of the site should be to continue the care of those who call Fernald State School their home. I believe there will always be a need for a protected environment for clients whose handicaps are too severe for them to be warehoused in nursing homes ill-equipped to handle their special needs. I live next door to a nursing home where in past years several developmentally handicapped patients were housed with elderly patients suffering from dementia. It wasn't always a good situation. Patients with special needs should be housed in a facility that can offer them not only housing and medical care, but physical therapy and activities suited to their individual needs and abilities. If space is available to include treatment facilities for mentally disabled people whose programs were displaced by the closure of the Metropolitan State Hospital; that would benefit a great many people who might fall between the cracks otherwise.
- **Preserving the heliport** should be an absolute. In addition to the need for services for the current residents, I am told that Fernald is one of eight sites in the City of Waltham where Med-Flight helicopters can land. We cannot afford to lose even one of these vital links in our health care system for all our citizens.
- **Development of this site for passive or recreation uses is important - anything but passive or recreational use of the undeveloped part of the site would be short sighted.** I worked with the other members of the Metropolitan State Hospital Reuse Task Force to protect most of the open space that was on the Waltham portion of that site. We were able to add 249 acres of open space to the Beaverbrook Reservation. That preserved the environmental value; but it did much more than that. The traffic impact to the adjacent neighborhoods would have been horrendous if the site had been developed to its highest and best use as was proposed by state at the time. The same can be said for Fernald State School. A concerted effort is needed to preserve as much open space as possible. Additional development costs that might be born by the taxpayer include schools, water and sewer service, police and fire protection, infrastructure costs such as wear and tear on roadways and increased need for traffic signalization at key intersections.

- **More playing fields are needed to meet the recreational needs of the young people of Waltham.** Fernald State School already has some playing fields, but more are needed and this seems like a perfect time to set aside as much space as possible for this purpose. As a former member of the Waltham Park and Recreation Board, I have seen first-hand how much need there is for additional recreational opportunities and facilities for our young people. There are not enough playgrounds and ball fields, and those that we do have require constant maintenance due to over-use.
- **Not- for- profit farming might be accommodated on some of the acreage as well.** There exists currently in Waltham a group which farms part of the Lyman estate, and the UMASS Field Station on Beaver Street and then sells the produce to low and moderate income families at a reduced rate. Waltham has a significant agricultural past. The ability to feed ourselves from locally grown produce is a logical answer to the many health scares that have occurred over the last few years due at least in part to our overdependence on imported crops, which may not be subject to as much inspection and regulation as local produce.
- **I support an archive or library onsite to permanently house Fernald State School records.** I wholeheartedly support keeping these records on site, as well as whatever records remain from the former Metropolitan State Hospital. **These archives should be combined with a fitting memorial to all the people who suffered and died at both of these institutions. They should not be forgotten. The memorial might also honor the Kennedy family, who have done so much for the developmentally handicapped over the years.** This might help the project qualify for federal grant monies.
- **The last item I would like to mention is the current limited space available in the City's cemeteries.** Mount Feake Cemetery is nearing capacity and pre-need sales have had to be stopped due to the lack of space. It would seem to me that setting aside part of the site for additional cemetery space would be a good match with the kind of archive and memorial I have discussed in the previous paragraphs. As a member of the City Council Ad hoc Committee for Cemeteries of the Waltham City Council, I know there is not much space left in the city that is large enough to be usable for this purpose. It would be a sad situation if in the future Waltham families would have to take the heartbreaking action of arranging for the burial of their loved ones outside Waltham.

The future of this site is a quality of life issue for all of the people of Waltham. What we do need is to develop a reuse plan that takes into consideration the needs of the residents of Fernald State School, the needs of the residents of the adjacent neighborhoods, and the needs of the city as a whole. We do not need more traffic, more congestion or more infrastructure costs for the City of Waltham. For these reasons **I do not support housing on this site other than what exists already for the clients of the Walter E. Fernald State School and associated programs.**

Sincerely,



Gloria J. Champion  
339 Bacon Street, Waltham

31-894-9320



**FERNALD LEAGUE for the RETARDED, Inc.**  
**P.O. BOX 85 – BELMONT, MA 02478-0002**  
**Telephone: 781-891-7345**

May 12, 2009

**Statement of Marilyn Meagher to the Fernald Reuse Committee**

Good afternoon. I'm Marilyn Meagher, president of the Fernald League for the Retarded, Inc. We are a nonprofit organization that is supported by families and guardians of the residents currently living at the Fernald Developmental Center.

As you know, we have been fighting for several years to keep the Fernald Center open to its current residents, most of whom have severe and profound mental retardation and complicated medical issues. Not only has Fernald been home to many of these residents for decades, but the level of care provided there cannot be duplicated outside of the state facility system. We strongly oppose the Patrick administration's plan to shut Fernald down as of June 2010 and to move the residents to other locations.

I'm here before you today to clarify our position regarding the possible redevelopment and reuse of the Fernald Center campus. We understand that ever since the former Romney administration first announced plans in 2003 to close Fernald, you have been considering the question of how the Fernald

campus can best be developed in the event the land is declared surplus by the State.

We fully support the thoughtful disposition of the Fernald campus, and we applaud your efforts to come up with a rational and comprehensive plan for it. We recognize the development pressure that exists regarding this and other state-owned parcels of land, and we do not oppose such development. We ask only that you continue, as part of your plans, to recognize the existence of the Fernald Center and its current residents.

The fate of the Fernald Center is in the hands of the Department of Developmental Services and the Legislature. But even if, as we hope, a decision is made to keep the Center open, we would not oppose the development of the rest of the campus for other uses that are compatible with the Fernald Center.

We have long advocated a "postage-stamp" approach to the development of the Fernald campus, under which the Fernald facility would remain on a designated portion of the campus, while the remainder of the campus was developed for compatible uses. We would, in fact, like to see new, cost-efficient housing built on the campus for the current Fernald residents, and outdated and unused buildings torn down and removed. We think that this approach is consistent with the thoughtful development of the campus as a whole.

Another name that we have used in describing our development approach to the Fernald campus has been “The Village at Fernald.” As this name implies, we view the Fernald Center as being part of a village or community—one that fully integrates the Center with the other housing, businesses, and other uses that will ultimately be approved for the campus. As always, we also view Fernald as fully integrated with the surrounding community in Waltham.

Thank you for your consideration.

Marilyn Meagher  
Fernald League for the Retarded, Inc.

###

Fernald Working Group  
C/O WATCH CDC  
517 Moody Street  
Waltham, MA 02453

July 27, 2009

Fernald Reuse Committee, Reuse Intake Sub-Committee  
ATTN: Joe Vizard, Chairperson  
C/O Mayor's Office  
610 Main Street  
Waltham, MA

Dear Mr. Vizard:

The Fernald Working Group is pleased to submit a recently revised "Reuse of the Fernald Center – A Community Vision" for the consideration of your committee. This Vision is a work in progress, but it represents six years of work with neighbors of the site, members of the community and a broad range of professionals in relevant fields. Our process has included holding public meetings, making group presentations, reporting to and getting support from our core supporting organizations which has resulted in support for this vision, as can be read in the listing in the vision statement itself.

The Reuse Committee has requested a substantial degree of detail from those submitting ideas. The purpose of our vision statement is not to request a piece of the Fernald, but describe the possibilities that we, and many people who have reviewed this statement, would like to see considered. Some areas of the Vision have more details than others. For example, the Waltham Land Trust has commissioned the Massachusetts Audubon Society to study and map the Western Greenway. The document produced by the Audubon Society is attached to the Vision. To date, we have not produced a similar level of detail about potential development on the site.

We recently gained some GIS capacity, including topographical information, so we will continue to use this and our community process to further refine our thoughts about the physical development of the property. Some of the key elements of our plan, as it presently exists, are that:

- The open space required for the Greenway be protected.
- The playing fields be retained for neighborhood and community use.
- The nursing facilities be retained for the current residents.
- Buildings previously used for family shelters and other transitional services be restored to that use.
- Historic buildings that are in good repair or that can be rehabilitated be retained for use as community facilities and mixed use housing. Additional housing using cluster principles could be added near the historic buildings.



- The 'cottages' be removed so that wetlands previously on that site can be restored.

Since the notice requesting comment was short, the Fernald Working Group requests the opportunity to provide additional information to the Fernald Reuse Committee as the Reuse Committee develops its proposal for the site.

We strongly suggest that once proposals have been received and reviewed that all the submitted proposals be placed online as a matter of public record. This will greatly enhance the quality of comments at the planned public hearings.

Thank-you again for the opportunity to submit this proposal. We look forward to being a part of the public process that we are confident this committee will be overseeing.

Sincerely,

Fernald Working Group

## REUSE OF THE FERNALD CENTER – A COMMUNITY VISION

A Work in Progress, July 2009

The Fernald Working Group arose out of a coalition of Waltham community members and residents who wanted to see a community-based proposal for the redevelopment of the Fernald School site, one of the City's largest and last remaining tracts of developable land. While we are made up of people who are mostly concerned with affordable housing, open space and the current residents, after identifying what we wanted to see happen at the site, we realized we were talking about a new kind of sustainable project for Waltham.

### ***Overview***

The Fernald Working Group proposes the implementation of sustainable development principals – those that are environmentally and economically efficient and that provides long lasting benefit to the entire community - to direct the future use of the Fernald State School site in Waltham, Massachusetts. A large site of approximately 190 acres, the Fernald School site contains all of the elements needed for a model sustainable development:

- enough acreage to enlarge current open space and counteract a history of sprawl in this community
- historic buildings designed by renowned architects suitable for renovation and adaptive reuse,
- location in a City and region in desperate need of housing of all types and for all incomes,
- inadequate connections to the current public transportation system which could be improved with minimal effort.
- contaminated land in need of reclamation, and
- economic development opportunities such as corner stores and other small businesses, creating a neighborhood or town center atmosphere.

Due to the availability of large tracts of land in recent years, Waltham has been the site or target of a number of large residential projects by private developers. These projects have been viewed by many in the community as having a negative effect on the environment and further increasing sprawl. The community of Waltham is united in wanting to preserve open space and at the same time, increase the stock of affordable housing for its citizenry, but that can come best by using ideas that come from within the community. Our proposal will show that these two desires are not mutually exclusive, but in fact complementary. We believe that this particular use of the Fernald site will demonstrate to other communities across the state that a balanced development strategy can enable all of us to maintain the character of our communities and provide a spectrum of housing and services without enormously increasing the demand on current infrastructure.

### ***Waltham's Historical Link to Sustainable Land Use:***

Many individual reformers contributed to Waltham's history and to the history of the Fernald Center. While the institution only moved to Waltham in 1888, its founding in 1848 by Samuel Gridley Howe was based on progressive values, and it was the first facility in America for people with developmental disabilities. The residence of Robert Morris Copeland, "father" of the Metropolitan Park System and the oldest park in that system (Beaver Brook Reservation) are located nearby. Other reformers with Waltham ties include Charles Eliot, designer of the Lyman

and Gore estates as well as Robert Treat Paine, an early proponent of decent affordable homeownership and public open space. Robert Treat Paine was a founder of the Workingmens Cooperative Bank that made low interest loans to build worker's cottages in Jamaica Plain, Roxbury and Dorchester. People with more resources invested in the Bank in order to provide funds for worker's housing, considered a high-risk investment in the late 1800's. The grounds of the Paine estate in Waltham—Stonehurst—were designed by Frederick Law Olmsted, also a proponent of open space for the public. In 2000, the Commonwealth's Community Preservation Act was signed into law at Stonehurst as a tribute to Paine and Olmsted and how they acted on their values.

The redevelopment of the Fernald School site presents an important opportunity to accomplish numerous community goals that are in line with the legacy these men left to Waltham:

- 1) Preservation of services for the community
- 2) Creation of new affordable housing
- 3) Preservation of historic buildings
- 4) Restoration of a brownfield
- 5) Stimulation of small businesses
- 6) Expansion of Waltham's open space and greenways
- 7) Promotion of transit oriented development
- 8) Should you add item on community space and recreational facilities/fields (even though fields are within open space) given recent discussions? I see it discussed to some degree within other items, but it might be good to highlight as separate item.

### ***1. Preservation of services for the community***

The Fernald Working Group has received input and guidance from various professionals in the field. Our Vision for a progressive site with open space and greenways can be matched with an equal vision of integration for individuals with disabilities. Some of the current residents will continue to live at Fernald and we can insure that their housing is integrated as much as possible with our Vision. Furthermore, there are many residents of Waltham with disabilities who need to be considered in our vision and planning.

#### ***A. Preserve and enhance public services on site***

The therapeutic pool and gymnasium, as well as provisions for physical therapy, dental and medical services currently serve residents and non-residents. The chapel on the site is also an important part of the Center's life. All of these services could become part of the community and economic life of the Fernald redevelopment. The creation of a public theatre and meeting space, perhaps in the historic Howe Hall, is also a component of this vision.

#### ***B. Provide housing and services for people with developmental and physical disabilities***

We foresee creating or maintaining enough housing units that could include fully supported housing, and assisted living group homes for people with developmental and severe physical disabilities. Unmet needs for hospice care could also be a part of the re-use plan. We foresee the development happening in stages, which could enable current residents and staff to remain on site continuously.

#### ***C. Preserve and restore shelter beds for homeless and transitioning families***

The site, until recently, was home to 67 shelter beds for homeless families operated by Middlesex Human Service Agency. The remaining families still benefit not only from the shelter itself, but from other services provided by MHSA to support adults and children in regaining self-sufficiency. We envision the continued operation of these shelter beds with all of the added services that families currently receive.

