

Weymouth Town Council

May 1, 2023 Public Hearing

South Weymouth Naval Air Station

Weymouth, Rockland & Abington

May 1, 2023



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

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:

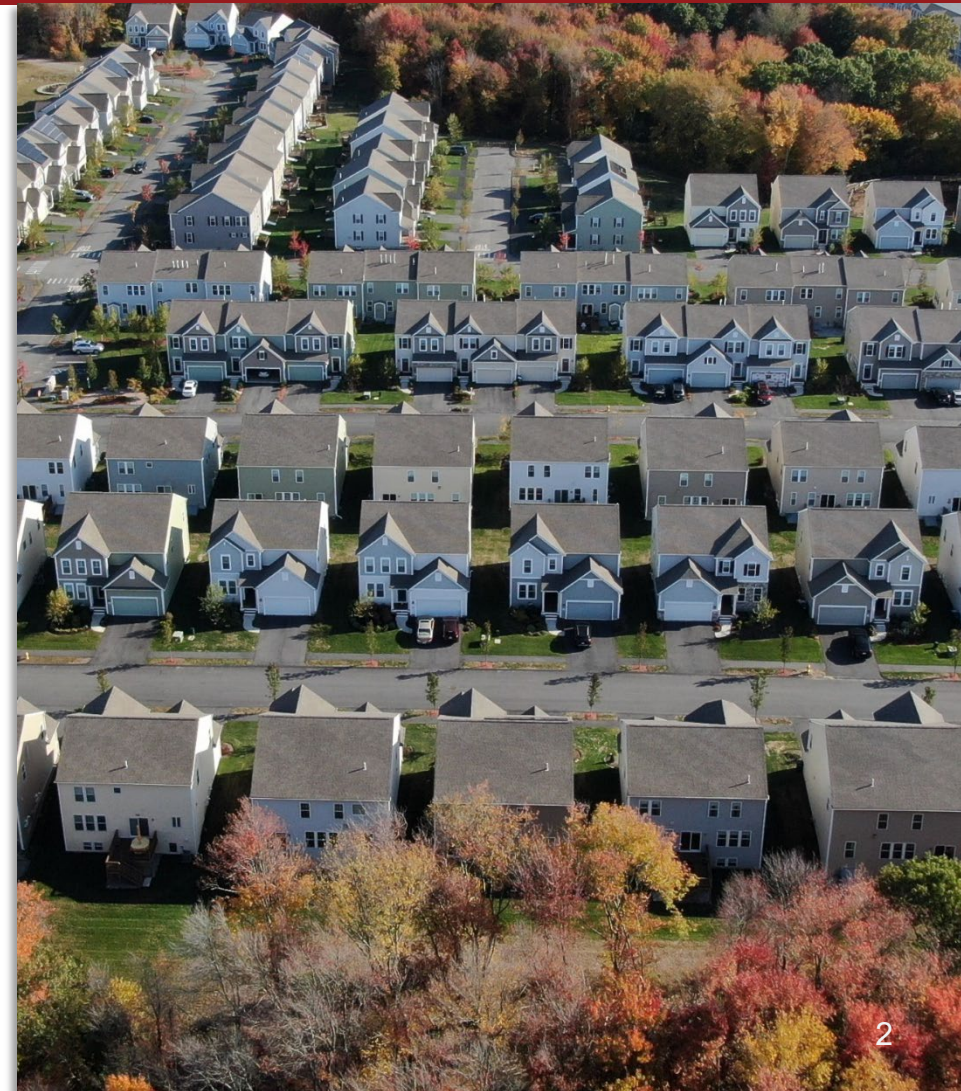
Master Planner, **DumontJanks**, Ricardo Dumont

