



Walsh Property Community Planning Committee (WPCPC)

Remote Meeting: July 12, 2023 | 6:00 – 8:00 PM

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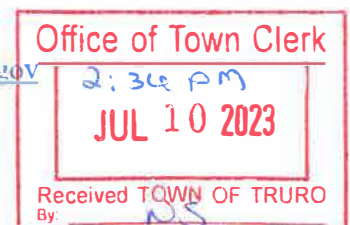
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MEETING AGENDA

1. Welcome and Roll Call
2. Review and Approve June 28, 2023 Meeting Minutes
3. Public Comment – (5 min.)
4. Town Staff Updates – (5 min.)
5. Review and Consensus on Draft Summary Report – (60 min.)
 - o Executive Summary
 - o Review of Survey Questions
 - o Discussion of Phasing Principles
6. Further Discussion on Outreach Activities – (15 min.)
 - o Homesteading Information
7. Recap Meeting Points, Agreements, and Action Items – (5 min.)
8. Review Next Meeting Agenda – (5 min.)
9. Public Comment – (5 min.)
10. Other Business
11. Adjourn

If you are unable to attend the meeting, please contact Liz Sturdy at: esturdy@truro-ma.gov



Walsh Property Community Planning Committee (WPCPC)

Meeting Minutes

June 28, 2023 | 6:00 p.m.

Members Present

Co-Chairs Eileen Breslin and Ken Oxtoby; Fred Gaechter, Morgan Clark, Betty Gallo, Christine Markowski, Todd Schwebel, Steve Wynne, Jeff Fischer, Raphael Richter, Violet Rein Bosworth.

Members Absent

Russ Braun, Jane Lea, Paul Wisotzky

Also Present

Darrin Tangeman, Carole Ridley, Sharon Rooney, Allie Koch, Amy Wolff, Anne Irwin, Joan Holt, Mark Gebhardt, Polly, Vida Richter

Welcome, Roll Call and Agenda Review

Co-chair Oxtoby read the remote meeting access instructions and read the roll call and committee members present identified themselves.

Co-chair Breslin led discussion of the minutes of June 14, 2023. Motion to approve meeting minutes as written by Member Gaechter, seconded by Member Gallo, unanimously approved.

Tonight's agenda was reviewed.

Public Comment

Mark Gebhardt - full time resident and voter. Inquired about water treatment facility and potential to move that onto the B part of the Walsh property by the school - is it possible to expand at Snow's field? Encourages the WPCPC to consider that recreational uses may have gone by the wayside.

Staff Updates

The DPW facility directly across from the public safety facility has been selected by the Selectboard. Planning and design of that building will move forward. The DPW will not be sited on the Walsh property. No questions.

Discussion and Consensus on Report Content for Community Engagement

Taking a few minutes to review the purpose of the report, and how it fits into the context of WPCPC's engagement strategy around concept plan. One purpose of the report is to bring the community up to speed on existing conditions, (environmental, planning); the second goal will be to summarize the history of the WPCPC and all of the planning and outreach done to date. It'll be important for the community to understand the thought process behind the plans being presented. Next, proposed uses will be discussed. Additional notations of entities brought into the discussion (CCC, Tighe & Bond, Horsley Witten,) and what experts have recommended to date. With consensus, this report can be made available to the public which will commence the public outreach process to collect feedback. This consensus can include comments, changes, and suggestions out of the discussion tonight. This input will be taken into account and the report draft will be revised for community review.

Target items for tonight includes addressing questions to ensure the committee has what they need to develop master plan report. Member Gallo recommended a shorter, more concise fact sheet for public

distribution. Requested some clarity on the current questions within the summary. An example is questions on the different types of houses. Some of the questions may be leading, and some folks might not understand the developer language and affordability breakdowns. There is benefit to explaining the advantage of certain options. Concerns were voiced about the questions listed. Clarification was provided that questions in the packet are only in draft form and will be discussed further tonight.

The WPCPC can share smaller comments via email. A sub-committee idea was floated to finalize smaller Member comments. Members expressed support in gathering consensus on the basic approach of the report. Town Staff noted the sub-committee would need to follow protocol of other Town committee meeting requirements. Members Gaechter, Wisotzky, Richter, Markowski, Wynne, Gallo and Clark are supportive of the development and implementation of a subcommittee. Should a subcommittee be formed, any Member can participate in language changes, add questions to be incorporated into the final version of the report. Members expressed concerns with wording of questions and encourage the report itself to provide more information for public. Certain members of the community will want all of the information, and certain members may want less, so accessible information will be beneficial to develop here (report, links to reports, fact sheets).