*D. Develop new services and economic activities to benefit current and future residents*

The site's existing services provide an opportunity for innovative economic development and land use that would be inclusive to people with intellectual and other disabilities as well as other residents whether they live on or off-site. Potential ideas should focus on real job possibilities or on the job training as opposed to setting up an isolated workshop or training center.

## **2. Creation of New Mixed Income Housing**

*A. Utilize a clustered housing model to expand open space areas*

Applying sustainable growth principles to housing development for the Fernald site would include planning for clustered housing development. The typical suburban formula of creating open space through large lots with well-separated homes is inefficient. Clustering homes within the development zones of the parcel would allow for housing development while preserving open space. It is well documented that open space set-asides increase land values more when the housing is clustered rather than spread throughout the greenspace as is common in the typical suburban development. Waltham's zoning supports this concept with Section 8.2, Planned Residential Incentive Zoning which allows clustered multifamily in the most restricted single family zones.

*B. Meet existing community needs for affordable housing, including satisfying 40B*

We see the creation (or preservation) of approximately 800 units of mixed-income housing: 100 supportive service units, 50 transitional units for the formerly homeless, 300 rental units and 300 homeownership units. A significant percentage of the latter two categories would be affordable for low and moderate income families. This mix reflects the current make up of the Waltham community.

Chapter 40B calls for communities to assure that 10% of their housing stock is permanently affordable to low and moderate income residents. Waltham currently has about 1,700 housing units that count toward this affordable housing goal. This leaves Waltham about 700 units short of its 40B goal but still several thousand units short of meeting the actual local need for affordable housing. Development of 800 units of housing at Fernald would bring Waltham significantly closer to 40B compliance, which would allow the City to appeal undesirable 40B projects. The inclusion of a significant number of below market rate units would also help meet the desperate need for affordable housing for Waltham's low and moderate income families.

*C. Provide housing for a range of abilities, incomes, and family sizes; use varied architectural styles and sizes of housing to create a healthy neighborhood*

The suggested 100 supportive service units would provide housing for individuals with a range of abilities and cognition and could include hospice care. Should they still live on site, current residents could be transitioned into these supported units, as well as the elderly and others facing

disease or disability. These units could include group homes for the residents of Fernald who could adapt to this style of living, as well as full time care facilities.

Of the 300 rental and 300 ownership homes, we envision a mix of models and building styles that will provide permanent affordability and top quality, environmentally efficient housing for individuals and families, including retirees and the elderly. Ideas include adaptive re-use of older buildings, single family and two-family homes, resident owned co-operatives and co-housing, as well as the more traditional condominiums and apartment buildings. Some housing could be incorporated into mixed-use buildings with commercial space on the first floor. Housing costs could range from costs that are affordable to those with very low incomes to costs that are at market rate and many levels in between.

*D. Employ the latest technology in the design and construction of housing*

As with the other components of the Vision, housing at Fernald will employ energy efficient and environmentally sound materials and practices in all stages of development. This could include on-site energy generation, the use of energy efficient heat and cooling systems, recycled building materials and innovative designs. All multi-family homes should be LEED-certified. We will seek out designs that use space wisely to create homes that feel spacious and private and take advantage of site-specific features, and those that employ energy efficiency and preservation of the environment in the design of the building as well as in the surrounding landscape.

### **3. Preservation of Historic Buildings and Landscape**

*A. Maintain the historic landmark status of the Fernald site through development that respects this status*

Fernald gained the status of historic landmark in 1992. Any development we propose would respect this status in every way possible. One historic aspect we would propose is to honor the individual reformers who founded Fernald by incorporating their names into the site, through renaming the roads, buildings, and parks, being cautious however due to some of the less desirable legacies of some key people in the history of the institution. Perhaps one of the buildings could house a small exhibition of the history of the site, to acknowledge the positive and negative history of the institution.

*B. Adaptively reuse historic buildings*

One of the key ideas of the Commonwealth's Smart Growth Principles is the concept of "redevelop first," that we should seek to rehabilitate existing structures rather than build new entities. Adaptive reuse provides the impetus to rehabilitate and adapt the older buildings that are no longer needed for the use for which they were first built. Adaptive re-use would rehabilitate the buildings which could be rehabbed thoroughly, while others which could not sustain a full rehabilitation could support part of a new building, thus preserving the character of the campus through the facades of the buildings. There are several buildings on the campus that can be converted to active use and that should be preserved, particularly those built during and before the 1920's and 1930's, including those designed by important architects such as William G. Preston, the original Trapelo Road houses, and other historic structures that have been renovated already in the last several years.

*C. Maintain a campus-like community that does not disturb natural features*

The Queen Anne buildings have been sensitively placed on the fabric of the center. Sight lines were carefully considered so that the natural light would enhance the buildings. The human scale of the buildings made many of them warm and welcoming. Exits and entrances are staggered so that there is no place that seems congested. William Preston used red brick, slate roofs and extensive copper gutters and downspouts to outline his buildings. Some of the newer buildings size, shape and placement disturb the studied calm which the original architect intended.

*D. Reinstitution of agricultural use*

Farming has always been a part of the landscape of Waltham. In fact, aerial views of the Fernald property show the rows of produce that were once grown there. The historical land that has since lain fallow, can be reclaimed and turned back into a working agriculture operation which produces food for consumption, while creating a sense of community. Growing food can create a beautiful landscape and also provides ecological benefits to the land and water supply. There are vernal pools that are located near the back edge of The Fernald Property. By operating an ecological sensitive agriculture on the Fernald land, it is expected that this will prevent further contamination of the waterways that exist on the property. Farming maintains open space while also being productive. The University of Massachusetts has operated an Agriculture Extension for many years, on land that was once farmed by the Warren family on nearby Beaver Street. Cornelia Warren donated the land to be used for educational purposes, much of the land, near the Girl Scout camp, also abuts Fernald.

**4. Restoration of a Brownfield and General Environmental Preservation**

*A. Reclaim land and buildings that are unused because of contamination*

Instead of abandoning polluted parcels and moving on to develop (and thus pollute) raw acreage, we propose cleaning up and re-using the sites by removing asbestos and other hazards that exist in the grounds and in some of the buildings. State funds may be available to remediate land for projects that meet certain criteria.

*B. Restoration of Degraded and Filled Wetlands and Daylighting of Culverted Streams*

Prior development of the Fernald site has allowed important wetlands to be filled or otherwise degraded, we would attempt to restore these wetlands. Also, the stream running from the northwest corner of the property, has in many places been covered. We would daylight the stream, allowing it to run through the property to the southern border.

*C. Develop sustainable and efficient infrastructure to support the entire development*

This plan ensures that new development and re-use of the site minimizes strain on services and the natural environment. Technologies that only years ago we re considered experimental are now forming the basis of new energy efficient compliance standards, for example as seen in the LEED Certification systems. We would employ on-site waste water treatment and grey water re-use for irrigation and sanitation. The use of wind, which could provide a major energy source, will be evaluated for feasibility. Buildings being retrofitted with solar panels, the use of geothermal heating, and other local energy conservation infrastructure would be employed for

any development. This reduction of energy use will make development at the Fernald comparatively self-sufficient.

#### *D. Reclamation of Environmental Sustainability*

Environmental sustainability is the ability to maintain the qualities that are valued in the physical environment. "Best and highest use" has too long been translated into strictly monetary profit instead of considering the best use to serve all of the community. North Waltham is plagued by traffic and flooding. Proper use of Fernald land will take a step towards mitigation, not further irritation. Day lighting the covered stream and reclaiming wetlands will provide a relief to surrounding areas by providing water a place to go. Open space and tree maintenance provide biodiversity, clean air and walking trails. The provision for alternative public transportation and land use would go far in assuring development at the Fernald does not put a heavier burden on the roads, while providing an improved quality of living for those on or near the site.

### **5. Stimulation of Small Businesses and Job Creation**

#### *A. Preserve and create jobs*

The vision for the Fernald Center contains small retail establishments and other business that provide goods and services as well as sources of jobs. We envision incorporating the green energy component of the plan with economic development, for example by developing a small bio-fuel refinery or other alternative energy on site that would provide energy and "green jobs" on site.

#### *B. Develop small retail establishments to meet on site and local needs*

The development of commercial activities would create new jobs, but the new retail establishments would also be an amenity to the residents, employees and those in the surrounding neighborhood. Likely establishments would include mini-marts, childcare centers, barbershops and hairdressers, restaurants and pubs, coffee shops, "green" dry cleaners, laundromats and bookstores. We also envision a branch of the public library, or a bookmobile that would provide access to some library services. The retail establishments would give Fernald the charm of a small, self-contained neighborhood.

#### *C. Create public meeting space and civic activities*

An important component of the non-residential space is the creation of a public meeting space, perhaps housed in Howe Hall. This space could be used for meetings of Fernald residents, such as members of local tenants associations or condominium boards, or for parties or events of the general public. Such a facility could offer tours of the Fernald Center's historic buildings and host an exhibit on the site's history and re-use. Other ideas along this vein include theatre space, an amphitheatre, and space for rotating art exhibits. Such a facility could also be used for summer day camp or for after school programs for children and teens.

### **6. Expansion of Waltham's Open Space and the Western Greenway**

#### *A. Remove buildings to significantly widen and preserve open space corridors*

Several waves of development on the site of the Fernald School have eroded the buffers of open space the campus originally enjoyed. A careful study of the buildings on the site will identify those that should be removed in order to provide more open space and better connectivity of the

natural areas. This would expand natural areas for enjoyment by the residents, habitat for local fauna, and the buffer of abutting properties including the University of Massachusetts' Lawrence Meadow, a sensitive wetland environment, a Girl Scout camp, and the City's Forest Street Park planned self-guided nature trail.

The proposed Western Greenway, with miles of hiking trails through open space in Lexington, Belmont and Waltham would enjoy a protective easement where it crosses the Fernald site. Without the Fernald link, the proposed circular Greenway would be fragmented. Fortunately, many of the buildings that are currently within the proposed open space set-asides are minor structures that don't lend themselves to reuse or reinvestment, for example, the "cottages" that sit in a small valley (the "bowl") on the north side of the campus.

*B. Enhance the original design of the campus to highlight natural beauty and provide outdoor recreation*

In designing the site for the Fernald School, landscape architects arranged buildings around the hillocks and valleys of the land. Roads encircle the bases of hills, and specimen trees are located for their fullest development and for our enjoyment. We propose that any development continually enhance these aspects of the campus, which would provide the public with more and better access to outdoor recreation, like playgrounds for young children. We envision the restoration of the wetlands and streams near the "bowl" as well as the creation of new walking and bicycle trails, including some that would guide walkers with educational signs about the surrounding habitat. Open space areas could also include cross-country skiing trails. The creation of a community garden and public parks on site would also enhance open space while providing community centered recreation, like the existing ballpark and soccer field.

We propose to light open spaces with a minimum of light pollution. New lights would be installed on campus only as needed, using fixtures that reduce or eliminate light scatter.

*C. Build underground to preserve green space on the surface*

We envision the development of an underground parking lot with an infiltration chambers below (like the Harvey building on Main Street) to mitigate pollution. Other underground spaces could meet various needs such as storage or utilities et al., thus preserving more green space.

## **7. Promotion of Transit Oriented Development**

*A. Enhance entrances on both Waverley Oaks and Trapelo will ease traffic congestion;*

The site is blessed with egresses onto two major roads in Waltham, splitting the traffic load and lessening the burden on either Trapelo Road or Waverley Oaks Rd. (Route 60). The long frontage on Trapelo road provides space for turning lanes to be added. The roadway through the redeveloped site would also serve as a thoroughfare for some of the existing local traffic, reducing the impact on nearby neighborhoods while serving the new residents of the site.

*B. Reduce and mitigate traffic with expanded public and private transit services*

By combining current innovative ideas in vehicle trip reduction with the existing assets of the site, the project should limit the impact of traffic on the area. We propose, at minimum, a micro-bus connection to Waverley Square where riders can transfer to an MBTA bus or the commuter rail and travel to Cambridge or Boston, and another bus connection to the Alewife T station.



However, we prefer a circular bus route connecting Waverley Square to Lexington Street that would include a stop at Fernald, so that both Fernald and other Waltham residents would have access to transit connections to Waltham, Boston, Belmont and Cambridge. Such buses would give residents and employees access to shopping, banks, supermarkets, schools and churches.

We also envision a shuttle bus that would loop through the site itself, to bring people from one part of the property to another. This shuttle could also take riders to nearby, commonly visited destinations, such as the Star Market on Route 60. We propose that any new bus route use electric buses. Our plan would also employ Zipcar, hourly, low-cost rental cars available on site, to augment public transit for one-car or car-less families.

### *C. Develop pedestrian and bicycle- friendly infrastructure*

We propose the development of sidewalks on the portions of Trapelo Road now lacking them, bike paths in the development and along adjacent roads and bike racks near housing and commercial space. We also envision pedestrian infrastructure throughout the site – the installation of sidewalks (now lacking) on the “Main Street” through the site, especially if this road takes a portion of the through traffic from Trapelo Road. Another option is community bicycles, like the program found in Madison, Wisconsin and The Netherlands. Residents or employees of the site could ride a specially marked bike within the property and leave it wherever their on-site destination is.

By incorporating Zipcar, local shopping access and good mass transit connections into the site, residents with few and even no cars will be attracted to live and work at Fernald.

