

The background of the slide is a faded, light-colored photograph of a residential street. A paved road curves from the bottom center towards the right side of the frame. On the left side of the road, there are several houses partially obscured by dense green foliage and trees. The sky is bright and overcast. The overall tone is soft and natural.

Walsh Property Community Planning Committee Report and Recommendations

October 2023

Walsh Property Community Planning Committee Report and Recommendations

Prepared By:

Walsh Property Community Planning
Committee

October 2023

Technical Assistance & Report Preparation



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Introduction

In 2019, with the approval of Town Meeting the Town of Truro purchased the approximately 69-acre Walsh property (Property) located along Walsh Way in Truro. Voters instructed the Truro Select Board to form a diverse, citizen-based Committee that would be charged with leading a community-wide process engaging a wide range of Truro residents in developing plans for uses of the property to be brought back to Town Meeting for approval. The plan will provide a roadmap for future uses and a basis for soliciting interest from developers. The community-based planning process needed to include an evaluation of uses that could include open space, housing, recreation, commercial and municipal uses.

The Walsh Property Community Planning Committee (WPCPC or Committee) was initially seated with 16 members and held its first meeting in February 2021. Unlike other Town committees, the WPCPC operates primarily under a consensus model, but voting was used when the co-chairs determined that consensus could not be reached. The current roster of 11 members, a student liaison, one alternate, and a Select Board Liaison is as follows:

- Eileen Breslin - Co-Chair
- Ken Oxtoby - Co-Chair
- Russ Braun
- Morgan Clark

- Jeffrey Fischer
- Fred Gaechter - Past Co-Chair
- Betty Gallo
- Jane Lea
- Raphael Richter – Alternate
- Todd Schwebel
- Steve Wynne
- Paul Wisotzky – Past Co-Chair
- Violet Rein Bosworth - Student Liaison
- Stephanie Rein – Select Board Liaison

Past members include: Kevin Grunwald, Susan Howe, Hannah King, Christine Markowski, Craig Milan, Janice Parky, and Ryan Schmidt.

A Community-based planning process was initiated to evaluate potential uses for the property. Initially, the Town engaged Consensus Building Institute (CBI) to assist with ensuring a diverse and representative Walsh Planning Community Planning Committee (WPCPC or Committee) membership, facilitating how the Committee would function and assisting the Committee in engaging community input. Beginning in July of 2022, Tighe & Bond/Ridley & Associates were engaged specifically to assist the Committee in producing the development plan proposal.

This Report summarizes the WPCPC's work and presents its Recommendations. It describes the process the WPCPC used to evaluate possible uses of the property, and the key decisions made by the Committee that inform a conceptual framework for the development of the property. As much as possible, the Committee used data to inform its decision making. Over a course of 30 months, and over 35 meetings, the Committee has reached agreement on a set of Recommendations

for presentation to voters at a Special Town Meeting on Saturday, October 21. If approved by Town Meeting, the Recommendations would provide a road map for future uses and a basis for soliciting interest from developers. The document provides development guidelines, but actual development on the property may be different, depending on contractor bids.



Site Description

The Walsh property (Figure 1) includes 8 existing uninhabited residential structures. One of the first tasks of the WPCPC was to review a report by Weston & Sampson commissioned by the Town that presented options for the disposition of the structures. The Committee did not feel it was within its charge to make a recommendation on the options outside of a master planning process. The Committee sent a memo to the Truro Select Board (May 11, 2021) with a nonbinding recommendation to not accept any of the report's recommendations outside of a master planning process. The disposition of the cottages remains under consideration by the Truro Select Board and Town Manager.

Access to the site is from Walsh Way via U.S. Route 6 to the west of the Property. The Truro Central School (School) is located directly north. The Cape Cod National Seashore (Seashore) is located to the east. Single-family residential developments serviced by private roads are located north (Andrew Way and Leeward Passage) and south (Short Lots Lane and Quail Ridge Road) of the Property. Small commercial developments are across Route 6, to the west.



Figure 1. Property Location

Planning Principles

The Walsh Property Community Planning Committee (WPCPC) adopted the following planning principles to guide its evaluation of future uses of the Property in October 2022:

1. Maximize the impact of development in addressing community needs for affordable housing and other compatible uses.
2. Provide a model for climate-friendly sustainable development in terms of resource impacts and energy use/production.
3. Create recreational opportunities and community spaces that are accessible to all in the community.
4. Protect water supplies for future generations.
5. Use land efficiently and integrate development with existing topography.
6. Meet open space and habitat protection requirements of applicable regulations.



There are eight uninhabited wood frame cottages currently on the Walsh Property, which is accessed via Walsh Way.

