

# Weymouth Planning Department COMMUNITY MEETING

## *South Weymouth Naval Air Station*

Weymouth, Rockland & Abington

April 25, 2023



**Brookfield** & **NEW ENGLAND**  
Properties **DEVELOPMENT**

# Planning Department Community Meeting

- Welcome
- Introductions
- Update on Zoning Review Process
- Goals for Tonight's Meeting



# Master Development Team

Brookfield  
Properties & NEW ENGLAND  
DEVELOPMENT

## Master Developer:

New England Development / Brookfield Properties

John Twohig / Robert Pears / Tony Green / Paul Cincotta

## Key Consultants:

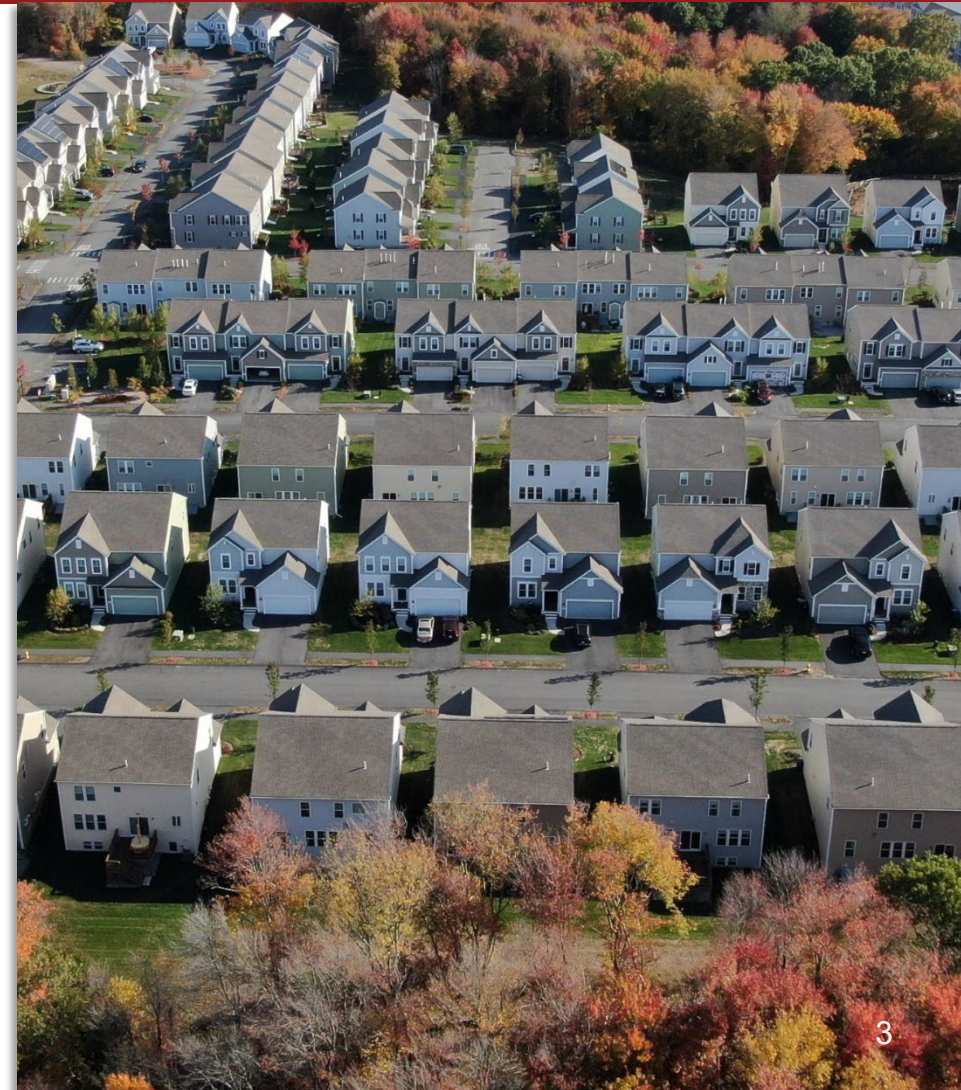
Master Planner, **DumontJanks**, Ricardo Dumont

Technical Infrastructure, **Tetra Tech**, Bob Daylor

Transportation, **VAI**, Jeffrey Dirk

Fiscal, **RKG**, Eric Halvorsen

Permitting / Zoning, **Goulston & Storrs**, Tim Sullivan



# Agenda

- Introduction / Master Development Team
- What We Have Been Doing Since Selection
- Overall Timeline & Process
- Master Plan Vision
- Zoning
- Technical Studies
- Benefits of Our Vision
- Questions



# THE PROJECT TEAM

## New England Development

NED generates **long-term value to communities**, customizing solutions for each setting. We're invested in the communities in which we are a part, and we take an **all-inclusive approach** to development. From the outset, we seek input from community leaders, and partner with state and city entities, neighbors, residents, and tenants. The result: projects that add lasting value to the communities in which we do business – **adding to the tax base, improving infrastructure, creating jobs**, and **enhancing community stature**.

**4,000**

Residences  
Permitted In MA

**\$4 Billion**

Development Pipeline

**50 Million+ SF**

Developed and Managed

# UNIVERSITY STATION

*Westwood, MA*

Brookfield  
Properties & NEW ENGLAND  
DEVELOPMENT



## 120 Acres

Zoned for retail, office, residential, medical and hotel uses

## 25 Acres

Open Space

## 2 Million SF

Mixed-Use

- Retail
- 2 Hotels
- 650 Residences
- 3 Office Buildings





# CAMBRIDGESIDE

30+ Years – Committed Long Term

Brookfield  
Properties & NEW ENGLAND  
DEVELOPMENT



**2**

Public Parks

**160**

New Residences

**2 Million SF**

Mixed-Use

- Office
- Lab
- Retail
- Residential

**Status:**

Under Construction



1979



1990



CambridgeSide 2.0



# ALLSTON YARDS

*Mixed-Use Community*

Brookfield Properties & NEW ENGLAND DEVELOPMENT



**870**

New Residences

**120,000 SF**

Retail

**420,000 SF**

Office & Lab

**1.5 Million SF**

Mixed-Use

**2 Acres**

Park and Community Space

**Status:**

Under Construction



# THE PINEHILLS

*Master Planned Mixed-Use Community*

Brookfield Properties & NEW ENGLAND  
DEVELOPMENT



**3,243 Acres**

**3,065**

New Residences

**1.3 Million SF**

Mixed-Use

**175 Acres**

The Village Green – A mixed-use center with a town green



# THE PROJECT TEAM

## Brookfield Properties

We are proud to create the places people want to live, work,  
discover + connect

Brookfield Properties is a fully-integrated, global real estate company that provides **industry-leading portfolio management** and **development capabilities** across a broad range of real estate investment strategies including office, retail, residential, mixed-use, hospitality and multifamily. Leveraging our **extensive experience**, **deep operating expertise**, **financial strength** and **capital discipline**, Brookfield Properties creates unparalleled experiences by re-entitling and master-planning communities, managing the subsequent execution phases of the value creation process in design, development and construction and realizing a property's highest and best use.