### ***Existing Resources***

The City of Waltham has received federal HOME and CDBG funds that it could commit to this project. In 2005 the City passed the Community Preservation Act, providing funds for affordable housing, historic preservation, open space preservation and recreation. The City could also use its Affordable Housing Trust Fund and Open Space Acquisition Fund for development, as well as the set aside of Hotel Taxes for open space preservation. We hope that the City uses each of these sources aggressively to help create this community vision.

The Fernald Working Group is:

*Voting Members*

Susan Gitelle Baron, League of Women Voters	Steve Laferriere, WATCH
Marie Daly, Waltham Land Trust	Marc Rudnick, Waltham Land Trust, WATCH
William W. Durkee, ARC	Shannon Sweeney, Trapelo Neighborhood Resident
Norm Faramelli, WATCH	Inge Uhlir, Waltham Land Trust
Georgie Hallock, League of Women Voters	Diana Young, Waltham Land Trust
Heather Harris, Waltham Fields Community Farm	

*Advisors*

Thomas Curtin , Waltham City Councillor	Peter Koutoujian, State Representative
George Darcy III, Waltham City Councillor	Jeannette A. McCarthy, Waltham Mayor
Marc Draisen, Director, MAPC	Stephen Rourke, Waltham City Councillor
Susan Fargo, State Senator	Thomas Stanley, State Representative
Laura Goldin, Professor, Brandeis University	

*Endorsers*

The Community Day Center of Waltham  
Fernald League for the Retarded  
First Evangelical Lutheran Church, Waltham  
First Presbyterian Church, Waltham  
Goldencrest Hobbes-Brook Association  
Hardy Pond Association  
Marist Missionary Sisters  
Massachusetts Coalition of Families and Advocates for the Retarded (COFAR)  
Waltham Council of Neighborhood Advocates (WCONA)  
Waltham Fields Community Farm  
The Waltham Historical Society  
Waltham Affordable Housing Committee  
Waltham Alliance to Create Housing (WATCH)  
Waltham Land Trust

*Outreach also made to the following:*

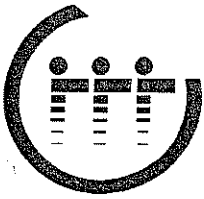
Belmont Citizens Forum	New Ecology
Conservation Law Foundation Ventures	Neighborhood abutters of Fernald (leading to formation of Trapelo Neighborhood Association)
Covenant Congregational Church	REACH Beyond Domestic Violence
Arthur Bennett, Historic Preservation Consultant	Smart Growth Alliance
First Unitarian Church, Newton	Stonehurst, Robert Treat Paine Estate
Friends of Samuel Gridley Howe Library	Trustees of Reservations
Greater Boston Interfaith Organization	Trust for Public Land
Greater Waltham ARC (GWARC)	Waltham Arts Council
CEDAC	Waltham Council on Aging
CHAPA	Waltham Democratic City Committee
Massachusetts Audubon Society	Waltham Kiwanis Club
Mass Coalition for Healthy Communities	Waltham Disabled Veterans
National Archives	

*The Fernald Working Group can be reached by contacting:*  
Steve Laferriere, WATCH, Inc., 517 Moody Street, Waltham, MA 02453  
(781) 891-6689 x204, [steve@watchcdc.org](mailto:steve@watchcdc.org)

## **Glossary of Acronyms**

- CDBG:** Community Development Block Grant, federal program that provides funds to qualifying municipalities, for development to benefit areas with low-income populations.
- CEDAC:** Community Economic Development Assistance Corporation, quasi-public state program to fund community development.
- CHAPA:** Citizens Housing and Planning Association. Non-profit umbrella organization supporting and promoting affordable housing and community development activities in Massachusetts.
- DHCD:** State's Department of Housing and Community Development.
- DDS:** Massachusetts Department of Development Services
- GWARC:** Greater Waltham Association of Retarded Citizens, provides community based services for developmentally disabled children and adults in Waltham.
- HOME:** Federal "home investment partnership" program to fund affordable housing development
- League of Women Voters:** Waltham's chapter of the organization to educate voters and encourage participation in democracy.
- MassHousing:** "the state's affordable housing bank", offers below market loans to fund affordable housing development.
- MAPC:** Metropolitan Area Planning Council. Quasi-public agency that support, promotes and aids in land use planning in 101 cities and towns in Greater Boston.
- MBTA:** Massachusetts Bay Transit Authority, regional transportation authority
- MHP:** Massachusetts Housing Partnership, quasi-public state agency that funds the preservation and development of affordable housing.
- MHSA:** Middlesex Human Service Agency, non-profit organization.
- MWRA:** Massachusetts Water Resources Authority
- OCD:** Office of Commonwealth Development. State agency composed of and coordinating work in the departments of Transportation, Housing and Community Development and Environmental Affairs in order to promote sustainable development.
- TNA:** Trapelo Neighborhood Association, formed to monitor and influence municipal decision regarding development in northeast Waltham to ensure good local planning and minimum community burden.
- WATCH CDC:** Waltham Alliance to Create Housing community development corporation, non-profit grassroots organization to support local residents in creating community change, also provides adult education classes and is an affordable housing developer.
- WLT:** Waltham Land Trust, non-profit organization dedicated to creating and preserving Waltham's open space and natural resources.

Steve Laferriere, LEED AP  
Director of Housing Development  
WATCH CDC  
517 Moody Street  
Waltham, MA 02453  
ph: 781-891-6689 x. 204  
fax: 781-891-1703  
[steve@watchcdc.org](mailto:steve@watchcdc.org)



"50+ Years of Excellence"

**GWARC, Inc.**  
An affiliate of Arc Massachusetts and Arc of U.S.  
Robert W. Francis, *President*  
Roslynn Rubin, Ed.D. *Chief Executive Officer*

56 Chestnut Street  
Waltham, MA 02453  
781-899-1344  
781-899-2197 FAX  
781-899-8555 TDD  
www.gwarc.org  
email: gwarc@gwarc.org

*President*

Robert W. Francis

*Vice President*

Bob Clement

*Treasurer*

Connie Braceland

*Secretary*

Stewart Woodward

*Immediate Past President*

Tom Coxall

July 16, 2009

Mr. Joe Vizard  
c/o Mayor's Office  
610 Main Street  
Waltham, MA 02452

Received

JUL 21 2009

Mayor's Office

*Board of Directors*

Renee Allain

John Carrig

Tim Fitzpatrick

Glenna Gelineau

Kathy Horrigan

Adam Maher

Donald McManus

Susan Sutherland

Dear Mr. Vizard,

We respectfully request that the Fernald Land Re-use Committee consider Greater Waltham Arc as you review possible use of this property. Our interest in the Fernald land is in a 3 acre area for a purpose- built structure which could serve current and future consumers. Alternately, an existing building, consisting of a minimum of 25,000 sq ft., which we would refurbish could be considered.

GWARC has been in Waltham for over 53 years, offering day services to persons with developmental disabilities and their families. We currently occupy 56 Chestnut St. through the generosity of the city of Waltham and the GWARC-owned 31 Woodland Road site.

Our need for new space is two-fold – as our population ages, one-story space that we modify to our needs will be critical to retain our consumers in a safe environment. Secondly, the agency seeks to expand services, possibly into autism services, as well as geriatric/Alzheimer's programming for developmentally disabled persons. Doing so will increase our revenue stream and secure our agency to serve our current population as well as young persons coming out of the school system.

GWARC's use of any land on Fernald would include all daytime hour traffic with vans entering and exiting the property twice daily and with a few early evening activities planned. Daily parking needs would be for 30-50 staff and visitors. As is our history in both locations, GWARC maintains our properties to reflect our pride as part of the community and respect for our consumers.

*Honorary Trustees*

John Battaglino

Arthur DeVincent  
(deceased)

Robert Donoghue

Jean Poirier Foster

Russ Malone

Anthony Mangini

Frederick Tortola  
(deceased)



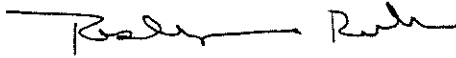
Day Habilitation/Pathways/PLUS Programs Accredited  
By The Commission On Accreditation  
of Rehabilitation Facilities

GWARC is a private 501 (c) (3) nonprofit organization that is committed to the inclusion of all people with disabilities. For information and assistance, please contact our main office.

We are prepared to commit our endowment fund and the support of our corporate and private relationships to such an undertaking. We see daily that GWARC is known and respected in the greater Waltham community and our mission is necessary going forward. It is hoped that your committee will factor in the great need we serve and our desire to continue to do so in a respectful facility and a safe manner on the Fernald property.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Roslynn Rubin". The signature is fluid and cursive, with a horizontal line extending from the start of the name.

Roslynn Rubin, Ed.D  
Chief Executive Officer

A handwritten signature in black ink, appearing to read "Robert Francis". The signature is highly stylized and cursive, with a large, sweeping flourish at the end.

Robert Francis  
President, Board of Director

Received

JUL 22 2009

Mayor's Office

July 17, 2009

Dear Mayor McCarthy,

Thank you for taking the time to reach out to the residences close to Fernald school to speak up on our behalf on what may develop in the next few years concerning the vast amount of land. 196 acres is a lot of land... and I for one.. would NOT want to see MORE housing jammed in that site. I feel Waltham has enough Condos, townhouses and homes. We have to take in consideration how difficult it is now to get out of our drive ways, those of us who have homes on the Main Rd.(Trapelo). I can not see how we need more traffic...it is more like a highway now. All night long, cars are zooming by. There is never a quite <sup>-hell</sup> anymore...like other people experience on their streets as the night goes by.

I for one... who like to see the land used for conversation....that being my first choice. Or maybe a nice Rose Garden of some sort..where people could rent the space for weddings or parties. Maybe near the old Chapel that is there now. Also maybe we could keep some of it as a museum of the past. It has lots of history, there at Fernald. Not all bad.

If a hospital was going in...I would love to see possibly a new Veterans Hospital go up..as our Veterans hospital is run down quite a bit. A new place for the blind, or physical rehab.

I would keep the redemption center in tact. Also it would be nice to have a new pool or recreation site for kids to enjoy. A nice park or handicapped park for disabled kids.

These are a few of my thoughts...on Fernald.

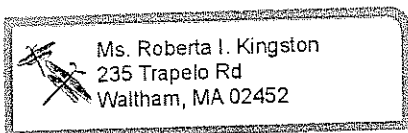
I do thank you for the chance to contribute to this request.

Keep up the great work of Mayor.

God bless you.

Sincerely,

*Roberta Kingston*  
Roberta Kingston



Received

JUL 17 2009

Mayor's Office

To Whom It May Concern,

The land at the  
Dunald School could be used for a bowling  
alley -- Expensive -- but would pay off good down  
the road. Hundreds of Waltham people go outside  
the city to bowl. On week ends there is at least  
an hour to wait.

A lot of families, teen ages, young adults  
and bowling. Unlike a golf course, or miniature  
golf course it could be opened 365 days

It could also put a lot of people to work  
to run the alleys.

Just a thought

Theresa McGrath

17 Hall St

Waltham



Scorzella, Nancy

Received

**From:** JOE VIZARD [joevizard@verizon.net]  
**Sent:** Wednesday, July 22, 2009 12:32 PM  
**To:** Mayor  
**Subject:** Fw: Fernald land reuse

JUL 22 2009  
 Mayor's Office

--- On Tue, 7/21/09, JOE VIZARD <joevizard@verizon.net> wrote:

From: JOE VIZARD <joevizard@verizon.net>  
 Subject: Fw: Fernald land reuse  
 To: councillorcurtin@aol.com, dana.harrell@state.ma.us, nicholas.tsapalis@state.ma.us, rvokey@city.waltham.ma.us  
 Date: Tuesday, July 21, 2009, 12:00 PM

--- On Tue, 7/21/09, joan\_ricketts <joan\_ricketts@verizon.net> wrote:

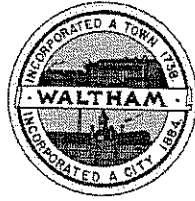
From: joan\_ricketts <joan\_ricketts@verizon.net>  
 Subject: Fernald land reuse  
 To: joevizard@verizon.net  
 Date: Tuesday, July 21, 2009, 11:58 AM

Good morning -

As a resident of the city of Waltham and a former employee of the Fernald Center (21 years, 18 of which were in the Social Services Department and 3 years as Administrative Assistant to the Facility Director) I would like to submit some suggestions for the use of part of Fernald grounds. I am also vice president of the W.E.Fernald Association, a non-profit organization comprised of a group of volunteers who serve to enhance the programs and services for Fernald residents.

The Howe Library contained many books/documents which are a very important part of Fernald's history and I would like to see that remain and perhaps be expanded. The Marquardt Skilled Nursing Facility, which I believe will remain on-grounds is at present a 29-bed facility. My hope is Marquardt could become a larger facility in order to serve many more aging and infirm individuals with developmental disabilities. The indoor pool at Greene Building serves not only residents of Fernald but many disabled individuals living in the community. The Fernald Association has contributed in part to the maintenance of the pool and would like to see it remain. A wind farm atop the hill where Kelley Hall is could certainly be an asset to the community of Waltham. And last, but not least, since community living for individuals with developmental disabilities seems to be in the near future, perhaps some of the land could be used to build state-operated housing. ( I believe the Malone Park ICF's will remain.

Hopefully, these suggestions will help your committee.



Stephen F. Rourke  
Councillor, Ward 8  
City of Waltham, MA  
36 Riverview Avenue  
Waltham, MA 02453  
781-899-1675  
[sfourke@verizon.net](mailto:sfourke@verizon.net)

Joe Vizard  
Chair, Fernald Re-Use Intake Sub-committee  
610 Main Street  
Waltham, MA 02452

Chairman Vizard:

I am writing on behalf of a constituent regarding an idea he would like the Committee to consider in making plans for future use of the Fernald site. The idea is to harness wind power and convert it to electricity, if any area on the Fernald site is viable for such use. This could provide at least part of the economic element the Governor is seeking.