Factors Influencing Development

The following factors influence the development potential of the property:

Public Water Supply

The Property is entirely within a Zone II groundwater supply protection area (Figure 2) which means certain land uses, such as hazardous waste and landfills, are restricted. The property is directly adjacent to a Zone I (400-foot protected radius) groundwater protection for the Town of Provincetown's public water supply wells that provide some public water to Truro. The Property has also been identified by the Cape Cod Commission as a potential future public water supply area. Thus, any development on the property needs to consider how best to protect the groundwater resource. The Town of Truro is proposing to site a new water tower on other town-owned property adjacent to the eastern edge of the Property.

Rare Species Habitat

The majority of the Property is mapped by the Massachusetts Natural Heritage and Endangered Species Program (MA NHESP) as priority habitat for State-listed species as shown in Figure 3 below. This designation requires onsite or offsite mitigation in a ratio of 1.5:1 (1.5x mitigation for 1x development) for any portion of mapped habitat that is disturbed by development. On-site protected open space is preferred by MA NHESP.

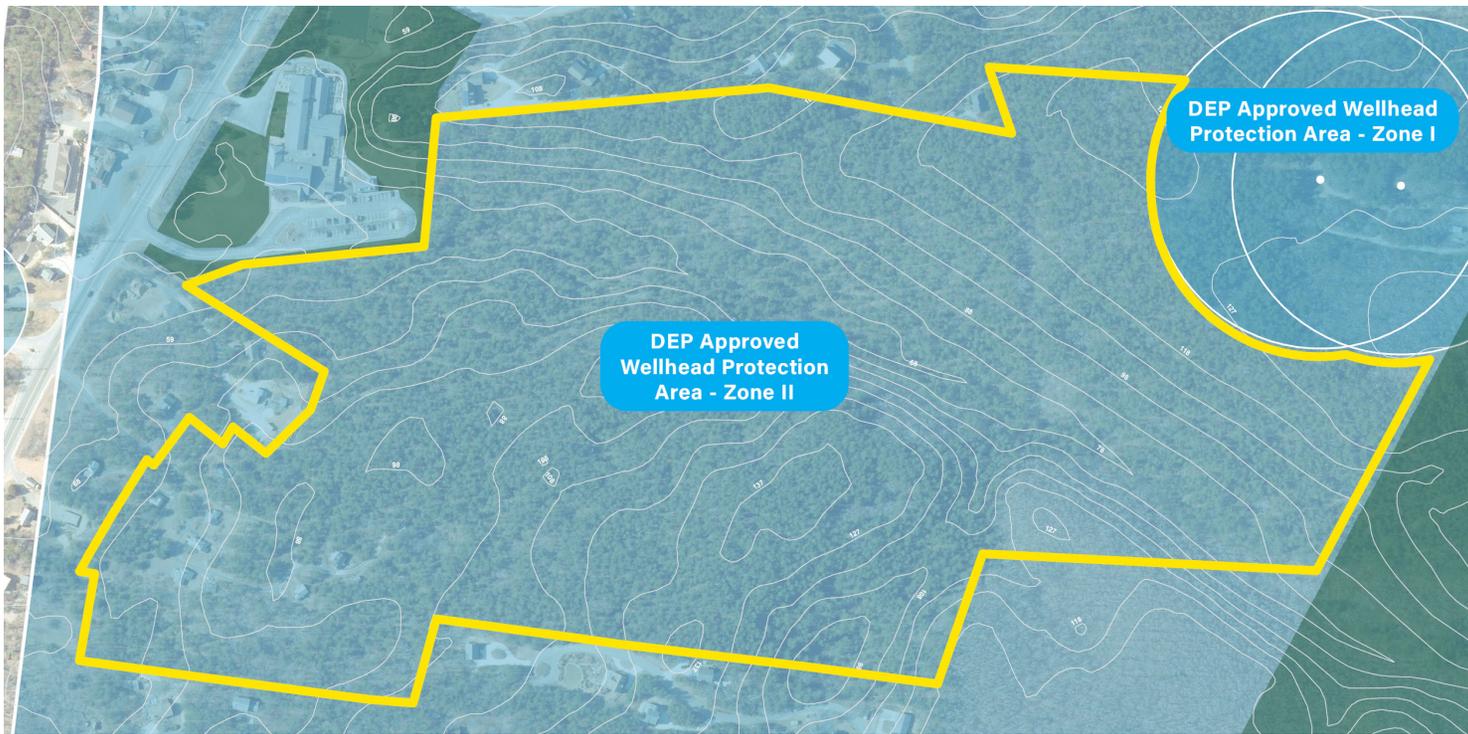


Figure 2. Water Resources



Figure 3. Rare Species Habitat

Variable topography

Topography may limit development potential (Figure 4). Earth work would be required to clear small areas slated for development. Nearly 27 acres of the site has slopes of 10-15%; 30.7 acres of the site has slopes of 15- 25%, and 11.5 acres of the site has slopes greater than 25%. A large, steep ravine runs in a northwesterly direction from the Seashore toward the School.

The Property includes two broad plateaus that offer the primary opportunities for development. One 28.5-acre plateau is located on the southwest side of the property. Another 5-acre plateau is located on the northeast portion of the Property, closer to existing water supply wells.