Town Staff inquired if any RFPs have been reviewed from other town projects. There may be a benefit to reviewing the Clover Leaf RFPs and understand how the town interacts with developers, and what developers typically provide. Clarification was provided that the level of detail about various topics given to the community will also be helpful information for developers of interest. Member Gaechter recommended additional graphics depicting possible phasing approaches. A discussion ensued regarding visualization of phasing; however, the WPCPC should understand that ultimate phasing recommendations will come from the developer. There is value in adding these phasing questions into the report so that community input is collected. Member Fischer noted a gap, affordability and financing options don't seem to be adequately covered, and Townspeople will likely have questions about this. A summary of recommendations may be useful at the end of the report. Town Staff noted possible complications when it comes to discussing the Town-developer-state relationship and financing coordination. This infrastructure report should be carefully discussed and incorporated into the report.

Fred, Paul, Betty, Christine, Eileen, and Jeff are interested in participating as a sub-committee. For the purposes of open meeting law, the subcommittee must follow Town meeting protocol. Written comments on the report shared tonight have been requested by close of business this Friday (5:00pm).

Review of Revised of Concept Plans

Revised concept plans were prepared in accordance with the comments that the WPCPC provided at the last meeting. Open space and recreational areas have been designated, and figures include additional labels. Wellfleet and Clover Leaf projects are similar in scale. Member Markowski believes this will create a project like area and believes the traffic estimate is not accurate. Member Markowski notes this appears to be more if a co-op city. Some members voiced concerns with such high density. The proposed layout is still within the 28 acres of Area A. One version is more compact with more open green space, and the second version is more widespread, allowing for less large open space areas. Members inquired on past discussions on more mix and matching. Clarity was provided that developers will make their own proposal of the layout of the site and will integrate their own phasing types. A plan like this is illustrative and is not something that would be built from. However, it would allow for a visual representation of how phasing could occur on site.

The plans will be revised over the next few days with some additional notations (marks for open space, etc.). Member Raphael noted the seven acres with the school property should be separate from recreational areas proposed, and the athletic fields should not cross boundaries since those discussions with the School Committee have not yet occurred.

Visual Survey Updates

Brief updates were provided on the visual survey. As previously discussed tonight, the developers will propose building types and forms. In addition, as noted in prior meetings, the ability to finance the project has limitations, and as such, the developer will make recommendations as needed. However, a modified visual survey/graphics can be incorporated into the report for public distribution. Feedback was provided, as long as it's clear that we show what the apartment buildings may look like, single family, townhouses, etc., the public should get a good idea of what these buildings could look like in Truro. Additional members commented that the use of "elevator building," versus "mixed-use", "townhouse" should be used consistently across all reporting, and concept plans to reduce confusion.

Overview of Workplan

An overview of the proposed workplan was reviewed. The WPCPC is running on tight timelines for completion. A request was made to propose thoughts and ideas for a community meeting date, location, timing for a meeting. The community center or library may be possible locations. The community center may be larger to fit a larger number of people. Thursdays are possible, if no housing authority meeting conflicts. July 20th or 27th are tentative options. Timing suggestions included early evening. Town Staff will coordinate outreach for availability at the Community Center. A request was made that all potential outreach dates are shown on a flyer (to the extent possible), which could include dates WPCPC will be at the farmer's market, transfer station, etc. Contacts at transfer station and farmers market (Stephanie Rein) should be contacted for event/tabling coordination. Availability of dates should be provided to the co-chairs. Folding chairs, tables, etc. are requested.

Recap Meeting Points, Agreements, and Action Items

Good comments and feedback on the report, lots of volunteers to support a subcommittee and those members will be appointed soon. WPCPC members are to provide edits to the report to chairs by Friday. Updated concept plans will be revised with comments from tonight's meeting. Discussed ways to repurpose some info made available through the visual survey, this can be tailored and incorporated into the report.

Public Comment

Joan Holt: Expressed concerns about future Truro, what it will be like for the tenants of the Phase 1 development, traffic concerns, availability of healthcare providers, etc.