My constituent suggests that the committee consider recommending that DCAM procure a wind turbine site survey of the Fernald property (similar to the survey offered to municipalities by the Massachusetts Technology Collaborative that measures a site's potential for wind generation) in order to determine whether such a use would be a feasible option in planning future uses for the Fernald property.

On behalf of my constituent, thank you for your consideration.

Yours truly,

Stephen Rourke  
Councillor, Ward 8

Joe Vizard  
Fernald Reuse Committee  
c/o Mayor's Office  
Waltham City Hall  
610 Main Street  
Waltham, MA 02452

Received  
JUL 20 2009  
Mayor's Office



local food for everyone

Dear Mr. Vizard,

Submitted herein is a request to be considered for some part of the land at the Walter E. Fernald Developmental Center Property. Also attached is our Annual Report for the year 2008. Should you have any questions, or need further information, please do not hesitate to contact Claire Kozower, Executive Director, Judy Fallows, Board President, Heather Harris, Planning Committee Chair, or Sam Robinson, Land Committee Chair at your earliest convenience.

### **Introduction**

Waltham Fields Community Farm (WFCF) is the last farm in the City of Waltham. Given the fact that much of the large, open spaces once used for farming in Waltham have been developed, The Fernald Property becoming available represents a once in a lifetime chance to bring more agriculture to a city where the demand for fresh produce is certainly abundant. This is a proposal, or request for consideration, limited in scope, given that there are so many unknown factors in the way the land will be used in the future. Additionally, there are unknown factors regarding the condition of the soil, and this factor could also influence the way the land could be used for agriculture. The farm currently operates on eleven acres at two sites nearby. We would propose that five to twenty acres at the Walter E. Fernald property be dedicated for farming. We would be interested in both leasing and ownership opportunities. As a 501 (C) 3 non-profit organization, the majority of our funding comes from individuals. We also receive foundation support through grants and earned income from our CSA program.

### **History**

The UMass Waltham Field Station, the current location of WFCF's offices and the majority of the farmland, has held a unique place in the history of Waltham. In 1922, the Trustees of the Estate of Cornelia Warren first offered this land to the Massachusetts Agricultural College. The original land grant was in response to the needs expressed by the Boston Market Gardeners' Association, who had petitioned the Legislature for a local experiment station to provide them with support for their needs as local vegetable growers. The site is now used for many functions by many organizations. This agricultural land has grown into a thriving organization, which accomplishes more than just growing food.

### **What we do**

WFCF promotes local agriculture through growing and distribution practices that are socially, ecologically, and economically sustainable. WFCF operates a high-production Community Supported Agriculture program and distributes free and low-cost produce to an economically and ethnically diverse population of Waltham residents. Additionally, the farm offers three-season educational programs to local young people and provides a variety of ways for the larger community to learn about farms and local food through regular public events on the farm. Waltham Fields Community Farm maintains a commitment to local farms and farmers through the recruitment and training of new farmers each year, new distribution partnerships with other local farms, and on-going support of farm preservation in the region.

### **Why Us**

The programs at Waltham Fields Community Farm are designed to offer as many people in our community as possible the chance to meet those needs. We hope to be a model for other urban and suburban communities, proving that even very developed communities can prioritize the resources that only a local farm in their midst can provide.

We serve as a rare resource for the community. Our eleven-acre vegetable operation is an important open space in Waltham, open to the public all year. We were founded in 1995 as a hunger relief operation by a group of volunteers dedicated to growing produce for emergency food programs. Over the years, we have developed a commitment to a larger vision, one in which all people have access to both the beauty and the food of local farms. This sounds very basic, yet the reality of our modern-day lives is that this is a vision that will take concerted efforts to achieve. The implications for quality of life, especially for those in our communities who are less privileged, are many. The importance of a healthy, nutritious diet, including fresh vegetables, is well documented. Similarly, a connection to nature, and in particular an opportunity to be in direct contact with the land that provides our sustenance, holds important benefits for mental and emotional well being for children and adults alike. Education is an important component of how we change the notions about food in both children and adults. Through our educational programming and our volunteer opportunities, we expose thousands of people to the benefits of local food and local agriculture.

Being included in the future plans for the Fernald Property would give WFCF an opportunity to continue affecting the lives of Waltham residents, and provide more food to the ever-increasing demand. Our CSA shares have consistently sold out each and every year, with a long list of people wanting for a chance to be able to join our program. Additional land would give us the opportunity to continue the work with the community, growing food and increasing the connections of people with the land. Through our programs, we could continue to provide benefits to all of Waltham and increase our impact with the use of land at Fernald. And, we would return some of the land to its historical use, in order to provide sustenance for the people who reside in Waltham.

Proposal to Fernald Reuse Committee

delivered 7/20/09

Thank you in advance for your time and dedication to this matter. If you require any further information, please do not hesitate to contact any one of us at your earliest convenience.

Sincerely,

Claire Kozower  
Executive Director  
[claire@communityfarms.org](mailto:claire@communityfarms.org)  
781-899-2403

Judy Fallows  
Board president  
[jfallows@healthy-waltham.org](mailto:jfallows@healthy-waltham.org)  
617-924-5273

Heather Harris  
Planning Committee Chair  
[heatherrosemarie@hotmail.com](mailto:heatherrosemarie@hotmail.com)  
617-501-2264

Sam Robinson  
Land Committee Chair  
[srobinson@NEASC.org](mailto:srobinson@NEASC.org)  
781-254-8505

# 2008 ANNUAL REPORT

## WALTHAM FIELDS COMMUNITY FARM

*Waltham Fields Community Farm is the Business Name of  
Community Farms Outreach, Inc.*



Received

JUL 20 2009

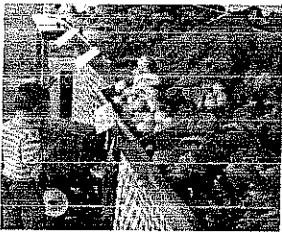
Market Office

**MISSION:** Waltham Fields Community Farm promotes local agriculture through growing and distribution practices that are socially, ecologically, and economically sustainable. We forge *relationships between people, their local supply, and the land from which it grows.*

**VISION:** We envision communities in which sustainable agriculture plays a central role in creating universal access to the food and beauty of local farms.

### Thinking Globally, Acting Locally

2008 was an exciting year for sustainable agriculture and food system work. Around the globe there is increasing recognition that the way we grow and distribute our food is directly linked to energy, land use, biodiversity, community-building, economic and public health outcomes. Local and organic farming is emerging as one of the most important industries worth supporting in order to create a better world. Waltham Fields Community Farm (WFCF) continues to participate in this movement by engaging in organic food production; distributing our vegetables to people of all income levels; and focusing on education for future farmers, as well as for children and adults who are the home gardeners and consumers of today and tomorrow. All of our efforts are made possible by the board and staff volunteers, and donors who continue to show their support for making the mission and vision of Waltham Fields Community Farm a reality.



### ORGANIZATIONAL DEVELOPMENT

#### Rebranding Initiative

The rebranding project that we took on this year was a critical element in our ability to achieve the goals of our current 3-year strategic plan (2007-2009). After years of confusion over having operated with two different names – Community Farms Outreach,

(the name which we are incorporated under) and Waltham Fields Community Farm (the name which we are more commonly known as by our clientele, volunteers and supporters) - our Board of Directors made a decision in 2007 to officially rebrand ourselves as Waltham Fields Community Farm. We submitted the paperwork for the City of Waltham to grant us a certificate to conduct business as Waltham Fields Community Farm, and focused this year on establishing a logo and redesigning our website. This process involved key conversations about who we are as an organization and how we most want to identify ourselves. It was a good lesson in having patience and working together to achieve consensus, and a chance to look critically at what's most important. We hope this initiative will help us achieve greater recognition in the community to grow our programs, increase our impact, and widen our grassroots base of support.

### **Membership**

Members of Waltham Fields Community Farm pay annual dues of \$25. These funds are used to support the charitable programs of the organization: our Food Access Program, Children's Learning Garden, Outreach Program, and Service Learning Program. In 2008, we switched from a membership structure of belonging for the calendar year in which membership is paid to one of memberships being good for one year from the time of joining or renewing. Throughout the year, we had 660 members join or renew. Membership dues accounted for approximately 11% of the funds raised to make our charitable programs possible.

### **Board & Staff**

In 2008, fourteen committed members served on the WFCE Board of Directors. The board committees - Finance, Development & Outreach, Planning & Policy, and Board Membership—oversaw the organization's finances, policy revisions, and long range planning process, and helped to raise funds for mission-based programs.



At the start of the year, our Executive Director, Meg Coward, announced that she would be leaving in July to start her own venture. We are very grateful to Meg for her focused work on strategic planning and systems development throughout her two years of leadership, and we are pleased to be able to retain Meg as an Advisory Board member. In January 2008, the board formed an Executive Director Search Committee to find someone to take on this vital role. We had over 55 applications for the position, and in the end we were thrilled to be able to hire Claire Kozower as WFCE's second Executive Director. Claire has worked in local-foods-related jobs for the last decade, most recently working with the Somerville Public Schools Food Service Department to improve meal quality, educate about nutrition, and implement a farm-to-school program. She has worked at two other Boston area farms, Gaining Ground and Land & Sake. She holds a master's degree in Nutrition Science and Policy from the Tufts University Agriculture, Food, and Environment program.

Recognizing that ambitions for expanding programs can only be successfully met by investing more in administrative support and program staff, we carefully increased our

organizational capacity in 2008. In January, we hired our first part-time Administrative and Financial Coordinator, Deb Guttormsen. Deb has lived in Waltham for 20 years, and has been a long-time supporter of WPCF. She now works with us doing bookkeeping, database management, and administrative program support. We also increased the hours for our Children's Learning Garden Coordinator in order to accommodate additional programming. Mark Walter joined us for his third year in this position. Our farm operation was aided by consistent and dedicated guidance from Amanda Cather, our Farm Manager who just finished her 5<sup>th</sup> year with the organization, and Andy Scherer, our Assistant Farm Manager who just finished his 2<sup>nd</sup> year. Both Amanda and Andy provided stable leadership and institutional knowledge throughout the Executive Director transition.

## **FINANCIAL STATUS**

### **Revenue and Expenses**

We began and ended 2008 in good financial standing, making annual contributions to our reserve accounts and coming in under budget. Our total income for 2008 was \$359,087. Earned income from our Community Supported Agriculture program, tuition for educational programs, and merchandise sales accounted for \$191,071. The remainder of our income was donated by individuals, businesses, and community organizations, and foundations. Total operating expenses were \$326,336. Our surplus was split amongst our Capital, Emergency and Benefits reserve accounts. We were pleased to work with accountant John M. Monticone, CPA, of Medford, MA, who completed a financial review of 2007 in accordance with nonprofit accounting regulations. A copy of this review is available from our office upon request. The 2008 review will be available early in the summer.

### **Contributed Support**

Individual contributions totaled \$71,686, with membership dues accounting for \$11,143 of this total. The remainder of individual contributions came from annual appeal and other donations (\$27,978) and from ticket sales and silent auction purchases at SPROUT: A Benefit for Waltham Fields Community Farm, a sold-out fundraiser in early May at the Paine Estate. SPROUT was also supported by a number of local businesses, including Cityside Subaru, Hitachi Data Systems, Pioneer Investments, and Reynders McVeigh Capital Management, Trillium Asset Management, Wainwright Bank & Trust Company, Watertown Savings Bank. Many other local businesses contributed through in-kind donations of supplies and auction items for SPROUT. The total revenue from SPROUT was \$32,566 in 2008.

Financial support was also received through our new Local Business Hero and Community Steward programs. Our first Waltham Fields Community Farm Business Heroes are Commonwealth Financial Network, Earth Footwear, Energy Credit Union, and Stanton Insurance Agency, and our first Waltham Fields Community Farm Community Steward is the First Parish Church in Waltham. Additional organizations



and faith communities offering contributions in 2008 included the Shady Hill School, Temple Beth David, Temple Beth Elohim, and The Chapel.

We received \$90,800 in grants from foundations over the course of 2008, \$59,900 in operating support and \$30,900 in restricted support for individuals programs. Renewed operating support came from the Barron Family Fund, Green Leaf Foundation, Foundation M, the Waltham Community Foundation, and the Vervane Foundation. New supporters in 2008 were the Cricket Foundation, Gravestar Community Giving Program/Waltham Plaza LLC, Hope Foundation, The Morton and Dinan Danseyar Family Foundation and three anonymous donations, 2 of which were made through the Boston Foundation. Project-based grants were received from 12 sources. Support of our Children's Learning Garden came from Draper Laboratories' Corporate Foundation (renewed), Harpley Foundation (renewed), Orville W. Forte Charitable Foundation (new), IBM community service grant (in recognition of the volunteer service of IMB employee Marian Friedman), and the Ramsey McCluskey Family Foundation (renewed). Support for our food access programs came from The Fullen-Smith Foundation (new), Project Bread (renewed), Shaw's Corporate Giving (new), and The Frederick E. Weber Charities Corporation (new). Support for our rebranding/graphic design work came from the Barron Family Fund (renewed), Crossroads Community Foundation (renewed), and The Jersey Foundation (new).