Selection of Development Areas

Any development of the Walsh Property must take into consideration the factors listed above (water supply, rare species, and topography). The two broad plateaus would likely provide the primary opportunities for development. The 28.5-acre plateau, located on the southwest side of the property, is referred to as Area A. The 5-acre plateau located on the northeast portion of the Property, closer to the Provincetown water supply wells,

is referred to as Area B, both as shown in Figure 5.

Based on site conditions and the Planning Principles for the Property, the Committee agreed to focus initial planning on the 28.5-acre southwestern plateau located closest to Route 6, known as Area A. The 28.5-acre Area A was calculated based on land with grades of less than 25%. Clustering development in Area A allows significant acreage to remain in a natural state, allowing for future open space requirements to be met on site. Planning for the approximately 5-acre northeast plateau, known as Area B, is on hold pending the location of a possible future water supply well closer to the Provincetown water supply wells.

In consultations with MA NHESP, the vast majority of undeveloped land on the eastern side of the property is mapped as priority habitat for the Eastern Box Turtle, a State-Listed Species of Special Concern. The area with the existing cottages may also have some habitat value. Further consultation with NHESP Staff will be needed on the recommended site development and the amount of open space mitigation required. Designation as critical habitat does not preclude passive recreation, such as hiking paths or picnic tables in these areas. The State may place restrictions on the type of activities that may occur on any land protected through

a Conservation Restriction as part of required rare species mitigation.

As mentioned, the property resides in a groundwater protection area. It has also been identified by the Cape Cod Commission as a potential future public water supply area and is being evaluated by the Towns of Provincetown and Truro as a potential site for a new water-supply well. In addition, the Town of Truro is proposing to site a new water tower on other town-owned property adjacent to the eastern edge of the Property, to be negotiated with the Town of Provincetown. The tower will provide water for any development on the property, and also help supply pressure to existing town buildings and for fire safety. Any tower or future well would require a 400-foot radius protective zone where no development could occur. For this reason, the Committee agreed not to propose any development on the eastern upland portion of the property at this time, including the 5-acre Area B. Much of this area would have been dedicated to critical habitat protection anyway.