**\$211 Billion**

Real Estate Assets

**450 Million SF**

Commercial Space

**60,000**

Managed Apartments

**40 Million SF**

Under Construction

**50**

Master Planned Communities  
in 38 North American Markets



# BROOKFIELD PROPERTIES

Brookfield  
Properties & NEW ENGLAND  
DEVELOPMENT

## University Park at MIT

East Cambridge, MA



Mixed-Use Asset

**30**  
Total Acres

**674**  
Residential Units

**12**  
Research & Office  
Buildings

**250,000 SF**  
Hotel, Restaurant  
& Retail Space

**1.7 Million SF**  
Research Space

## Natick Mall

Natick, MA



Retail Asset

**228**  
Retailers

**150,000 SF**  
Grocery &  
Restaurant  
Space

**1.7 Million SF**  
Retail Space

# BROOKFIELD PROPERTIES

Brookfield  
Properties & NEW ENGLAND  
DEVELOPMENT

## Playa Vista

Playa Vista, CA



Mixed-Use Asset

**460 Acres**

**15,000**  
Residences

**3.2 Million SF**  
Creative Office  
Space

**250,000 SF**  
Retail

**165 Acres**  
Parks + Open  
Space

## Nexton

Summerville, SC



Mixed-Use Asset

**5,000 Acres**

**17,500**  
Residences

**6 Million SF**  
Retail/Office  
Space

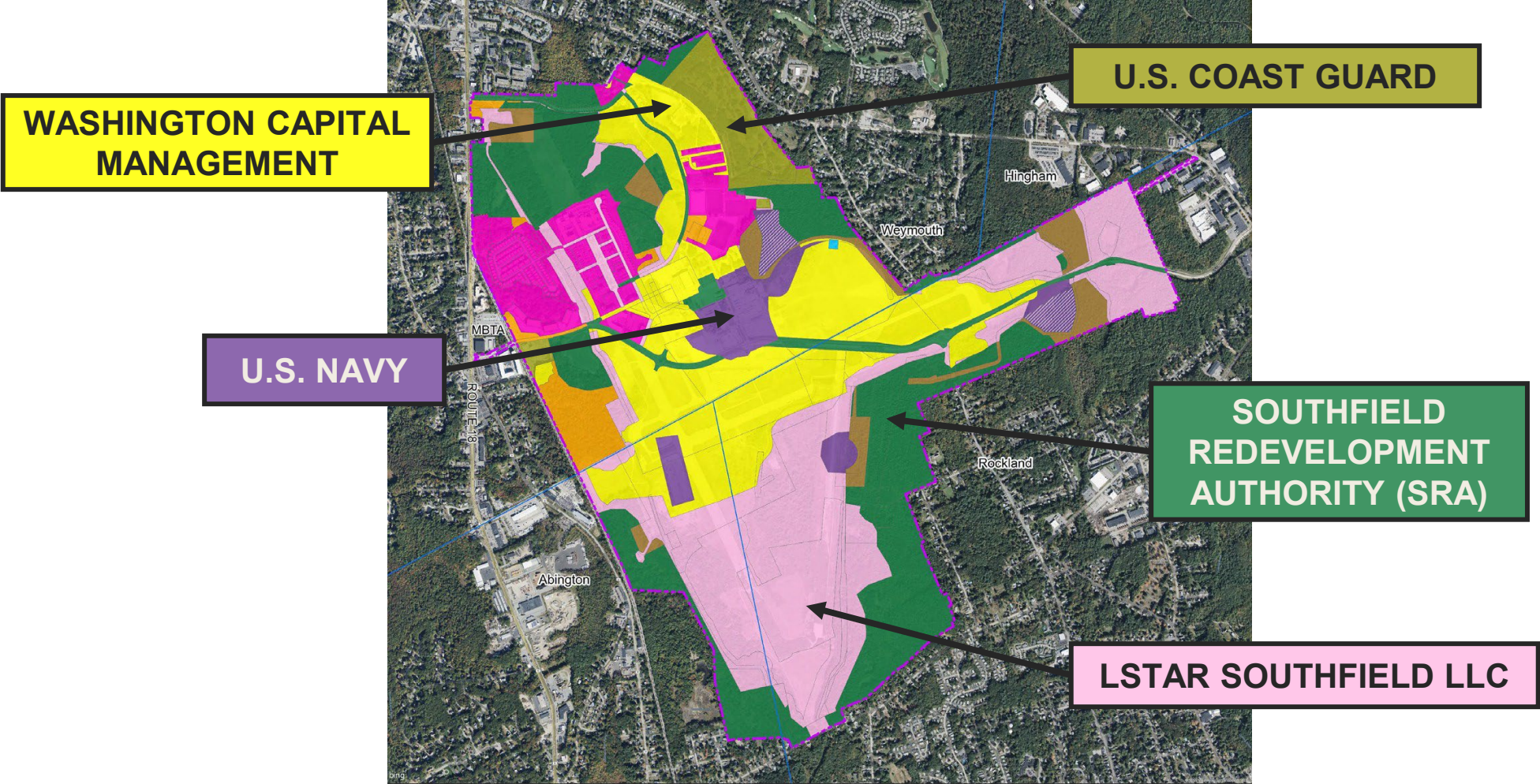
**1,500 Acres**  
Parks + Open  
Space



# What We Have Been Doing Since Selection

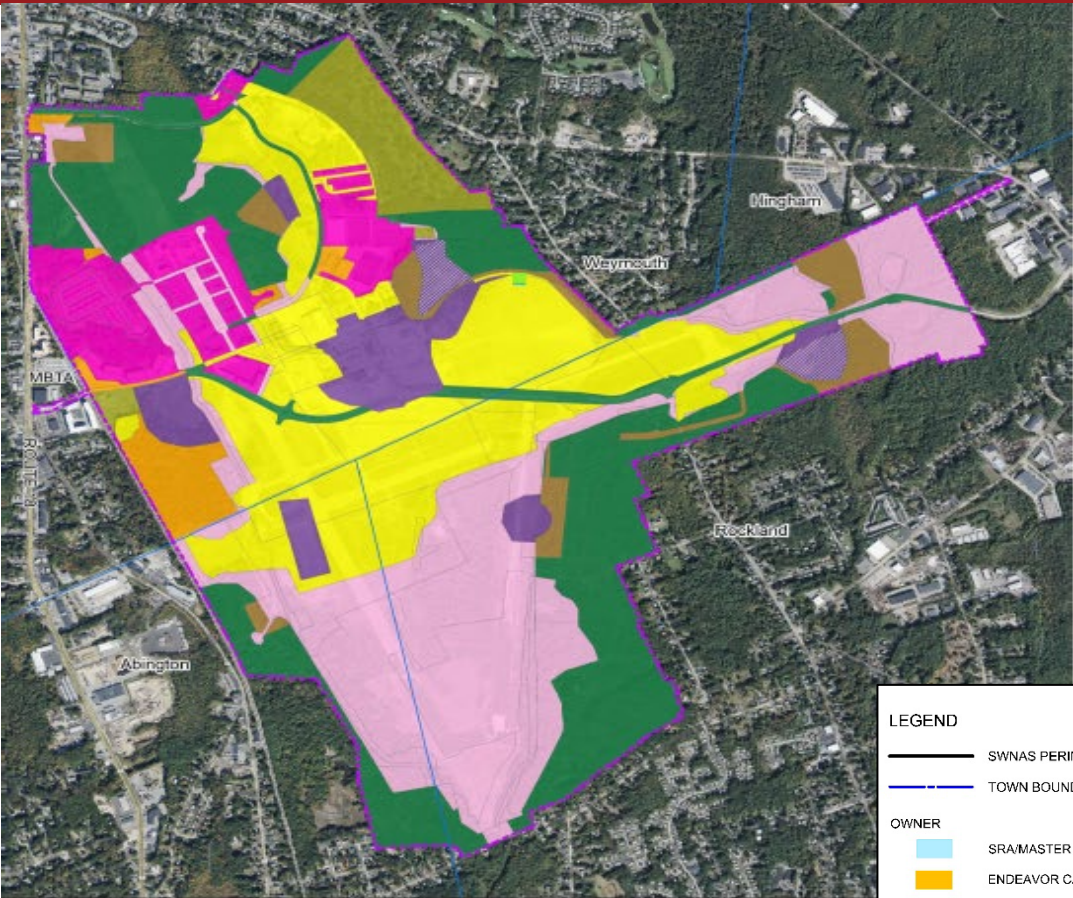
- Land Ownership
- Coordination with Navy
- Reset the Redevelopment Plan
- Zoning to implement the Redevelopment Plan

# Land Ownership - 2020

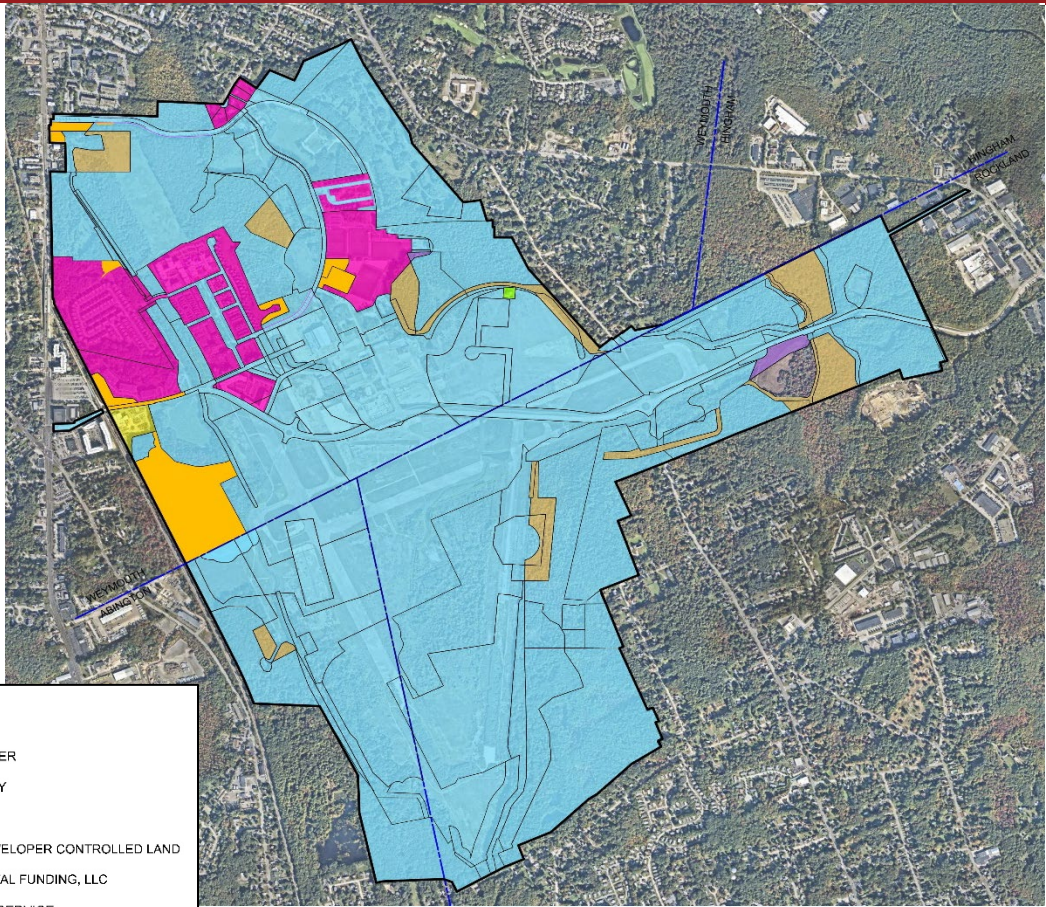
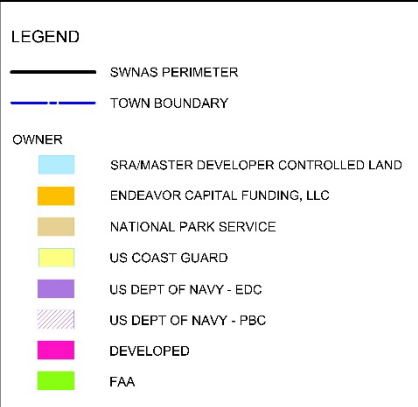




