

Preserve the Legacy at Weston Nurseries



Legacy
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Hopkinton, Massachusetts

Legacy Farms Summary

Significant benefits to Hopkinton at no cost

- A Vision for the Land
 - Conservation of over 500 acres of open space
 - Restoration and stewardship of the land
 - Preservation and revitalization of Weston Nurseries
 - Creation of a vibrant mixed use residential community
- Municipal infrastructure improvements
- Environmental Benefits
- Fiscal Benefits
- Significant Town control
- Roy MacDowell and Boulder Capital – A local developer committed to the community

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The Boulder Capital Team

- Local developer and team

Boulder Capital LLC *Master Developer*

Vanasse Hangen Brustlin, Inc. *Master Planning/Civil Engineering/Site Design/Transportation/Environmental Science*

Goulston & Storrs *Legal Representation*

Connery Associates *Fiscal Impact*

Haley & Aldrich *Environmental/Geotechnical*

Tata & Howard *Water Supply/Sewage Disposal*

Douglas W. Resnick PC *Local Legal Representation*

- Committed to working with community
- Testimonials and references

Weston Nurseries Today



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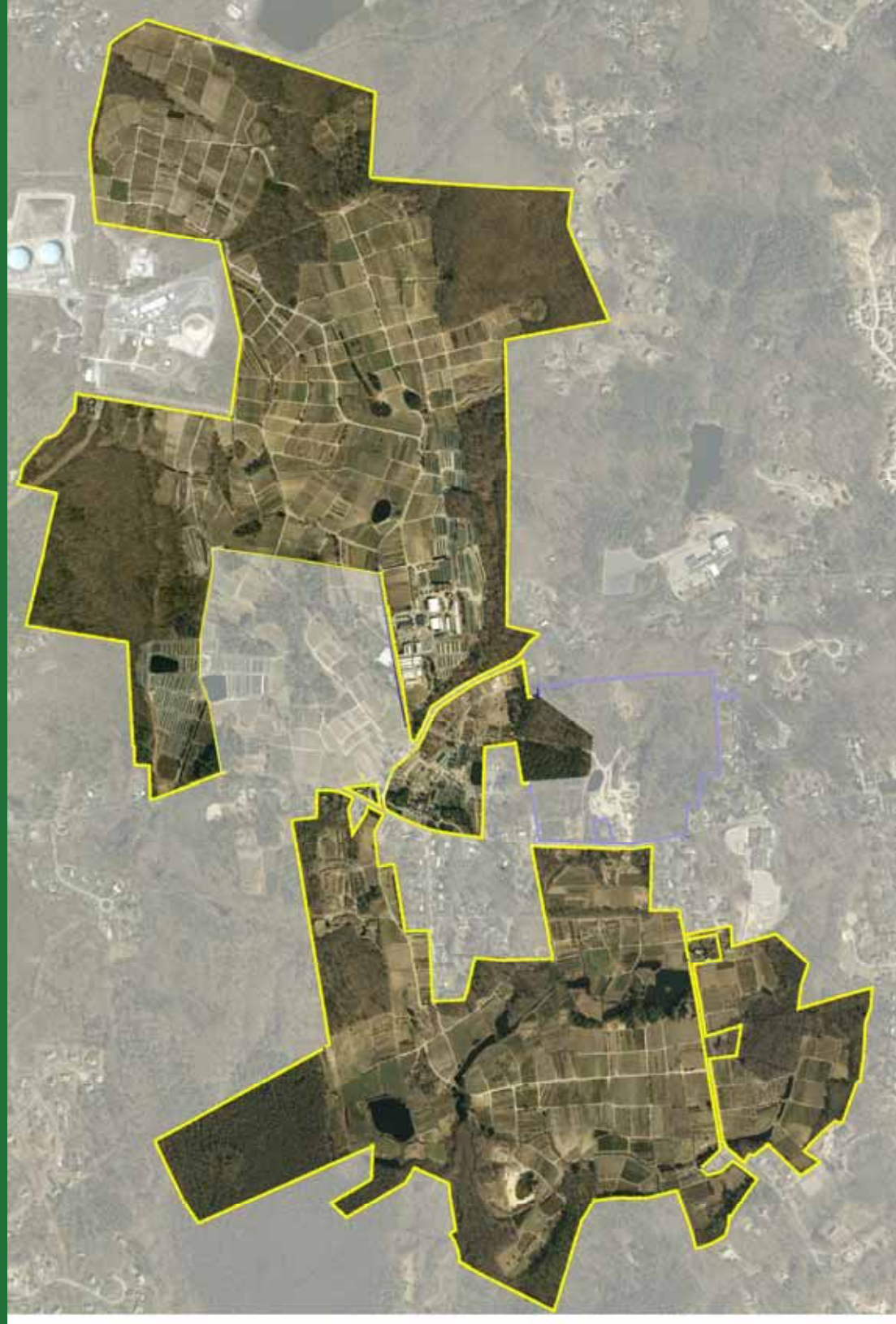
Aerial – Weston Nurseries