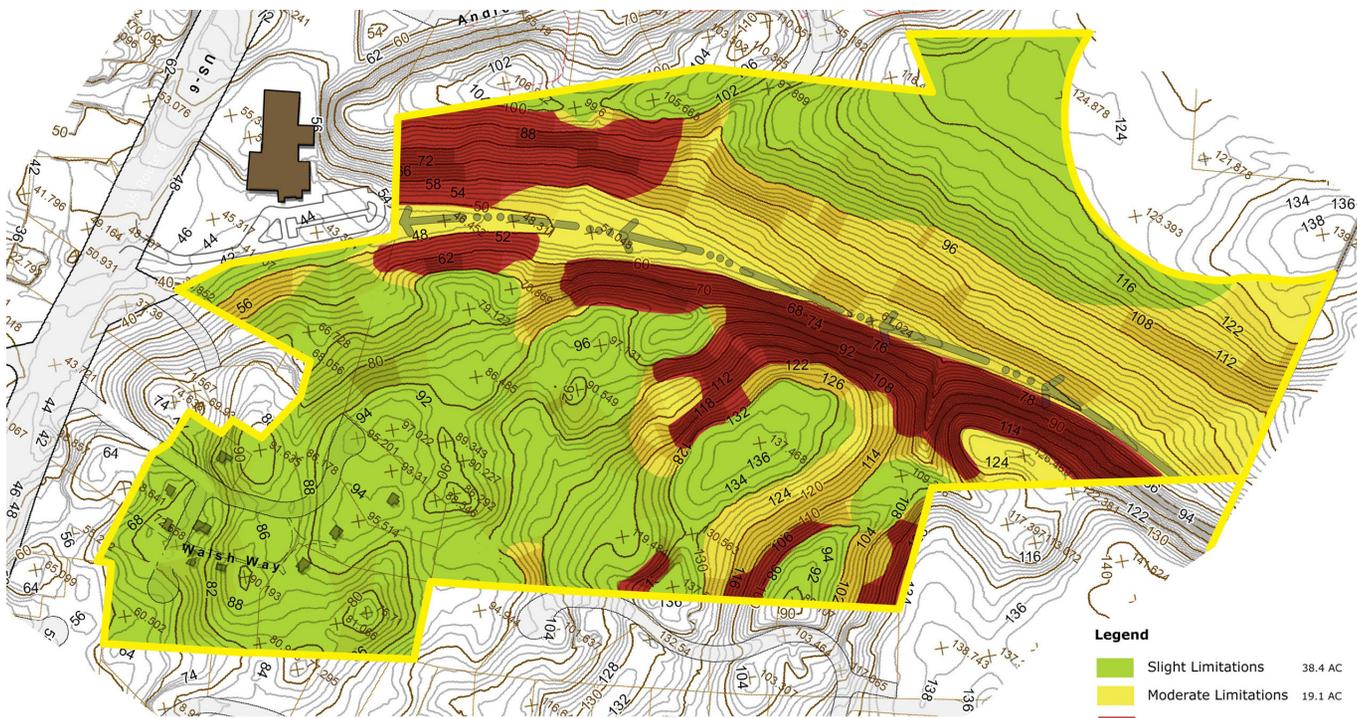


Figure 4. Site Topography

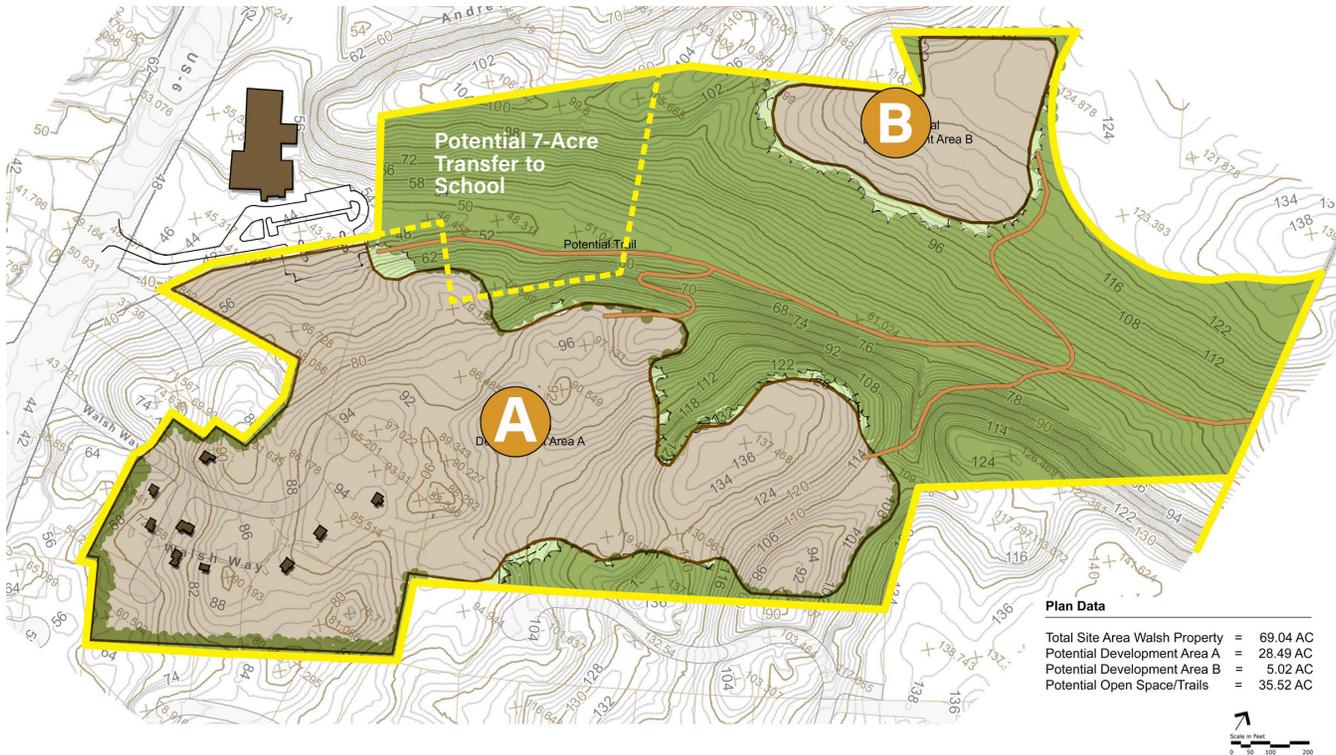


Figure 5. Potential Development Areas A & B

Community Input on Development

In 2019, prior to formation of the WPCPC, the Town held a public forum at the Truro Community Center. Community members attended and expressed wishes and worries about the Walsh Property which informed the charge selection process for the WPCPC.

From December 2022 through April 2023, the Committee and consultants gathered information from the community on desired uses of the Property, and information from Town staff and advisors regarding water use, wastewater management, town needs, site access and traffic impacts. Highlights of this process included:

- A presentation from the Housing Authority on the draft Housing Production Plan, documenting the need from 2023-2036 for affordable housing. The draft 2023 Housing Production Plan documented the need for 260 units of varied sizes and units of housing for households earning between 30% and 120% of area median income (AMI).
- A presentation by the Recreation Commission identified the top three recreation priorities for the town: new field space if Snows Field is displaced; after-school recreation and program space; and general availability of a portion of the Property for active and passive recreational use.
- Discussion with members of the Economic Development Committee about the need identified in the Truro Economic Development Strategy for affordable housing to help local businesses retain workers; a shortage of commercially zoned land in Truro; and the need for additional space for trades-oriented businesses.
- A presentation by the DPW Director which identified the need to site a new water tower adjacent to the Property; possible need for a new public water well; and described the site selection process for the new DPW facility.
- Comments presented by the Town Administration about the need for public outdoor meeting space for large community events.
- A presentation from the Town's consultant on wastewater management described options for meeting demand for wastewater treatment on the Property.

