

Recommendations of the Walsh Property Community Planning Committee



Presented to Truro Special Town Meeting, October 21, 2023

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.

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

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.

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:

R.18. 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.