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

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 & NEW ENGLAND
DEVELOPMENT

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

Nexton

Summerville, SC



Retail Asset

5,000 Acres

17,500
Residences

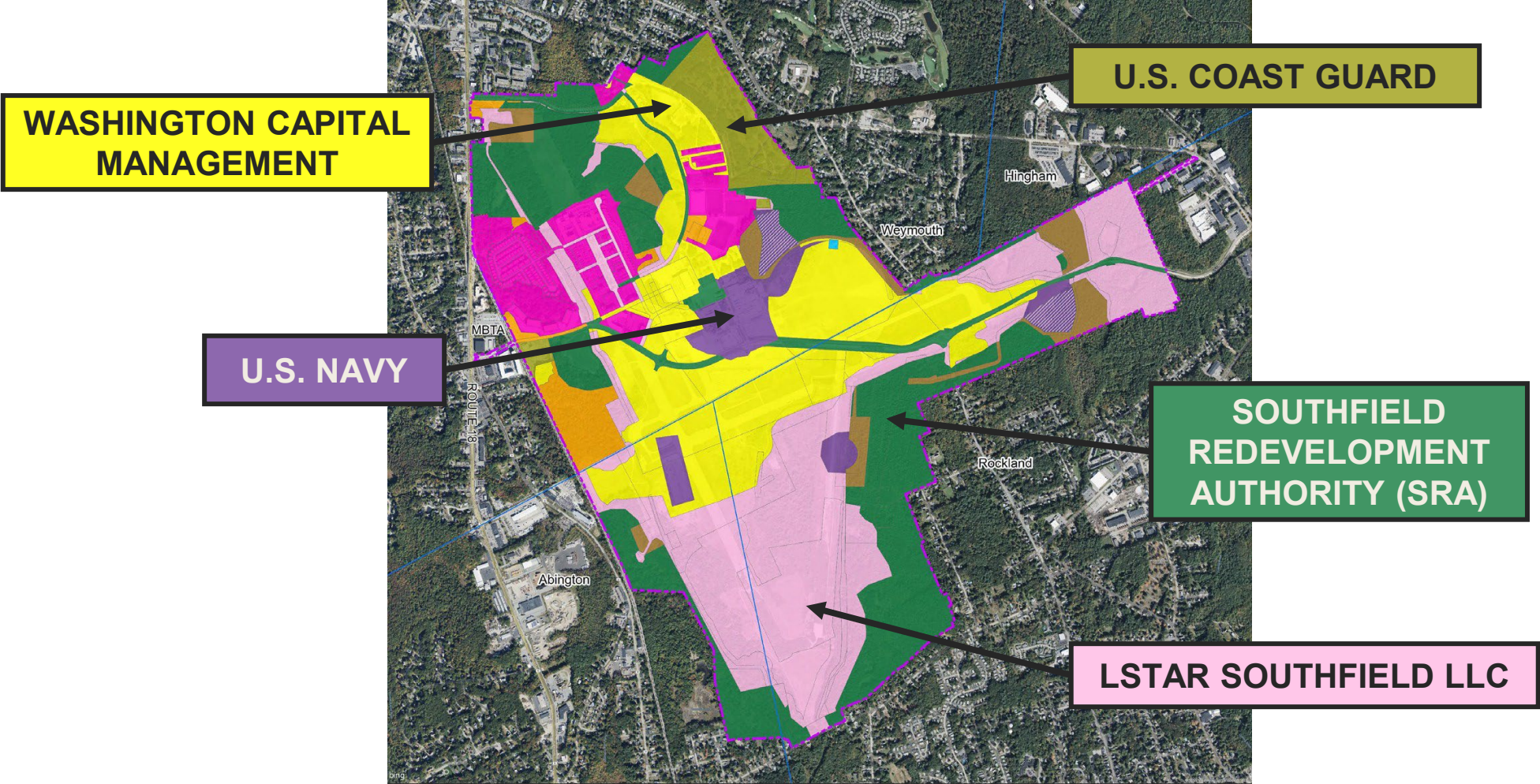
6 Million SF
Retail/Office Space

1,500 Acres
Parks + Open Space

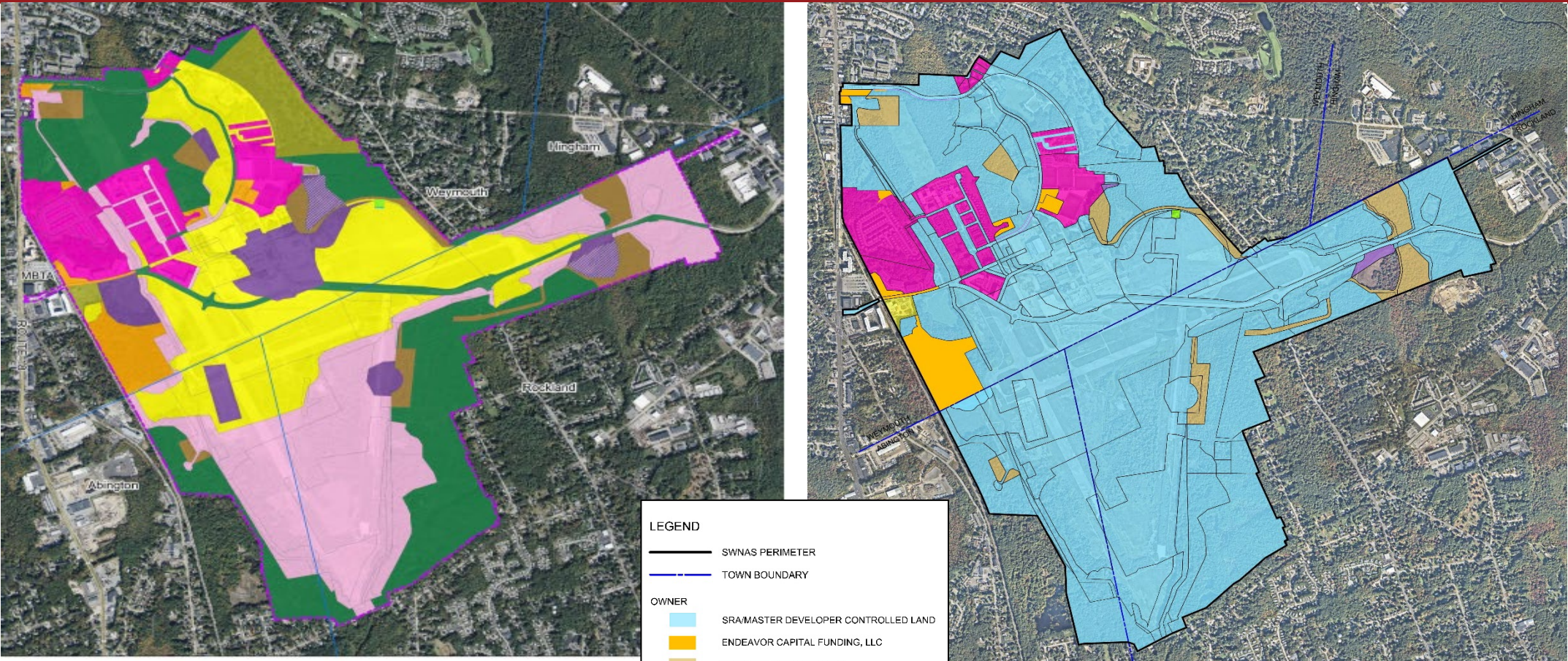
What We Have Been Doing Since Selection

- 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 3rd 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.

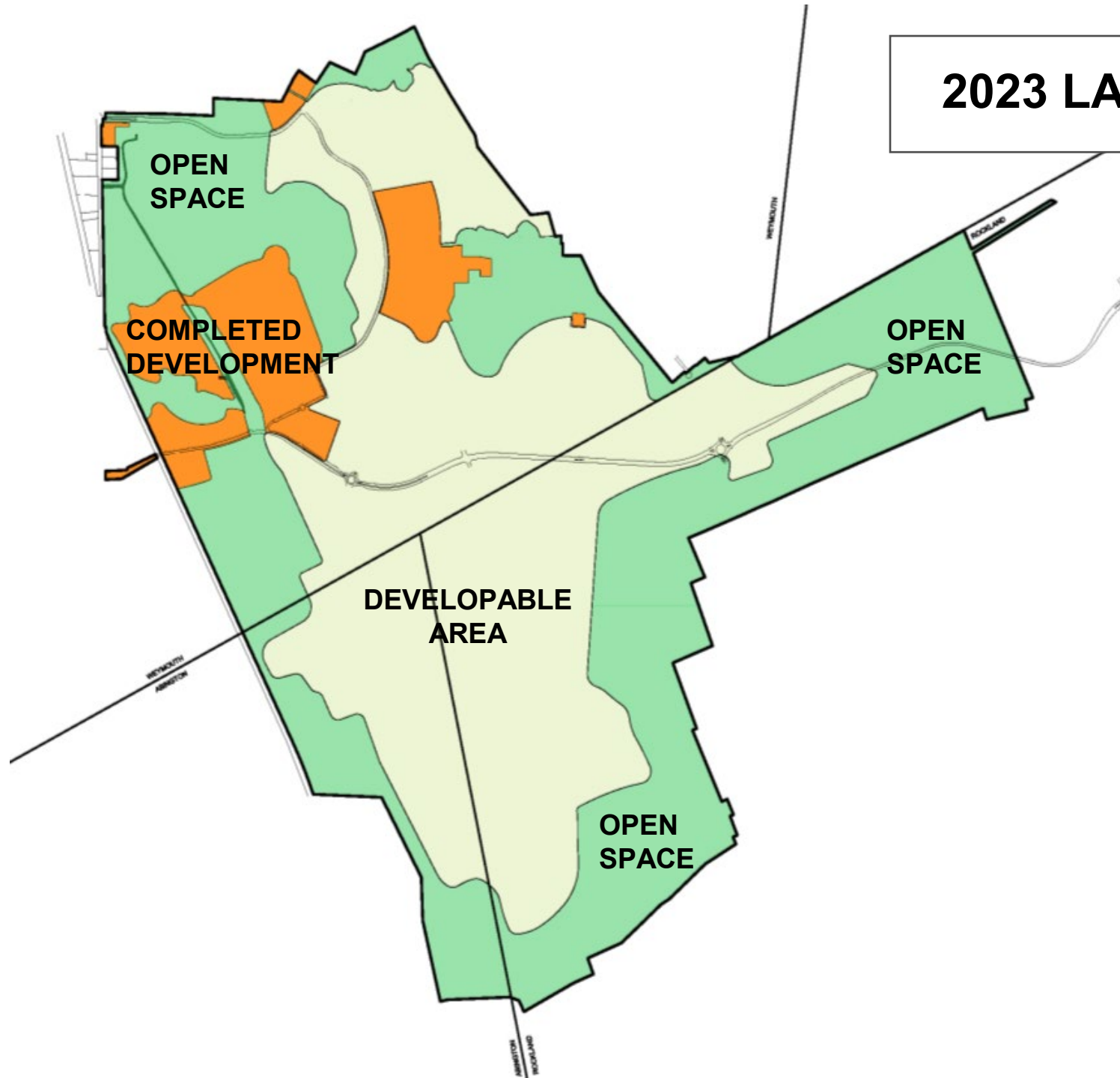
Infrastructure

- 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

Massachusetts Environmental Policy Act MEPA

- What is MEPA.....what does MEPA do?

MEPA is the state agency that requires environmental impacts of a project be studied to minimize impacts to the environment and provides a Certificate.