Please refer to the Walsh Property Community Planning Committee webpage for reports and data considered: <https://www.truro-ma.gov/walsh-property-community-planning-committee-0>

In addition to these presentations, the Committee benefited from extensive community input as a result of outreach efforts conducted

for the Town's Local Comprehensive Plan (Plan) update. These efforts included the following:

- As part of early outreach for the Plan update in October 2022, a townwide survey was prepared through a collaborative effort among the Local Plan Committee, WPCPC, and Truro Housing Authority. The survey included questions seeking input from the community on key issues facing the Town, including the Property. Approximately 58% of the respondents were year-round residents, with over 35% part-time residents. The survey was open between October – December 2022 and garnered over 600 responses. Responses on the three most important considerations for the Property

were: housing (44%); environment (37%); and year-round community sustainability (31%). Water quality and climate change were also important considerations. Housing and open space were ranked as the highest priority uses for the Property. Overdevelopment of the Property was listed as the greatest concern in an open-ended question.

- A visioning session for the Truro Local Comprehensive Plan (LCP) update was held in October 2022. The LCP Committee hosted an Open House at the Truro Community Center. As part of this visioning session, participants were invited to provide input on proposed uses and development types



for the Property in a poster board session. Key topics that came out of the Open House were: affirmation of support for housing, open space and recreation, and openness in considering whether the Property should accommodate commercial uses in combination with housing. A community engagement session was held in December 2022 at the School to gather additional community input on residential building form, open space and recreational uses, and mixed use for the Property. Key topics that came out of the session: significant support for housing and recreation uses, and consideration of a mix of commercial and residential uses on the property.

To further gauge community interest in commercial use of the Property, the Committee hosted two virtual focus groups. The focus groups involved approximately 50 people in a discussion of possible commercial uses on the Property, including a community kitchen, day care, afterschool program space, live-work spaces for trades workers, and small-scale retail.

Interviews were conducted with ten development professionals with expertise and experience planning, developing or financing affordable housing. Interviewees were asked to comment on:

- Market feasibility of the desired density and mix of uses
- Ability to obtain financing necessary to achieve desired levels of affordable housing

- Adequacy of site access
- Feasibility of a phased development approach
- Other observations or suggestions

Below is a list of key take-aways from the ten experts.

- Density of housing units is closely correlated with cost of development. Townhouses are approximately 30% more expensive to build than a three-story, single loaded corridor building.
- Affordable rental units would need to be developed in phases of approximately 40-60 units over a period of years. There is no state subsidy source for affordable homeownership units.
- The Town should expect to contribute Community Preservation Act and short-term rental tax receipts to underwrite development costs, in addition to a \$0 land lease. These contributions have ranged from \$30,000-\$50,000 per unit in other towns.
- Outdoor gathering spaces are key to creating social connections. Some suggested making a green or community space a central feature around which development is designed.
- While some community-oriented commercial space is desirable, the amount should be carefully planned in light of limited financing available for this use.

- Live work/trades and/or storage spaces were received with skepticism as potentially a concern to tax credit investors and potentially incompatible with residential units and Zone II requirements.

Based on the input received, the WPCPC agreed to consider commercial uses for the Walsh property, provided that this use did not displace desired residential units. Tighe & Bond prepared an additional concept plan that included 252 residential units and 32,000 square feet of commercial space. Based on developer input received in May 2023 and public comments on the concept plan, the WPCPC agreed to reduce the commercial use to 10,000 square feet. As discussed further below, following additional

public outreach including a community forum held August 16, 2023, the WPCPC ultimately voted to recommend a maximum of 160 residential units on the Property.

Town Engagement

In February 2023, the Town of Truro, through the Town Manager's office, requested transportation technical assistance from the Cape Cod Commission to support the Committee's work. The project study area included Route 6 from Castle Road, north to Bayside Hills Road/ Andrew Way and its intersections with: Castle Road, Whitmanville Road, Cabral Farm Road. Great Hollow Road/ Walsh Way, Scrub Oak Way (School driveway), Bayside Hills Road/



Andrew Way. Services requested through Local Technical Assistance included:

- Review of study area limits
- Conduct safety analysis – crash history
- Provide traffic counts available from regional or corridor studies prepared by the Commission or others
- Conduct traffic counts to complete Level of Service (LOS)/capacity analysis for project area intersections
- Prepare LOS/capacity analysis for existing and future build conditions
- Provide inventory of existing and/or planned alternative transportation modes/ facilities in the project area (transit, on and off-road bike paths, etc.)
- Attendance at up to two (2) public meetings

It should be noted that the transportation analysis was based on 260 residential units and 32,000 square feet of commercial use. An updated analysis should be performed reflecting WPCPC's recommendations on residential unit maximum and phasing of development.