## SUSTAINABLE AGRICULTURE

WFCF continues to work towards our goals of achieving an environmentally, economically and socially sustainable farm. We are proud of our ongoing progress towards financial stability and rigorous accounting in our farm business. Our Assistant Farm Manager, Andy Scherer, has taken on responsibility for our environmental sustainability initiatives, including conversations with the City of Waltham about leaf recycling and Bentley College about compost generation and biodiesel production. He also attended a winter conference on alternative energy for greenhouse heat and is prepared to begin to retrofit our 30'x72' greenhouse to reduce our propane costs in 2009. We were proud to offer our Assistant Growers a significant stipend to defray the cost of purchasing health insurance coverage in 2008, and will increase that stipend in 2009.

### Harvest Data

2008 was a challenging growing season for many farmers in our region, combining input price increases across the board with challenging weather that led to one of the weediest seasons our farm has ever had. Staple crops such as greens, carrots, beets, peppers and eggplant, and onions were severely impacted by disease and weed pressure brought on by the wet weather. Our harvest numbers bear out our impressions. As always, however, crisis is also opportunity; the 2008 growing season helped us begin to analyze many of our production systems in order to increase efficiency and per-acre productivity on our farm. In 2009, we look forward to tracking costs of production of our top 5 crops (cucumbers, lettuce, tomatoes, spinach, and broccoli) in order to identify efficiency gaps and remedy them. All things considered, we had a reasonably successful



tomato year yield-wise, although flavor was definitely impacted by the wet weather. Though we lost more fruit to disease this season, we had tomatoes earlier and later than in previous years, spreading out the harvest with slightly less of a glut during the peak harvest season. We planted a new raspberry patch in 2008 that should begin to yield in 2009. We hope to double its size with additional plants in the coming year. And we have also switched to a new system of strawberry production and expanded our planting area, which should yield a bountiful crop in the late spring of 2009.

In 2008, we grew vegetables, herbs, and flowers on 10 acres of leased land at the UMass Field Station and Lyman Estate in Waltham. Our total harvest was 86,100 pounds of produce, which represent a retail value of \$176,376, or \$17,638 per acre. Our 302 regular Community Supported Agriculture (CSA) shareholders, eight work sharers and seven farm staff received weekly shares from June through October. The retail value of one share's produce in 2008 was \$531, including \$44 worth of winter squash and potatoes custom grown by Picadilly Farm and \$12.50 worth of sweet corn purchased from Verrill Farm. Each winter shareholder received one distribution in November and one in December, for a total value of \$149, again including \$44 worth of potatoes and winter squash from Picadilly Farm.

Our winter CSA shares continue to be an important component of our farm business operation. In 2008, we distributed 120 winter shares, combining storage in our newly built walk-in cooler with experimentation in the cutting-edge area of winter greens production and season extension. The exponential increase in the market for local food outside of the traditional New England growing season has made early- and late-season growing a key area for our farm to increase production and revenue generation over the past few years, and will be even more important in 2009.

The total value of produce harvested for food access/hunger relief efforts was \$22,303. While this amount is significantly less than in the two previous years, we are planning thoughtfully to bring the 2009 harvest back in line with targeted amounts. We hope to minimize any bad weather impacts through adequate staffing in the fields and sound land management practices.

### **Farm Productivity and Land Care**

Throughout the winter of 2007-2008, our Farm Manager, Amanda Cather, was enrolled in a Farm Business Planning course through the Massachusetts Department of Agricultural Resources. The resulting business plan for WFCF that she wrote was presented to our Board of Directors in April 2008. The plan outlines a vision for the farm operation over the next four years, and is the first long-range plan we have had for the farm. Amanda's next steps in this project are to work with the Executive Director and the Board of Directors to tie the activities of the business plan to the updating of the organization's Strategic Plan.



Although prices have since fallen, the spike in the price of fuel this summer sent us a clear message: decrease our reliance on fossil fuels as much as we can over the long

term. We'll be looking into ways of doing that in 2009, especially through increased efficiency in our greenhouse. We investigated biodiesel options for our Massey Ferguson tractor this year, and will continue to look into this for next season as well.

It also looks likely that prices for our two largest inputs, organic fertilizers and seeds, will continue to rise. This kind of challenge brings up many questions and is also an opportunity for us to become better farmers. How can we choose varieties more carefully so that they provide diversity in flavor along with high quality? How can we support seed companies we respect while buying seeds that are affordable and work well on our farm? How can we use our fertilizer budget to the greatest effect on our farm, including continuing to produce our own fertility on-farm through compost and cover crops? How can we work efficiently and wisely as a production-oriented farm while still accommodating all the important mission work that remains our fundamental goal as a non-profit community farm?

While soil fertility continues to be a challenge, we are excited by this year's soil test results showing an increase in the percentage of organic matter in our fields. Building soil organic matter is one of the key tenets of sustainable agriculture and traditionally takes a long time to do. Continued partnerships with the City of Waltham to provide leaves, selected landscapers to provide organic yard waste, and community members to contribute manure and food scraps to our compost piles have aided this achievement. We are encouraged by the small percentage increase we are seeing after our first decade of farming at the UMass Extension Waltham Field Station, and we are eager to continue tending to these fields in a way that ensures long-term agricultural productivity without compromising environmental integrity.

### **Farm Partnerships**




In 2008, we continued to support other local farms and farmers. We do this both through strategic partnerships as well as through informal resource sharing and promotion. We have several formal partnerships with area farms in which we purchase from them directly and include their products in our CSA share offerings. This includes sourcing sweet corn from Verrill Farm (Concord, MA), potatoes and winter squash from Picadilly Farm (Winchester, NH), and fruit for our Apple Shares and Winter Shares from Autumn Hills Orchard (Groton, MA). We also serve as a distribution site for independently run cooperatives, including Chestnut Farms meat CSA and The Honey Farm honey CSA. Additionally, we made it a point this year to have information posted detailing nearby farmers' markets, farm stands and pick-your-own operations. We helped to publicize outreach and fundraising events for other farms, including advertising and donating produce for a fundraiser in support of our farm partner Verrill Farm, whose farm stand was destroyed in a fire this summer. We forged three new farm partnerships this year for distribution of our winter CSA shares in November and December, offering our shareholders the chance to purchase cheeses from Westfield Farm and Smith's Country Cheese in MA, as well as maple syrup from Wilman Gadwah, a small-scale producer in Bethlehem, New Hampshire. We look forward to increasing offerings from other farms in 2009.

## FOOD ACCESS

### Hunger Relief Donations

A principal purpose of the farm continues to be growing fresh produce by organic methods for hunger relief. In 2008, Waltham Fields Community Farm continued partnerships with several emergency food programs, donating organically grown vegetables to the Waltham Salvation Army, the Waltham Red Cross Food Pantry, Sandra's Lodge, and Food For Free of Cambridge. With the majority of food supplies at emergency food programs coming in the form of canned goods and leftover bakery products, programs and their clients are thrilled to get our fresh, nutritious produce. Together, our staff and a dedicated group of volunteers prepare and pack the vegetables at the farm; we also continue to make deliveries to those food assistance programs that don't have their own trucks for picking up donations. Our Assistant Farm Manager oversees the produce donations program.

### Martha Creedon Outreach Market



New this year, we initiated a pilot project which began to address the needs of a broader range of Waltham residents who are not in such dire straits that they are seeking out local emergency food assistance institutions, but are not well-off enough to afford organic produce at market prices. Partnering with several local organizations that we have run educational programs with, we brainstormed ways in which we could overcome the barriers of geography, cost and logistics that currently prevent low- to moderate-income families from accessing our food through our main distribution channels. The result is the Martha Creedon Outreach Market, which launched in July 2008 in the parking lot of the WATCH CDC (Waltham Alliance to Create Housing) in south Waltham. The Market is named after our former Board President, Martha Creedon, as a way to honor her for a longstanding commitment to increasing food security and improving the quality of life for Waltham residents.

The Martha Creedon Outreach Market is a once-a-week, subsidized market in Waltham targeted to the clientele of several project partners: the Joseph Smith Community Health Center, the Power Program, the Waltham Family School, and the WATCH CDC, as well as to residents in the neighborhood where the Market was strategically located. We operated the market every Tuesday from 4:30-6:30pm, allowing customers to fill a paper grocery bag with vegetables for just \$5 per bag. We are excited about the opportunity this market has created to reach out to a population in need that has thus far been denied access to our crops. The Market ran from July through the end of September. We received an overwhelmingly positive response to the Market, and often ran out of the produce we brought each week. The popularity of the market grew by the creation of a voucher program, word of mouth and publicity through local media channels; each week returning customers shared their enthusiasm for the fresh and flavorful produce we made available to them. The average value of a market participant's grocery bag was \$17.



## **Farm-to-School Connections**

Our on-going collaboration with Healthy Waltham and the Waltham Public Schools resulted in several opportunities for us to provide vegetables for the School Food Services to serve to students at school lunch, and for after school clubs to cook with in promotion of nutrition and garden education objectives. Assisting in the promotion of the Healthy Waltham vegetable of the month program, public school students received farm-fresh summer squash in September, sweet potatoes in October, and Waltham Butternut winter squash in November (a variety of winter squash that was developed on the land we lease when it was still being used for research by UMass Extension). In the fall, approximately 55 public school students came to the farm to harvest some of the sweet potatoes and celebrate Massachusetts Harvest for Students Week, an annual State-sponsored week in promotion of schools purchasing, serving and promoting food from Massachusetts farms. A highlight of the week in Waltham was a special celebration at the Farm on Wednesday, September 24<sup>th</sup>. Special guests came together with students to participate in harvesting, apple cider pressing, recipe preparation and healthful eating. The special guests included Mayor Jeannette McCarthy, Waltham Public Schools Superintendent Peter Azar, School Committee Member Margy Donnelly, Food Service Director Rhonda Spigel, UMass Extension Educator Wendy Marcks, and Food Service Chef Consultant Vincent Connelly, Healthy Waltham Project Coordinator Maria DiMaggio and Brian Friedberg, and Northeast Elementary School Principal and Healthy Waltham Co-Chair Nadene Stein. The event was a great chance for Waltham to show support for maintaining a strong farm economy in the State and promoting fresh fruit and vegetable consumption in our community. Waltham's farm to school efforts were highlighted in two Daily News Tribune articles and featured on WCVBTV Channel 5 (Newscenter 5) this fall.

## **EDUCATION**

### **Farmer Training Program**

2008 was an extremely successful year for our farmer training initiative. The formal shift away from focusing on an intern program to a focus on hiring Assistant Growers who have a little experience under their belts and know that they are serious about pursuing agriculture as a career proved to be a worthwhile step for our farm operation as well as for our goals of keeping agriculture alive as a worthy occupation. Our farmers developed training binders for each Assistant Grower by looking to existing documents, adapting other documents, and creating new documents as necessary. Throughout the season, our two assistant growers, Jonathan Martinez and Erinn Roberts, focused on key learning areas as well as helping to tend to the daily operations on the farm. They worked hard and studied hard too, making great contributions to the farm this season. The development of the farmer training program is one of things our Farm Manager is most proud of this year.

Given this success and the desire for both Assistant Growers to return in 2009, we decided to enter into a two-year training program with them. Expanding our program to include a second year will include providing them with the opportunity for more individualized learning in areas of particular interest to them. For example, they will each enter into a small enterprise initiative of their choosing, benefitting from being able to do this on land they have become a little familiar with and from guidance from our experienced farmers. We will also take on 1 first-year assistant grower in order to continue with the program we have started and inform the finalizing of our farmer training manual. As we move forward, we will think of our training program as a 1 year program with an option for a second year as appropriate.

Regionally, Farm Manager Amanda Cather continued her leadership of the steering committee for the Eastern Massachusetts Collaborative Regional Alliance for Farmer Training (EMass CRAFT). Our farmers and assistant growers enjoy and learn a lot from participating in the farm visits and workshops hosted by EMass CRAFT each year.

Toward the end of the 2008 season, we began laying the groundwork for a formal evaluation of our farmer training program by checking in with trainees throughout their time with us and at regular intervals after they have moved on from our farm. Helping us with this evaluation is Katie Howard, a volunteer with her Masters in Public Health. Katie has considerable experience designing evaluations and we are pleased to have her help designing and testing out the project tools. We look forward to launching our farmer training evaluation in 2009.

## Community Connections



We were able to get off the farm quite a bit this year, broadening our community connections and impact. In addition to attending several community outreach events, such as Waltham Day, Waltham Day of Play and Staples Teachers Appreciation Day, we were able to providing technical assistance, education and inspiration to several audiences.

We initiated a new partnership with the Power Program this year, in response to learning last year that many of our food recipients have interest in volunteering on the farm and in participating in our educational programs. Based on this interest, we worked with the Power Program to do a two-session program in the spring focusing on teaching food production skills and providing participating families with the opportunity to connect with the land. We engaged 13 people through this effort, which included one session where we came to the Power Program site and one session where the group came to the farm.

Our Farm Manager presented a lesson to the Girls Angle after school math program for middle school girls in Cambridge. Her presentation highlighted the practical application of math in agriculture. Amanda also participated at a Brandeis University food choices panel. About 20 students attended and took part in a rich discussion about the trends and key issues surrounding food and farming.

Former Executive Director, Meg Coward, spent some time in the spring consulting with the Chapel Hill-Chauncy Hall School on starting up a school garden and she was also a featured speaker at a forum called The High Cost of Healthy Food: What Can We Do About It, which was held at the Waltham Public Library in June. Our current Executive Director was a co-presenter at a Somerville Garden Club meeting this August, focusing on growing heirloom tomatoes. The presentation included a chance for attendees to sample a wide variety of heirlooms donated by the Farm. Additionally, the Executive Director is a member of Waltham Wellness Coalition and the Waltham Interagency Council, and sits on the Steering Committee of Healthy Waltham.