- Primary areas of study under MEPA:

Water & Sewer
Transportation
Transit

*MA Department of Environmental Protection / MWRA
MA Department of Transportation
MBTA*

Stormwater
Wetlands/Wildlife
Historic

*MASS Department of Environmental Protection
Natural Heritage and Endangered Species Program
MA Historical Agency*

Air Quality
Greenhouse Gas
Environmental Justice

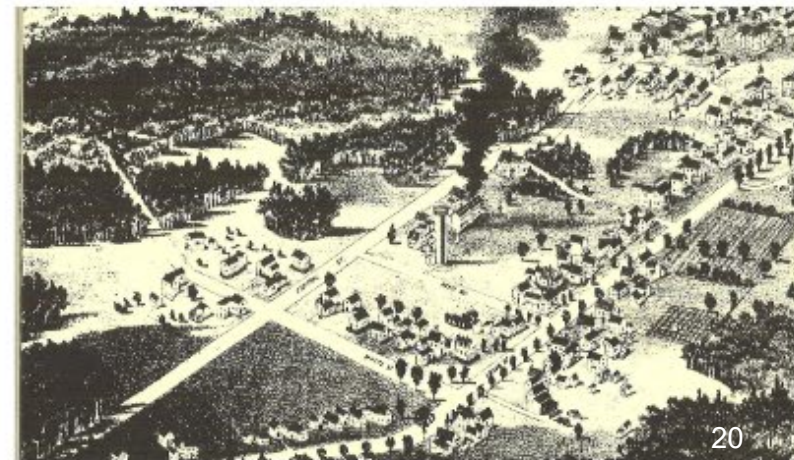
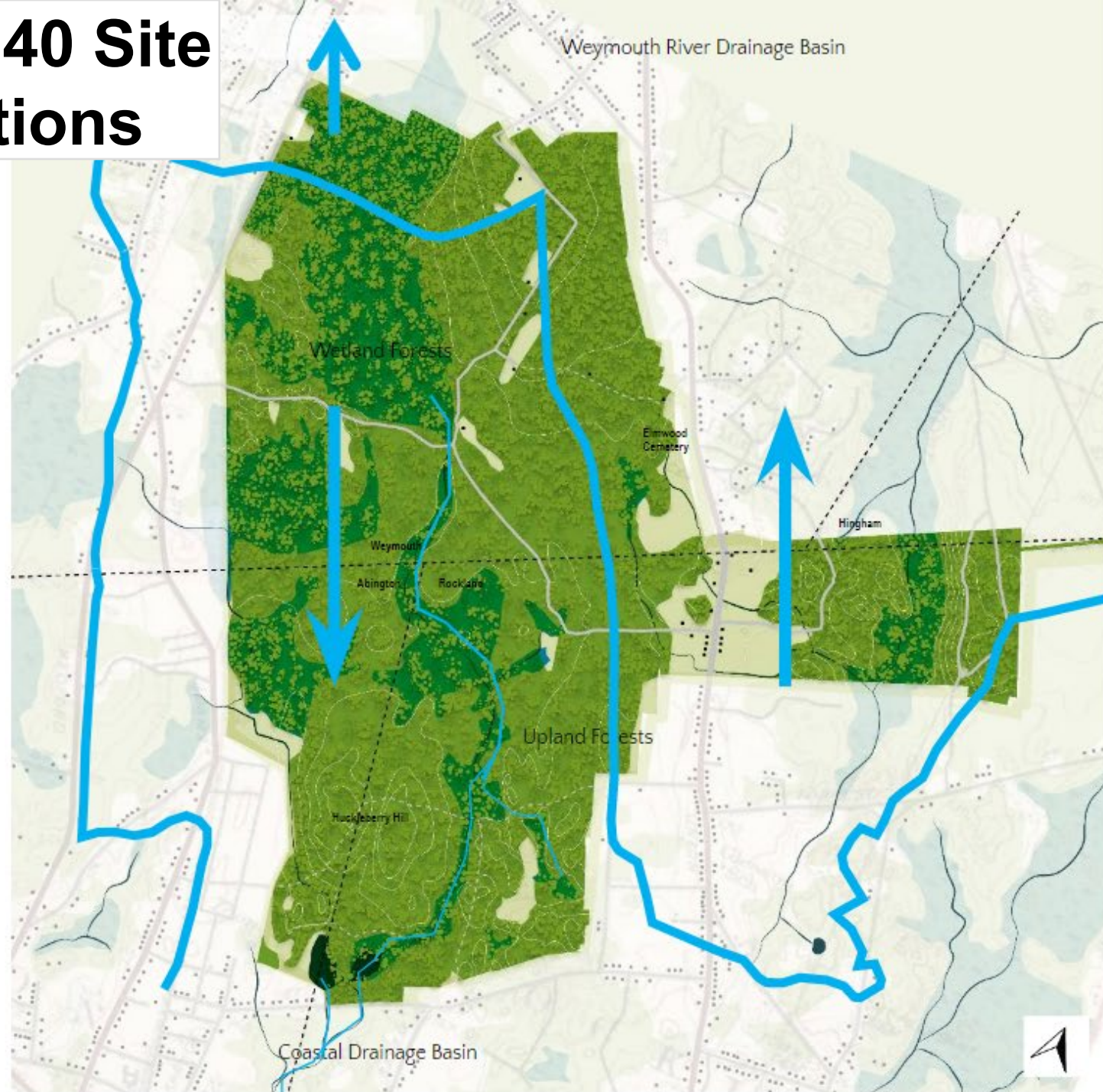
*MA Department of Environmental Protection
MA Department of Energy
Massachusetts Environmental Policy Act*

Master Plan Vision

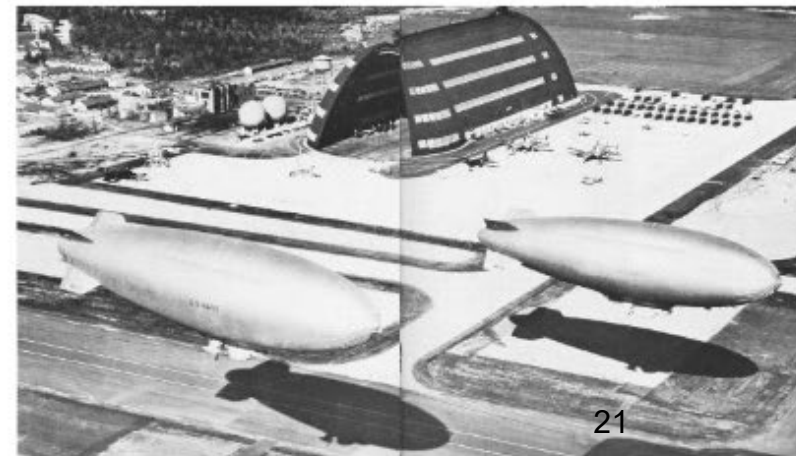
- What To Do With The Land
 - The Land Before The Base
 - The Land As The Base
 - The Land Today
 - Runways to Greenways