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Weston Nurseries Project Locus



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A Vision and Stewardship of the Land



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A Vision for the Land

Preservation, Restoration and Stewardship

- Preserve over 500 acres of open space
- Reshape and cultivate disturbed areas to create new open meadows with native species
- Land for new recreation fields on East Main Street and Clinton Street



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A Vision for the Land

Preservation, Restoration and Stewardship



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A Vision for the Land

Preservation, Restoration and Stewardship



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A Vision for the Land

Embrace the Natural Attributes

- Create scenic roadways
- Establish a trail system
- Connect to surrounding open space and parks
- Maintain view corridors
- Protect environmental resources



A Vision for the Land

A Vibrant Community

- Respect Hopkinton's rural character
- Cluster homes to preserve meaningful open space
- Complement surrounding neighborhoods and the new Village Center



A Vision for the Land

Development Summary

- Create a vibrant community which compliments the natural landscape and surrounding neighborhoods
 - 940 residences including a variety of single family homes, condos and apartments
 - Village Center providing a dynamic activity center with retail uses, restaurant, professional offices and a new Weston Nurseries
 - Office Park
 - Design and construct a trail system linking public open spaces

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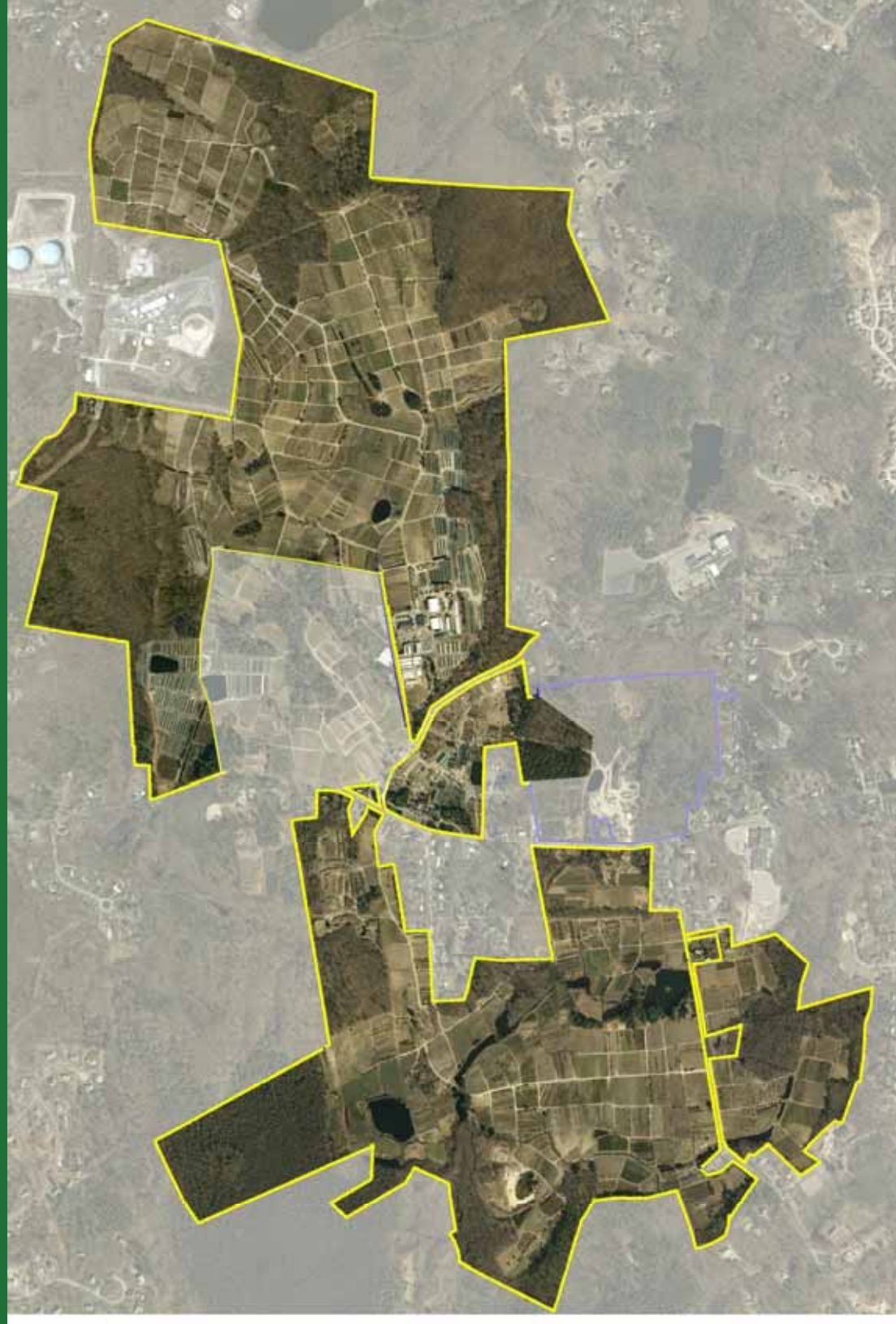
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A Vision for the Land