## Service Learning Program

Meaningful volunteering is a core component of our programming. The Board of Directors and staff came together in the fall of 2008 to take a critical look at our service learning program and articulate the most important components.

- Providing education around food, farming and the environment.
- Connecting people with nature.
- Encouraging activism in the realms of hunger relief, promotion of increased consumer support/spending for local agriculture, and inspiring people to take part in practical collective action to solve social and environmental problems.
- Providing an inclusive place for people to do meaningful work.
- Nurturing our own organizational health through cultivating long-term support of volunteers; increasing our organizational capacity to carry out activities.
- Benefiting the community by providing opportunities for people to interact with each other in cooperative ways, enjoy open space and fresh air, and serve as a resource for the transfer of knowledge related to food production and security.



Volunteers continue to contribute to all aspects of organizational development including the daily tasks of field work, distribution of vegetables to hunger relief organizations, education and outreach assistance, technical consulting, and fundraising support. In the fields this year, over 1,100 volunteers contributed 3,075 hours of their time. Most of the field volunteers came between April and October, but a dedicated core of regulars continued into November and December, helping the farmers prepare Winter CSA Share distributions. Roughly 38% of our volunteer hours contributed this season came from 200 individuals via our “drop-in” hours. We also hosted 57 different groups, including school and youth groups, faith-based groups, adult groups, and special programs targeted to a range of populations (please see our website for the full list). Thanks to everyone who volunteered with us this season!.

## Children’s Learning Garden

Our goals for the Children’s Learning Garden (CLG) were met and exceeded in 2008. We maintained partnerships with our three key partners, Cambridge Adventure Day Camp, the Cedar Hill Girl Scout Camp, and the Waltham Recreation Department, and focused on giving groups of campers ages 6-11 opportunities to come weekly for 6 weeks during the summer. We were also able to run 6-week spring and fall sessions

with the Waltham Recreation Department, officially expanding our educational programs to 3-seasons for the first time. Approximately 85 children participated in our multi-session programs. Of these, the gender split was 60% male and 40% female, and the ethnic breakdown was: 70% Anglo American, 14% African American, 10% Latino, and 6% Asian.

A big boost to our programming this year was the opportunity to take over a new space on-site that used to be used for daylily production by a local group that decided at the end of 2007 to locate elsewhere. This new program space is larger, well-defined, removed from the farm production fields and tractor pathways, and has a lot of potential for infrastructure improvements along the lines of creating an ideal outdoor classroom environment. In order to start using the space this year, the teachers made a loose plan in the spring (getting raised beds in place and a meeting area put together) and then allowed the kids to come up with garden themes and plant however they wanted within each space. We ended up with raised beds with 3 different themes: a salsa and pizza garden, a three sisters garden, and a sensory garden focused largely on herbs. We also planted and tended to a pumpkin patch, resulting in all summer and fall program participants getting to harvest their own pumpkins in mid-October.

### **Farm to Table Programming**

Often, the most engaging and successful activities of 2008 were the ones that focused on growing, harvesting and preparing food to be enjoyed on the spot. Our Children's Learning Garden teachers, Mark Walter and Paula Jordan, shared many stories of excitement expressed by kids when they participated in harvesting and making farm fresh foods. Recognizing the role Waltham Fields Community Farm is situated to play in connecting people with their food supply in healthful ways, the farm is committed to growing this farm-to-table aspect of our educational programs in the future.





**Waltham Fields Community Farm**  
**240 Beaver St. Waltham, MA 02452**  
**(781) 899-2403    [www.communityfarms.org](http://www.communityfarms.org)**

**2008 Board of Directors**

**President:** Judy Fallows (Watertown)  
**Vice President:** Heather Harris  
(Waltham)  
**Secretary:** Kathy Diamond (Watertown)  
**Treasurer:** Greg Burns (Somerville)

Josh Apgar (Somerville)  
Laura Bethard (Allston) – 1<sup>st</sup> half of year  
Reva Dolobowsky (Waltham)  
Adam Kessler (Somerville)  
Owen Lefkon (Somerville)  
Rebecca Nesson (Cambridge)  
Margaret Post (Waltham) – 2<sup>nd</sup> half of year  
Ana Rivera (Arlington)  
Samuel Robinson (Waltham)  
Stephanie Thurrott (Dedham)  
Chris Yoder (Dover)

**2008 Staff**

**Year-Round**

Claire Kozower, Executive Director  
Amanda Cather, Farm Manager  
Andy Scherer, Assistant Farm Manager  
Deb Guttormsen, Admin and Finance  
Coordinator

**Seasonal**

Jonathan Martinez, Assistant Grower  
Erinn Roberts, Assistant Grower  
Dan Roberts, Farm Staff  
Amanda Jellen, Farm Staff  
Mark Walter, Children's Learning Garden  
Coordinator  
Paula Jordan, Children's Learning Garden  
Assistant  
Jessica Smith, Outreach Market Intern





Received  
JUL 20 2009  
Mayor's Office

**Report on a Potential Trail Route  
Between Trapelo Road and Beaver Street  
in Waltham, Massachusetts**

Submitted to

**Waltham Land Trust**

27 June 2007

by

**Jeffrey Collins  
Mass Audubon Ecological Extension Service**

Ecological Extension Service  
Massachusetts Audubon Society  
208 South Great Road  
Lincoln, Massachusetts 01773

781 259 2159  
781 259 2359 (fax)

## Introduction

This report presents results of an effort to identify a potential route for a publicly-accessible walking trail between Trapelo Road and Beaver Street in Waltham, Massachusetts. Interest in developing a trail in this area is largely motivated by ongoing planning for the Western Greenway, an effort to create a connected ring of trails running through natural areas in Waltham, Belmont, and Lexington (Figure 1). Existing trails on a variety of properties allow visitors to explore nearly the entire Western Greenway circuit on paths through forests and meadows. However the stretch between Trapelo Road and Beaver Street in the vicinity of the Fernald Center lacks a well defined trail.

I visited and thoroughly explored the study area pictured in Figure 2a and Figure 2b on May 29<sup>th</sup>, June 25<sup>th</sup>, and June 26<sup>th</sup>, 2007, using a handheld gps unit and digital camera to document potential trail routes. In proposing a preferred trail route, I considered the experience of a person walking the trail as well as the needs and interests of property owners and residents.

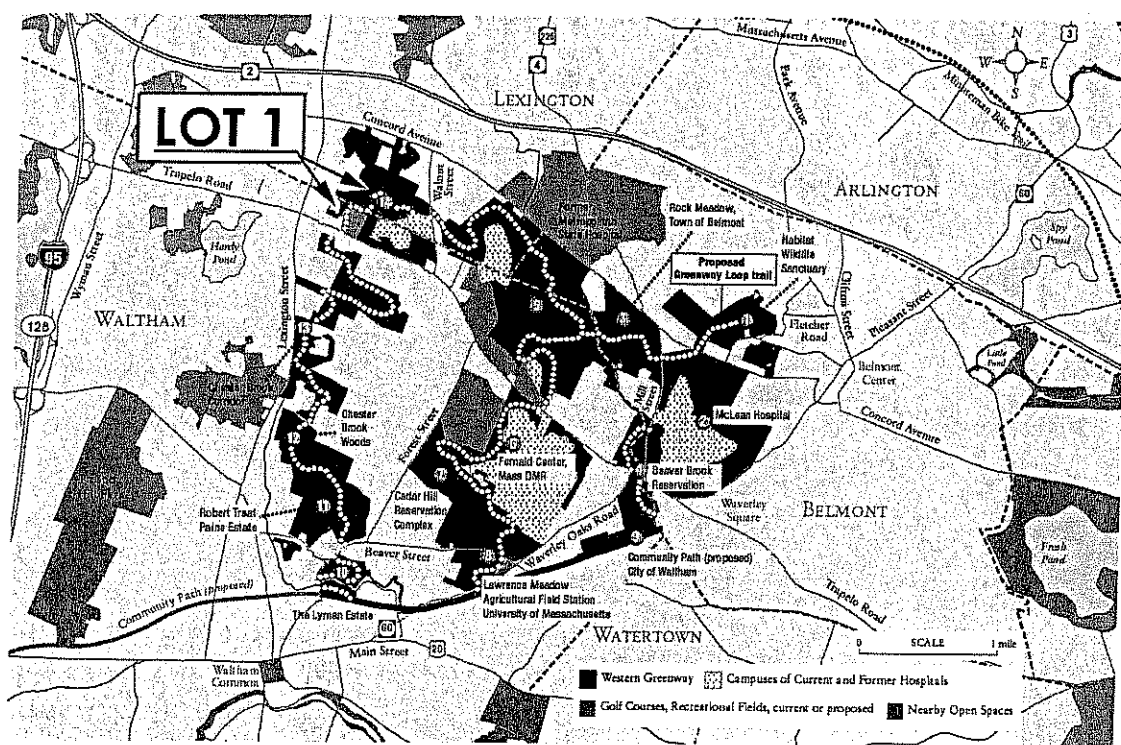


Figure 1. The Western Greenway with proposed trail route from walthamlandtrust.org.

## Results

The preferred trail route (Figures 3, 4a and 4b) crosses the Fernald Center, the Girl Scouts' Cedar Hill Reservation, and the University of Massachusetts Lawrence Meadows. It runs through existing meadows, former meadows, and forests and takes advantage of existing and former trails and a stretch of paved road within the Fernald Center. The preferred trail route would involve: constructing approximately 1,650 feet of new trail, mostly through woods with a fairly

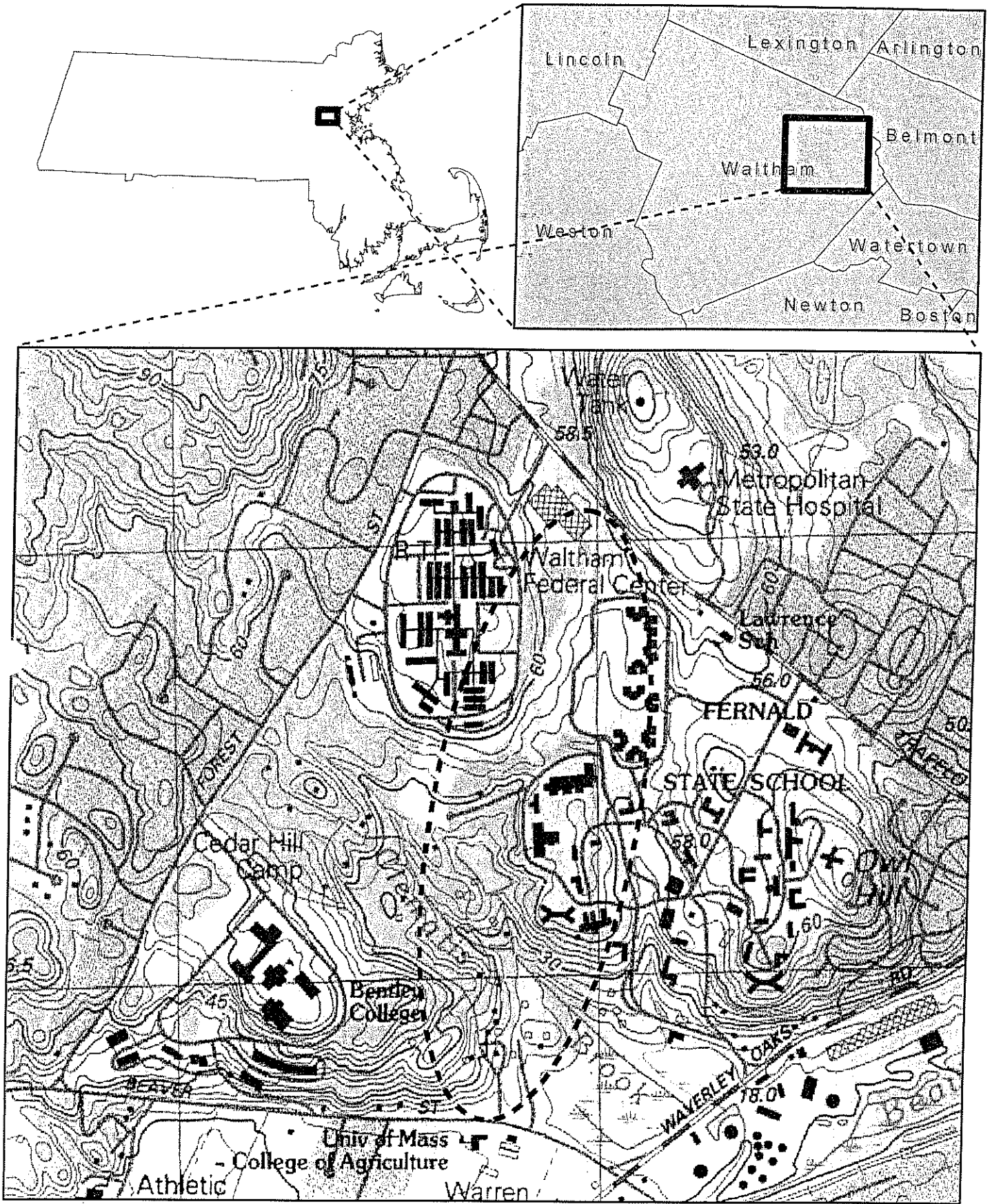
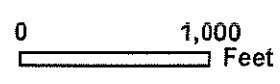


Figure 2a. Study Area

Notes: 1984 USGS Lexington quad from MassGIS.