Pre-1940 Site Conditions



SWNAS-Military Base



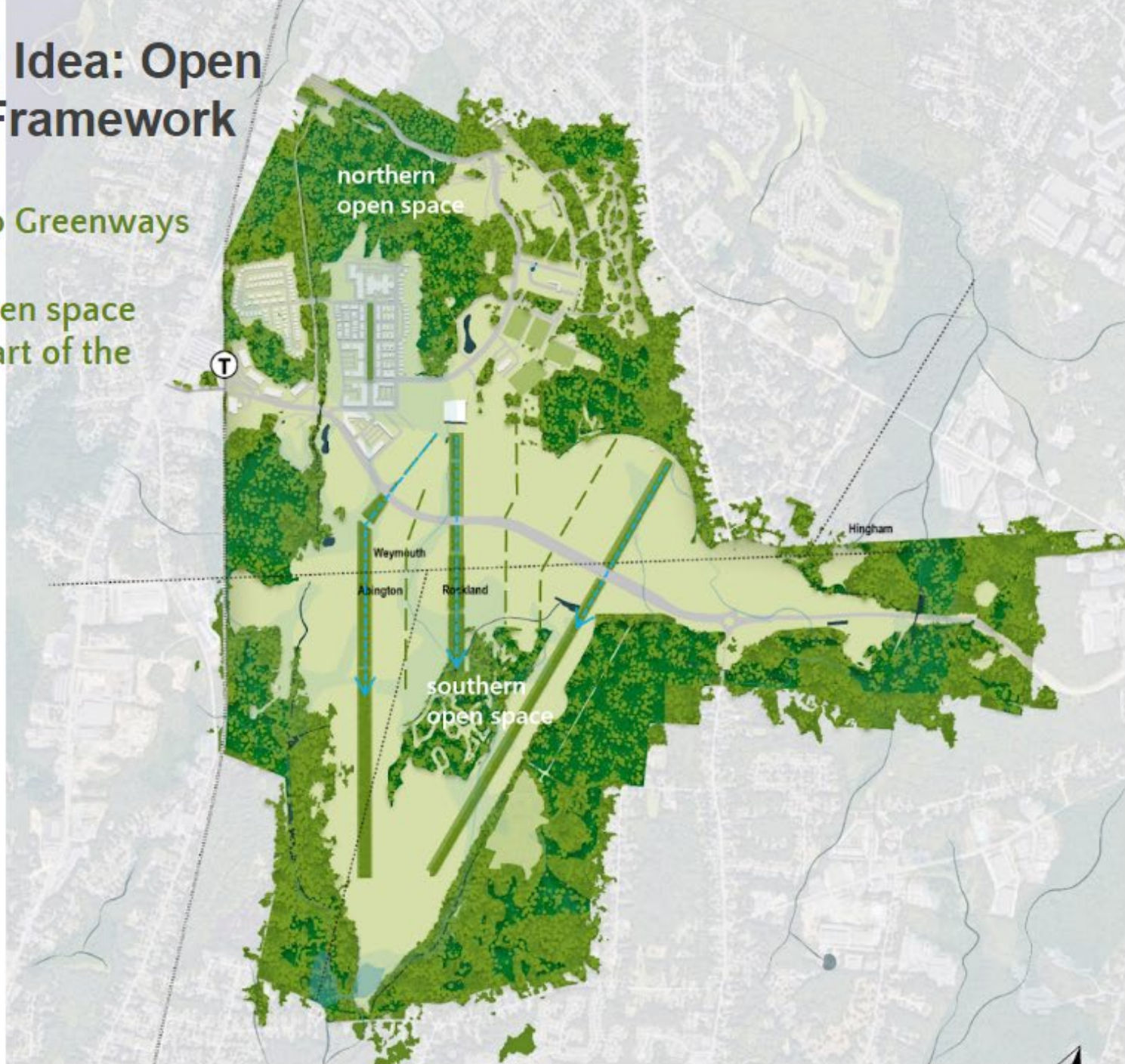
SWNAS - Recent Development



The Big Idea: Open Space Framework

Runways to Greenways

Bringing open space into the heart of the Base

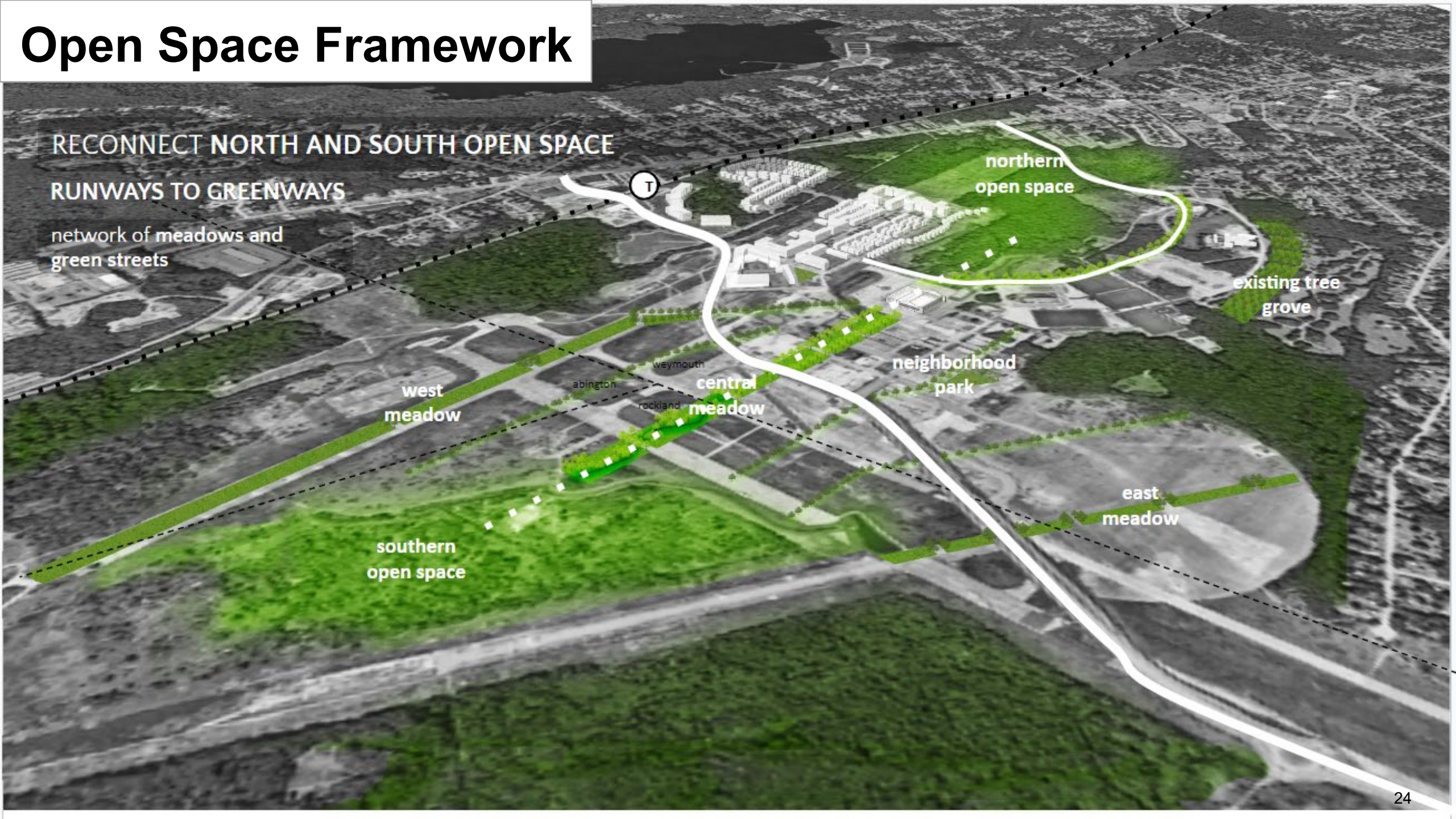


Open Space Framework

RECONNECT NORTH AND SOUTH OPEN SPACE

RUNWAYS TO GREENWAYS