Mark Gebhardt: What will be done about getting together with people who live near the Walsh property? Short Lots lane has been left off the concept map again. If you want buy in, those neighbors should be questioned and feedback should be collected.

Adjourn

A motion to adjourn was made by Member Gallo and seconded by Member Fischer. The meeting concluded at 8:00 p.m.



The Walsh Property Community Planning Committee was formed DATE to create a master plan proposal for the 69-acre Walsh property the town purchased in 2019. This report summarizes the WPCPC's work to date. It captures the key decisions made by the committee that inform a draft conceptual framework for the development of the property. As much as possible, the committee used data to inform their decision making. Over a course of ## meetings over ## months, the committee has reached agreement on a draft plan that it we are now seeking feedback on from the Truro community. Please see this plan as a work-in-progress. Based on input from the community along with additional and outstanding data collection and fact finding, the committee will revise the plan for presentation to voters at a Special Town Meeting on Saturday, October 21.

We have developed a set of questions that we would like you to answer that follow the presentation of the draft plan in this report. Along with the questions, you will be provided with options for how you can submit your feedback to the committee. In addition, the committee will be holding in-person and virtual outreach events over the next two months. Please stay tuned to the Town of Truro website for exact dates and times. We thank you in advance and look forward to your engagement with us as we continue our work.

BACKGROUND:

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 developing a master plan proposal for development of the property that would then be brought back to Town Meeting voters for approval. The community-based planning process needed to include an evaluation of uses that could include open space, housing, recreation, commercial and municipal uses. The committee was seated with ## members and held its first meeting in February 2021. Unlike other Town committees, the WPCPC operates under a consensus model. A current roster of members is included in the appendix to this report.

The committee has worked with two consulting groups since its inception – CBI and Tighe & Bond/Ridley & Associates. Beginning in DATE, Tighe & Bond/Ridley & Associates were engaged specifically to assist the committee in developing the master plan proposal. The plan will provide a roadmap for future uses and a basis for soliciting interest from developers. The following summary tells the story of the work to date; the data that underpins key decisions; conclusions to date; and, a draft plan that is emerging from the Committee's work.

SUMMARY OF KEY FINDINGS AND PLAN COMPONENTS:

This is a summary of the key findings and components of the proposed draft community uses of the property. Further explanation of the process, data collected and decisions made are included in the body of the report and appendix.

- The Walsh property includes ## existing uninhabited residential structures. Based on a report by Weston & Sampson commissioned by the Town that assessed the structures, the committee made a non-binding recommendation [DATE] to the Truro Select Board indicating that the committee did not want to address the use of the existing structures separate from the master planning process. In addition, if the cottages were removed the Town could more efficiently use the space for housing. The Select Board unanimously accepted this recommendation. The disposition of the cottages is still under consideration by the Truro Select Board and Town Manager.
- The committee agreed on two primary areas of development for the property. Development Area A (# acres on the southwest plateau) and Development area B (#acres on the northeast plateau). These areas were chosen based on several factors including topography and the need to preserve a significant portion of the property as open space for endangered species protection.
- The committee agreed to focus this initial master plan on Development Area A. Development B is on hold due to planning is currently underway for a potential new water source for the Towns of Truro and Provincetown that could make this unsuitable for future development.
- The committee agreed that the remaining portion of the property (# acres) would be preserved as open space to meet endangered species protection requirements but this area could also include passive recreation and a wastewater treatment facility.
- The committee agreed to prioritize housing in Area A and based this decision on the well documented housing crisis and data from the recently completed Truro Housing Authority Needs Assessment and Housing Production Plan. The Committee decided on a target of 252 residential units in Area A, consisting of 152 housing units affordable to households earning less than 50% of Area Median Income (AMI) up to 120% of AMI. The 152 units equated to meeting approximately 60% of the housing need identified in the THA report. In addition, the Committee felt it was important to provide 100 units of community housing available to those who fall above 120% of AMI including opportunities to help families stay within the community. This need for this type of housing regionally, including Truro, is well documented 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. (Please see the conceptual maps #)
- The committee agreed to include a small amount (10,000 sq. ft.) of community oriented mixed use/commercial development within Area A as it long as it did not displace desired housing goals. This recommendation is based on data from the Truro Economic Development Committee; a request by Truro Community Kitchen; and, conversations with businesses in Truro conducted by the WPCPC consultants. Community oriented mixed use/commercial could include day care, youth center, food pantry/kitchen); small scale retail; and/or live-work spaces for trades, artists, or other businesses. (Please see the conceptual maps #)

DRAFT – FOR DISCUSSION PURPOSES ONLY.

