

EXECUTIVE SUMMARY

Pine Hill Road Charrette

Town of Bedford, MA

FORWARD FROM THE STEERING COMMITTEE

On the evening of April 1, 2014 and again on the evening of May 15, 2014, the people of Bedford came together to shape a vision for the future of the Pine Hill Road Coast Guard Property. Residents provided their input; discussions took place among people who may have only just met or perhaps have known each other for years; and ideas were shared and shaped.

The Selectmen and members of other elected and appointed Boards and Committees participated in this process. The needs, desires and concerns of residents were shared openly and freely. For some, this was their first time at a public meeting; for others, the process was more familiar. As a result, our consultants were able to compile a report of our Town's vision for this property. It is our intent to share this report with all prospective developers of this property in the hopes that they too will share our vision.

The Town of Bedford and its Committees, together with the Bedford Housing Authority, are pleased to present the following report of the charrette process. We sincerely thank the citizens of Bedford, and others who offered their input and expertise, for helping shape the vision of the Pine Hill Road Coast Guard property.

Members of the Steering Committee

Bill Moonan
Selectman

Gene Clerkin, Chair
Bedford Housing Authority

Irma Carter
Bedford Housing Partnership

Brenda Peacock
Bedford Housing Authority

Jessica Porter
Assistant Town Manager

PINE HILL ROAD: CHARRETTE PROCESS + OUTCOMES

Sessions and Goals

4/1/2014: Charrette I

Approximately 100 Attendees

- Define the goals for the Pine Hill Road Property
- Understand different use and housing typologies

5/15/2014: Charette II

Approximately 40 Attendees

- Develop and define priorities for the site
- Define next steps

Summary of Pine Hill Road Property and Zoning

The Pine Hill Road property is 5.40 acres and is zoned Residence A. The minimum lot area is 40,000 sf therefore a by right development would yield 5 build-able lots.

Additional by right uses include:

- Two Family Dwelling
- Educational
- Religious
- Child Care
- Agricultural
- Conservation
- Forestry

Emerging Questions

-Can the Pine Hill property contribute to the Town of Bedford's vision and needs as expressed by *The Bedford We Want: Shaping Our Future* December 2013 Comprehensive Plan, and the two Pine Hill Community Charrettes?

-How might the Pine Hill property meet the community's needs?

-What might the housing be like?

Key Outcomes

The Pine Hill property can contribute to the Town of Bedford's vision and needs by including:

- Reasonably priced units
- Compatibility with the surrounding neighborhood fabric

- Connections to public transportation
- Linkages to Bedford Center
- Access to Rail Trail/recreational opportunities

The Pine Hill property can meet the community's needs by providing a range of housing types:

- 55+ housing
- Co-housing
- Multi/co-generational housing
- Entry-level housing
- Work force housing
- Community housing

Housing would incorporate some of these design elements:

- Beautiful design
- Sustainable
- Universal design standards/accessibility
- Mix of private and shared space
- Community gardens/green space
- Centralized parking

Bedford's Comprehensive Plan

The Comprehensive Plan lays out the Town's vision, goals, and strategies around transportation and housing - two key issues discussed during the charrettes.

The location of Pine Hill properties within walking distance to Town Center, as well as the bus stop located near the property, make it a prime location to advance the Town's goals related to transportation and walkability. The Comprehensive Plan outlines the needs for expanded regional transit, improved safety and connectivity of current town streets.

The Comprehensive Plan outlines the current state of housing and goals for future housing in the town. The goal of the Comprehensive Plan is for the town to provide a broad range of housing options, including workforce and community housing. The Pine Hill Road property allows for the continuation of this important topic with the community.