network of meadows and green streets



northern
open space

existing tree
grove

neighborhood
park

central
meadow

west
meadow

east
meadow

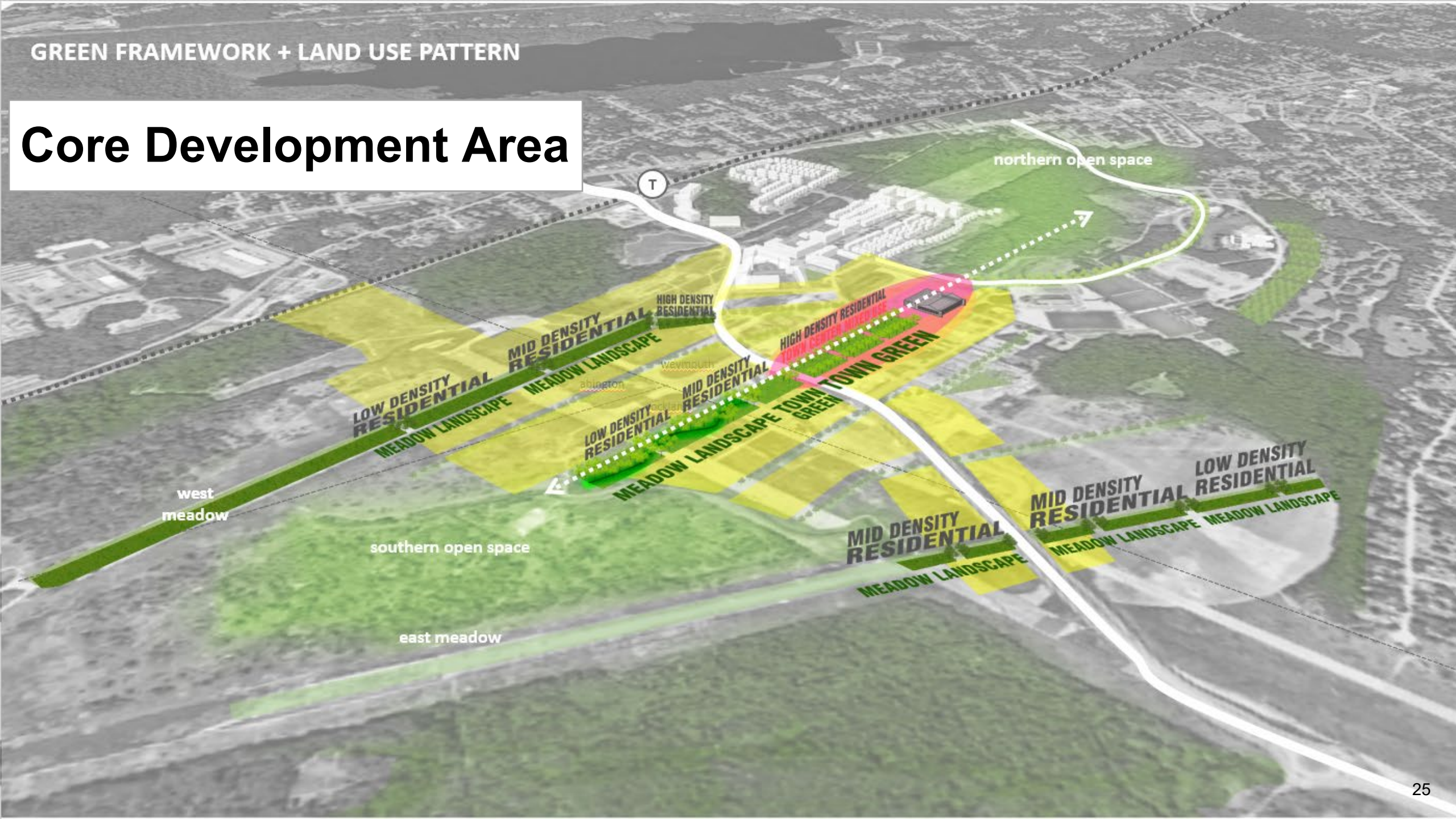
southern
open space

weymouth

abington

rockland

Core Development Area



Central Meadow



Zoning

Proposed Zoning

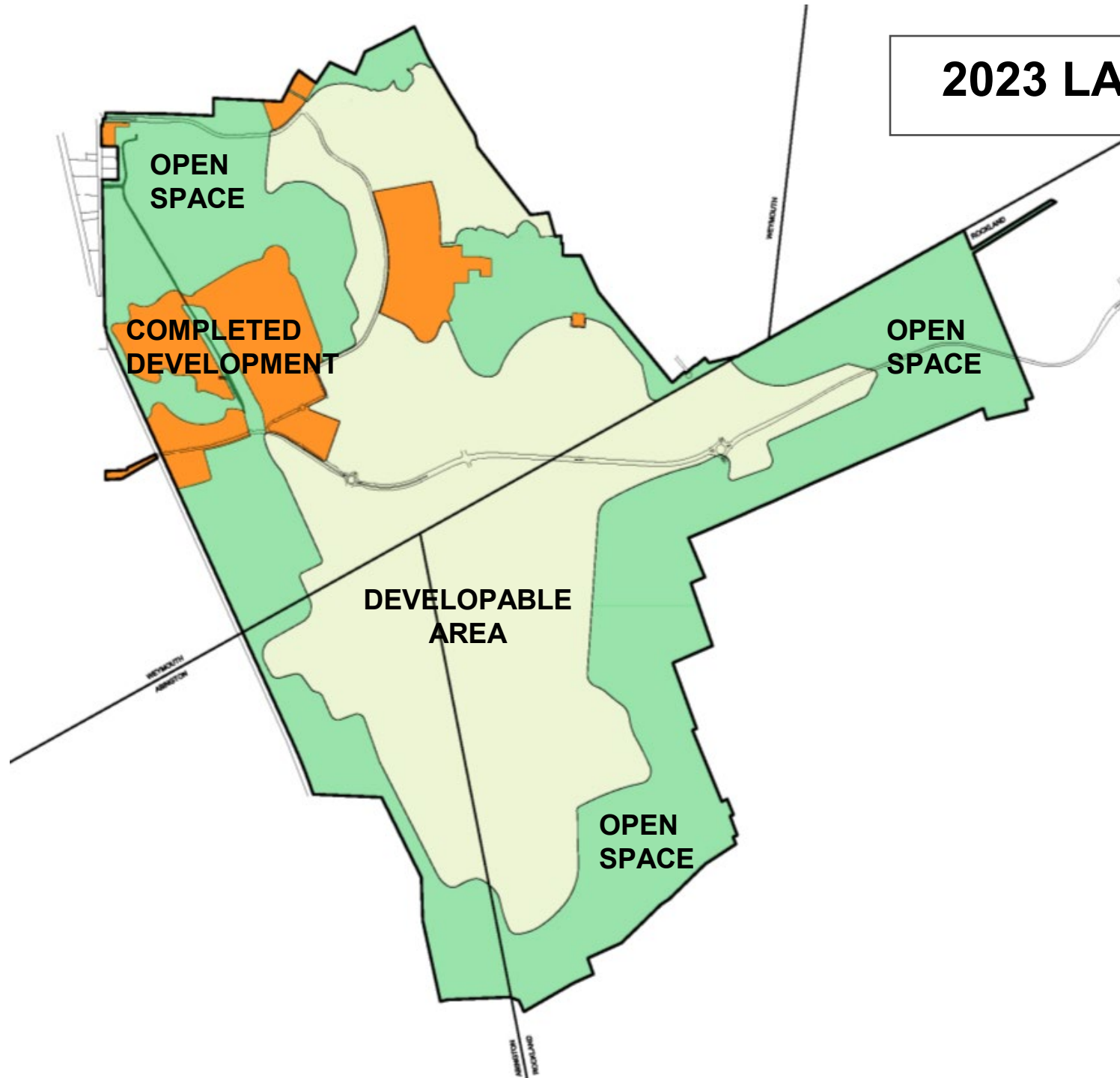
Proposed Zoning Map

