Agenda

1. Planning Timeline
2. Stow Acres History and Context
3. What Could Happen at Stow Acres?
4. Toward A Collaborative Vision

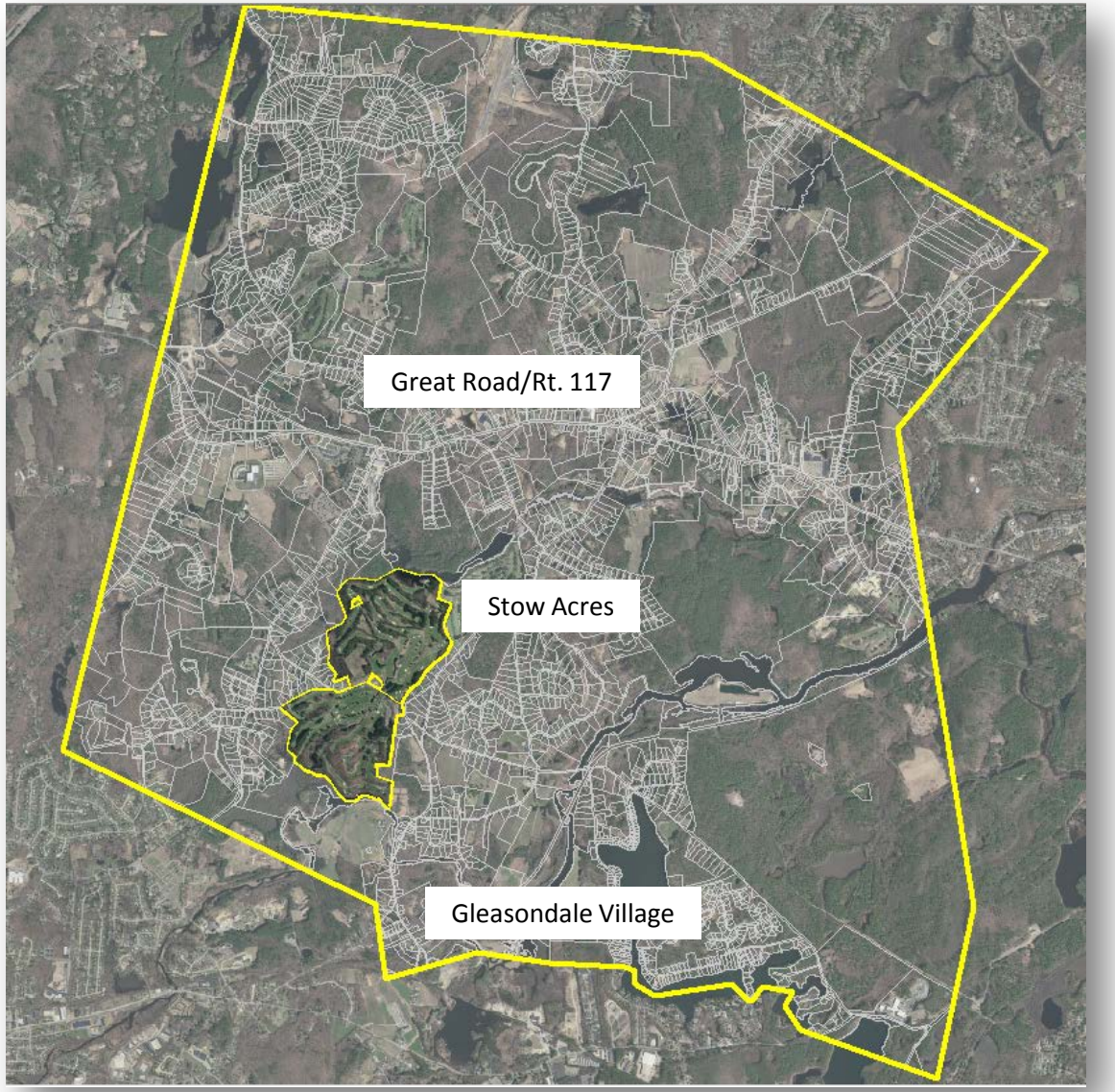
Planning Timeline

- Winter / Spring 2020 — Stow Acres approaches Town with potential development ideas
- Summer 2020 — Stow Conservation Trust (SCT) proposes comprehensive planning approach with support from Conservation and Planning Department staff; Community Preservation Committee and Trust share funding.

  Dodson and Flinker, Inc. is hired to lead project partners through collaborative planning effort
- Summer/Fall 2020 — Project partners review previous plans and share goals to guide a development approach
- Winter/Spring 2021 — Residents and Town officials provide comment and feedback to further direct and refine the planning approach

Stow Acres

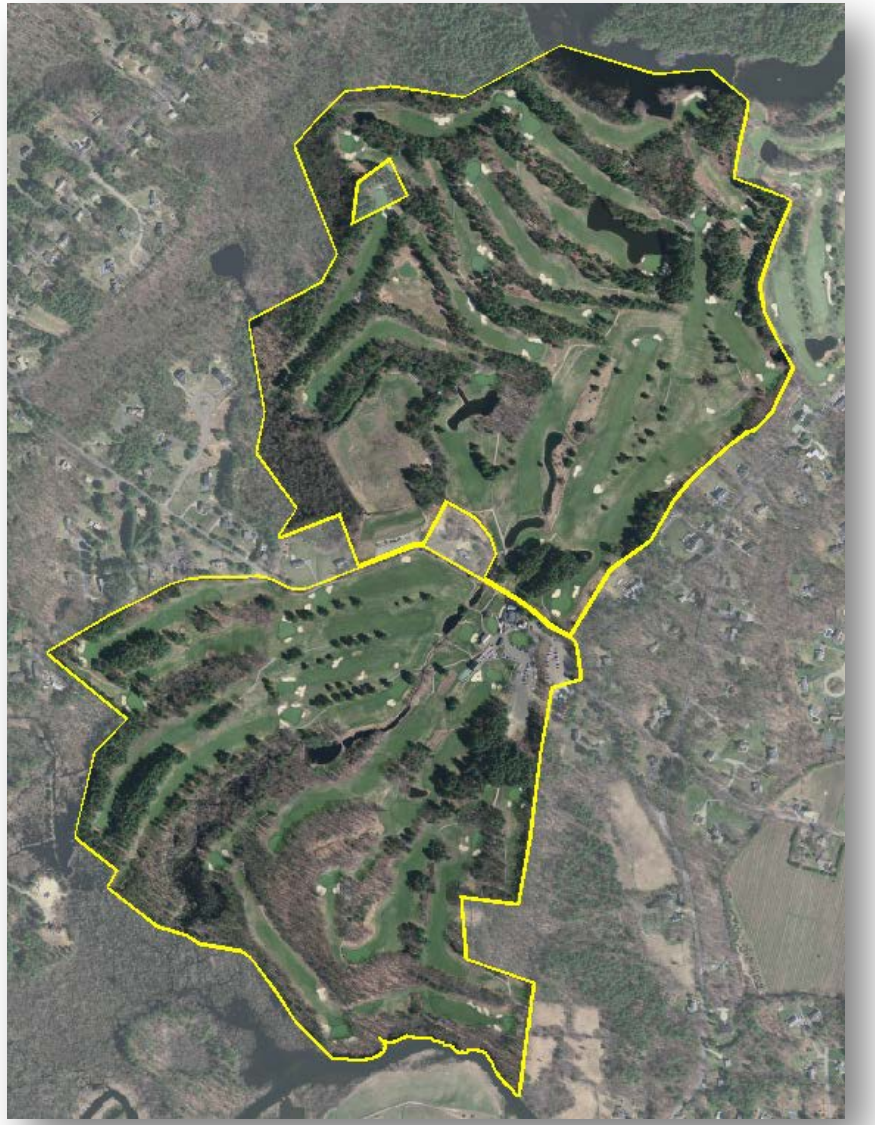
- Oldest and largest of 4 Golf Courses in Stow
- One of two courses zoned residential



Stow Acres

At a Glance:

- 2 Parcels
- 326 Acres
- 36 Holes of Golf
- Frontage on Randall Road
- Bounded on north/south by rivers and streams



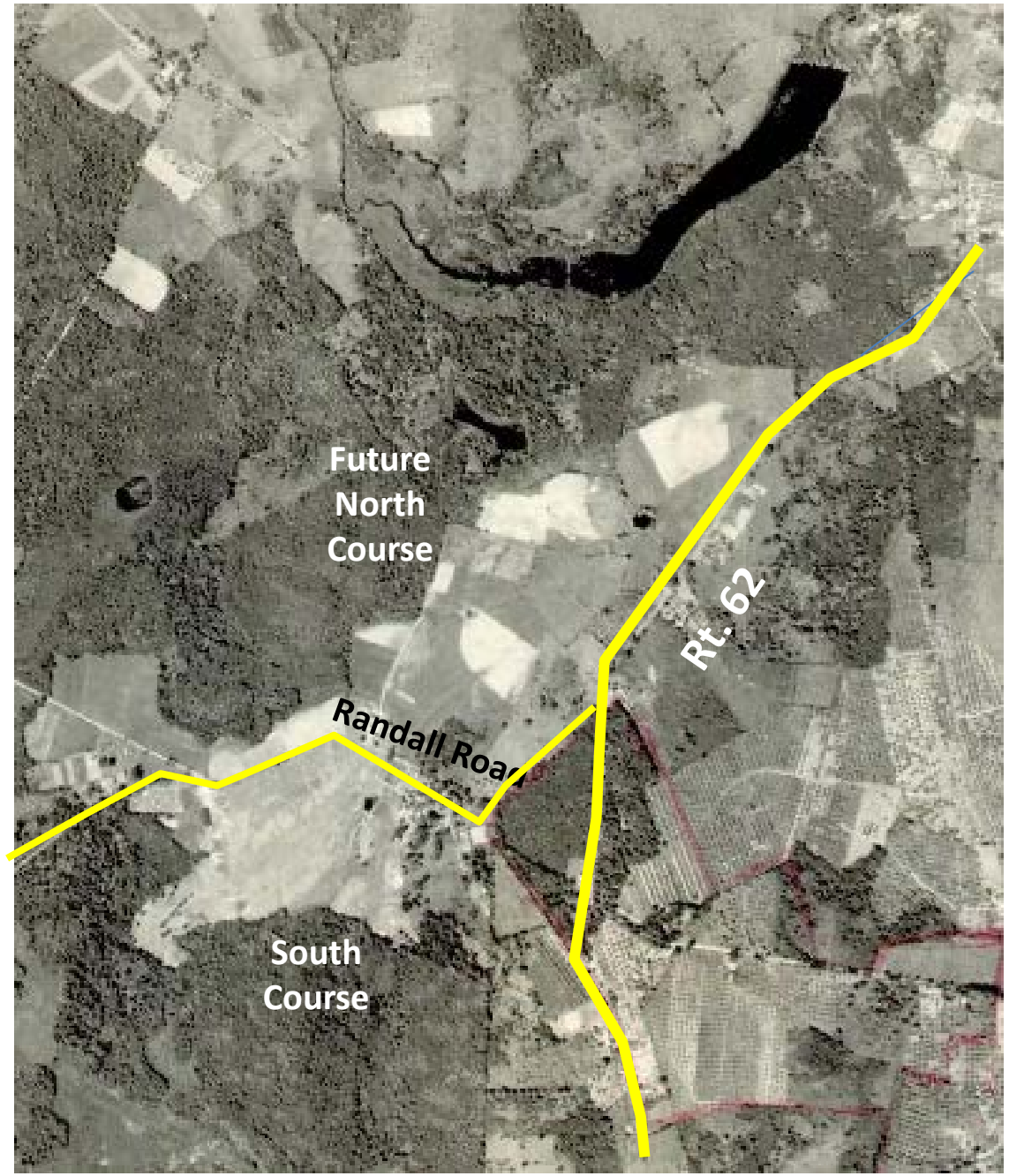
History

Mapledale Country Club

Freedomsway.org

Randall Homestead

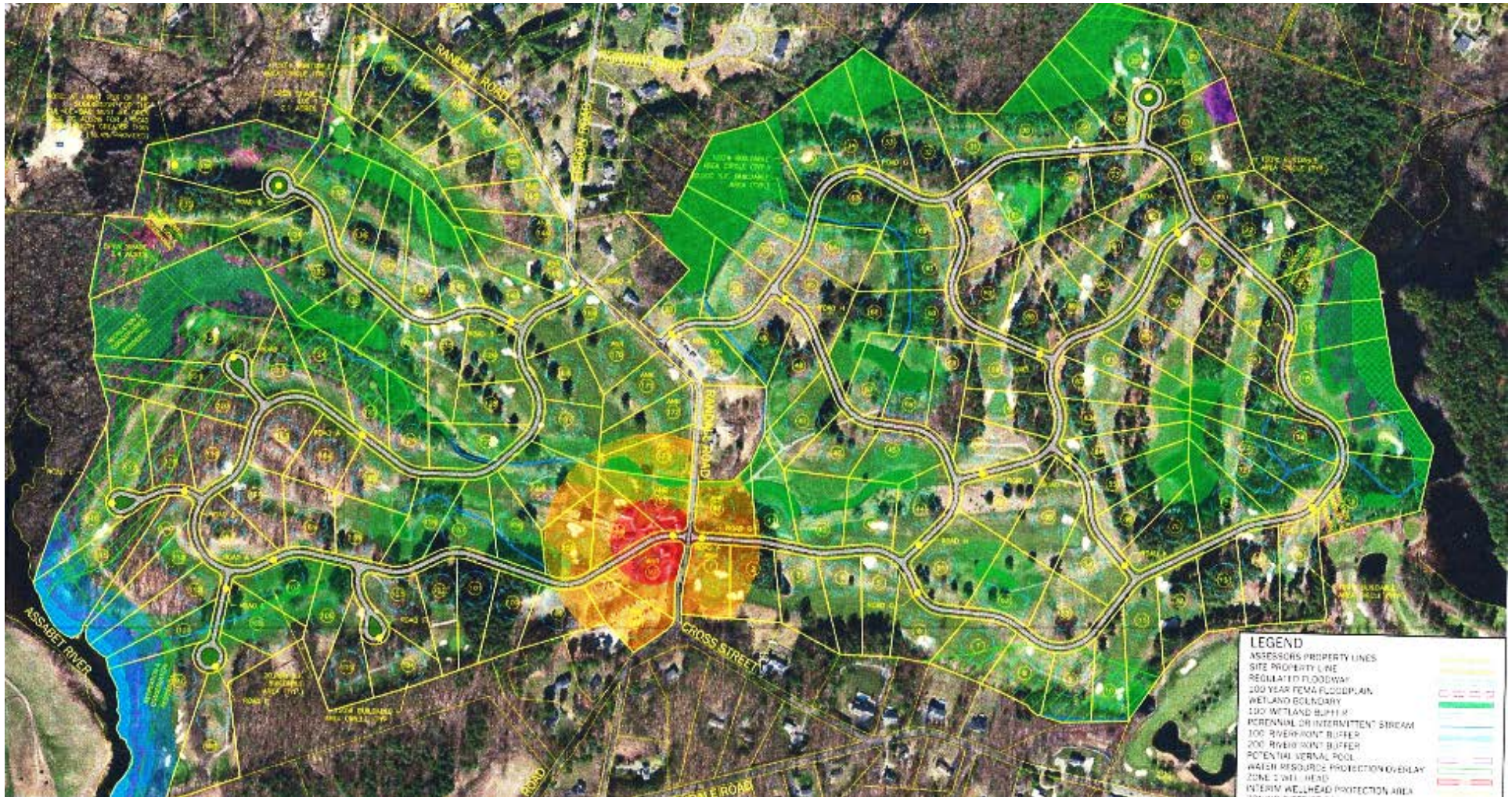
Circa 1952



Current Development Potential

By Right Development – Conventional Subdivision

No open space requirement | Approximately 138 Lots



Current Development Potential

Planned Conservation Development Special Permit

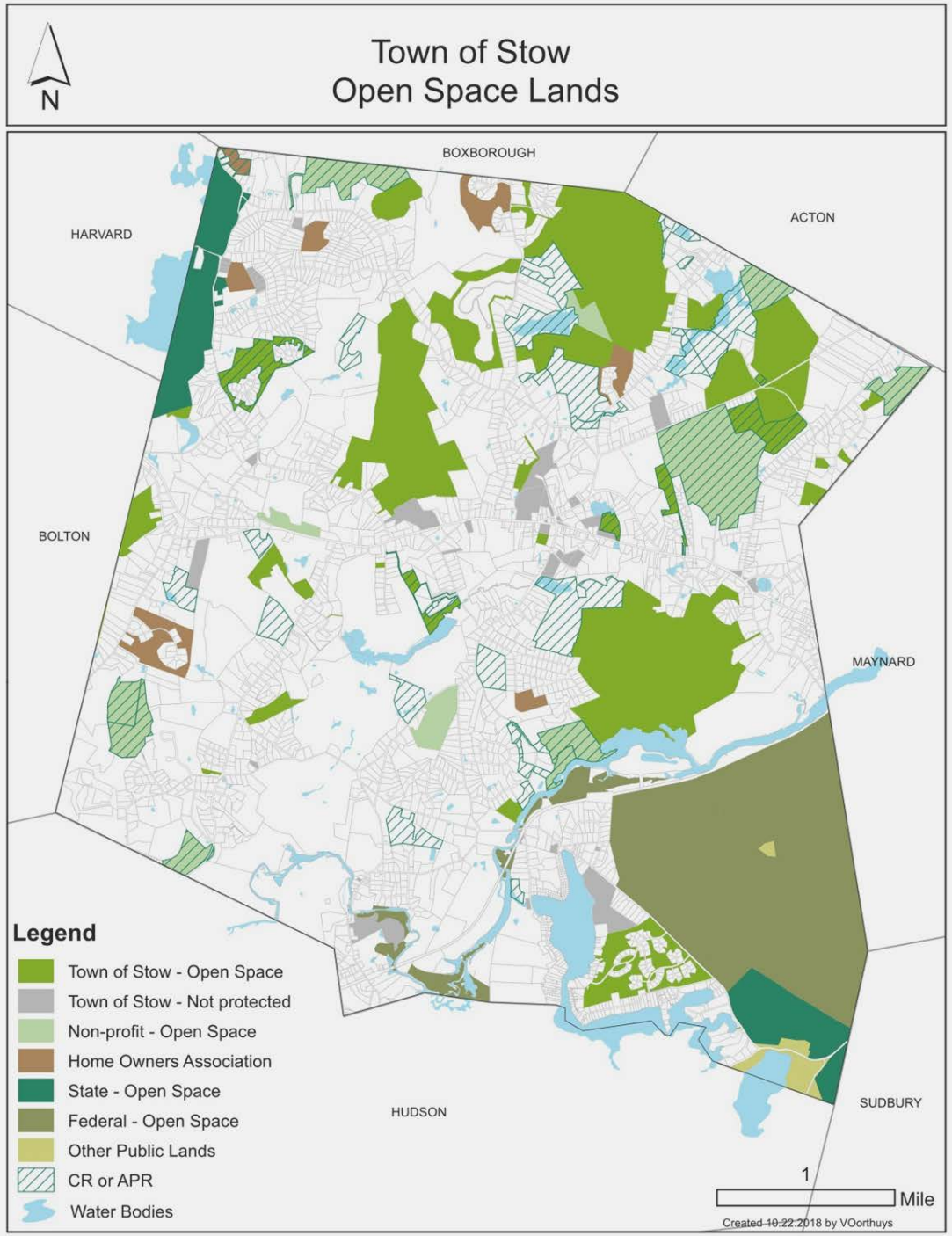