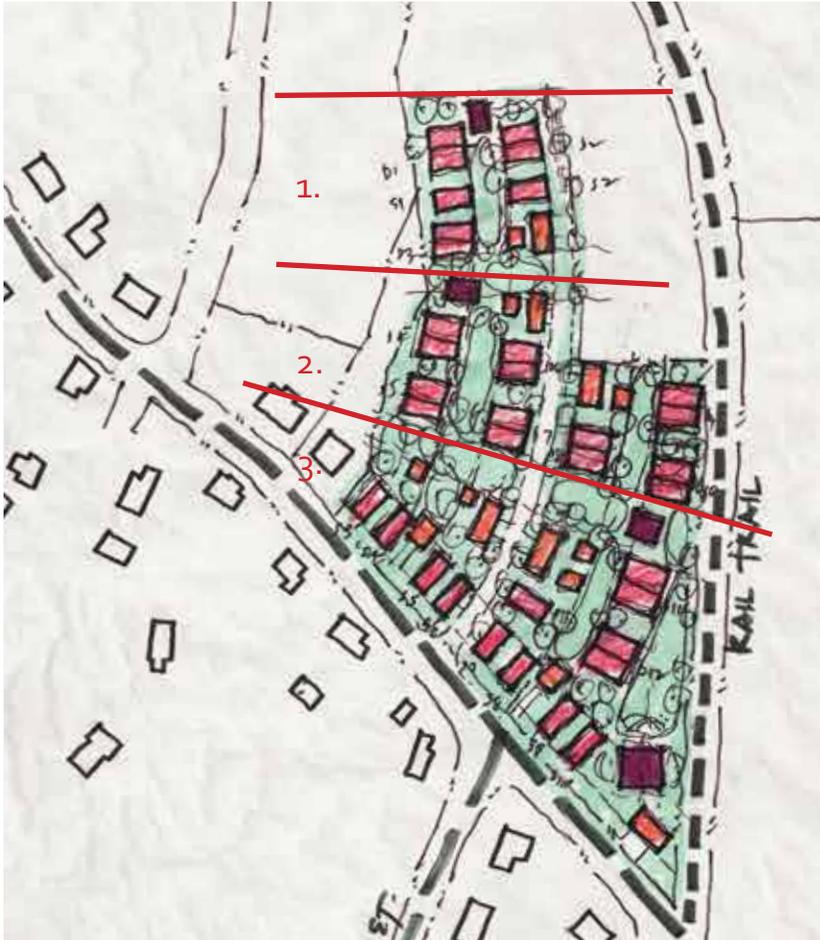
PINE HILL ROAD: CHARRETTE PROCESS + OUTCOMES



During the first charrette the community identified their needs for housing. Following the charrette DSK developed three options to explore the right mix of unit types, open space, circulation systems, and relationship to the neighborhood. Those options stimulated a vibrant discussion in the second charrette, resulting in a preferred direction.



Option B: Cottage Clusters



In Option B, the existing Coast Guard cottages are replaced by three new flexible cottage communities. Option B is only slightly more dense than Option A at about 7 units per acre. The units would be a mix of single-family and attached cottages. This option serves the town's need for workforce housing and multi-generational housing.

In this scheme, some parking is in shared facilities. The neighborhood features substantial common space, both in common buildings and green-space and gardens.

Summary of Options

Monthly Rental Price: \$1600 - \$1800 - 1+ - 3 bedroom units

Unit Sales Price: \$390,000

	Existing Houses (Reno) - 0
	Attached Cottages (New) - 24
	Single Cottages (New) - 11
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	Total Residences - 35

	Common Building - 4
	Garages - 8
	Gardens and Greens - 6

Attitudes Toward Precedent Images:

 - Good

 - Bad

 - "Wildcard"

 - Might be good if...



Option C: Mix of Cluster Types



Option C replaces the existing Coast Guard cottages with a mix of cluster types. A series of connected buildings containing garden apartments joins a small village of single-family cottages and another small village of attached cottages. This option serves the broadest range of community needs and development potential.

Summary of Options

Monthly Rental Price: \$1450 - \$1650 - 1+ - 2+ bedroom units

Unit Sales Price: \$390,000

	Existing Houses (Reno) - 0
	Attached Cottages (New) - 8
	Single Cottages (New) - 4
	Garden Apartments - 38
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	Total Residences - 50

	Common Building - 1
	Garage (Central) - 1

Attitudes Toward Precedent Images:

● - Good ● - Bad ● - "Wildcard" ● - Might be good if...



PINE HILL ROAD: NEXT STEPS

Recommendations:

Approach the GSA (General Services Administration)/Coast Guard regarding acquisition or influence.

Team up with a developer in exchange for zoning relief.

Commission a project definition phase to understand opportunities and constraints.

- Craft a district overlay proposal
- Create a development strategy
- More detailed financial proforma and financing strategies
- Utility/infrastructure impacts of the site

Pine hill road site identified as one of the key sites in Bedford able to achieve many of the goals of the Comprehensive Plan and community impute.

Community endorsed some mix of cottage style community/workforce housing for the site.

Density beyond the current minimum lot area was supported and consistent with the neighborhood.