# Land Control / Ownership - Today



Ownership at Selection - 2020



SRA/Master Developer  
Controlled Land - 2022



# Coordination with Navy

## NAVY:

- Finalized with SRA the 3<sup>rd</sup> Amendment which provides funding for treatment of contaminated groundwater; allowing for land transfers from Navy to SRA (subsequently to Master Developer)
- Navy escrow to be used to fund most of construction dewatering with new PFAS guidance from EPA and MA DEP
- Working with Navy on treatment plant design with Weston & Sampson
- Coordinating with Navy and SRA on FOST'g of remaining parcels near hangar



# Reset the Redevelopment Plan

## Five General Topics

### History

- Discussion of the history of the redevelopment and where the Base is today.

### Land Uses

- “Completed Area” - will remain as is
- “Developable Area” - will be subject to new permits and approvals
- “Open Space” - along the perimeter to provide a buffer
- Depending on market demands and conditions, the amount of residential and commercial development within the “Developable Area” may fluctuate, provided that the infrastructure is sufficient to support such development.
- Flexibility intends to acknowledge and adapt to the changing circumstances of a long-term development.

### Fiscal Analysis

- RKG, a nationally recognized Economic Analysis Firm, to perform an analysis to determine the financial outlook of existing and future development.

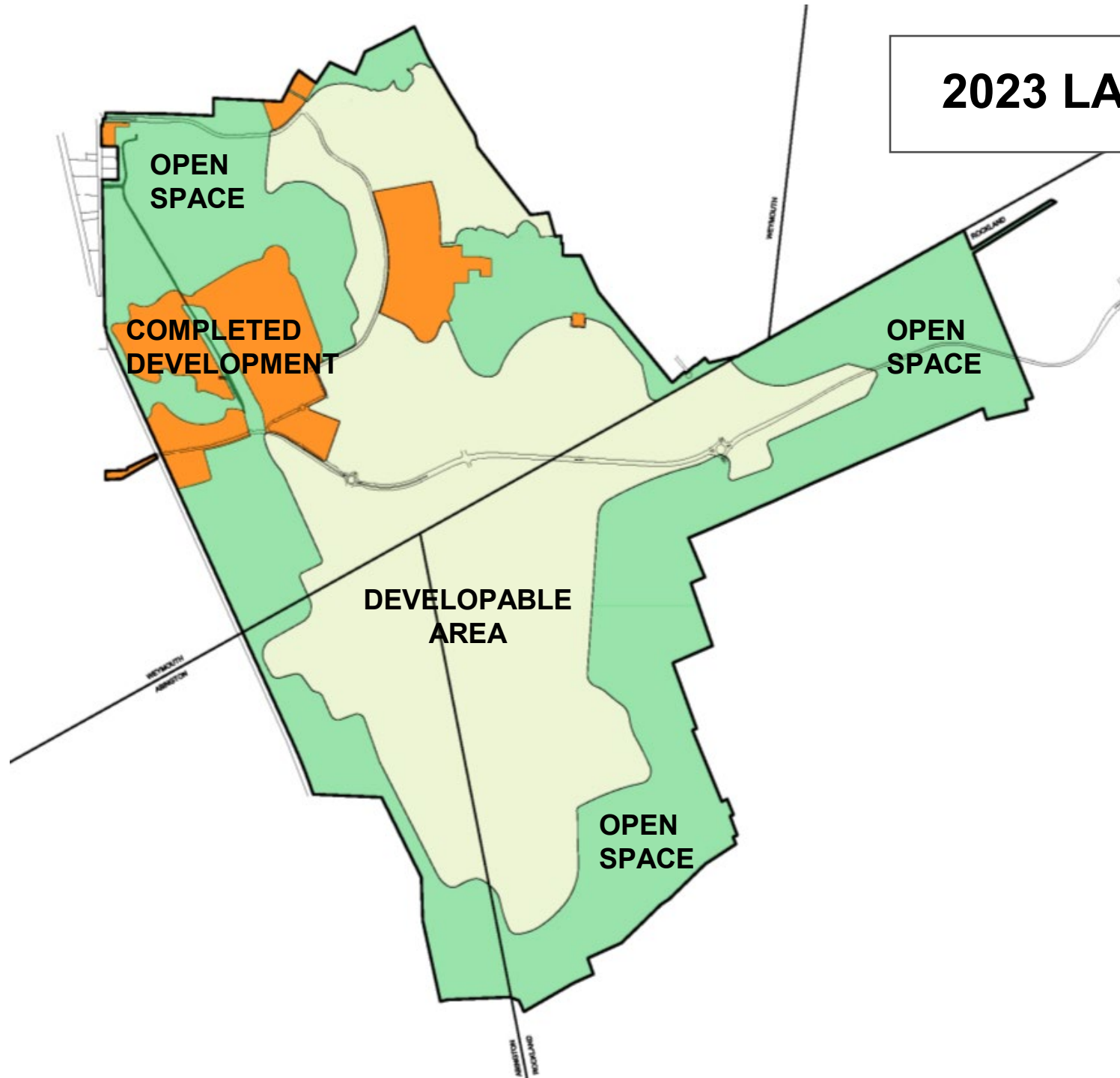
### Infrastructure

- Outlines the various water and wastewater solutions that the Master Developer is required to study as part of the MEPA process, including a new source from the MWRA, or solutions involving neighboring communities, such as utilization of water from the Aquaria plant located in southeastern Massachusetts.

### Open Space

- Describes anticipated location and uses of open spaces

# 2023 LAND USE PLAN





# Overall Timeline & Process

## 2023: Local & State

### **JAN-MAR : SRA**

- Redevelopment Plan Review / Approval
- Zoning Bylaw and Map
- Technical Studies Supporting Zoning

### **APR-JUN : Weymouth**

- Zoning Review / Approval
- NHESP : Proposed Mitigation Plan

### **JUL-SEP : Town Meeting Preparation**

- Abington & Rockland Town Meeting Preparations
- MEPA Filing

### **OCT-DEC : Town Meetings**

- Abington Town Meeting Review / Approval
- Rockland Town Meeting Review / Approval



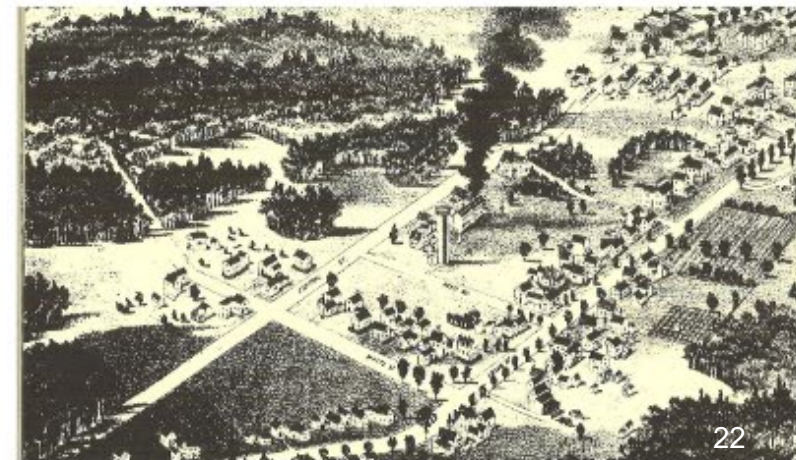
# Master Plan Vision

- What To Do With The Land
  - The Land Before The Base
  - The Land As The Base
  - The Land Today
  - Runways to Greenways