Allows clustering of lots | Preserves 60% of land | Same number of lots as conventional

Current Development Potential

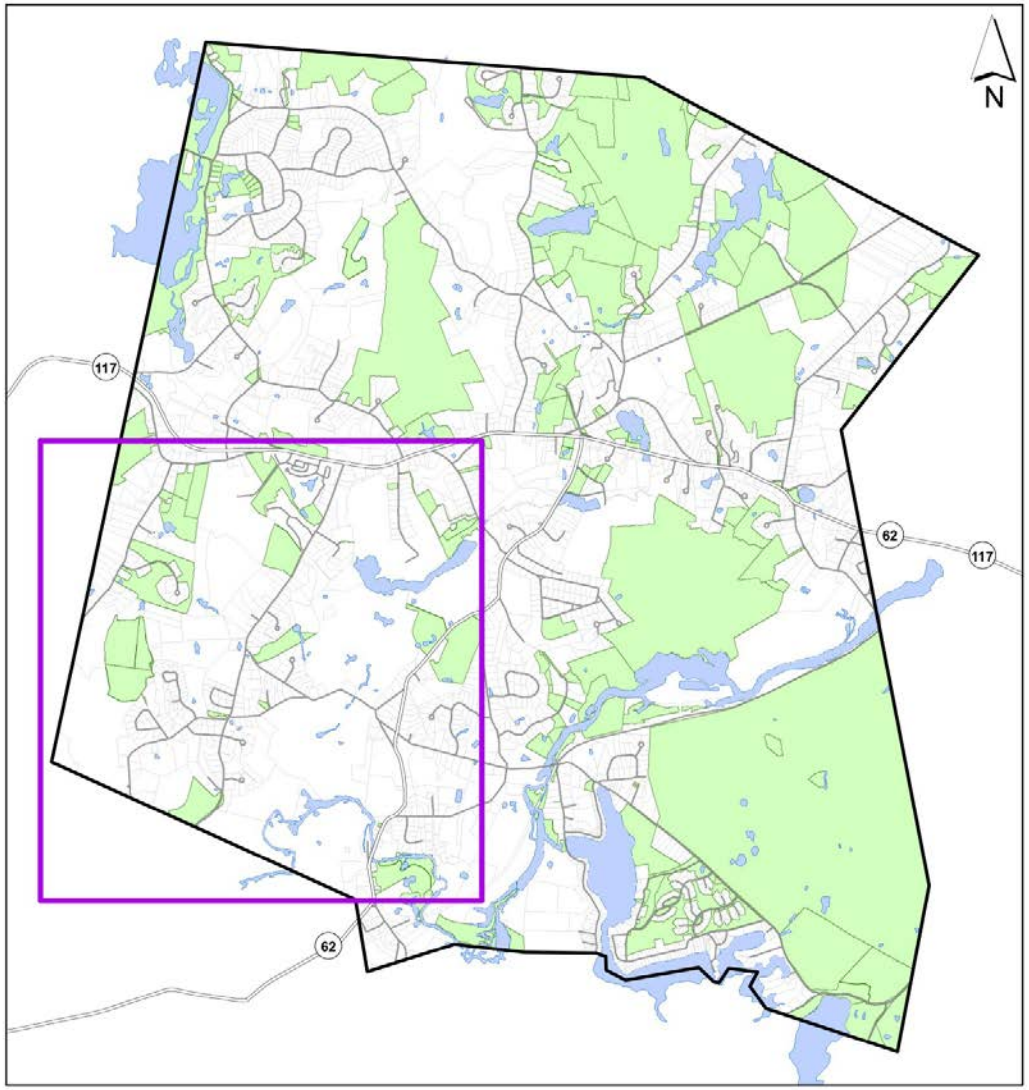
Comprehensive Permit via Chapter 40B

Allows waivers from zoning | 25% Affordability Requirement | Maximum Buildout N/A

Planning for Stow Acres from a **Town-wide Perspective** on open space, recreation, ecosystems and housing needs.



Stow - The "Underserved Area"



0 1 Mile

Legend

- Protected Open Space Lands
- Outline of "Underserved Area"

Floodplain data developed by the Town of Stow MA.
Base map features provided by MassGIS.