- The committee agreed to include multi-use athletic field/community outdoor event space in Area A, provided this does not displace desired housing units. This use is supported by a request from the Truro Recreation Committee as well as the Town of Truro. (Please see the conceptual maps #)
- At the request of the Truro School Committee and administration, the Walsh committee agreed to set aside 7 acres of the parcel for potential Truro Central School expansion or replacement which is required by the State of Massachusetts.
- The committee agrees that development of Area A needs to occur in phases.
- Public water is available to the site but the details of that arrangement with the Town of Provincetown/Provincetown Water and Sewer Board have yet to be determined along with the cost and funding sources.
- Based on expert input to the committee by Truro's wastewater consultant Scott Horsley it is possible to design and create a treatment system to fully address wastewater needs and potentially even improve nitrogen loading in the area. Further study of wastewater treatment is ongoing.
- Preliminary traffic studies indicate that while traffic will increase based on the development including increased wait times of approximately an average of three minutes to enter route 6 particularly in summer months. However, the level of increase does not warrant the addition of a traffic signal. Further traffic study is needed and underway as the initial study did not include current summer traffic conditions.
- At this time there is only one point of access for area A – Walsh Way. Additional access through the driveway of Truro Central School is questionable and according to Truro Town Counsel, access through either of the private ways on the South (Short Lots Lane/Quail Ridge Road) and North (Andrews Way/Leeward Passage) is not possible. Further study of access is ongoing.

This is just a brief summary of the key decisions and recommendations of the committee. We encourage you to keep reading for a more robust description of the process to date, key issues and data, decisions made and recommendations for consideration and feedback.

THIS COULD BE A STAND ALONE DOCUMENT. IF NOT, THIS IS WHERE THE REVISED EXISTING REPORT WOULD GO.

Table of Contents

Introduction.....	2
Site Description	3
Planning Principles	4
Selection of Development Areas	6
Community Input on Development	8
Town Engagement	10
Proposed Development Plan.....	11
Phasing.....	13
Conclusion.....	15

Introduction

In 2019, the Town of Truro purchased the approximately 69-acre Walsh property located along Walsh Way in Truro for general municipal purposes. Voters instructed the Truro Select Board to form a diverse, citizen- based committee that would be charged to guide the development of plans for the development of the property that would be brought to Town Meeting voters for approval.

A Community-based planning process was initiated to evaluate potential uses that could include open spaces, housing, recreation, commercial and municipal functions. Initially, the Town engaged Consensus Building Institute (CBI) to assist with ensuring a diverse and representative Walsh Planning Community Planning Committee (WPCPC) membership, facilitating how the committee would function and assisting the committee in engaging community input. Unlike other Town committees, the Walsh Property Community Planning Committee was charged to operate primarily under a consensus model, but voting was used when the co-chairs determined consensus could not be achieved.

The WPCPC was seated initially with sixteen members with liaison Select Board member Stephanie Rein. Currently, it has 11 members and 2 alternates. It held its first meeting in February 2021. Since 2021, there has been 34 public meetings. A current roster of Committee members is included in this document.

Subsequently, the Town engaged Tighe & Bond/Ridley & Associates to assist the WPCPC in developing a Master plan for use of the Property. If approved, the plan would provide a roadmap for future uses and a basis for soliciting interest from developers.

This document describes the process the WPCPC used to evaluate possible uses of the property and presents a draft for public comment. This draft plan is intended to inform community discussions about the future use of the Property and inform development of a final plan that will be presented at the October 21, 2023 Town Meeting. If approved by Town Meeting, the plan would provide the basis for soliciting interest from development entities. The document provides development guidelines which contractors must follow, but actual development on the property may be different, depending on contractor bids.

At the end of this report is a list of questions about aspects of the proposed plan of uses. Please read through this information and then provide your responses to the questions. Your responses can be provided electronically or by mail, as indicated on page xx of this report.

Thank you for taking time to learn about the Walsh Property Community Planning Process and to provide your input.