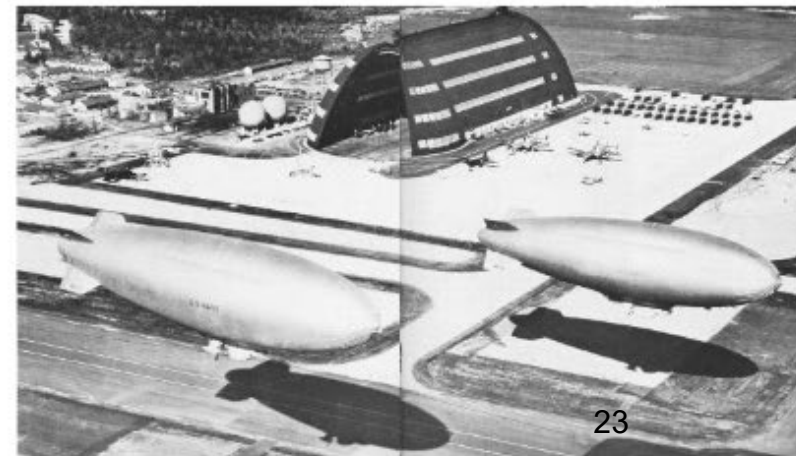


# Pre-1940 Site Conditions





# SWNAS-Military Base





# SWNAS - Recent Development

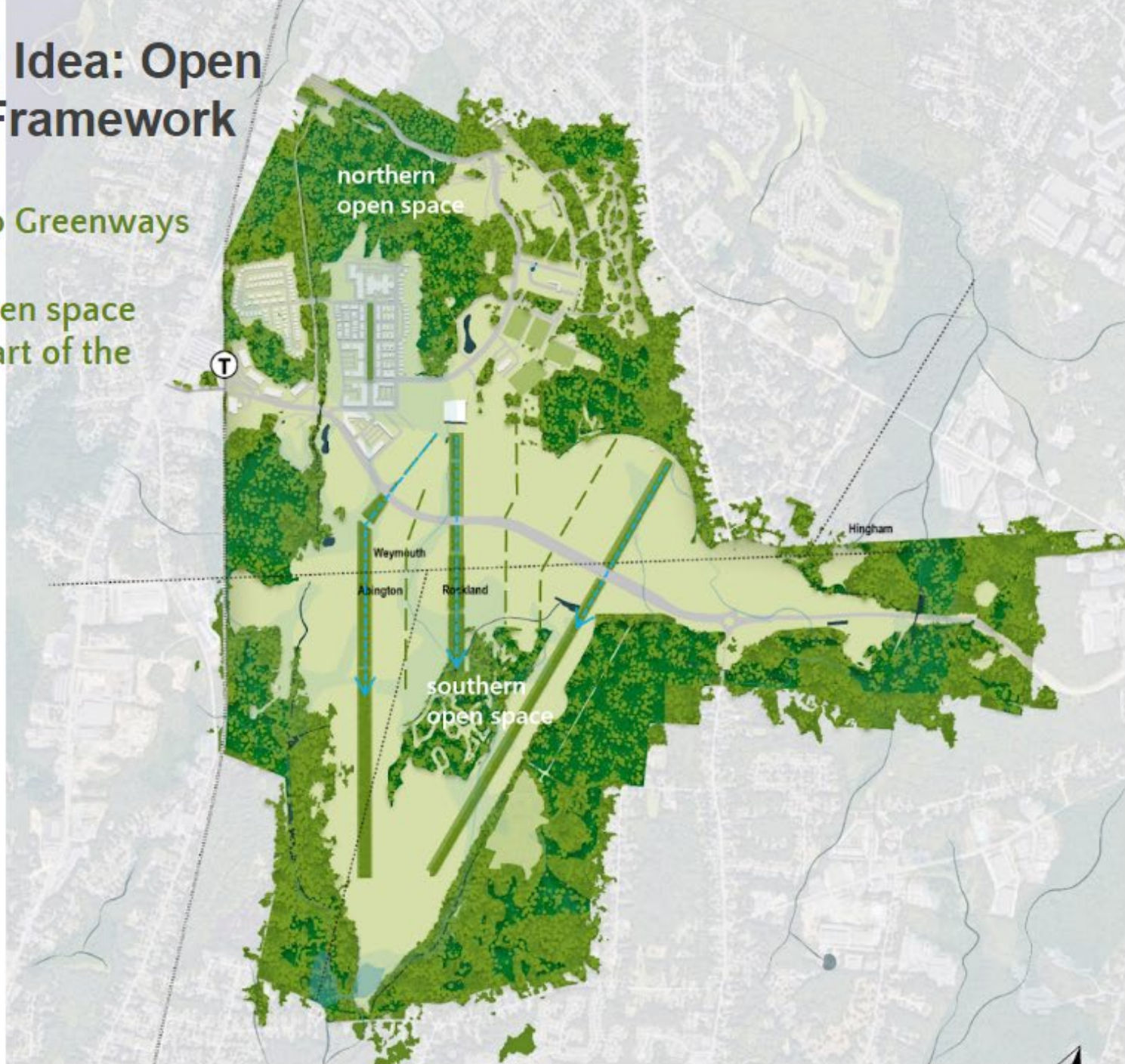




# The Big Idea: Open Space Framework

Runways to Greenways

Bringing open space into the heart of the Base



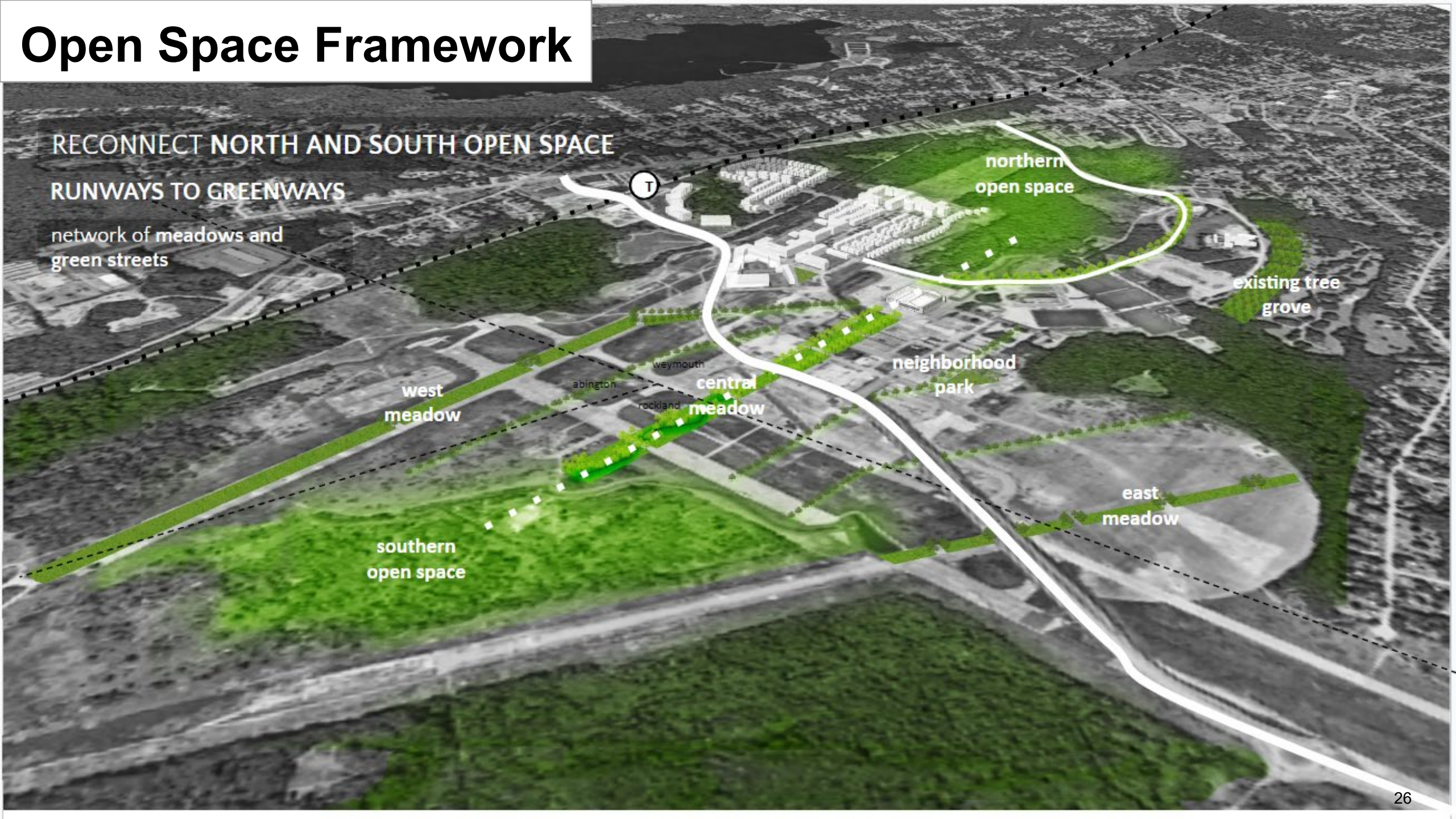


# Open Space Framework

RECONNECT NORTH AND SOUTH OPEN SPACE

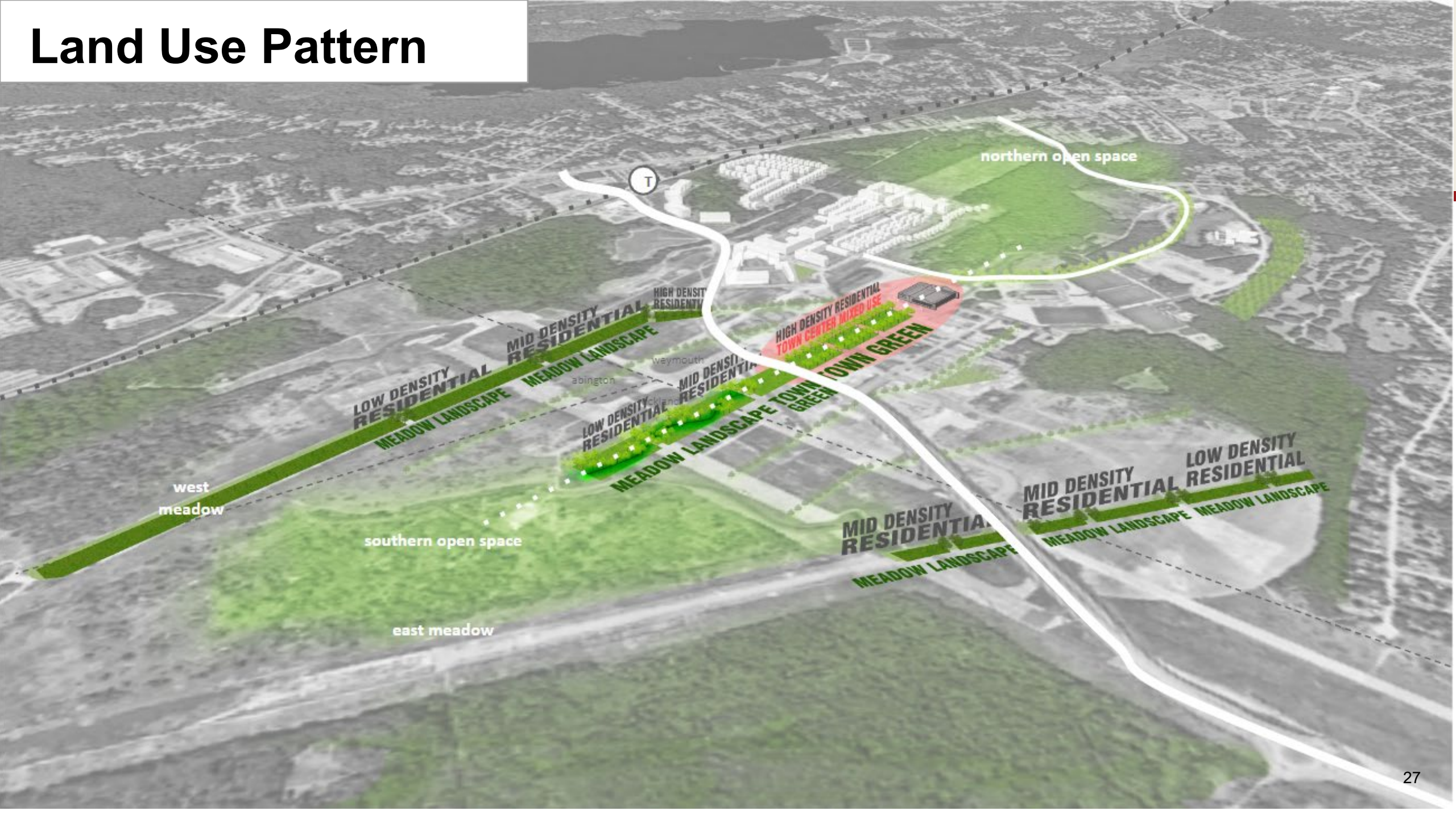
RUNWAYS TO GREENWAYS