Map produced 4/3/2015 by J P Kern

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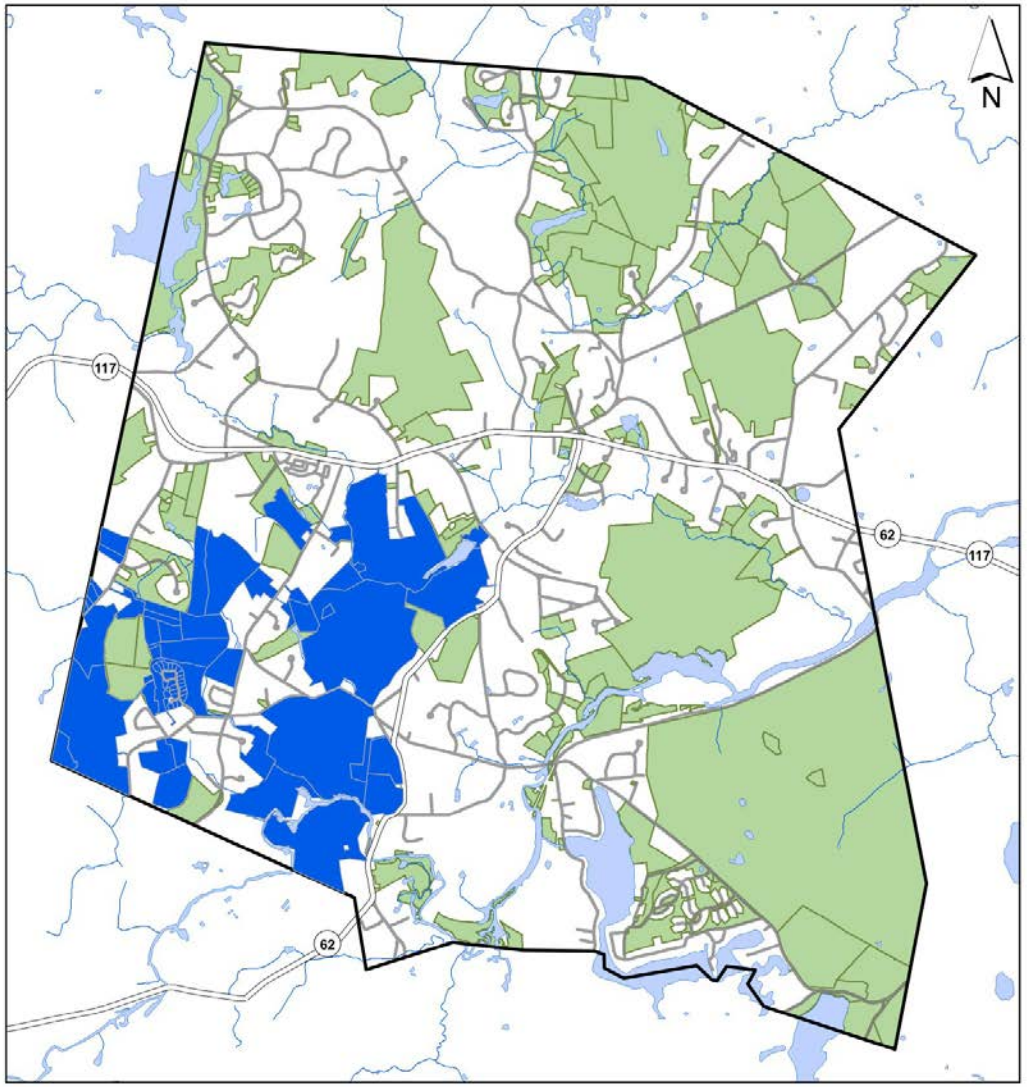
Stow - Unprotected Parcels of Significance in the Underserved Quadrant



0 1 Mile

Legend

- Parcels of Significance in Underserved Quadrant
- Protected Open Space Lands
- Water
- Stream

Floodplain data developed by the Town of Stow MA.
Base map features provided by MassGIS.