Site Description

The Walsh Property is wooded and undeveloped, primarily on its eastern side. Currently, there are 8 small uninhabited seasonal cottages in the southwestern portion of the site, which contain asbestos. Given the Weston & Samson Report (2022), the Walsh Committee made a non-binding recommendation to the Select Board to not treat the houses as separate from the master planning process.

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 and south of the Property. Small commercial developments are across Route 6, to the west.



Figure 1. Site Location

Planning Principles

The Walsh Property Community Planning Committee (WPCPC) adopted the following planning principles to guide its evaluation of future use of the Property (10/22):

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.

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 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. 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.

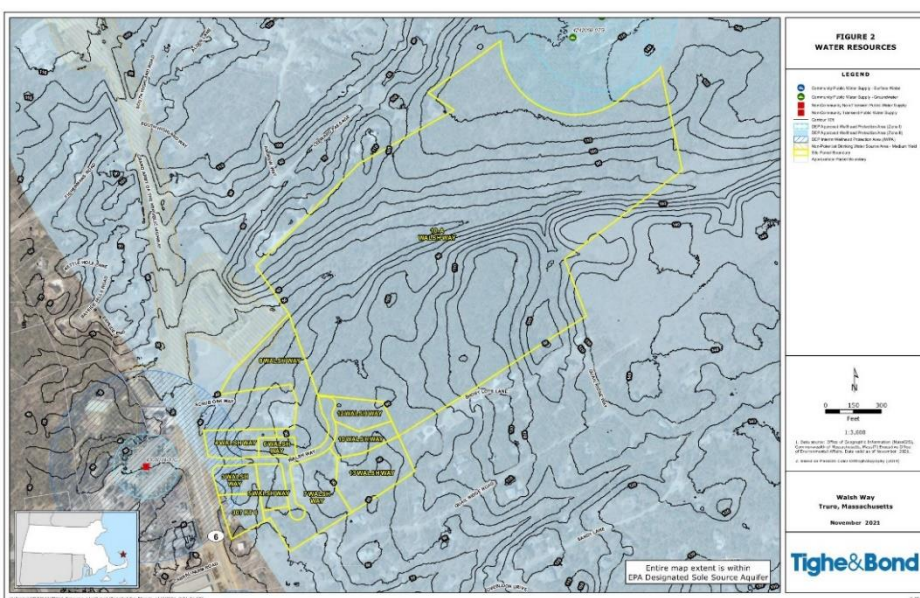


Figure 2. Water Resources

Rare Species Habitat - Approximately half of the Property is mapped by the Massachusetts Natural Heritage and Endangered Species Program (MNHESP) as priority habitat for rare species. The majority of this habitat is located on the eastern upland side of the property. This designation requires onsite or offsite mitigation in a ratio of 2:1 (2x mitigation for 1x development) for any portion of mapped habitat that is disturbed by development.