network of meadows and green streets





# Land Use Pattern





# Central Meadow





# Central Green



VIEW @ PARKWAY LOOKING NORTH TO CENTRAL GREEN

# Zoning



# Proposed Zoning

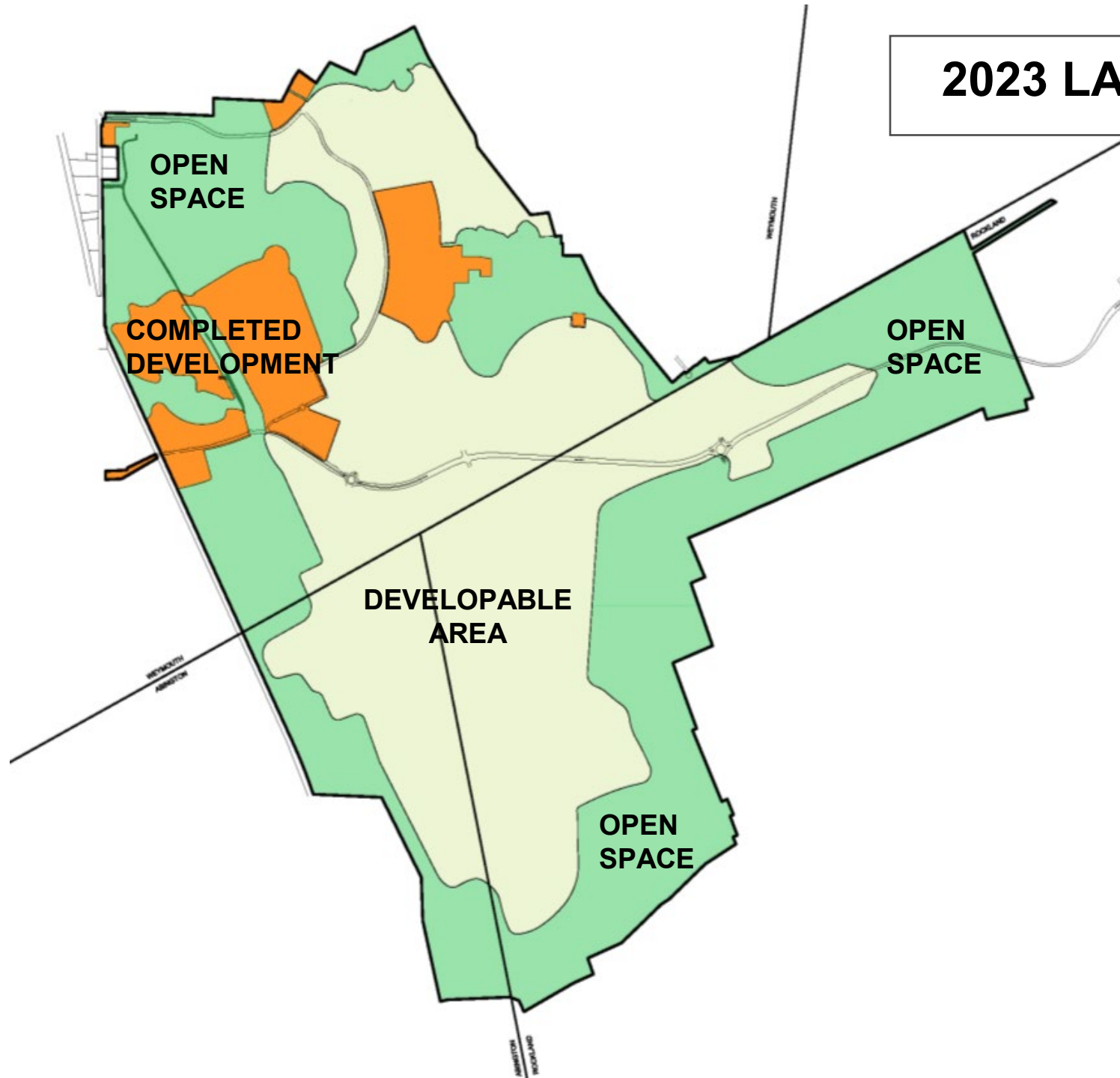
## Proposed Zoning Map

- Retains existing zoning districts where development has occurred
- Delineates one consolidated Open Space district on the perimeter of the base
- Creates one new Mixed Use Development District (MUDD) over all undeveloped areas