Map produced 3/11/2015 by J P Kern

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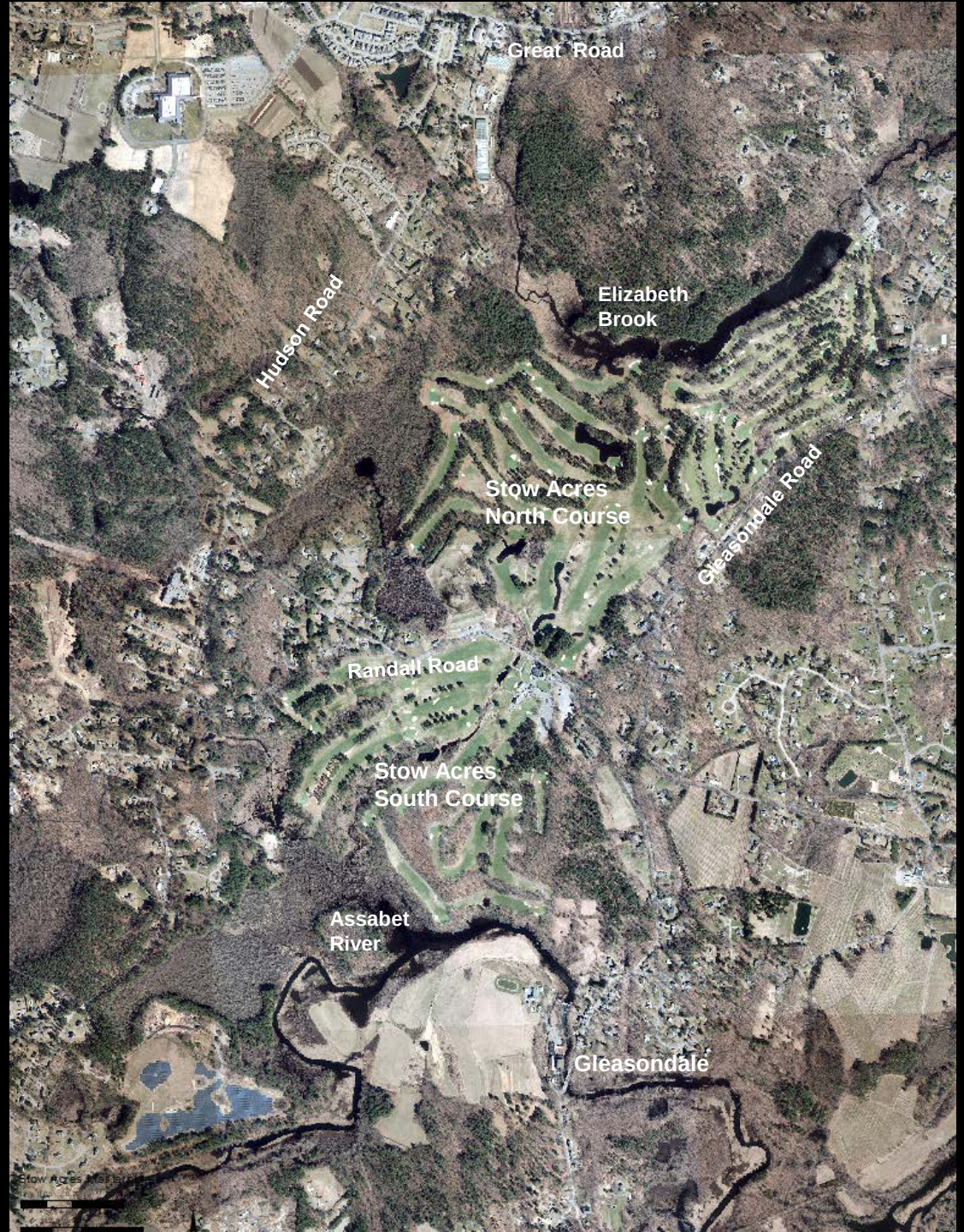
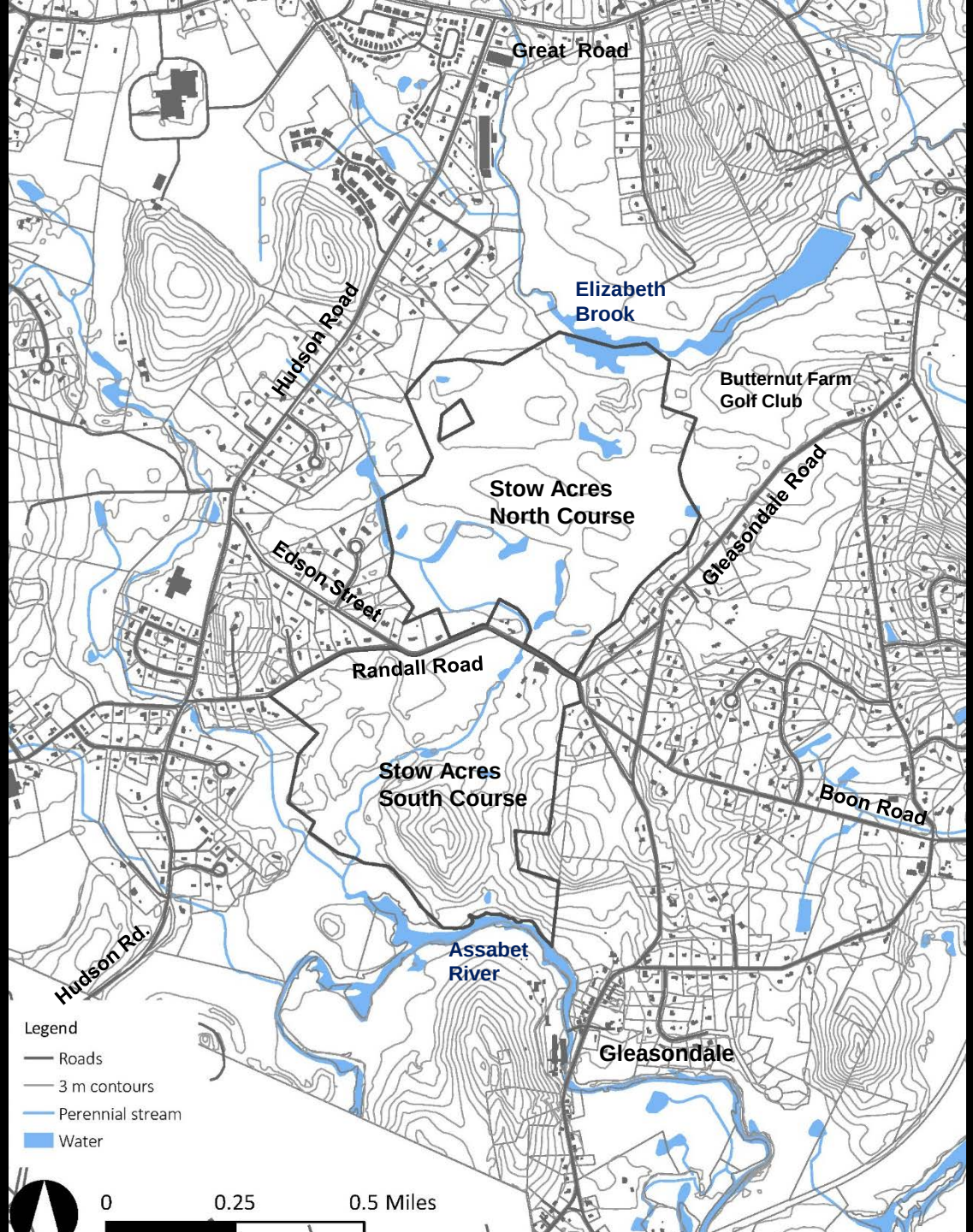
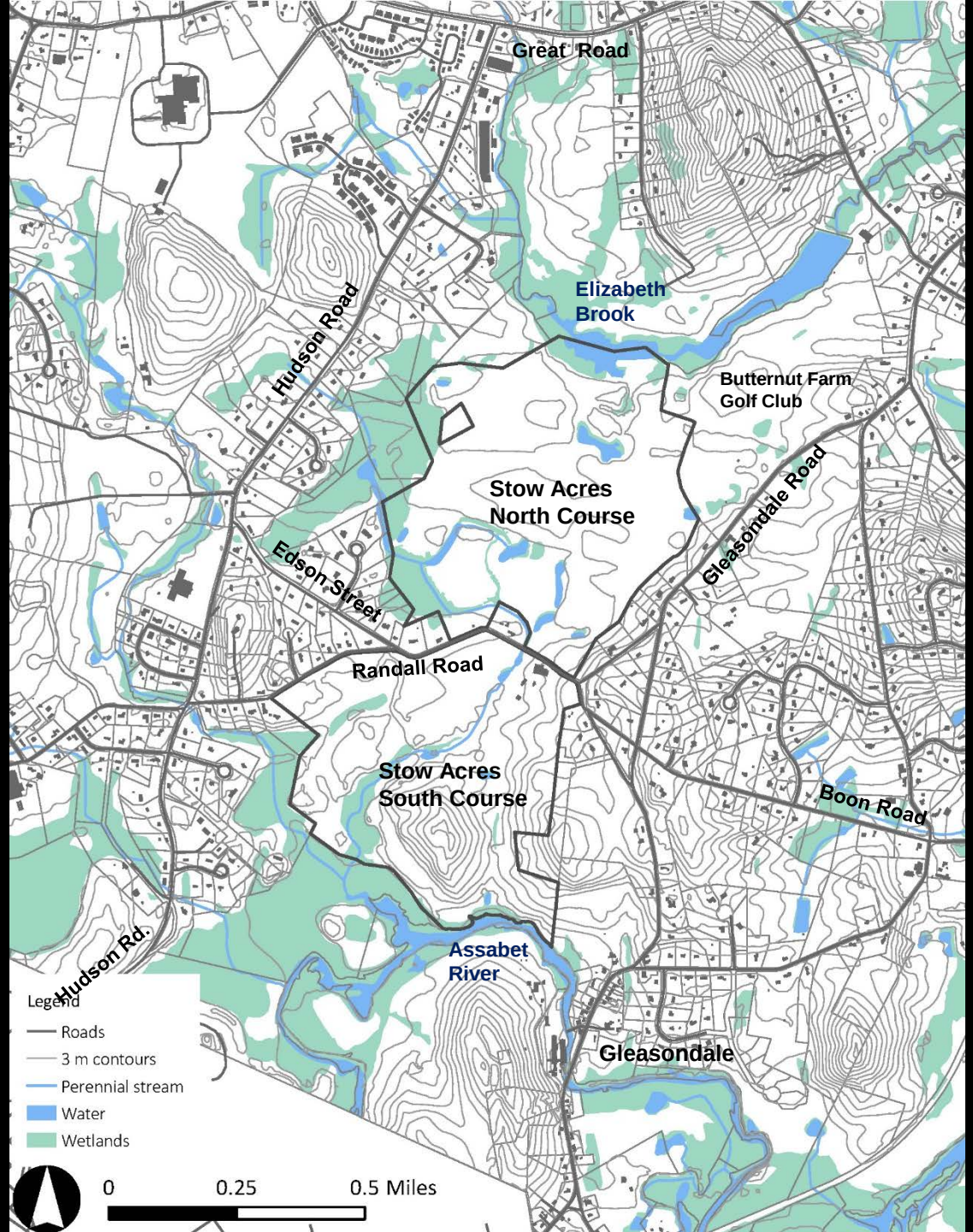

Great Road
Elizabeth
Brook
Hudson Road
Stow Acres
North Course
Gleasondale Road
Randall Road
Stow Acres
South Course
Assabet
River
Gleasondale

Elizabeth Brook
Hudson Road
Fairway Drive
Randall Road
Cross Street
Gleasondale Road (MA 62)
Boon Road
Randall Road
Gleasondale Road (MA 62)
Boon Road
Assabet River