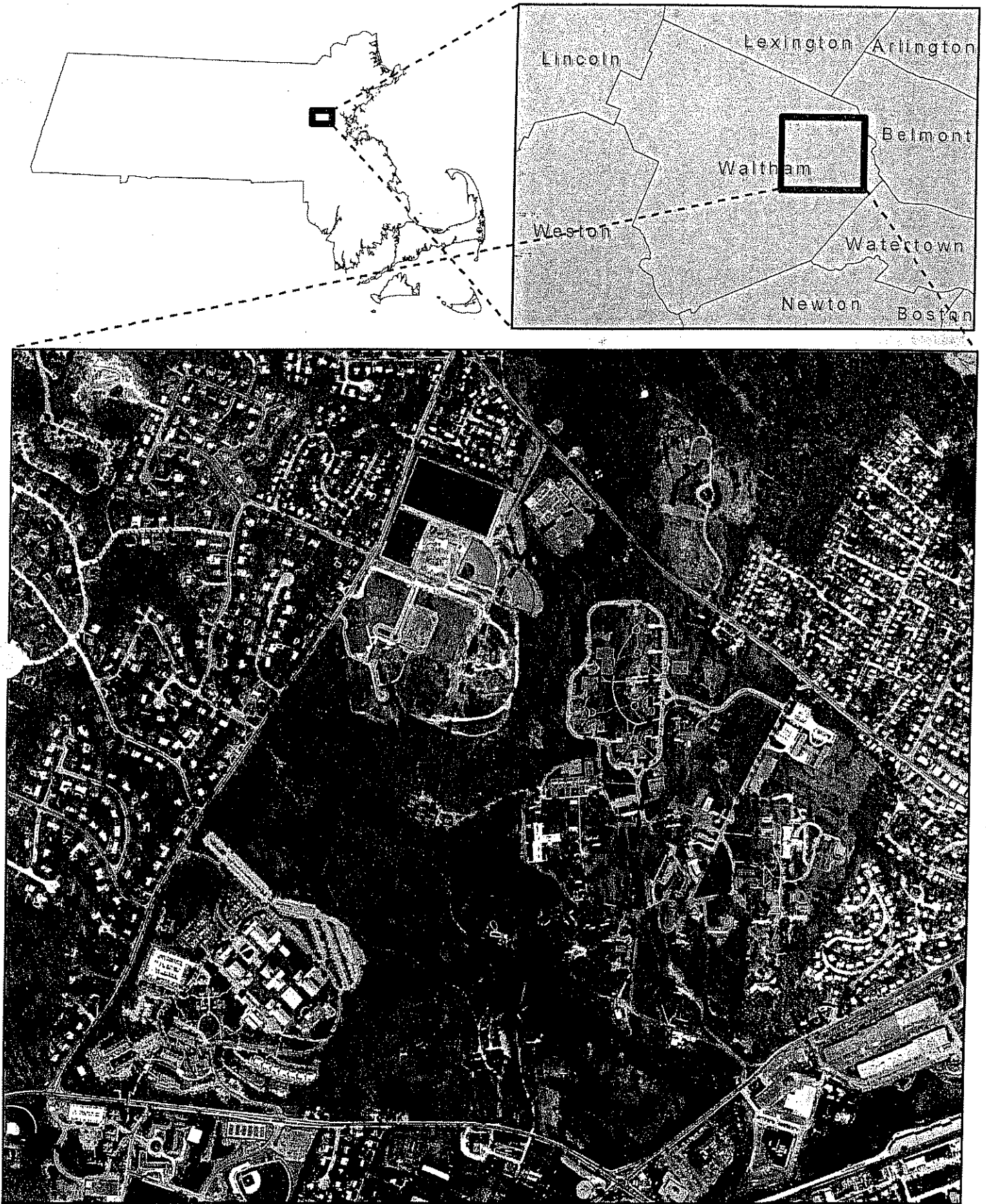


Figure 2b. Study Area

Notes: 2005 aerial photograph from MassGIS.

0 1,000  
Feet



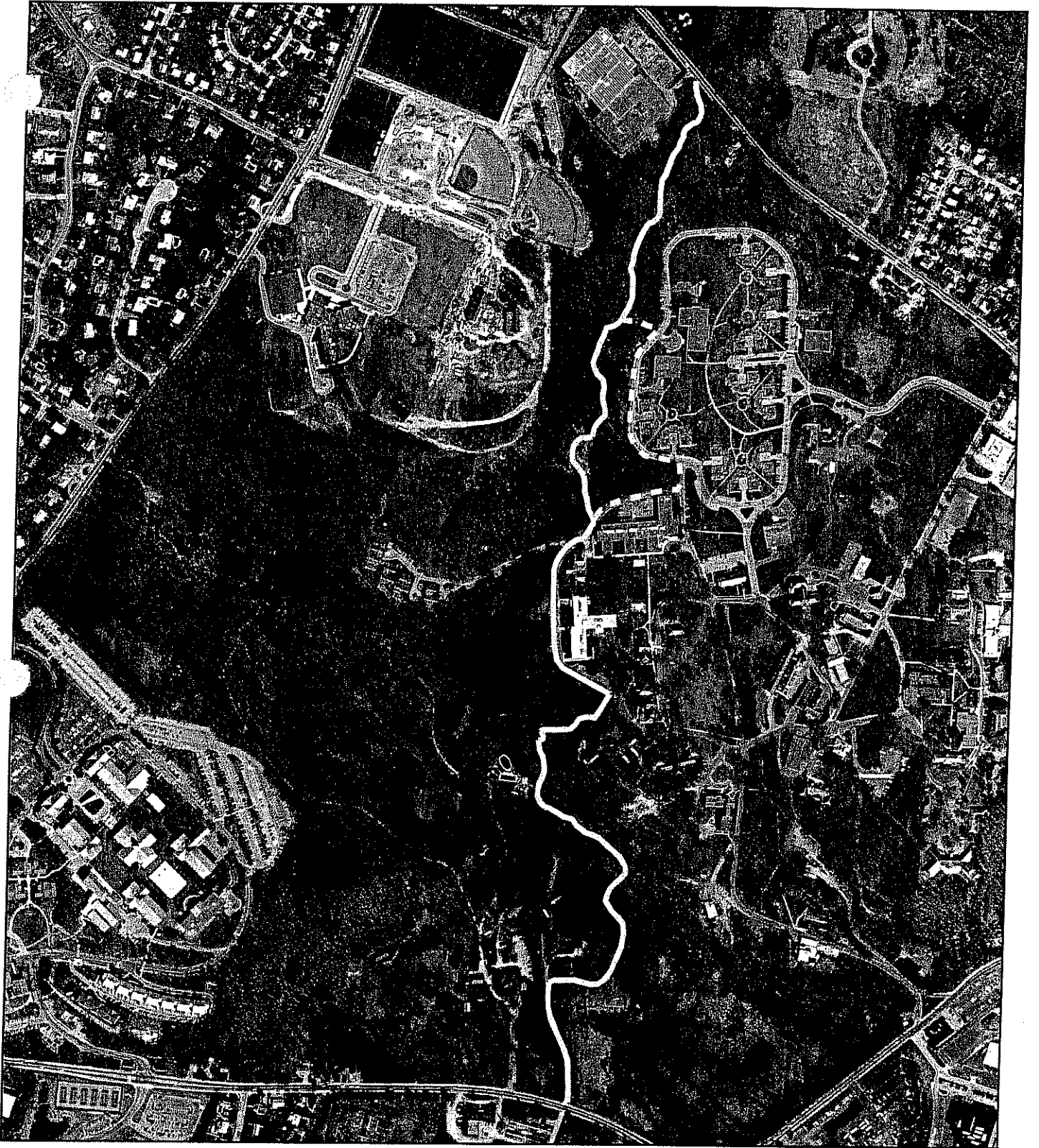


Figure 3. Proposed Trail Route

Preferred Trail Route  
Alternative Trail Route

Notes: 2005 aerial photograph from MassGIS.





Figure 4a. Potential Trail Sections -- North

Notes: 2005 aerial photograph from MassGIS.



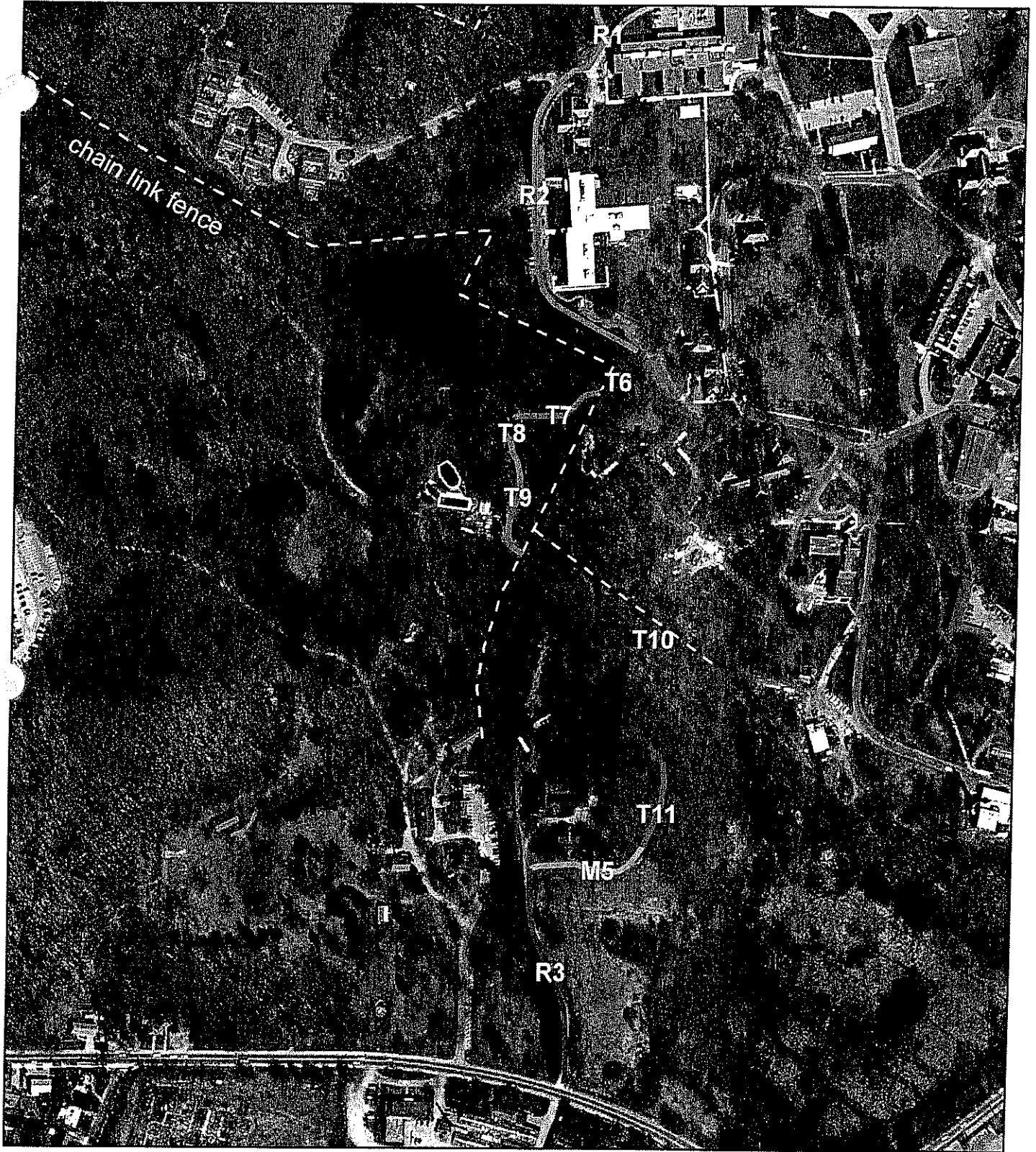


Figure 4b. Potential Trail Sections -- South

Notes: 2005 aerial photograph from MassGIS.





open understory; locating roughly 775 feet of new trail within former meadows; and restoring approximately 560 feet of former trail to passable condition. This route also runs along 1,180 feet of road and sidewalk within the Fernald Center road network, passing close by several buildings and a parking area, as well as 570 feet of dirt access road to the UMass Lawrence Meadows property.

The most problematic aspects of the preferred trail route are the chain link fence surrounding the Fernald Center and the heavy growth of poison ivy throughout the forested areas along the trail. The proposed trail route takes advantage of an existing break in the Fernald Center perimeter fence, but a more formal passage should be built to accommodate the trail. More or less coincidentally, this break in the fence actually is the most advantageous location for a trail between the Fernald Center and Girl Scouts land. Poison ivy will be a challenge in creating new trails through the forested areas and in the former meadows. Final trail routing should avoid the densest patches and regular trail maintenance should include a focus on poison ivy control.

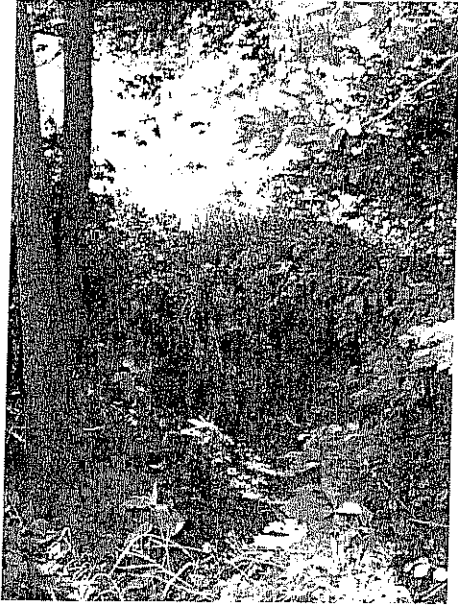
The preferred trail route avoids the main camping areas within the Girl Scouts' Cedar Hill Reservation. Trails, service roads, camp buildings, and tent platforms are largely located south and west of the reservation pond. Routing the trail to the northeast of the pond maintains separation between Greenway trail visitors and campers.