## Proposed Zoning Bylaw

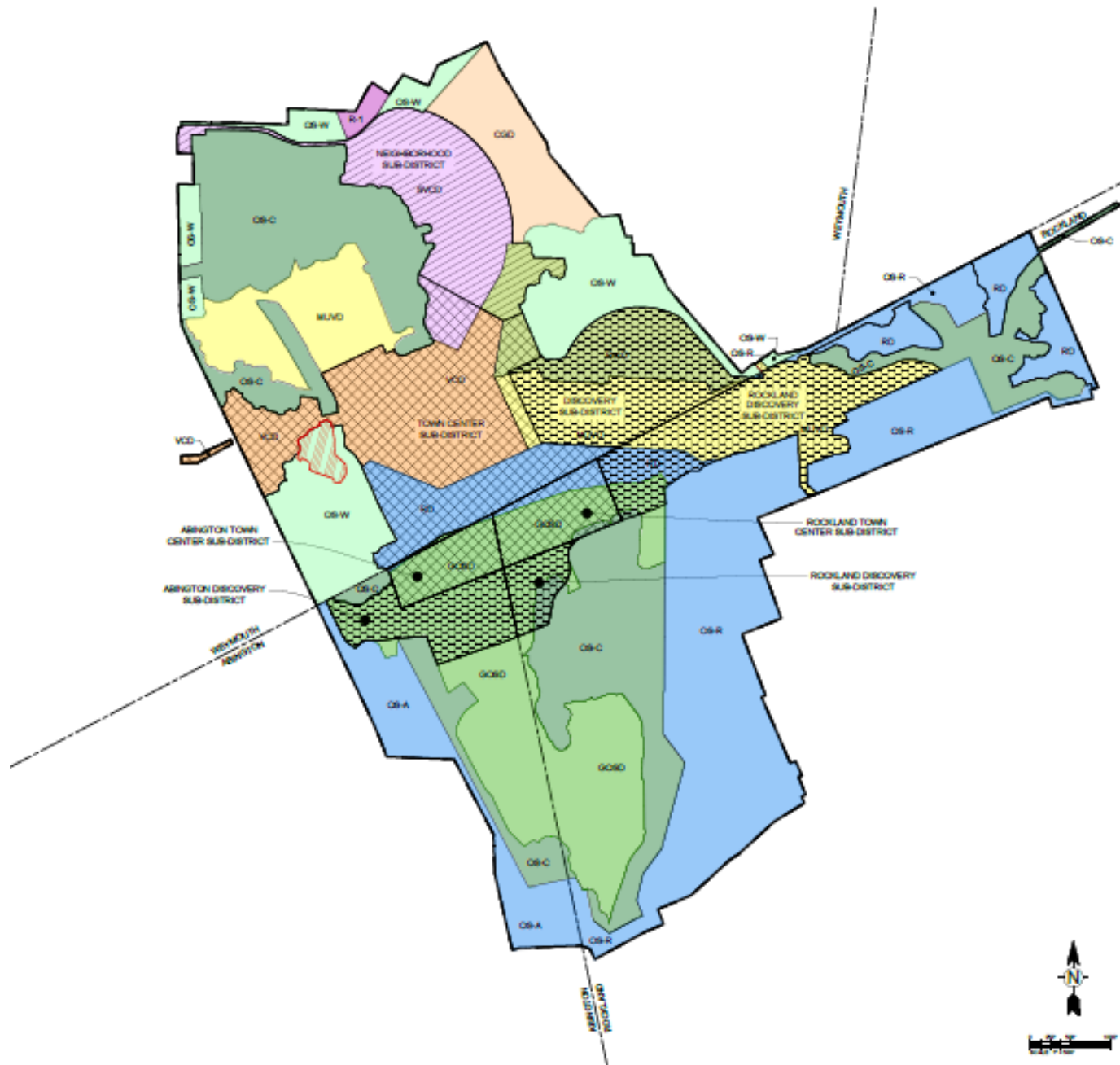
- Implements the Redevelopment Plan
- Recites general provisions (authority, purpose, etc.)
- Defines and regulates uses / development
- Maintains existing rules of the road for completed properties
- Consolidates administration of the Bylaw with the SRA
- Creates a new Article 7A outlining the terms and provisions governing the MUDD

# 2023 LAND USE PLAN





# CURRENT ZONING MAP



## A. CENTRAL REDEVELOPMENT AREA

	MIXED USE DEVELOPMENT OVERLAY DISTRICT	
	NEIGHBORHOOD SUB-DISTRICT	
	TOWN CENTER SUB-DISTRICT	
	DISCOVERY SUB-DISTRICT	
	VILLAGE CENTER DISTRICT (VCD) -	100 Acres
	MIXED-USE VILLAGE DISTRICT (MUV) -	150 Acres
	RESIDENTIAL DISTRICT (RD) -	50 Acres
	SHEA VILLAGE COMMERCIAL DISTRICT (SVCD) -	80 Acres
	GOLF COURSE/OPEN SPACE DISTRICT (GOSD) -	203 Acres
	RECREATION DISTRICT (RecD) -	54 Acres
	OPEN SPACE-CORPORATION DISTRICT (OS-C) -	207 Acres
	COAST GUARD DISTRICT (CGD) -	45 Acres

## B. PERIMETER AREA

	OPEN SPACE-ABINGTON DISTRICT (OS-A) -	51 Acres
	OPEN SPACE-ROCKLAND DISTRICT (OS-R) -	206 Acres
	OPEN SPACE-WEYMOUTH DISTRICT (OS-W) -	136 Acres
	RESIDENTIAL DISTRICT (R-1) -	4.4 Acres
	WEYMOUTH GROUND MOUNTED SOLAR PV OVERLAY DISTRICT -	6.2 Acres

Note - The acreage's specified are approximate.

## PROPOSED ZONING MAP

# ZONING OF COMPLETED DEVELOPMENT (UNCHANGED)

# M.U.D.D

# OPEN SPACE DISTRICT



# Proposed Zoning

## Proposed Zoning Map

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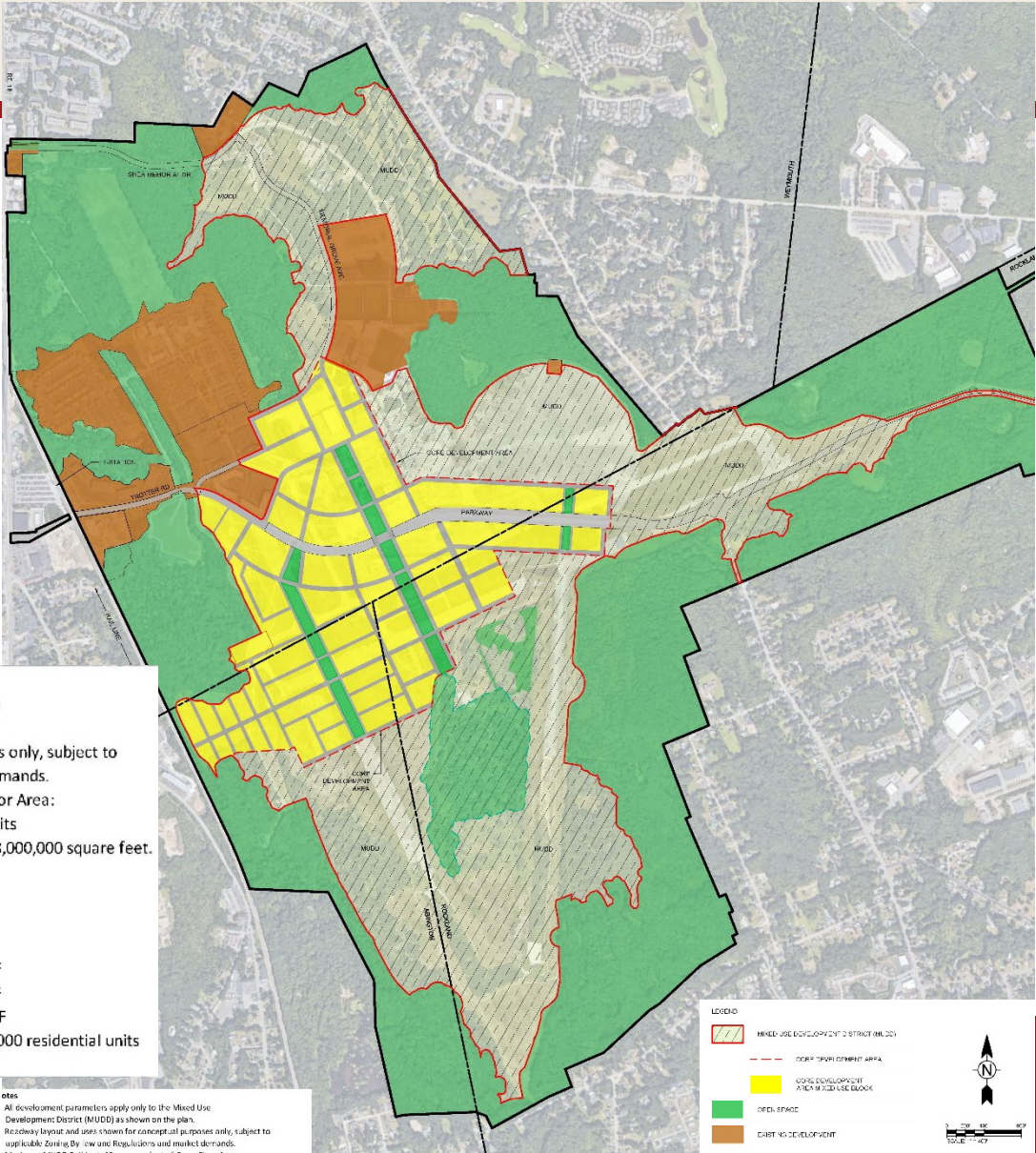
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# New Mixed Use Development District (MUDD)