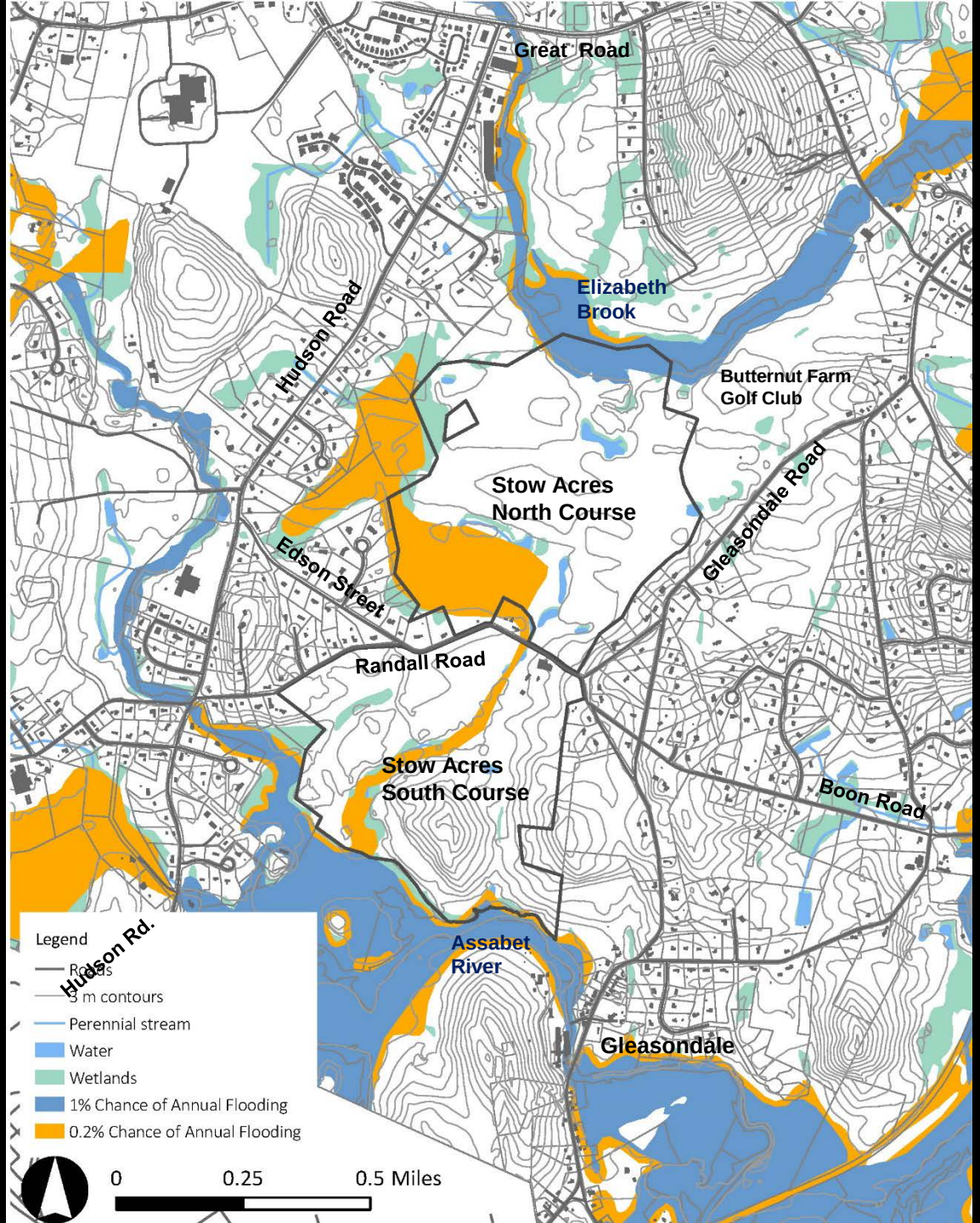
Understanding the Site:
Topography and Drainage Patterns



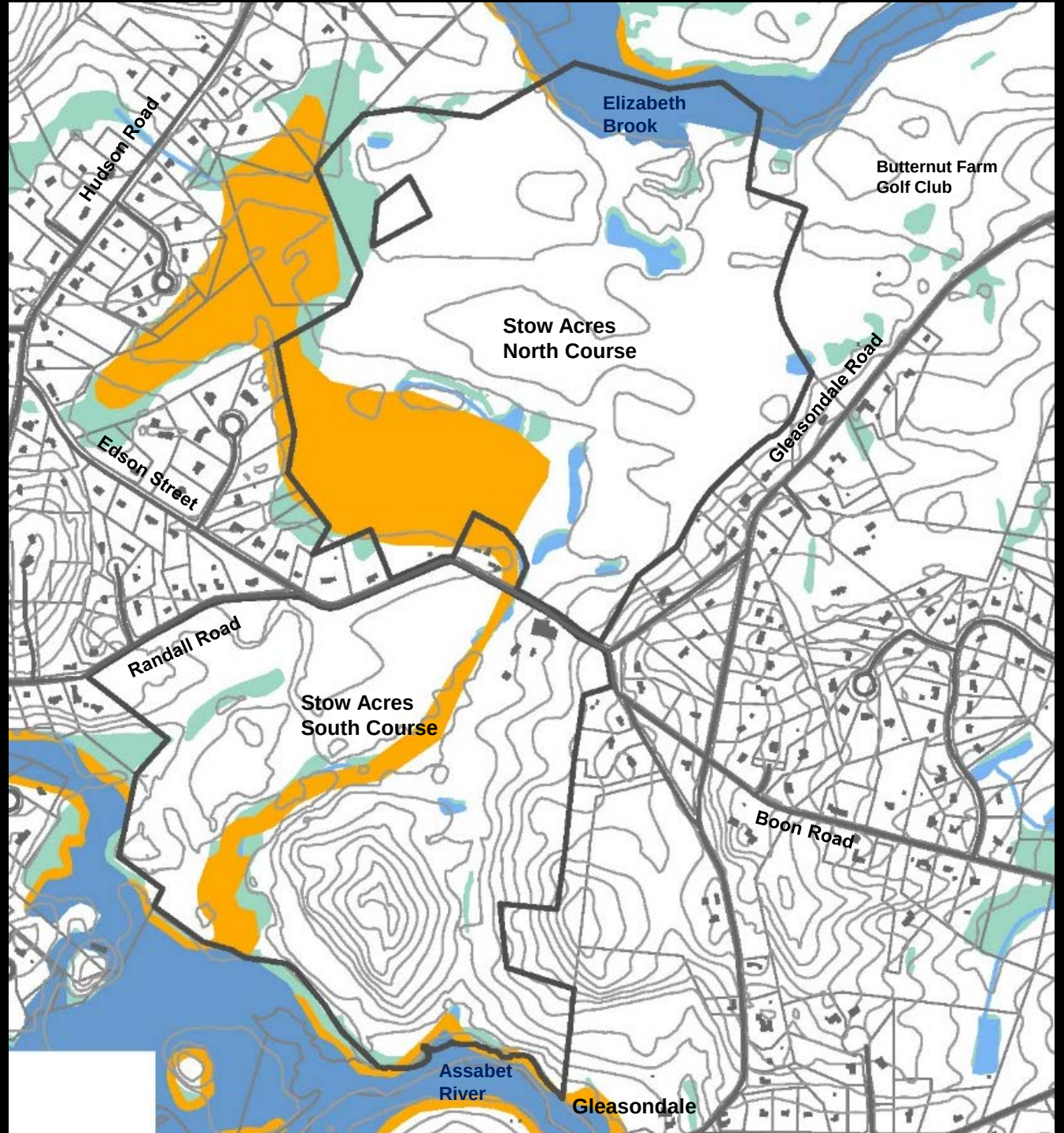
Understanding the Site:
Wetlands and waterbodies