The trail passes through forests of black oak, pignut hickory, white pine, red maple, white ash, white oak and black cherry; former meadows and edges dominated by bigtooth and quaking aspen, staghorn sumac, multiflora rose, and apple; and meadows dominated by grasses. Black swallowwort, present in several of the meadows, is the most problematic of the invasive plant species present, which also include oriental bittersweet, tree-of-heaven, and glossy buckthorn. Poison ivy is a near constant component of the ground and shrub layers, and jewelweed is a close companion. Birds encountered include Baltimore oriole, common grackle, tufted titmouse, Canada goose, northern cardinal, gray catbird, red-eyed vireo, American robin, hermit thrush, downy woodpecker, blue jay, white-breasted nuthatch, northern flicker, herring gull, house wren, black-capped chickadee, and eastern towhee. Other wildlife observed include gray squirrel, eastern chipmunk, painted turtle, white-tailed deer (tracks), and mink (observed along T3).

## Trail Inventory

---

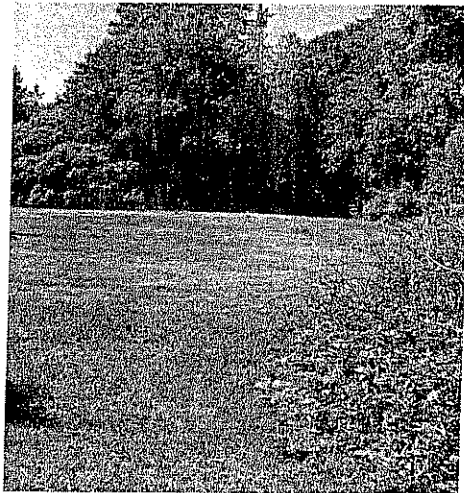
Trail Section 1 (T1) – Enters northwest corner of Fernald property from Trapelo Road. Trapelo at this point has a sidewalk on the north side, and an informal dirt path on the south side. Path is inconspicuous from across the street since it drops down from the road level and is quite narrow. The ~2 foot wide trail runs roughly 25 feet from the roadside south to the meadow (M1). Poison ivy is common on the ground. The drop from road level is a steep, but very short section; steps would be very nice here. Trail should be widened a bit with special attention to clearing back some poison ivy.



*Trail Section 1 (T1) viewed from Trapelo Road.*

---

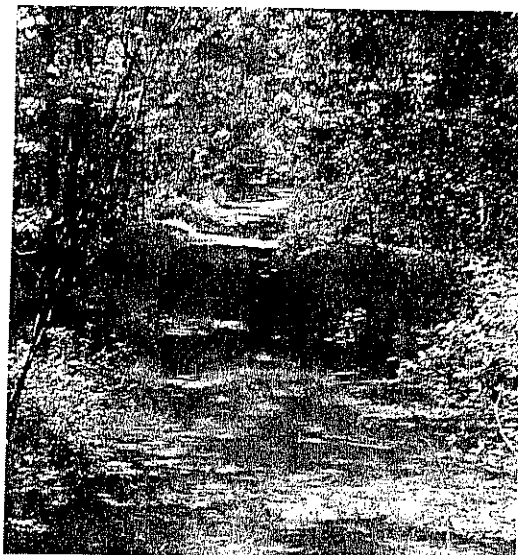
Trail Section 2 (M1) – The short trail from Trapelo Road (T1) leads to a very nice, small, open meadow. The meadow had been recently mown when I visited and appears to be regularly mown, although there is no marking or mowing pattern to indicate where a path leads. A few simple signs, or mowing of only the path, would indicate the path's route across the meadow and on to the next section. The daycare facility which backs up to the northeast corner of this meadow may be sensitive to pedestrian traffic in the vicinity of their play space. The logical route of the path would steer clear of this neighbor.



*Trail Section 2 (M1) viewed from north end.*

---

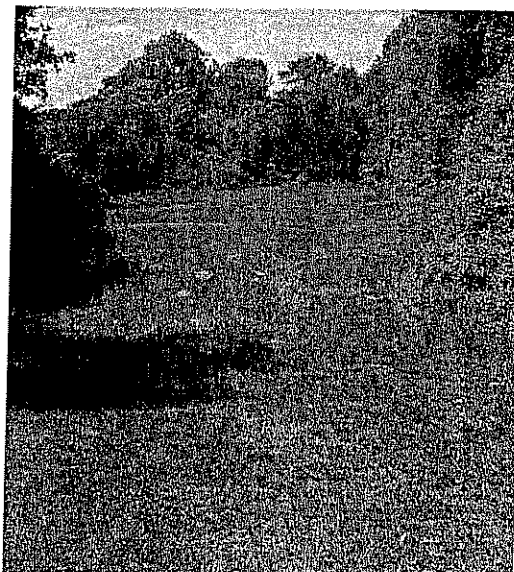
Trail Section 3 (T2) – Roughly 250 feet of wide trail between two meadows. May be a bit wet at lowest point, after heavy rains. Large trees provide shade and a thick understory and shrub layer provide screening.



*Trail Section 3(T2) looking south.*

---

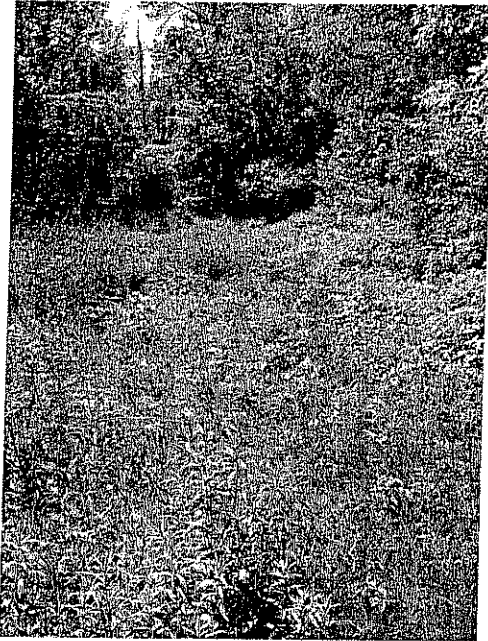
Trail Section 4 (M2) – Very nice long meadow. Same problem as M1, where mowing of entire meadow confuses way-finding. Signage or mowing of a discrete path could help. A mown trail stretches east to the Fernald road system (T5). A short (30 feet) section of trail connecting south to another meadow (M3) has not been recently mown, but could be easily added to the current mowing plan.



*Trail Section 4 (M2) looking south.*

---

Trail Section 5 (M3) – Unmaintained, small former meadow. Might require a brush hog or other heavy mower to restore towards grassy meadow, but in the long run could be managed as grassy meadow with M1 and M2.



*Trail Section 5 (M3) looking south.*

---

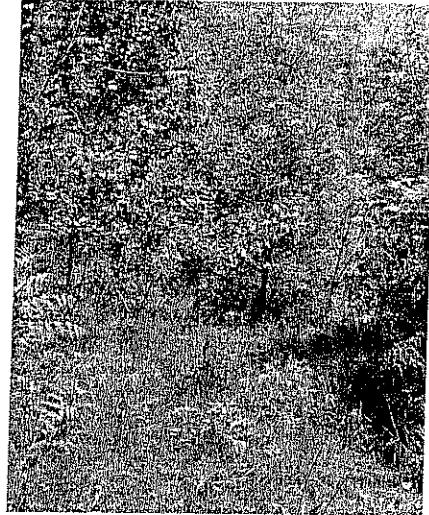
Trail Section 6 (T3) – No trail or evidence of old trails here. Long-ago soil and trash dumping along southern edge of M3 creates uneven ground topped by thickets of shrubs. Clearing, some clean-up, and modest grading would re-establish trail out of the meadow. Beyond that thick edge, the middle of this section passes through open oak woodland over a grassy forest floor, passing attractive rock outcrops. The southern end of this trail meets another dense shrub layer at the edge of M4. Multiflora rose, *Rubus* spp., and poison ivy dominate. There is trash dumping throughout. This section would need substantial trail work, clearing, and poison ivy control for roughly 350 feet, with the bulk of effort being at either end.



*Trail Section 6 (T3).*

---

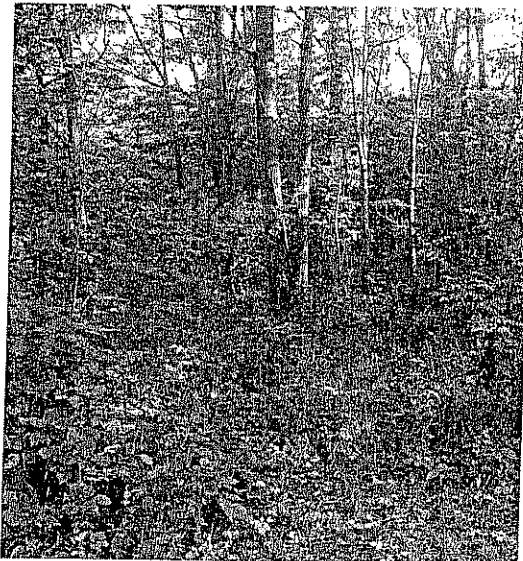
Trail Section 7 (M4) – Another overgrown former meadow, much more overgrown than M3. The meadow could be restored with a few years of mowing by heavy equipment. A trail could be located through this old field, as is, with some light lopping and clearing, and mowing of the trail route only for ~260 feet.



*Trail Section 7 (M4) looking south.*

---

Trail Section 8 (T4) – A shrubby transition out of M4 dominated by 15-foot staghorn sumac, then a mixed oak forest. Roughly 215 feet of new trail could be easily routed through the relatively open understory.



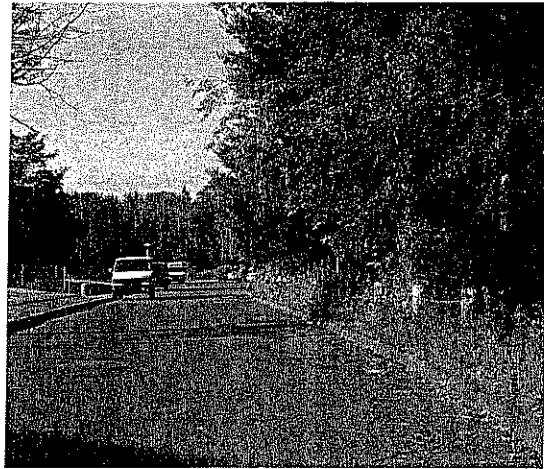
*View north into Trail Section 8 (T4) from roadside.*

Alternative Trail Route – To avoid new trail building, or in the interim before new trails are complete, this alternative follows more of the Fernald Center road system.

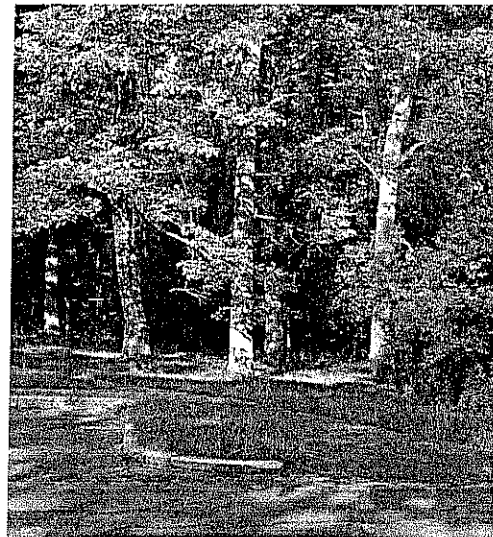
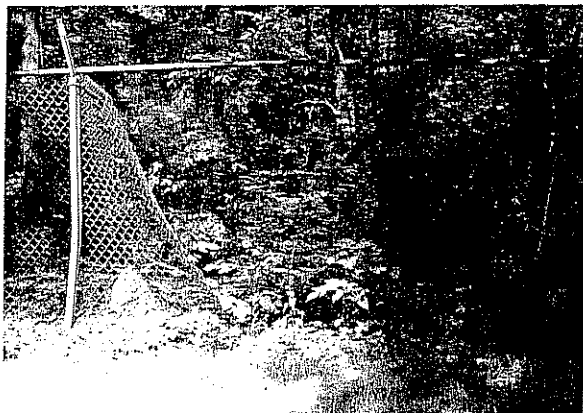
Alternative Trail Section 1 (T5) – A 200-foot mown trail section running from M3 to the Fernald Center's Cottage Street.

Alternative Trail Section 2 (R1) – A 1,350-foot section of Fernald Center's Cottage Street and Pine Street.

Trail Section 9 (R2) – One thousand feet along Fernald Center's Pine Street. Using this stretch of paved road is nearly unavoidable. Slopes, wet ground, fencing, and thick undergrowth limit the suitability of the wooded land to the west for a trail.



Trail Section 10 (T6) – A short (150 feet) sidewalk towards Fernald Center's unused Seguin Building leads to a break in the six-foot chain link fence marking the boundary between the Fernald Center and the Girl Scouts' land. The fence opening currently provides informal access between the two properties, and is actually at a good spot for a trail. Thick vegetation and wet soil to the makes passage difficult to the northwest.



*Sidewalk of Trail Section 10.*

*Existing break in chain link fence.*