- Provides one place to look for rules of the road for developing in this area
- Encourages the Development of a mix of uses in undeveloped areas of the Base
- Addresses allowed and prohibited uses, dimensional requirements and performance standards in one place
- Includes a package of Master Development Plan Materials submittal to the SRA / Towns, including:
  - Master Development Plan showing the boundaries of the MUDD
  - Existing Conditions Plan
  - Examples of amenities, open space areas, streetscapes, etc.
  - Examples of general architecture
  - Core Development Area (the start of the development)
  - Technical Reports
    - Utilities
    - Stormwater / drainage
    - Traffic
    - Fiscal
- Approval process (conformance determination / project development review) administered by SRA to ensure the development or any portion thereof, conforms to MDP materials, results in overall net positive fiscal impacts and complies with MUDD



# Master Development Plan with Core Development Area



**Notes**

- 1. All development parameters apply only to the Mixed Use Development District (MUDD) as shown on the plan.
- 2. Roadway layout and uses shown for conceptual purposes only, subject to applicable Zoning By-law and Regulations and market demands.
- 3. Maximum MUDD Buildout: 12m square feet of Gross Floor Area:
  - 3a. Residential Maximum MUDD Buildout: 2581-6000 units
  - 3b. Commercial Maximum MUDD Buildout: 1,925,000 - 8,000,000 square feet.
- 4. Maximum MUDD Building Height: 125 feet
- 5. Minimum MUDD Parking:

<u>Residential:</u>	1.25/unit
<u>Commercial:</u>	
Retail/Office	2.5/1000 SF
Light Industrial/Research/Development	0.5/1000 SF
Restaurant	10.0/1000 SF
- 6. Core Development Area (CDA) includes approximately 4,000 residential units and 1,000,000 square feet commercial

Notes:  
All development parameters apply only to the Mixed Use Development District (MUDD) as shown on the plan.  
Roadway layout and uses shown for conceptual purposes only, subject to applicable Zoning By-law and Regulations and market demands.

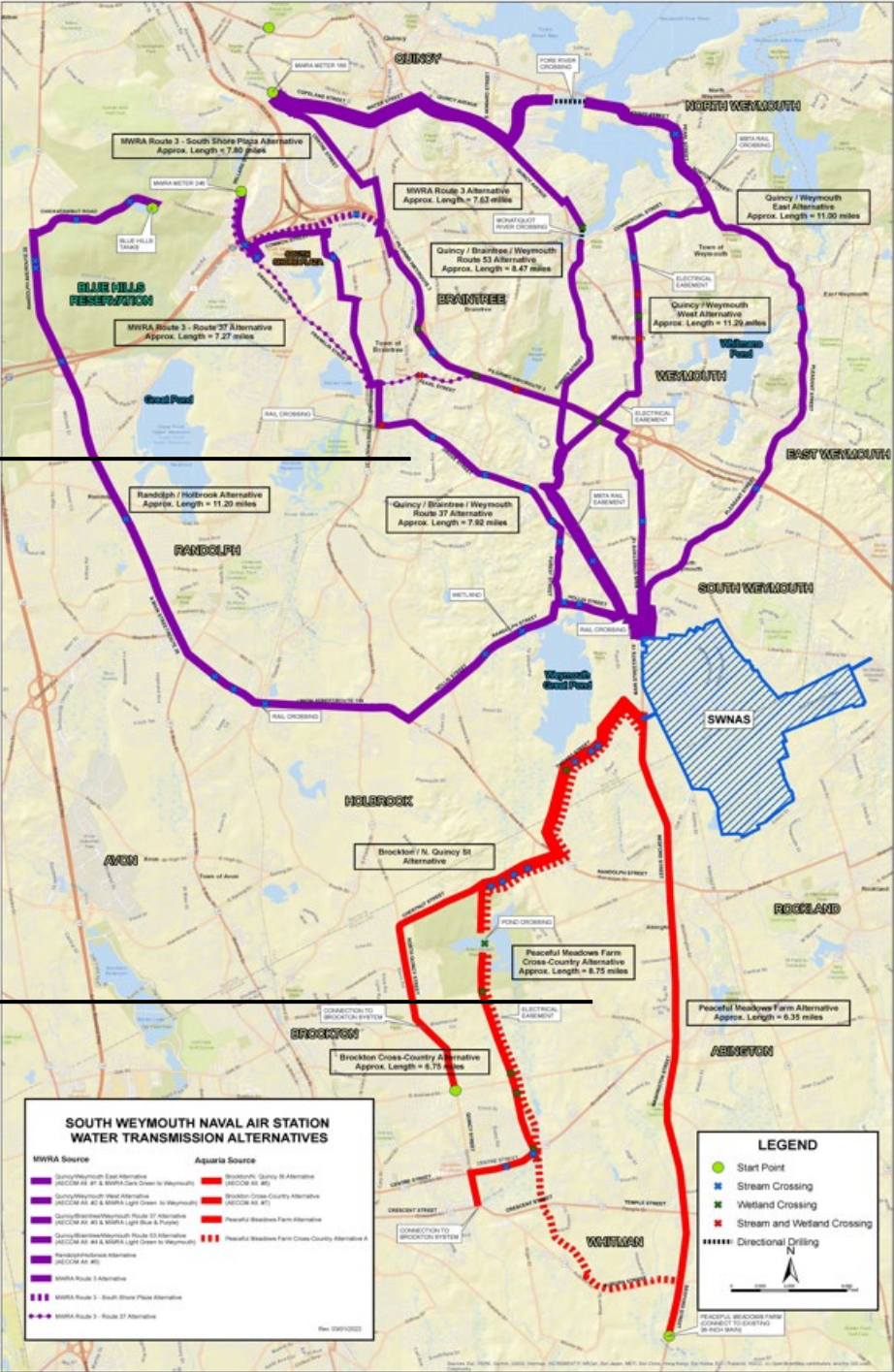
# Technical Studies



# INFRASTRUCTURE: Water Overview Transmission Routes

MWRA  
Routes

Aquaria  
Routes



# INFRASTRUCTURE: Sewer

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- Weymouth is an MWRA sewer community
- Today's flow from base exceeds 400,000 GPD.
- Repairs to pump station should reduce flows to less than 100,000 GPD.
- System improvements will be required to accommodate full-build sewer flows.