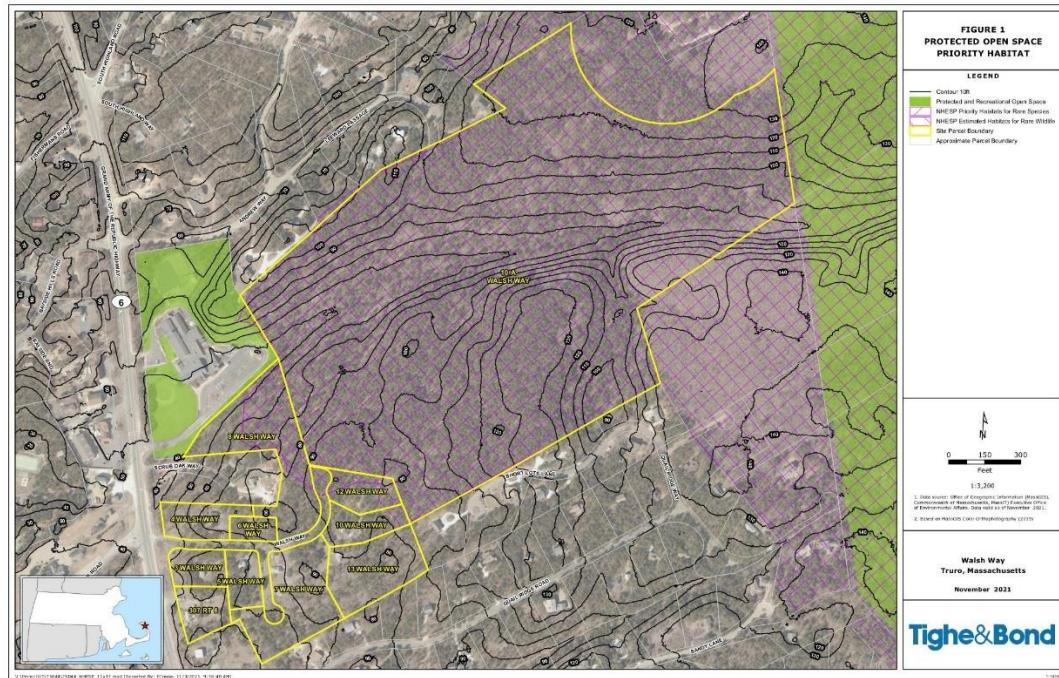


Figure 3. Rare Species Habitat

Variable topography - Topography may limit development potential. 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-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.

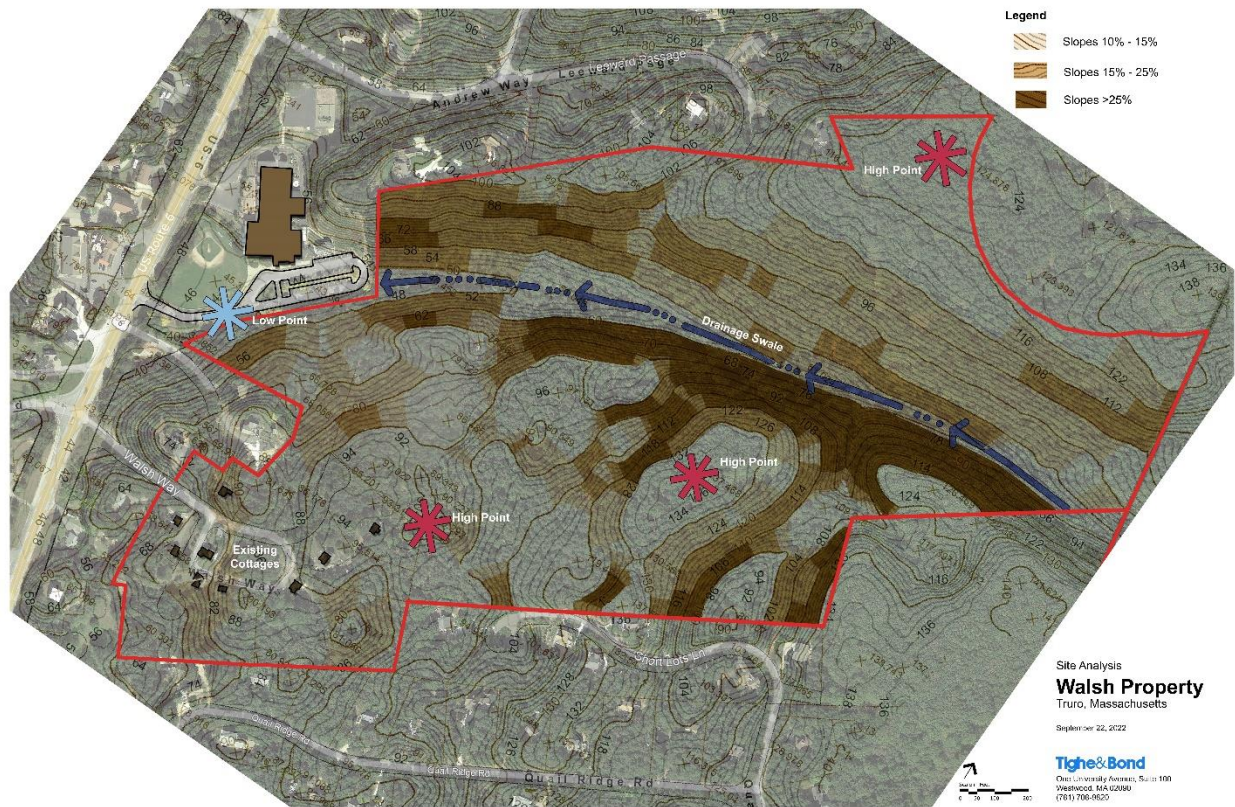


Figure 4. Site Analysis

Selection of Development Areas

Any development of the Walsh Property must take into consideration the constraints listed above (water supply, rare species, and topography). The two broad plateaus would likely provide the primary opportunities for development. The 28-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.