Development Summary

- Over 500 Acres of Open Space
- Single Family Homes 50
- Town Homes 325
- Garden Style Condos 325
- Rental Community (25% Affordable) 240
- Village Center 150,000 sf
- East Main Street Commercial 100,000 sf
- Legacy Park 200,000 sf

Site Plan



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Site Plan Reclamation



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Site Master Plan



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Recreation Trails

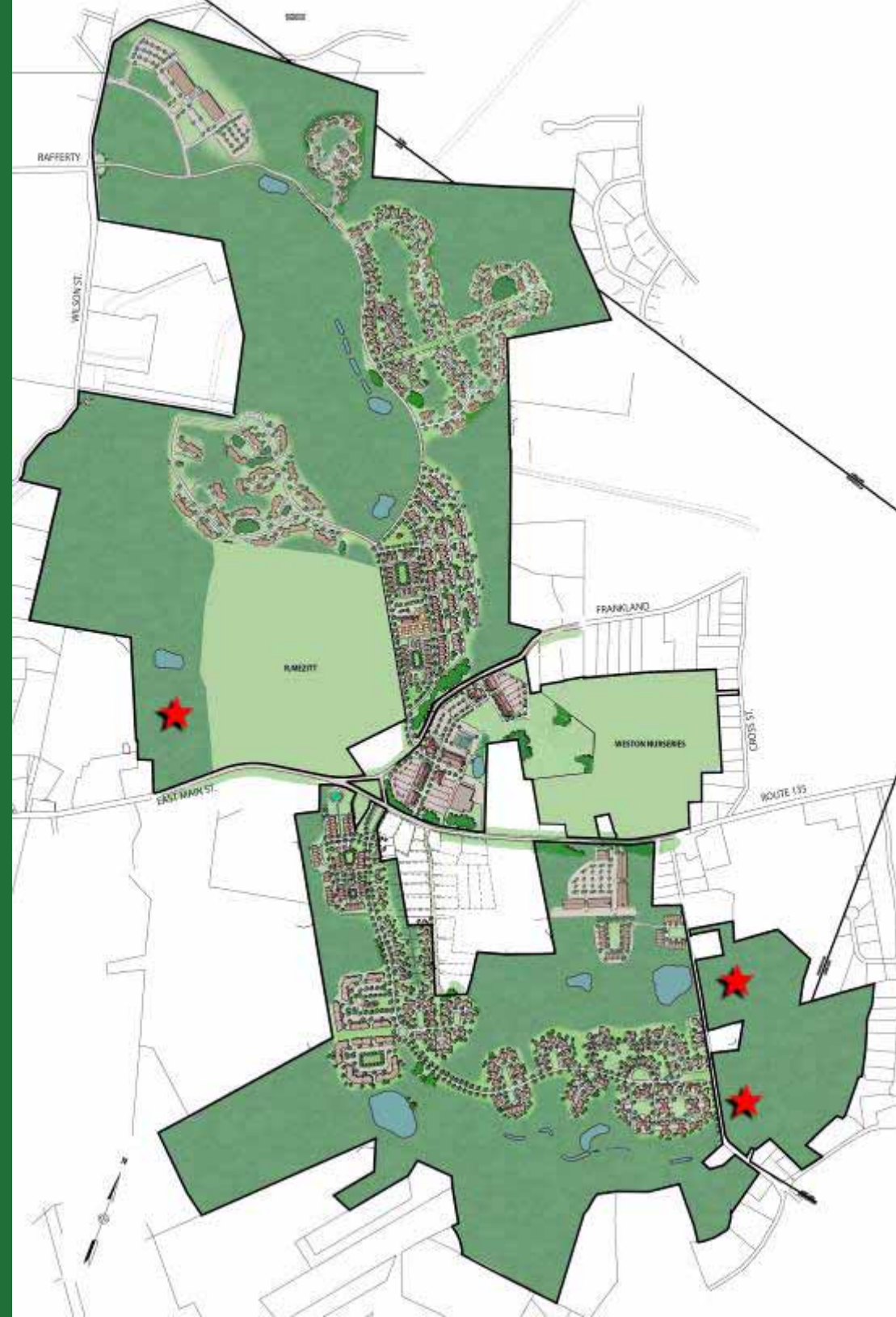
6+ Miles of trails



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Recreation Fields