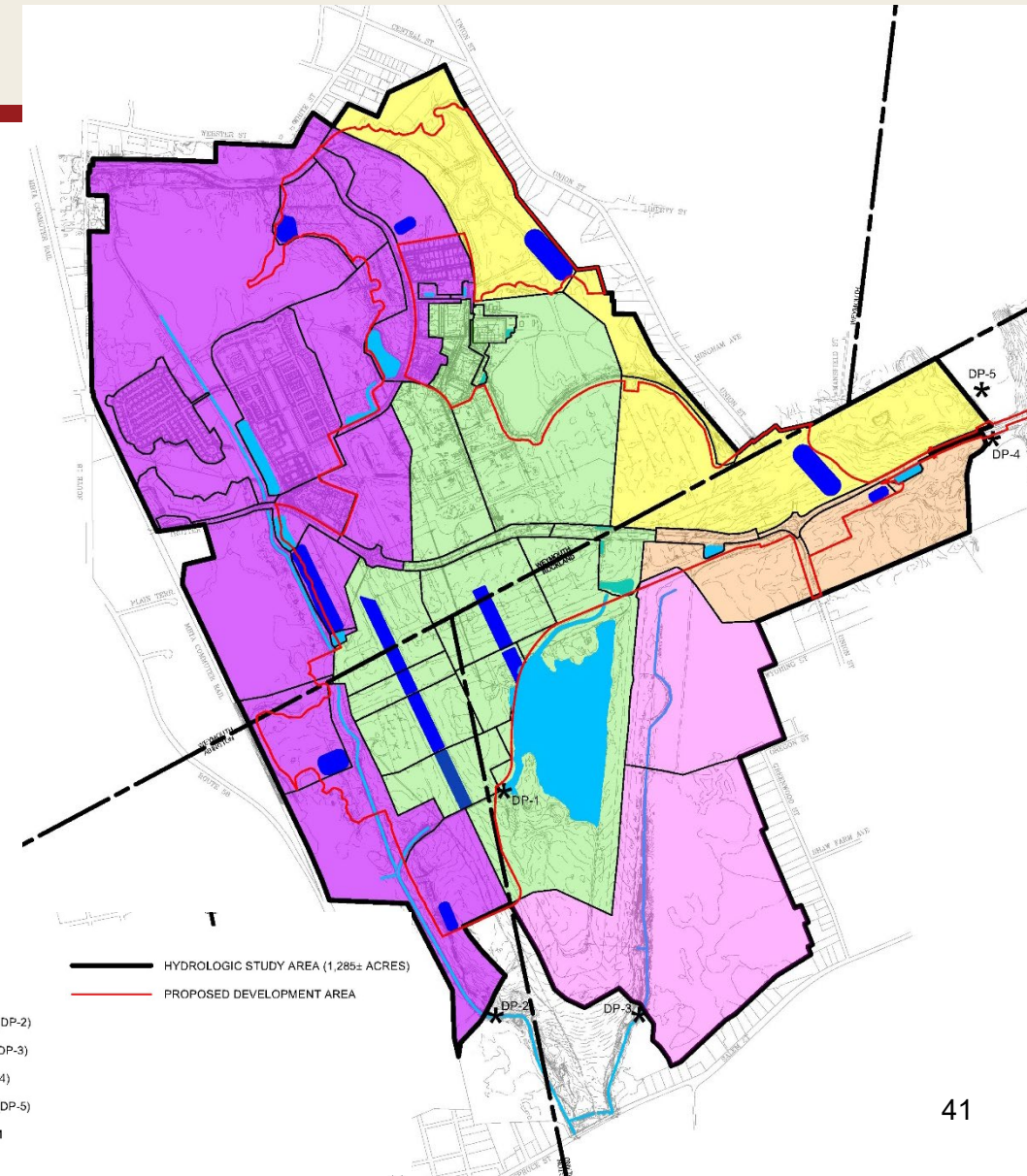
# INFRASTRUCTURE: Stormwater

## Stormwater Master Development Plan :

- Meets the Massachusetts Stormwater Management Guidelines
- Complies with Wetlands Protection Act regulations, 310CMR 10.00
- Reduces future peak runoff rates
- Integrates BMPs to utilize connected greenways for stormwater

### LEGEND:

- \* DESIGN POINT (DP)
- TACAN OUTFALL (DP-1)
- FRENCH'S STREAM WEST BRANCH (DP-2)
- FRENCH'S STREAM EAST BRANCH (DP-3)
- OLD SWAMP RIVER UPSTREAM (DP-4)
- OLD SWAMP RIVER DOWNSTREAM (DP-5)
- EXISTING DRAINAGE BASIN/STREAM
- PROPOSED DRAINAGE BASIN





# Infrastructure - Transportation





# Infrastructure - Transportation

**Anticipated Transportation Improvements**  
**Approximately 30 Locations**

<b>Optimize Existing Traffic Signals Timing</b>	<b>Intersection Widening</b>	<b>Roadway Widening</b>	<b>Traffic Calming</b>
<b>Approx 10 Locations</b>	<b>Approx 12 Locations</b>	<b>Approx 4 Locations</b>	<b>Approx 4 Locations</b>

## Today

- Developed property is all in Weymouth
- 1,274 Homes & 2,464 Residents
- 67 School-aged Children
- 73,000 SF Commercial Space
- 25 Acre Sports Complex

## Future

- Analysis at Full-Build
- Estimated revenue and costs determined for Residential and Commercial uses on a per-acre basis
- Estimated Revenues and costs in today's dollars
- Revenue estimates based on each Town's tax rates and assessed values
- Estimated costs include Education, General Government, Police, Fire and Public Works
- School-aged Children estimates based on individual Town-wide Rates



# RKG ANALYSIS: Existing Benefits

- 1,274 Homes, 73,000 SF Commercial
- 2464 Residents, 67 School-age Children
- 40,000 SF Congregate Housing plus 33,000 SF Retail
- 25 Acre Sports Complex
- Assessed Value : \$403M (All in Weymouth)
- Gross Taxes : \$5.3M
- Offsets : \$940K Costs plus \$1.1M Bond Payments
- **Net Positive Revenues to Weymouth : \$3.2M**

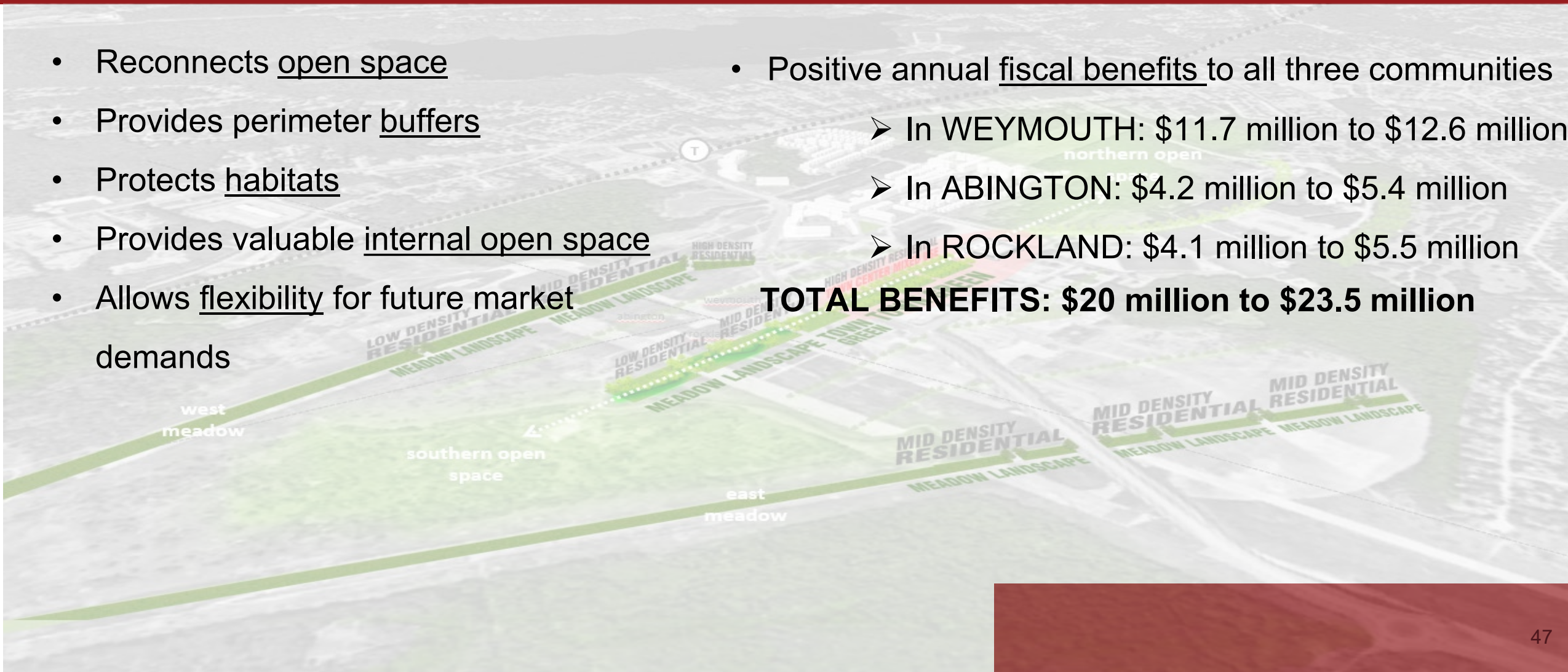
# RKG ANALYSIS: Future Benefits

	Net Positive Tax Revenues Two Full- Build Scenarios	
	75% Commercial	75% Residential
WEYMOUTH	\$11.7M	\$12.6M
ABINGTON	\$4.2M	\$5.4M
ROCKLAND	\$4.1M	\$5.5M
TOTALS	\$20.0M	\$23.5M



# Benefits of Our Vision

- Reconnects open space
  - Provides perimeter buffers
  - Protects habitats
  - Provides valuable internal open space
  - Allows flexibility for future market demands
  - Positive annual fiscal benefits to all three communities
    - In WEYMOUTH: \$11.7 million to \$12.6 million
    - In ABINGTON: \$4.2 million to \$5.4 million
    - In ROCKLAND: \$4.1 million to \$5.5 million
- TOTAL BENEFITS: \$20 million to \$23.5 million**



# Questions