Based on site conditions and the Planning Principles for the Property, the Committee agreed to focus initial planning on the 28-acre southwestern plateau located closest to Route 6, known as Area A. The 28-acre Area A was calculated based on land with grades of less than 25%. Clustering development in Area A allows the majority (41 acres) of the 69 acres 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 Massachusetts Natural Heritage and Endangered Species Program, approximately ?? acres of undeveloped land on the upland eastern side of the property are identified as critical habitat for the endangered box turtle. Therefore about ?? acres of this area need to be preserved under any proposed development. Parts of the property that were previously developed, primarily on the western end, were exempt from this requirement. Designation as critical habitat does not preclude passive recreation, such as hiking paths or picnic tables in these areas.

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 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. 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.

Based on conditions cited above, and the Planning Principles for the Property, the Committee agreed to focus initial planning on the 28-acre southwestern plateau located closest to Route 6, known as Area A. Clustering development in Area A allows 41 acres to remain undeveloped, allowing for critical habitat open space requirements to be met on site. Planning for the approximately 5-acre northeast plateau, known as Area B, remains on hold pending the location of a future water supply well.

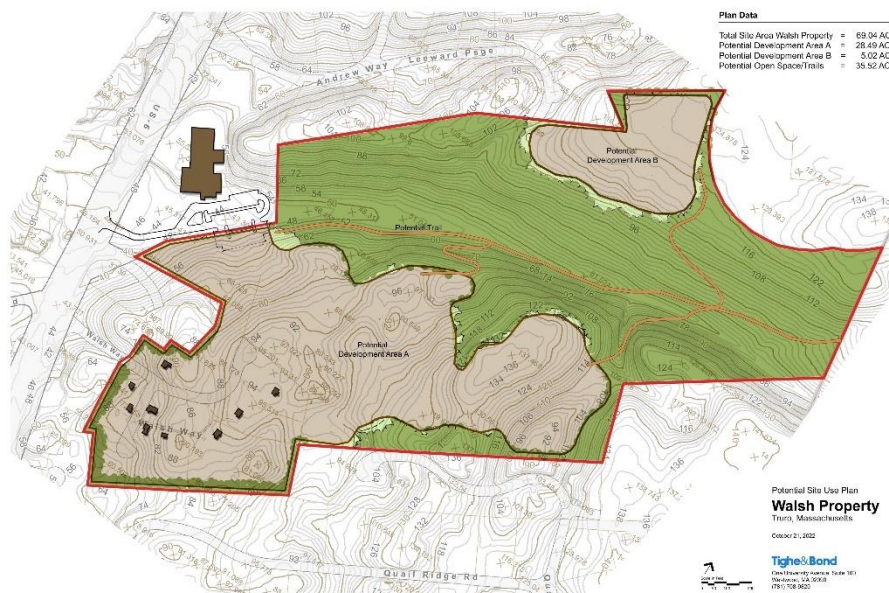


Figure 5. Potential Development Areas A & B

Community Input on Development

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 over the next 30 years (2023-2035) for affordable housing. The draft 2023 Housing Production Plan documented the need for 252 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.
- Members of the Economic Development Committee discussed the need identified in the Truro Economic Development Strategy for affordable housing to enable local businesses to 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 identified the need to site a new water tower adjacent to the Property; the need for public outdoor meeting space for large community events; possible need for a new public water well; and described the site selection process for the new DPW facility.
- 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 Committee Resources page for reports and data considered:

[add link to Town website]

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 Town-wide survey was prepared. 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 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. MORE HERE

- A visioning session for the Truro LCP update was held in December 2022. The LCP Committee hosted an Open House at the School. 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. One of the key topics that came out of the Open House was whether the Property should accommodate commercial uses in combination with housing.

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, after school 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 (list?) 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. (list is in appendices)

- 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 May 2023 and public comments on the concept plan, the WPCPC agreed to reduce the commercial use to 10,000 square feet.

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. A reduction in the amount of non-residential uses 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 3.28 minutes or 196.8 seconds.

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.