Land For Fields



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Single Family

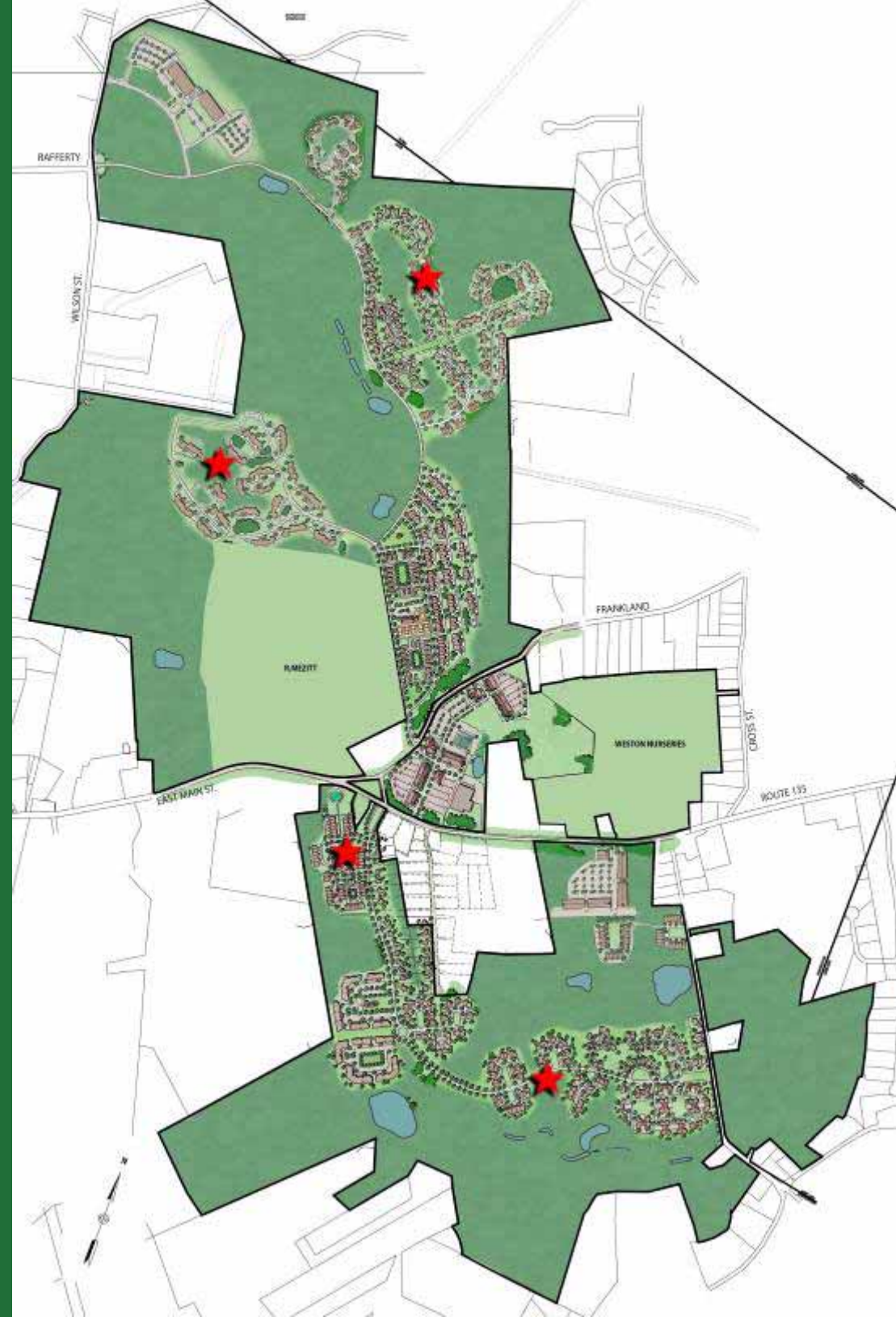
50 Homes



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Town Houses

325 Homes



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Condominiums

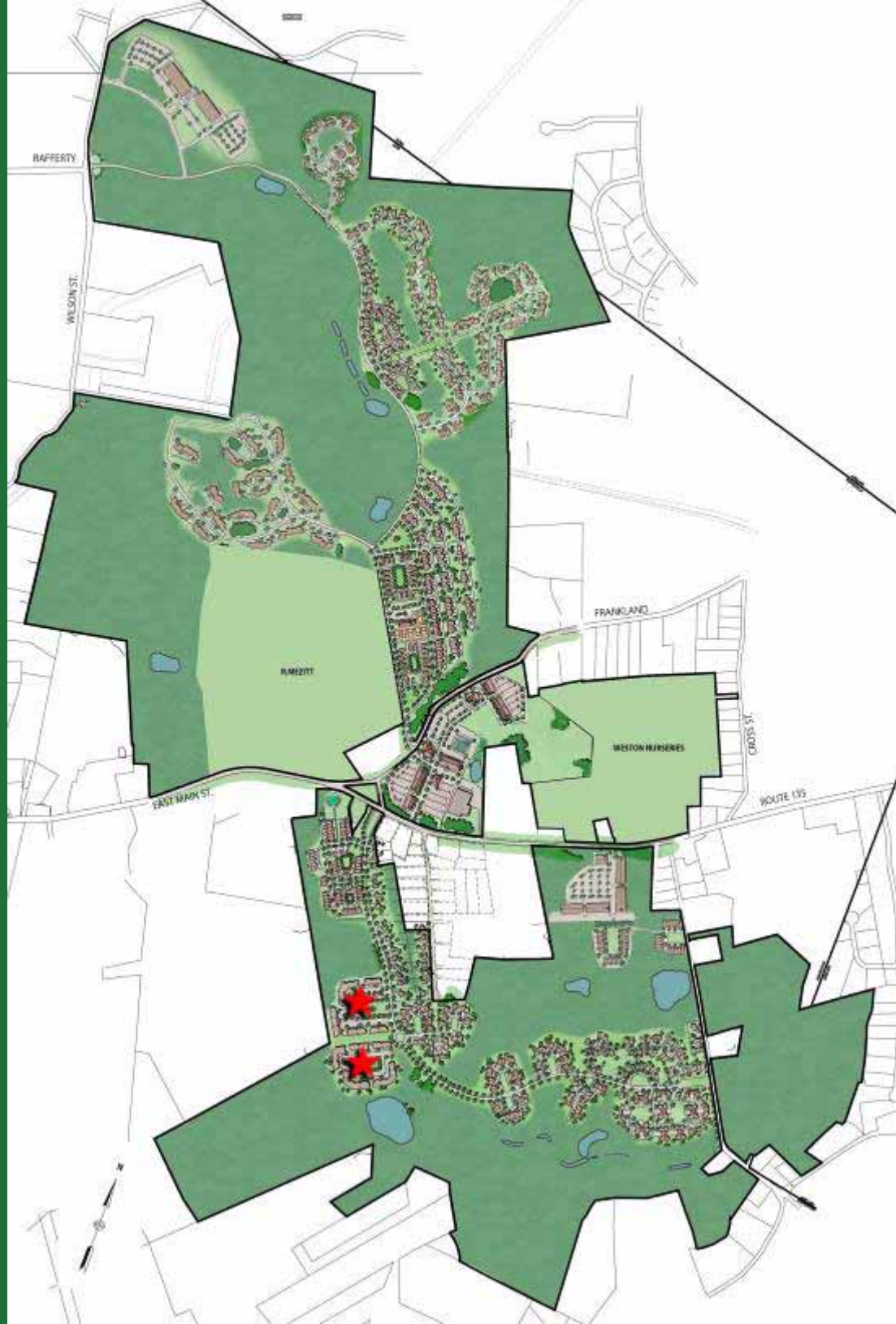