A reduction in the amount of non-residential use on the Property would result in a reduction in trips generated from the Property. In addition, as the Technical Assistance request was made in February, summer conditions were estimated by developing an adjustment factor based on periodic traffic counts conducted at Route 6 at the Wellfleet/Truro town line.

Based on the amount of development proposed, impacts to traffic on Route 6 were not anticipated to warrant a signalized intersection at the Property driveway. However, left turns out of Walsh Way onto Route 6 are anticipated to experience significant delays, particularly in summer months. During summer months at afternoon peak that delay will average slightly more than 3 minutes. Committee recommendations for further study included the following:

- Collect additional traffic data under summer conditions
- Conduct a traffic study specifically including a gap analysis of Route 6 under summer conditions
- Analyze crash reports for Route 6 at Castle Road, Whitmanville Road, and the school driveway
- Evaluate configuration and treatment options for the driveway connection to Route 6

General infrastructure recommendations included consideration of all road users in project design and in connections to Route 6, and to work with MassDOT on improvements to Route 6 to better accommodate all users of the roadway.

Comments on Draft Report

In August 2023, the committed released a draft report for town-wide comment. A public forum to discuss the draft was held on August 16th and was attended by approximately 150 people. An online community survey was open from August 10th through September 5th, in which 525 people participated. In addition, WPCPC members attended the Farmers Market and Transfer Station over several weeks to gather community input. The community feedback on the draft from these outreach events was carefully analyzed and considered by the WPCPC, and was relied upon as the basis for reducing the number of proposed housing units to 160.



Planning Decisions

Except where noted, all decisions were made by consensus. Based on the information gathering and community outreach described above, the Committee identified 28.5 acres in Area A as the primary focus for development. The committee also agreed that up to 60 percent of the property be retained for open space. Specific planning decisions for the property include:

Housing - The committee agreed to prioritize housing in Area A and based this decision on the well-documented need for housing and data from the recently completed Truro Housing Authority (THA) Needs Assessment and Housing Production Plan. A voting majority of the Committee (9-2)¹ decided on a target of 160 residential units in Area A. Residential units would consist of year-round deed-restricted housing units to meet some of the affordable housing needs identified in the THA report. In addition, the Committee felt it was important to provide year-round housing units that are attainable to a broad cross-section of the Truro and outer-cape community, including those who may want to build their own home. Outer cape residents should be given priority for

housing to the maximum extent possible. The housing units would include a mix of rental and homeownership opportunities. The need for these types of housing regionally, and in Truro, are well documented both in the THA Housing Production Plan and Needs Assessment, and in the 2022 report Housing Market Overview and Economic and Fiscal Benefits of Housing Development in Barnstable County conducted by the Concord Group for the Housing Assistance Corporation.

The total of 160 units will require development with higher density than is typically found in Truro, yet comparable to other affordable housing development projects on the Outer Cape. Building types would range from 2-3 story apartment buildings with elevators, to townhouses, and single-family homes that would accommodate individuals, seniors, and families in 1 to 4-bedroom units. Housing will include adequate parking and shared green space for congregation and connection, as well as sound buffering.

¹ The two minority voters felt that given the results of the Walsh Committee latest Survey (n= 525) and feedback from the Public Forum on August 16, 2023, there is documented evidence that there is a majority of full and part time residents of Truro who do not favor nor support the proposed 260 residential units on the property. The respondents also indicated very serious concerns regarding the potential traffic, safety, and water issues with the proposed maximum development. Noteworthy, almost half 46.5% of survey responded indicated there is too little allocation of open space.

We favored a more incremental approach, in line with what the constituents proposed, that focuses on need, community input and feedback rather than a target number of residences. Circumstances change and we need to be responsive to community.

Ignoring public opinion goes against the initial charge of the committee "drawing on the active and public input and engagement as well as data that describes the current need of the town and region..". Out of respect for the community input, we voted against the proposed 260 number.

Energy-Efficiency/Renewable Energy – The buildings should be designed to support Net Zero principles, maximize energy efficiency, and utilize renewable energy wherever feasible.

Community-oriented commercial – The Committee agreed to include up to 10,000 square feet of non-residential/community uses in Area A, provided this does not displace desired housing units. Nonresidential uses could include space for community-oriented businesses (e.g., day care, youth center, food pantry/kitchen); small scale retail; and/or live-work spaces for trades, artists, or other businesses.

Recreation – The Committee agreed to include approximately 4 acres for town recreational purposes, provided this does not displace desired housing units. This could include multi-use athletic fields and/or a community outdoor event space, a playground or park. This area would be located adjacent to the school. Actual use on the parcel would be determined by the Town.

Walking Trails – Walking trails that are accessible to the public and ADA-compliant would be located throughout the site and link undeveloped land with area A and could potentially extend into the National



Seashore. Other small recreation opportunities interspersed in Area A for public use are also desired. Passive recreation will also be included in open space designated as wildlife protection.