- 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

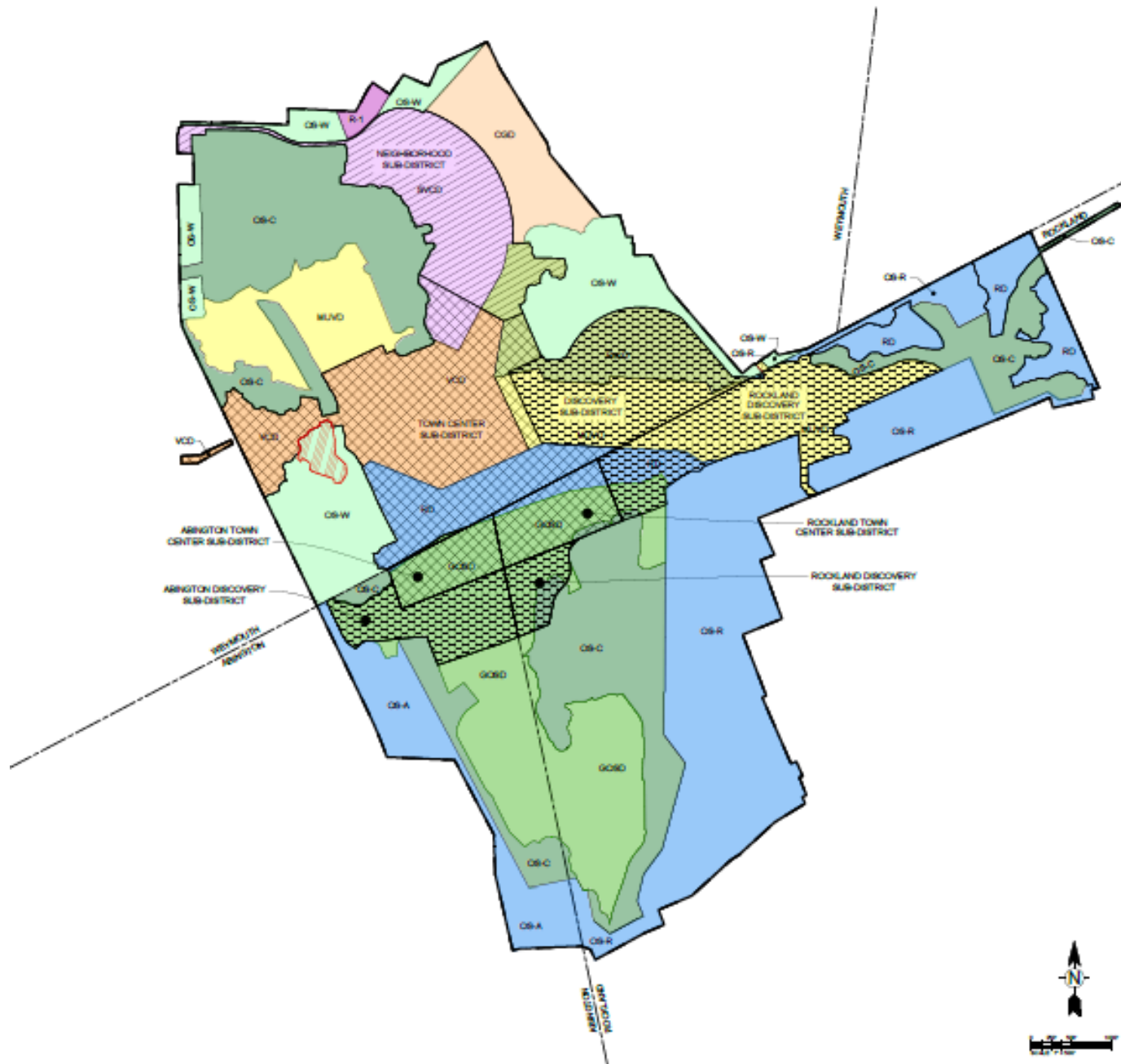
Proposed Zoning Bylaw

- 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) -	156 Acres
	RESIDENTIAL DISTRICT (RD) -	56 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

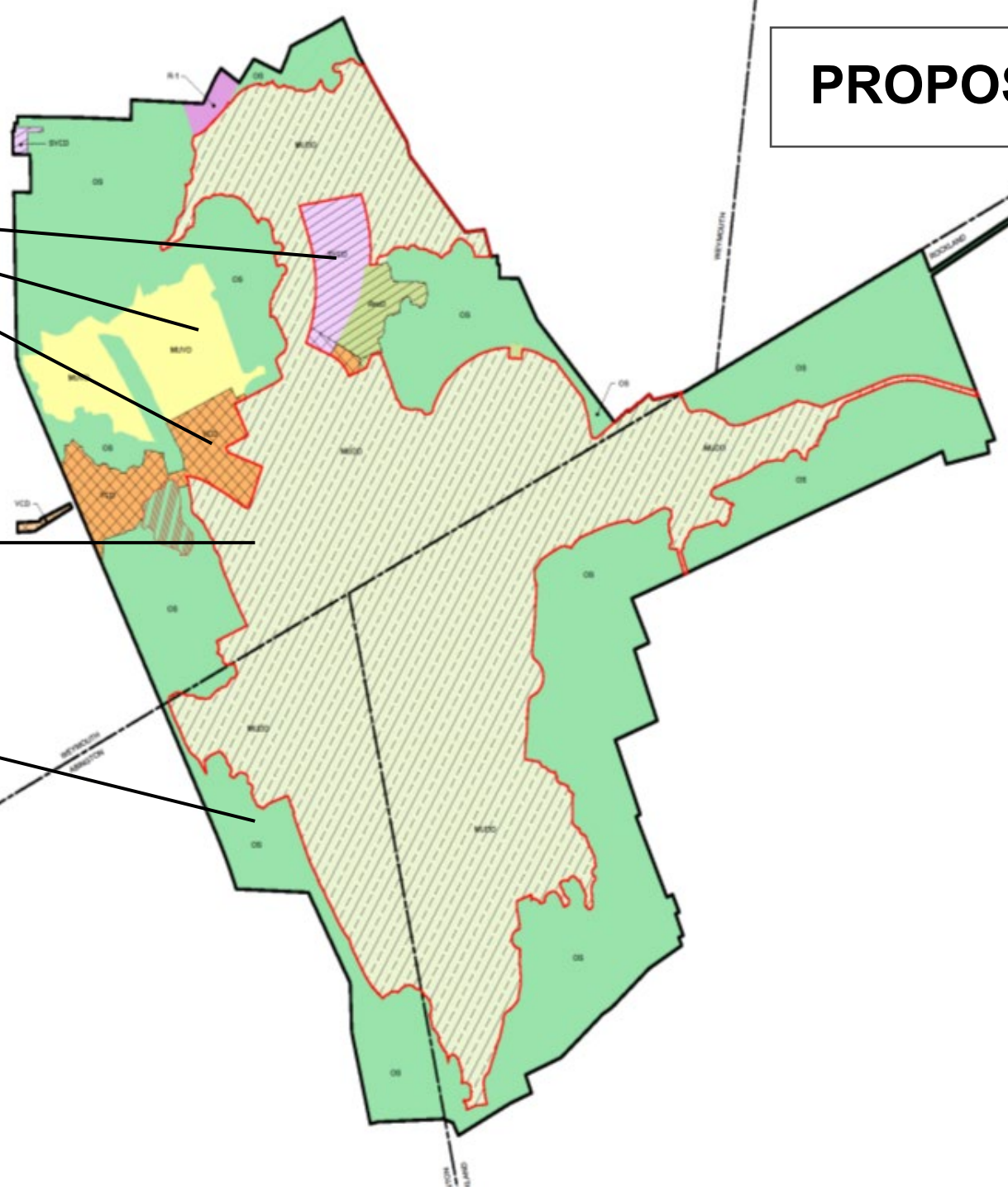
Note - The acreage's specified are approximate.