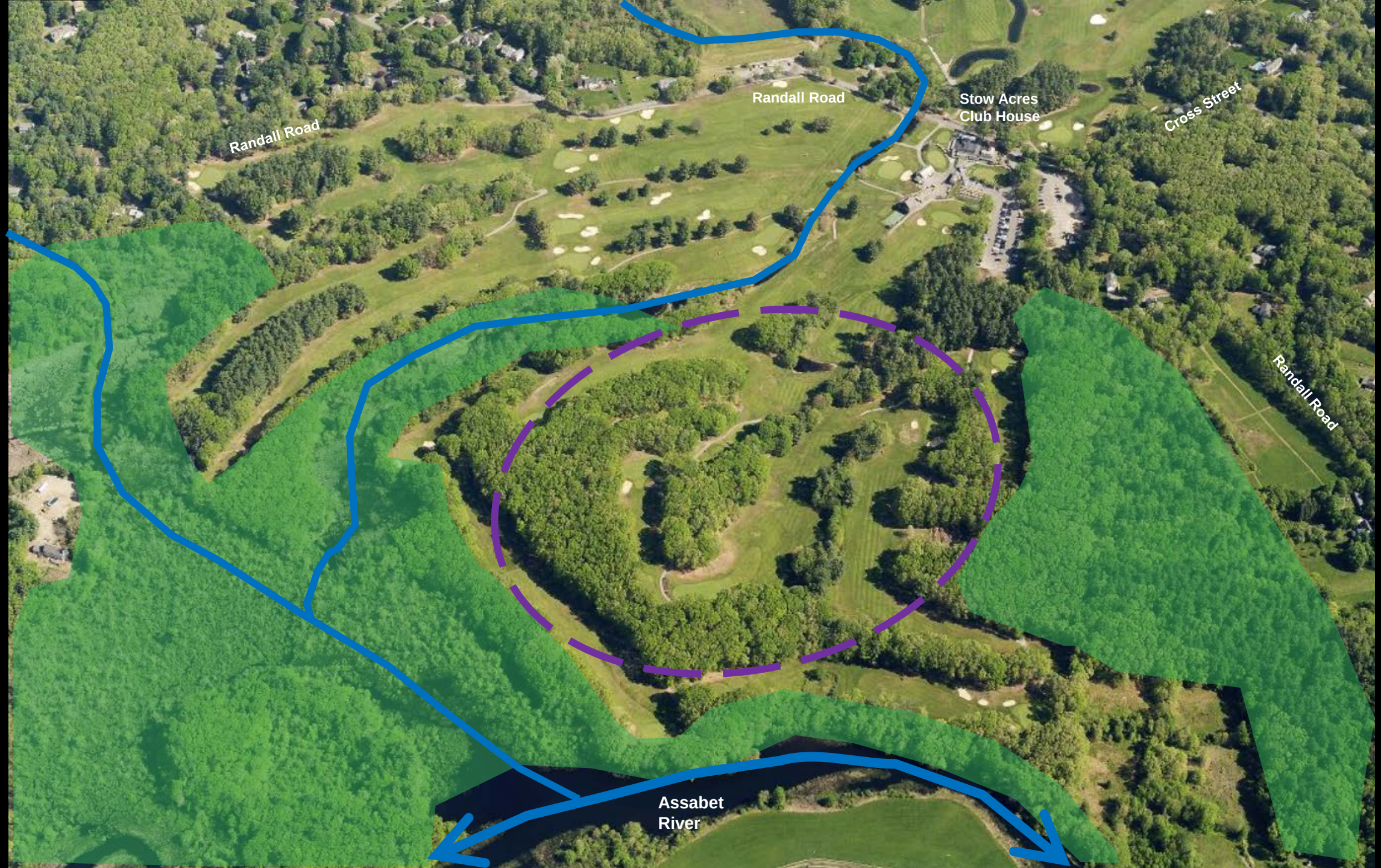


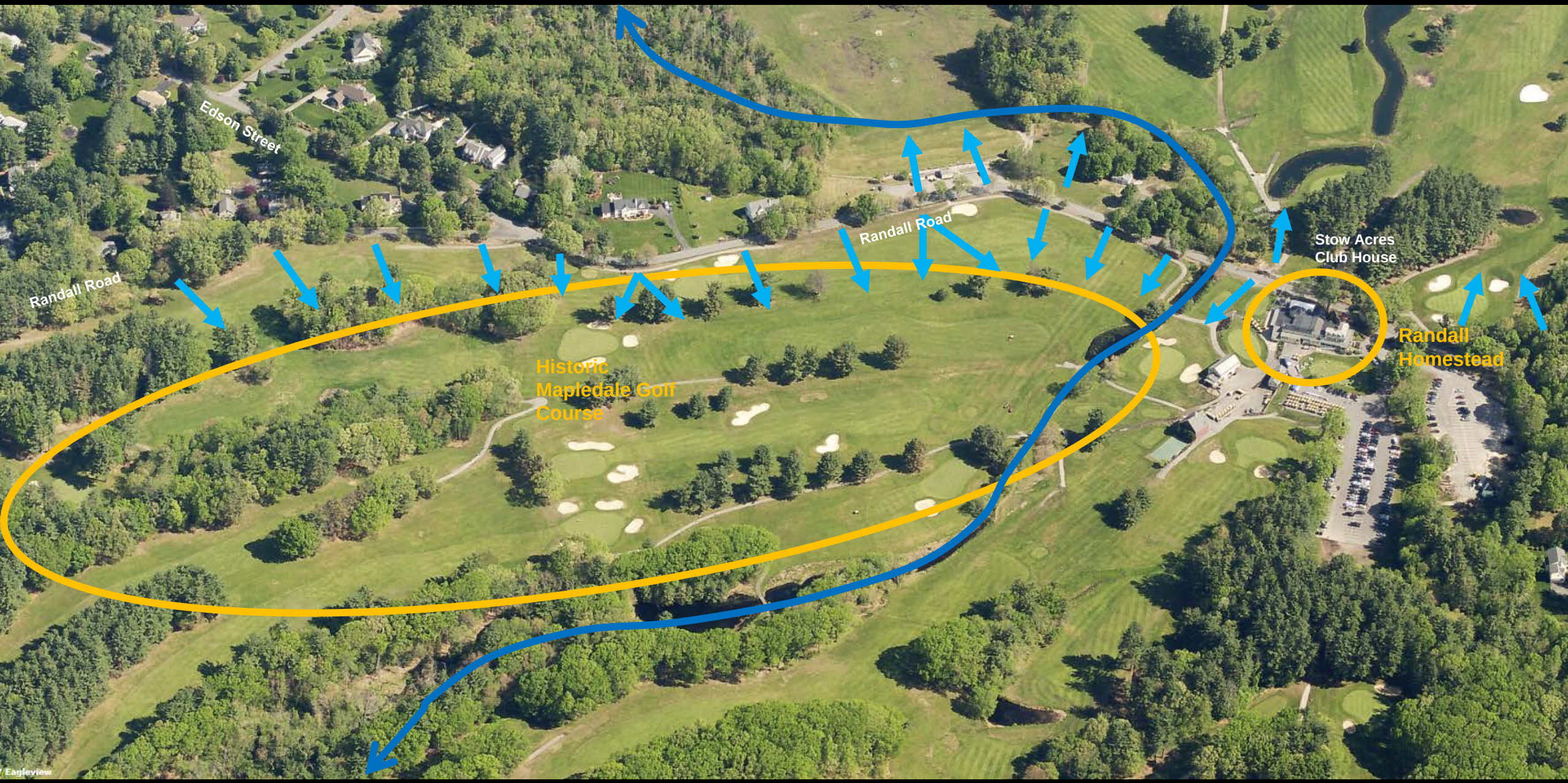
Understanding the Site:
1% and .2% Floodplains



Understanding the Site: Natural and Cultural Resources




Randall Road
Randall Road
Stow Acres
Club House
Cross Street
Randall Road
Assabet
River