325 Homes



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Rental

240 Homes



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Village Center

150,000 s.f.



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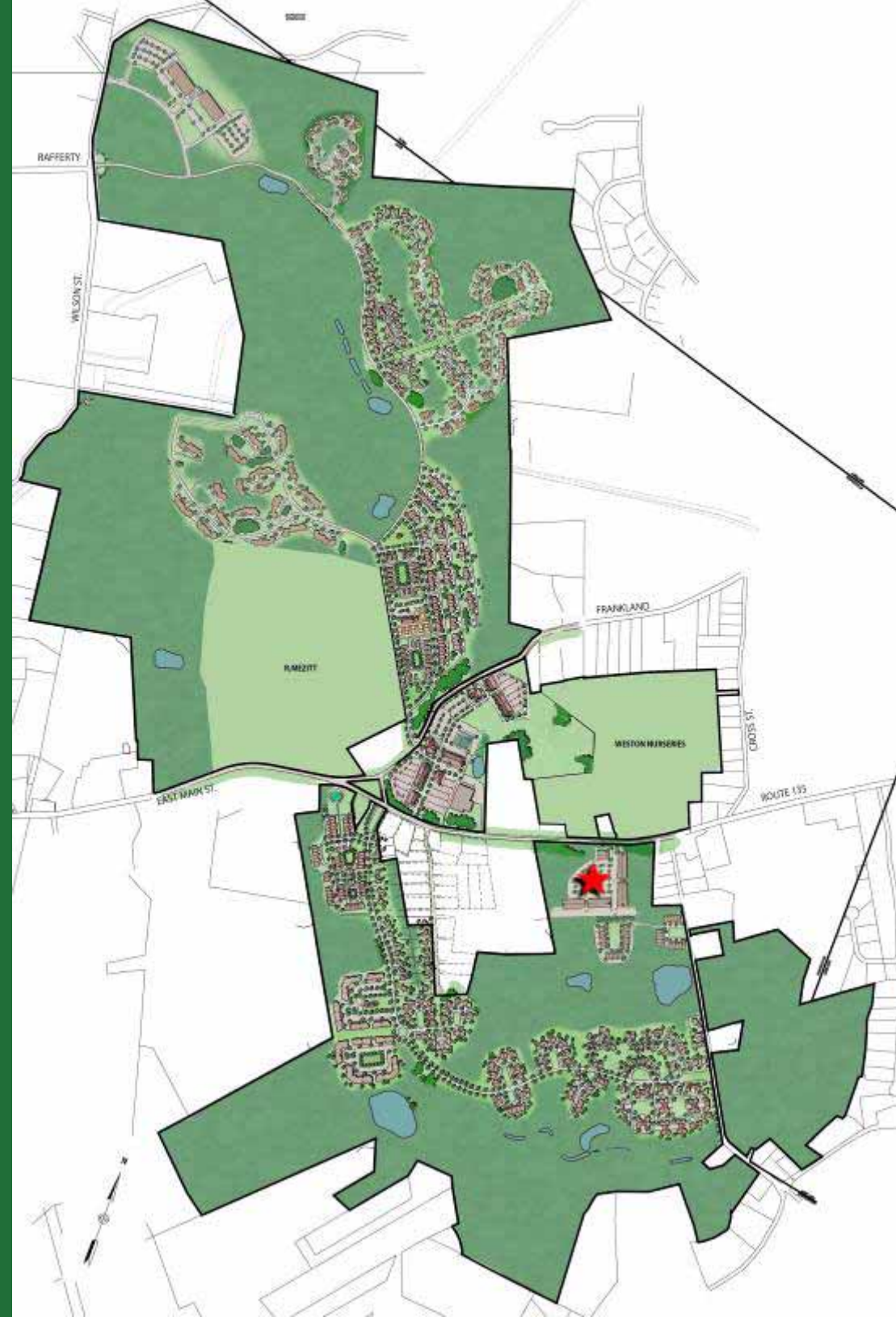
Legacy Farms Village Center