PROPOSED ZONING MAP

**ZONING OF COMPLETED
DEVELOPMENT
(UNCHANGED)**

M.U.D.D

OPEN SPACE DISTRICT



New Mixed Use Development District (MUDD)

- Provides one place to look for “rules of the road” for developing in this area
- Encourages development of a mix of uses in undeveloped areas of the Base
- The package of Master Development Plan Materials submitted to the SRA / Towns includes:
 - **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

New Mixed Use Development District (MUDD)

Allowed Uses

- Residential, Commercial, Industrial, and Recreational uses
- Approvals subject to Design Review and Conformance Review or Project Development Review, as applicable

Prohibited Uses

- Junkyards
- Landfills
- Fuel Tanks or Storage
- Storage of other Hazardous Materials

Affordable Housing Requirement

- Ten percent (10%), with fee-in-lieu provision

Signage

- Pursuant to comprehensive signage plan thru Design Review

New Mixed Use Development District (MUDD)

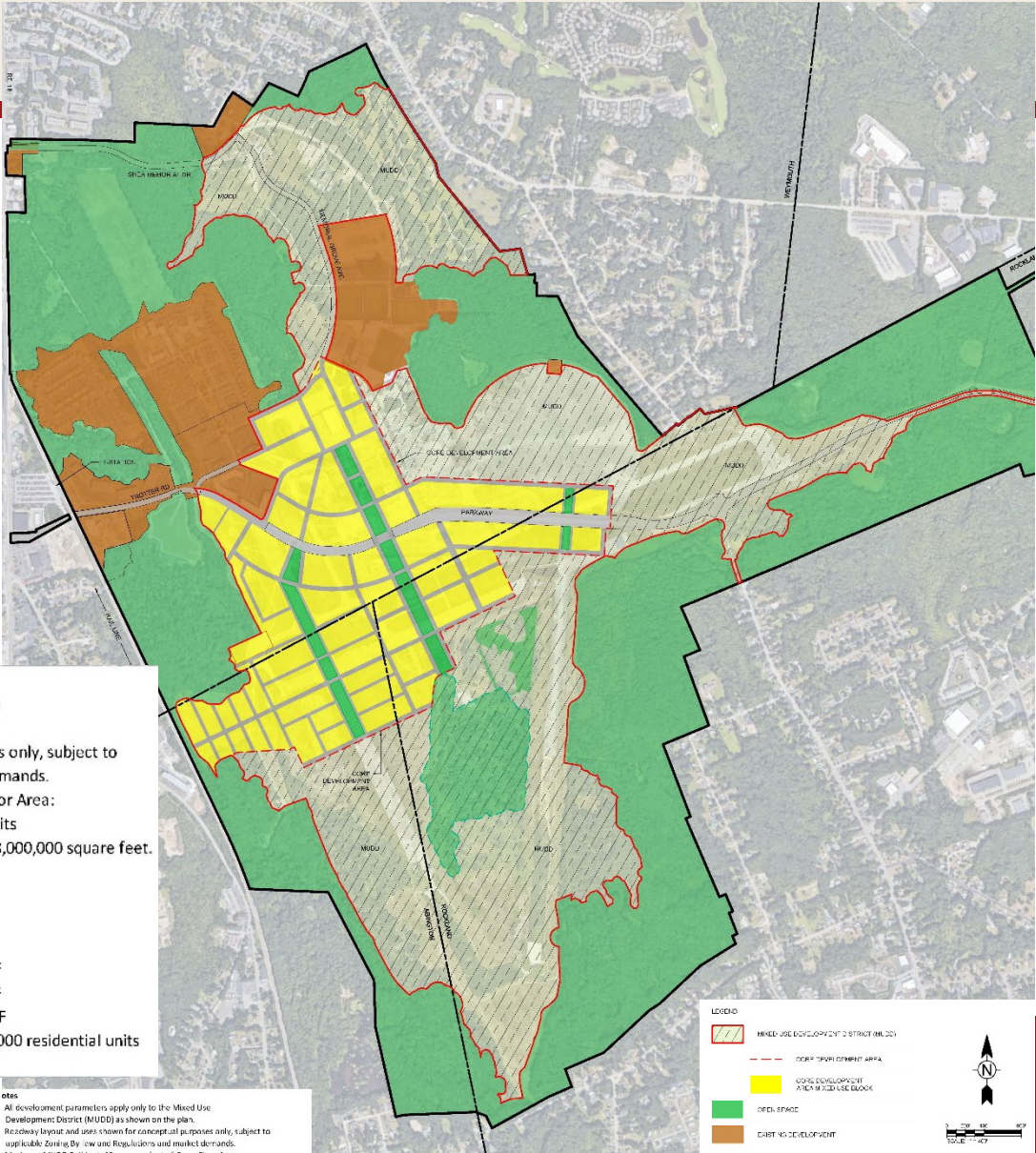
Design and Performance Standards

1. Building Design
2. Visual Mitigation and Screening of Infrastructural Elements
3. Utilities
4. Land Uses and Common Areas
5. Street Design
6. Circulation, Traffic Impact & Public Street Access
7. Public Safety
8. Stormwater Management
9. Outdoor Lighting
10. Energy Efficiency
11. Sustainability
12. Air Quality, Noise, Vibration, Etc.
13. Construction Solid Waste Management
14. Water Efficiency

Approval Process

- Conformance Determination or Project Development Review (PDR)
- Administered by the SRA
- Conformance with MUDD and the MDP Materials, and is overall Fiscally Positive

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.