Open Space – There will be permanently protected on-site open space to meet regulatory requirements for State-listed species. On-site open space also provides a valuable resource for residents and the public for passive recreation such as hiking and picnics adjacent to the National Seashore.

Land for Truro Central School – A set aside of approximately 7 acres of land to the school is included to make it eligible for State building funds to expand or renovate if needed in the future. This land could continue to be used for passive recreation if the land is considered by the State as needed only to satisfy land area requirements for expansion.

Other Site Development Considerations:

Site access - The only established access to the Property is via Walsh Way. The town is exploring alternative means of access. The private roads (Andrew Way/Leeward Passage, Quail Ridge Road/Short Lots Lane) on the north and south sides of the Property have been determined by Town Counsel to be inappropriate for primary and secondary access and have therefore been eliminated from consideration. The Town is reviewing other options for additional access to the Property.

Transportation – Traffic into and out of the site was a major concern for the Committee and the public. The only established access to the Property is via Walsh Way. A preliminary traffic study was conducted by the Cape Cod Commission Transportation Staff at the request of the Town. Given feedback from the community, the Committee felt more rigorous analysis is needed and that traffic alternatives, such as a roundabout, should be considered. The Town should continue to study and address traffic concerns to create solutions using the Town's adjacent parcels, including Truro Central School, to design a comprehensive traffic solution for the area.

Water supply, treatment, and surface runoff - As mentioned previously, water supply at the site will need to be negotiated with the Provincetown Water & Sewer Board. The development plan is based on the assumption that public water supply will be available. A new water tower is proposed by the Town of Truro to be located adjacent to the Property to ensure necessary water pressure for fire suppression for the Property and nearby areas.

To accommodate the desired density of uses, protect the groundwater resource, and meet public water supply (Zone II) requirements advanced wastewater treatment will be needed at the site to limit nitrogen loading. Scott Horsley, Water Resources consultant for the Town, has recommended a potential shared wastewater treatment system with the school and/or other adjacent properties.

A wastewater treatment system that services new development on the Property as well as the school would meet nitrogen loading requirements. If a small number of surrounding properties were added to the system it could actually lower net nitrogen load in the Zone II, providing an overall public benefit through greater protection of the water supply. It is intended that treated water would be filtered at the site to recharge the groundwater.

Development on the property will produce surface runoff from impervious surfaces. To mitigate runoff effects on downslope owners and recharge the aquifer impervious surface should be minimized to the maximum extent feasible consistent with Low Impact Development practices.

Funding – It is anticipated that development of housing and commercial space at the site would be funded through grants, Federal and State low-income tax credits, and developer contributions, much as was done at the Cloverleaf Development. Any housing on the site should be deed-restricted to the maximum extent possible to ensure they remain affordable.



Phasing

A voting majority of the Committee (6-5)² decided that housing development should occur in phases, and that the first phase would be 50-80 units. Phasing is needed for a variety of reasons, including, but not limited to, developer feedback, funding availability, community feedback, infrastructure buildout, ongoing short- and long-term needs assessment, and deferring landscape clearing until needed. The first phase of any development would need to include infrastructure in addition to adequate housing that significantly addresses the current housing need in Truro.

Phasing of development achieves a number of important community planning objectives:

- Responds to community concerns about the size of development
- Eligibility for important sources of financing for affordable housing
- Allows for absorption of housing units into the local market
- Helps to manage construction-related disturbance on local roads

- Allows the town to plan for any infrastructure and services needs
- Provides the ability to adapt the proposed development plan based on community experience or market conditions.

The WPCPC recognizes that the formulation of phases of development will be proposed by prospective developers, and will be influenced by a number of considerations, including the availability of financing, an assessment of market need for proposed development, and the readiness of infrastructure. In light of the benefits of phasing the WPCPC offers the following draft guidelines to be factored into the formulation of phases of development. It is the WPCPC's hope that the Town will include these guidelines, as they may be amended based on public input, in any solicitation of proposals to develop the property.

² The 5 minority voters felt phasing is a business decision that should be determined by the developer. The necessity or desirability of a phased project will become increasingly apparent as the project proceeds through its many stages of local and regional approvals. Phasing should not be artificially imposed by the town.

If, through the various approval stages all of the project-wide resource, infrastructure, traffic and other technical planning issues can be satisfied or solved, why would the town restrict the developer if, in fact, the developer can demonstrate the ability and benefits of building out the project in a single phase?

Although it is likely that, for financing reasons, a developer will build out in phases, we should not presume that to be the case. It's only going to unnecessarily complicate the project.