Figure 6. April 2023 Concept Plan

Proposed Development Plan

Based on the information gathering and community outreach described above, the Committee identified the following priority uses for Area A:

- **Housing** - Housing at different income levels and life stages is the priority use of the Property. The WPCPC decided on a target of 252 residential units in Area A, consisting of 152 housing units affordable to households earning less than 50% of Area Median Income (AMI) up to 120% of AMI. The 152 units equated to meeting approximately 60% of the housing need identified in the draft 2023 Truro Housing Production Plan. In addition, the WPCPC felt it was important to provide housing targeted to individuals and families with incomes in the approximate range of 120% -250% of AMI) to help families stay within the community. An additional 100 units were targeted for this use. The total of 252 units will require buildings 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 buildings with elevators , to townhouses, and single-family homes.
- **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. Non-residential 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 space for multi-use athletic fields and/or a community outdoor event space, provided this does not displace desired housing units. This area would be located adjacent to the school. Walking trails that are accessible to the public 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 the public use are also desired. Passive recreation will also be included in open space designated as wildlife protection.
- **Open Space** - Permanently protected on-site open space of #### acres to meet State regulatory requirements for endangered species. It 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. The 7 acres could also be the location of a large athletic field/community outdoor space.

Other Site Development Considerations:

- **Site access** -The only established access to the Property via Walsh Way. The town is exploring alternative means of access. The private roads on the north and south sides of the Property have been determined by Town Council to be inappropriate for primary and secondary access.

- **Transportation** – Traffic into and out of the site was a major concern for the Committee. The only established access to the Property is via Walsh Way. A preliminary traffic study conducted by the Cape Cod Commission indicated the amount of proposed development would not be a major concern. However, the
- The Committee felt more rigorous analysis is needed and that traffic alternatives, such as a roundabout, should be considered. This study is currently being conducted. The Town is also exploring alternative means of access.
- **Water supply, treatment, and runoff** - As mentioned previously, water supply at the site will be provided by the township from a water tower that is to be built. The proposed new water tower to be located adjacent to the Property is also intended to ensure necessary water pressure for fire suppression in 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. The primary water quality concern is nitrate. 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. Treated water would be filtered at the site to recharge the groundwater.

Development at the site will produce runoff from impervious surfaces. To mitigate runoff effects on downslope owners and recharge the aquifer, infiltration basins will be located throughout area A. Goals would be to have no runoff leave the site and have it recharge the aquifer.

- **Funding** – It is anticipated that development of housing and commercial space at the site would be funded through grants, much as was done at the Clover Leaf Development. Any affordable housing funded with State or Federal tax credits (the primary source of funding for affordable housing) would be deed-restricted to ensure they remain affordable.

Phasing

The proposed uses listed above would be developed in phases. Phasing of development is required for a number of reasons:

- Financing for affordable housing are limited and would not cover the entire development at once
- Facilitates gradual absorption of housing units into the local market
- Helps to manage construction-related disturbance on local roads
- Enables the town to plan for any infrastructure and services needs
- Permits adapting the proposed development plan based on community experience or market conditions.

The following conceptual plans for locating the desired uses on Area A of the Property are intended to help the community visualize how the uses described above could be located on the site. Actual development on the property would be based on bids received and may be different from these conceptual illustrations.



Figure 7. Alternative Concept Plan 1



Figure 8. Alternative Concept Plan 2

Conclusion

Based on community feedback to this document, a revised development plan will be presented to Town meeting. If approved, that plan will be incorporated into guidelines for 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.

Examples of what future development of the Walsh property could look like are provided below as illustrations.



Figure 9. 95 Lawrence Road, Wellfleet Townhouses



Figure 10. 95 Lawrence Road Wellfleet Aerial View



Figure 12. Single-Family Home Example

Figure 13: Elevator Building Example

Community Input on Guidelines for Use of the Site

Please share your thoughts and ideas regarding the following:

Additional Resources

[Add links to additional resources]

Phasing of Development on the Walsh Property

The WPCPC believes that development on the Walsh property should occur in phases over a period of years, rather than all at once. Phasing of development achieves a number of important community planning objectives:

- 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, and recognizing that it is not feasible to stipulate phasing details at this time, the WPCPC offers the following guidelines to be factored into the formulation of phases of development. It is the WPCPC's hope that the Town will include these guidelines in any solicitation of proposals to develop the property.

Phasing Guidelines

1. Phasing of development of the Walsh Property should be required.
2. No single phase of development should include more than approximately 35% of the total number of housing units proposed on the Walsh Property
3. 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 housing units that are affordable to a mix of income levels, ranging from 30% to 120% of Area Median Income.
 - 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.