- Master planned retail center
 - Weston Nurseries Garden Center
 - Architectural design to complement local heritage
 - Ground floor retail with professional office above



East Main Street

100,000 s.f.



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East Main Street Commercial

- Up to 100,000 square feet
- Potential uses
 - Retail
 - Medical
 - Professional Office

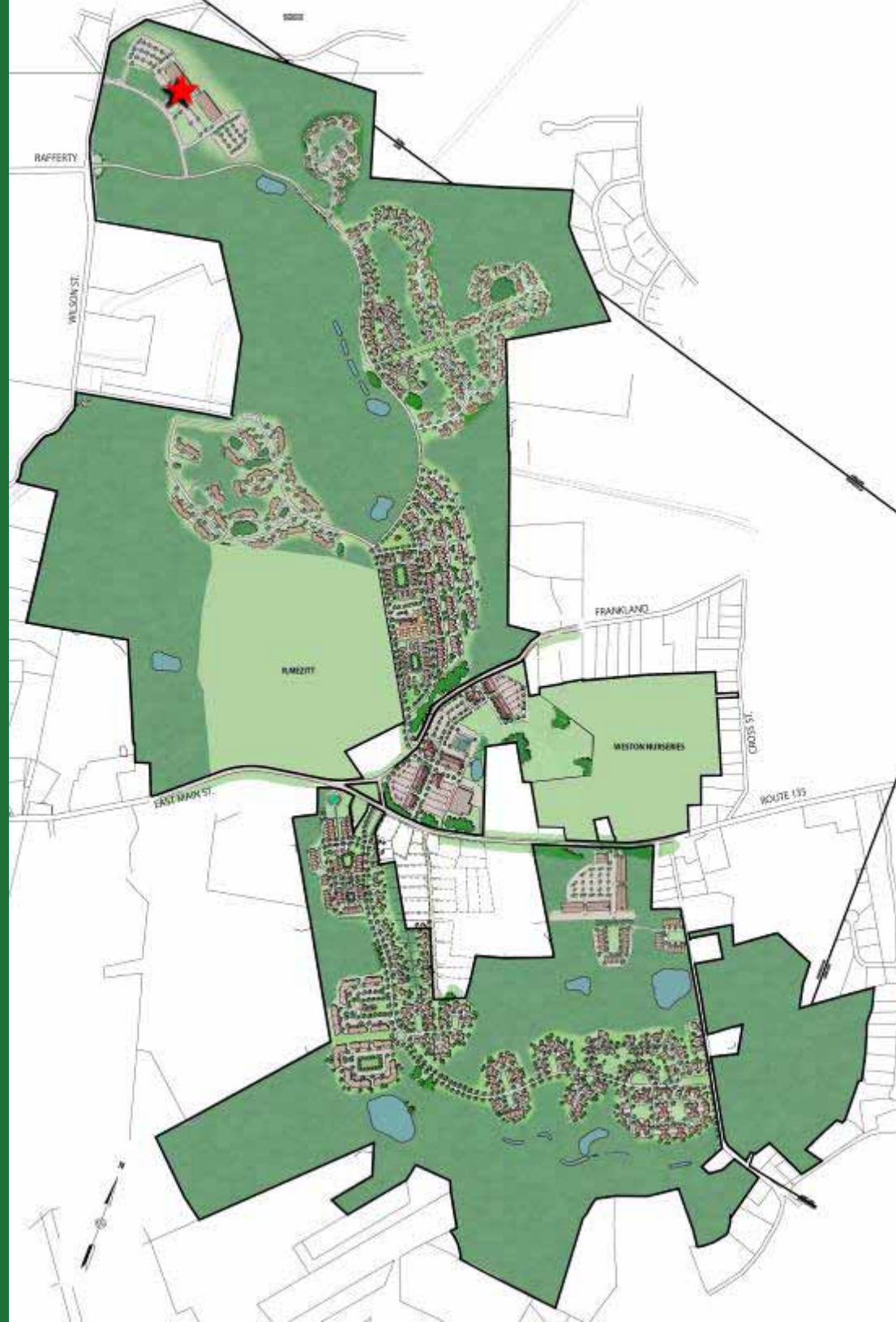


Legacy Park

200,000 s.f.



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Legacy Park

- Up to 200,000 square feet of first class commercial campus
- Potential uses
 - Professional offices
 - Life science
 - Medical
- Preserves wooded edges and view corridors



Infrastructure Improvements

Roadway Improvements and Mitigation

- Create a new north-south scenic roadway
 - Preserves view corridors and character
 - Creates downtown by-pass roadway alternative
 - Reduces project-related impacts on Route 135
- Connections to Commuter Rail, Route 85

Infrastructure Improvements

Regional Context

- Multiple access points to distribute traffic
- Pedestrian friendly design
 - Pedestrian walking trails and sidewalks
 - Future connections to the regional bike trails



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Project Benefits

Fiscal

Project Benefits

Infrastructure Improvements

- Municipal water supply and water distribution system improvements
 - Permit, design and build Aprilla Farms Wells
 - Improves water quality and quantity
 - Additional reliability and redundancy
 - Connect new wells to Legacy Farms and the Town's water system

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Project Benefits

Environmental Improvements

- Wetlands enhancement/restoration
- On-site wastewater treatment
- Hydrologic and hydrogeologic water balance
- Comprehensive stormwater management design
- Open space restoration