Phasing Guidelines

1. Phasing of development of the Walsh Property should be required.
2. Each phase of development should be designed to:
 - a. Meet market demand for proposed housing units and non-residential space that is supported by appropriate market research
 - b. Include year-round housing units that are affordable to a mix of income levels.
 - c. Include a mix of rental and homeownership housing opportunities
 - d. Create a visual and functional sense of community on the Walsh Property, and in relation to the Town.
 - e. Install water, wastewater, stormwater, and roadway infrastructure needed to support development in the proposed phased and enable efficient connectivity to prior/ subsequent phases.
 - f. Include green spaces or trails that are accessible to residents of the Walsh Property and the general public.
 - g. Minimize construction-related impacts on local roads, including built sections on the Walsh Property.

Recommendations

Recommendations of the Walsh Property Community Planning Committee

Based on community feedback to its draft report, the WPCPC prepared a set of recommendations, which appear below. If approved by the voters at a Special Town Meeting on October 21, 2023, these recommendations will be incorporated into guidelines for the solicitation of proposals to develop the site. The actual development plan for the site will be the result of discussions between the Town and prospective developers when proposals are submitted in the future. The recommendations are presented as they relate to each of the WPCPC's Planning Principles.

In order to maximize the impact of development in addressing community needs for affordable housing and other compatible uses, the WPCPC recommends:

R1. Of the 69-acre property, devoting 28.5 acres or 41.3% to year-round housing.

R2. Within the 28.5-acre developed area, providing year-round deed restricted rental and homeownership housing that is attainable to a broad cross section of the Truro community.

R3. Developing no more than 160 residential units.

R4. Developing residential units in phases, and that Phase 1 be 50-80 units.

R.5 Recognizing that the formulation of phases of development will be proposed by prospective developers, and will be influenced by a number of considerations, including the availability of financing, an assessment of market need for proposed development, and the readiness of infrastructure.

R.6 Providing a mix of year-round housing unit types on the property to accommodate both seniors and individuals (universally designed studios and one bedrooms) and families (from 2- to 4-bedroom units) and that units be thoughtfully designed to address issues such as aging in place, growing a family, and sound buffering. Housing will include adequate parking and include shared green spaces for congregation and connection.

R.7 Giving Outer Cape residents and workers preference for housing to the maximum extent allowed.

In order to provide for compatible uses within the 28.5-acre developed area, the WPCPC recommends:

R8. Providing non-residential space that could include daycare, meeting space, community kitchen, or similar community-oriented use. This could include ancillary outdoor space for public use/recreation such as a park or playground.

R9. Allotting 7 acres to Truro Central School to allow the school to be eligible for State building funds to expand or renovate if needed in the future.

R10. Providing approximately 4 acres for public recreational purposes that may include multi-use athletic fields and/or community outdoor event space. Actual use will be determined by the Town.

In order to provide a model for climate-friendly sustainable development in terms of resource impacts and energy use/production, the WPWPC recommends:

R11. Supporting Net Zero principles to maximize energy efficiency and reduce climate impacts.

R12. For all development on the property, employing Low Impact Development (LID) principles such as using natural systems to manage stormwater and decrease the impact of development, using trees and other vegetation to filter and infiltrate water and provide shade and cooling; and reducing impervious surfaces. (Adapted from <https://www.massaudubon.org/our-work/climate-change/local-climate-resilient-communities>).

In order to create recreational opportunities and community spaces that are accessible to all in the community, the WPCPC recommends:

R13. Of the 69-acre property, retaining up to 60% of the property as open space. Regulatory requirements for protected open space will be met.

R14. Providing walking trails that are accessible to the public, including ADA-compliant trails.

In order to protect water supplies for future generations, the WPCPC recommends:

R15. Servicing the property by a public water supply.

R16. For all development on the property, utilizing an advanced wastewater treatment system to limit nitrogen loading. The system could be designed to include capacity to serve adjacent public buildings and homes.

R17. Using land efficiently and integrating development with existing topography.

In order to promote public safety, the WPCPC recommends:

R18. Continuing to study and address the traffic and egress concerns of the parcel development and encourage creative solutions using all the Town's adjacent parcels, including Truro Central School, to design a comprehensive traffic solution for the area.

Appendix

Please refer to the Walsh Property Community Planning Committee webpage for reports and data considered: <https://www.truro-ma.gov/walsh-property-community-planning-committee-0>

List of Development Professionals Interviewed (alphabetically)

Emily Achtenberg, (housing policy and development consultant affordable housing consultant)

Charlie Adams, Regional Vice President, Pennrose LLC (affordable housing developer)

Andrea Aldana, Chief Program Officer, Community Development Partnership (affordable housing advocacy, management, development)

Jay Coburn, CEO, Community Development Partnership (affordable housing advocacy, management, development)

Julie Creamer, Senior Vice President of Acquisitions, POAH (affordable housing developer)

Rachana Crowley, Director of Real Estate Development, The Community Builders (affordable housing developer)

Thomas Howes, Division Manager, Innova Services Group, (multi-family housing construction project management)

David Koven, Koven Associates, (affordable housing and financing consultant)

Ted Malone, President, Community Housing Resource, Inc. (affordable housing developer)

Carl Sussman, Sussman Associates, (community development consultant)