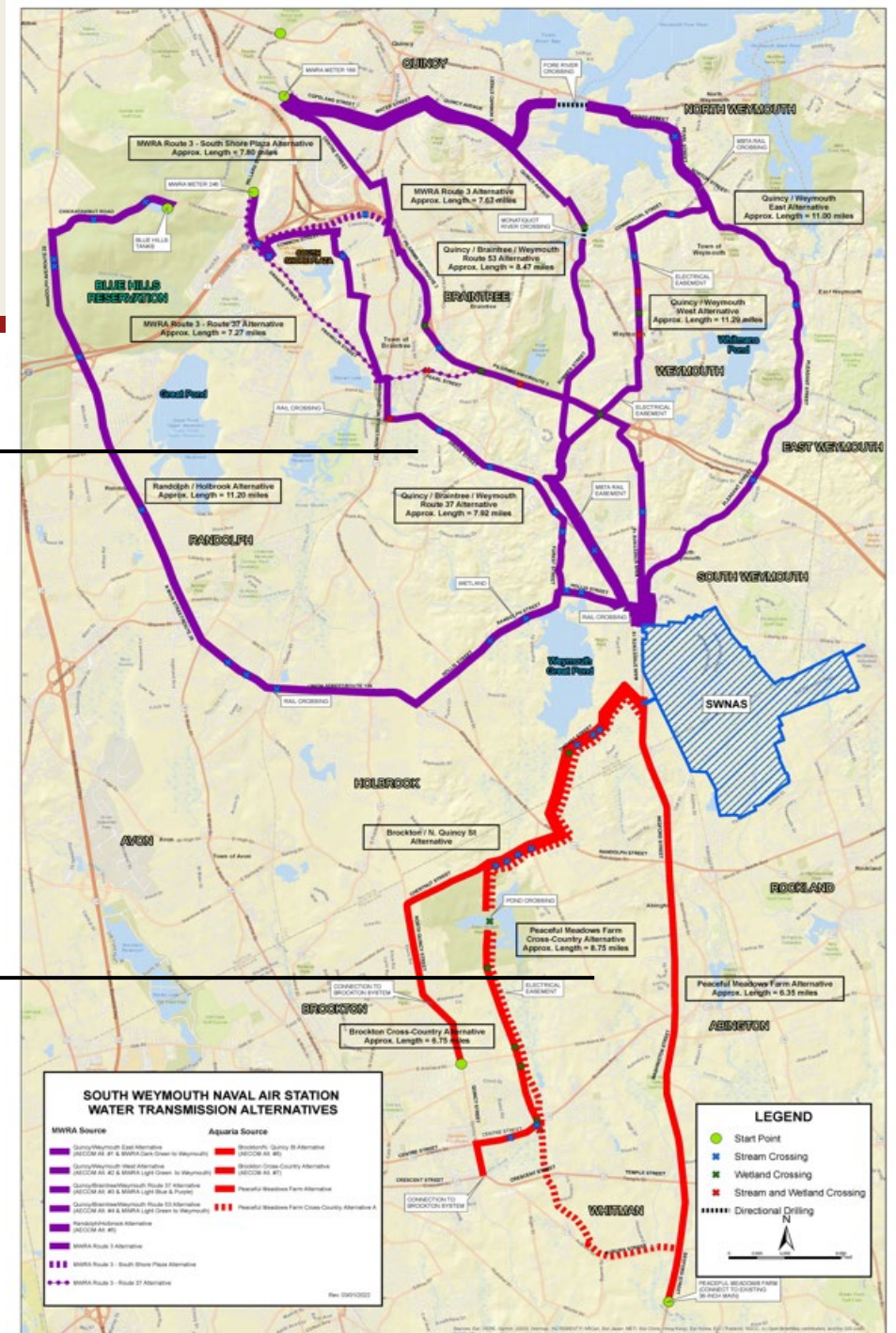
Technical Studies

INFRASTRUCTURE: Water

Overview Transmission Routes

MWRA Routes

Aquaria Routes



INFRASTRUCTURE: Sewer

- 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

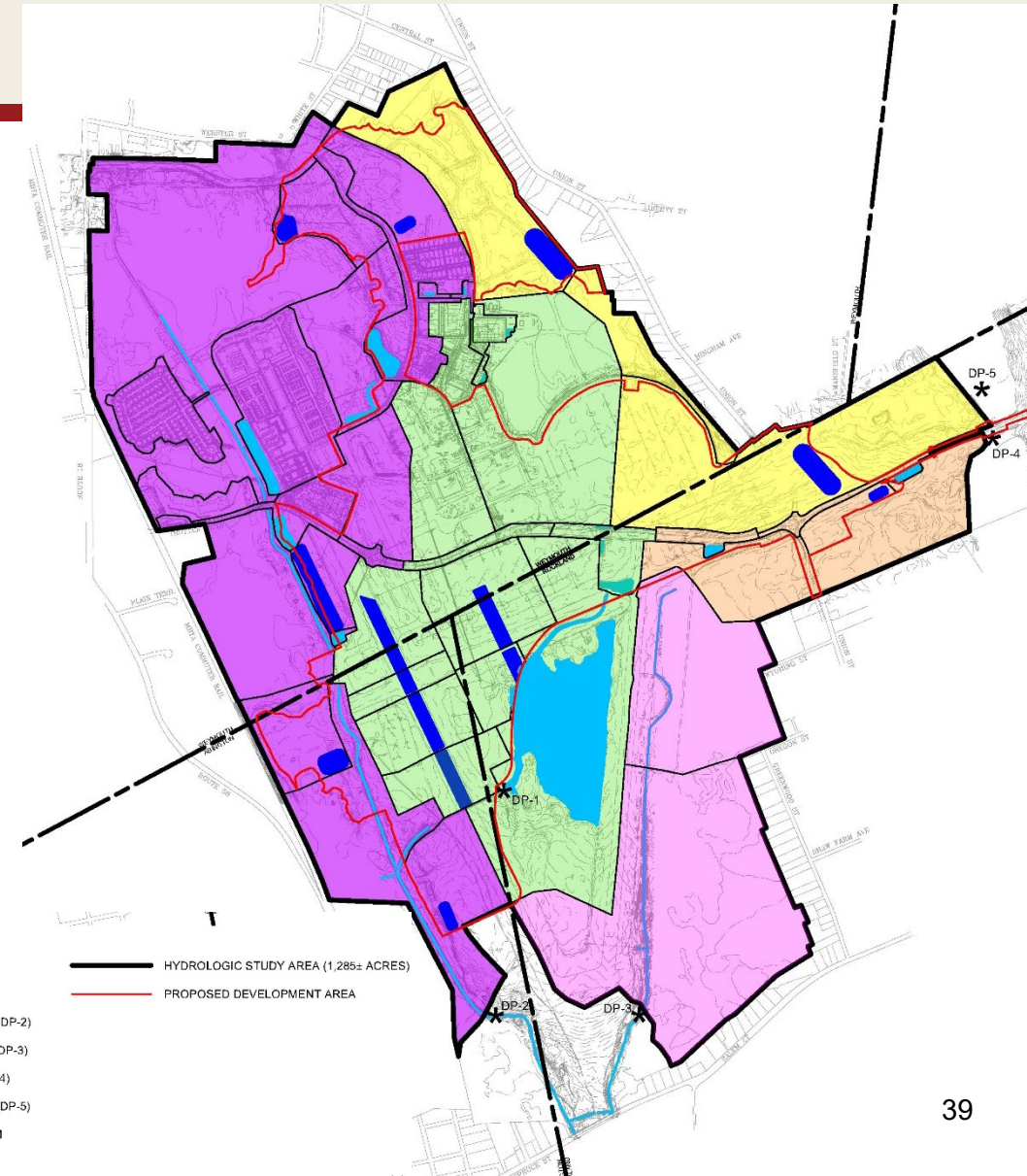
Stormwater Master Development Plan :

- 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

- HYDROLOGIC STUDY AREA (1,285± ACRES)
- PROPOSED DEVELOPMENT AREA



Infrastructure - Transportation



Infrastructure - Transportation

Approach

- 2017 NPC Plan trip generation: may not be feasible to mitigate trip generation – nearly triple the 2007 FEIR
- 2023 Proposal: significantly reduced traffic from the 2017 NPC, and traffic is more evenly distributed throughout the day for residential

SWNAS Base Redevelopment Trip Generation Comparison			
	MEPA 2007 Approval	2017 MEPA NPC (Submitted)	2023 Proposal
Dwelling Units	2855	3855	7274
Commercial GFA	2M	8M	2M
ADT's	35,000	80,000	48,000

Infrastructure - Transportation

Anticipated Transportation Improvements
Approximately 30 Locations

Optimize Existing Traffic Signals Timing	Intersection Widening	Roadway Widening	Traffic Calming
Approx 10 Locations	Approx 12 Locations	Approx 4 Locations	Approx 4 Locations

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

- Stabilizes the Base community
- Addresses long-term deficiencies since LSTAR foreclosure
- Completes local and state permits
- Addresses long-term infrastructure challenges
- Reconnects open space and provides perimeter buffers.
- Allows flexibility for future market demands.
- Positive Fiscal Benefits : \$11.7 million to \$12.6 million in Weymouth

Frequently Asked Questions

- Why is the new Zoning the first thing you do?
- Will new Residential Development include affordable housing ?
- Will there be dedicated open space ?
- When will infrastructure (water, sewer, transportation) needs be addressed and what is the process ?
- Will the new Zoning support the multi-family requirements for MBTA Communities ?

Questions