- Design and construct public trails
- Improve wildlife habitat
- Water supply protection

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Project Benefits

- Our Long Term Commitment to Weston Nurseries
 - Integration of Weston Nurseries Garden Center with the new Village Center
 - Credit enhancements
 - 77 acres of land devoted to continued cultivation

Hopkinton's Control

Legacy Farms Public Permitting Process After Town Meeting Vote on c. 61A

- Adoption by Town Meeting of Open Space Mixed Use Overlay District
 - 2/3 Town Meeting Vote required
- Master Plan Approval by Planning Board as Special Permit (or Master Plan Approval by Town Meeting)
- Adoption by Planning Board of Modifications to Subdivision Regulations
- Site Plan Approval from Planning Board
 - Filing all required reports, - Compliance with all required criteria
- Coordination with the Board of Health, Department of Public Works, and the Conservation Commission during the site plan approval process
- Subdivision Approvals from Planning Board
- Conservation Commission approvals
- Filing with the Executive Office of Environmental Affairs (MEPA) for State planning approval
- Department of Environmental Protection (DEP) for groundwater discharge permit and the construction of the wastewater treatment plant
- Department of Environmental Protection (DEP) and Department of Public Works for approvals related to water supply

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Weston Nurseries Testimonial

Excerpt from a letter to Roy MacDowell dated May 17, 2007

"Boulder Capital's experience and commitment makes them the right choice to cultivate a vision for this site. We feel they will be excellent neighbors for our business and our families."

Beth and Wayne Mezitt

Karen and Peter Mezitt

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Thank you for your time and consideration

Roy MacDowell