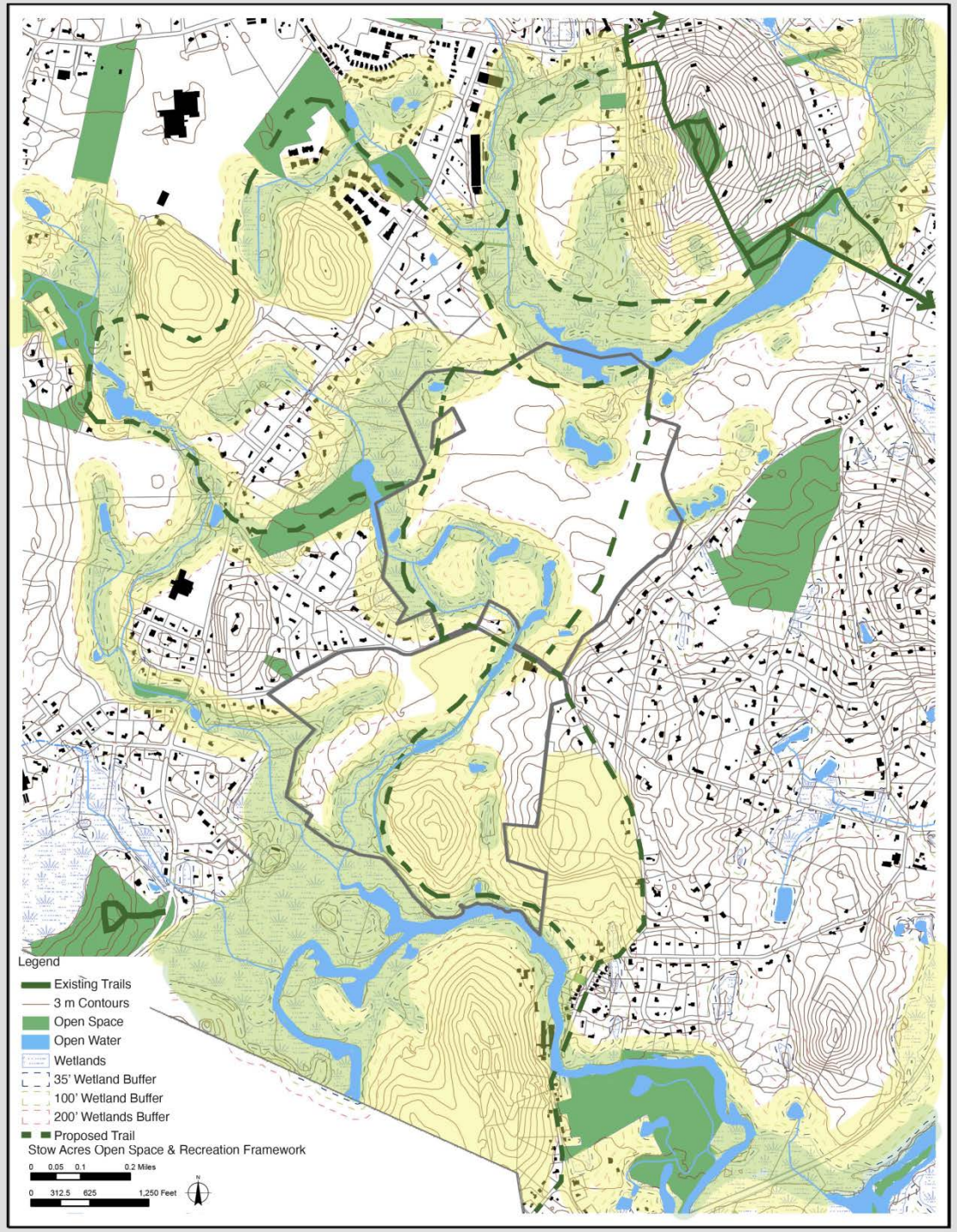

Edson Street
Randall Road
Randall Road
Historic
Mapledale Golf
Course
Stow Acres
Club House
Randall
Homestead
Eagleview

Elizabeth Brook
Butternut Farm
Golf Club
Driving Range
Randall Road

Potential for Restoration of Historical Wetland Areas
Driving Range Today

Potential for Restoration of Historical Wetland Areas
Driving Range 1968
DISON
ST
221
ST
SOW
COPYRIGHTED MATERIAL
COPYRIGHTED MATERIAL
© HISTORICAERIALS.COM

Open Space Framework

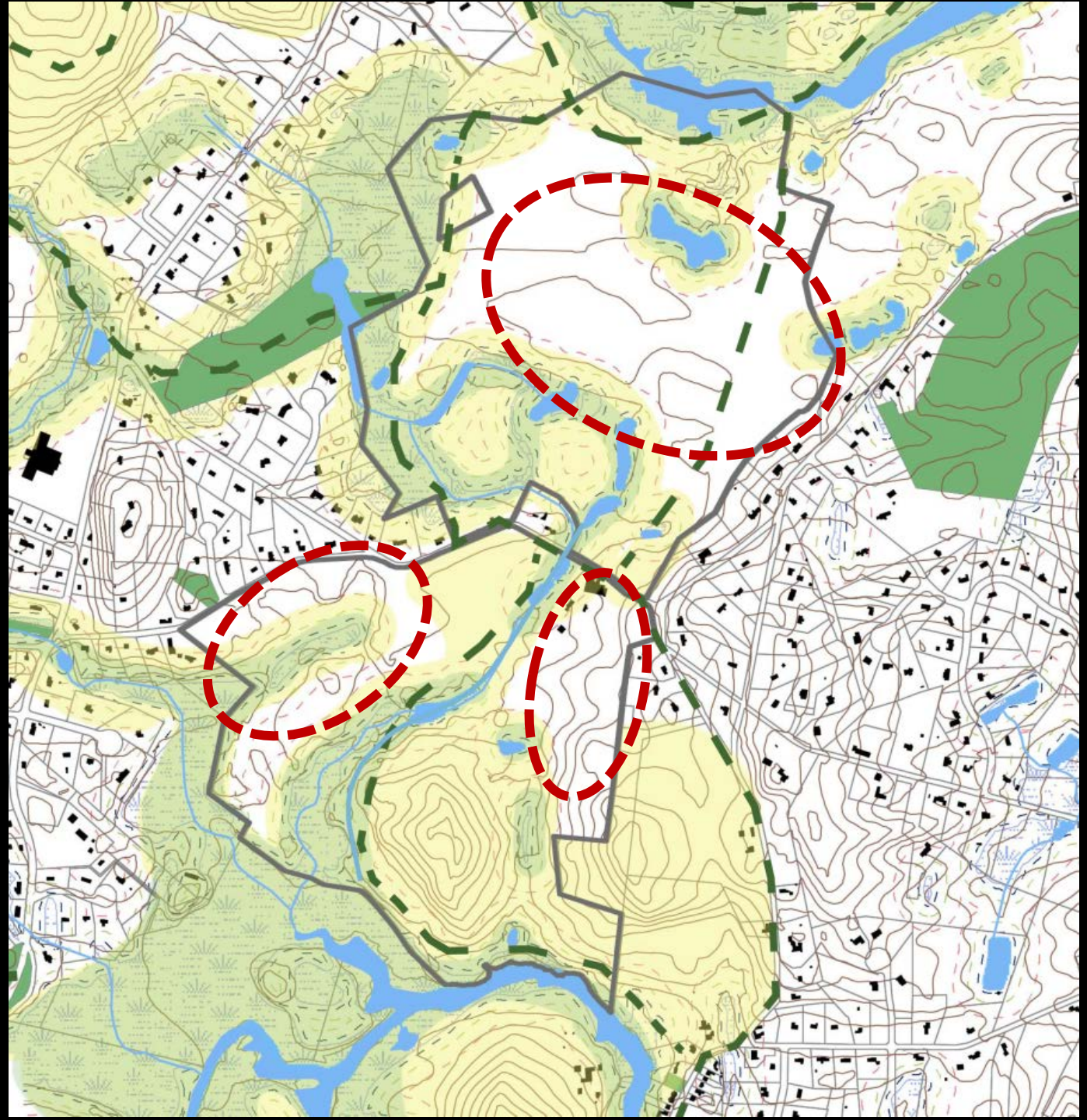


Open Space/Recreation Goals

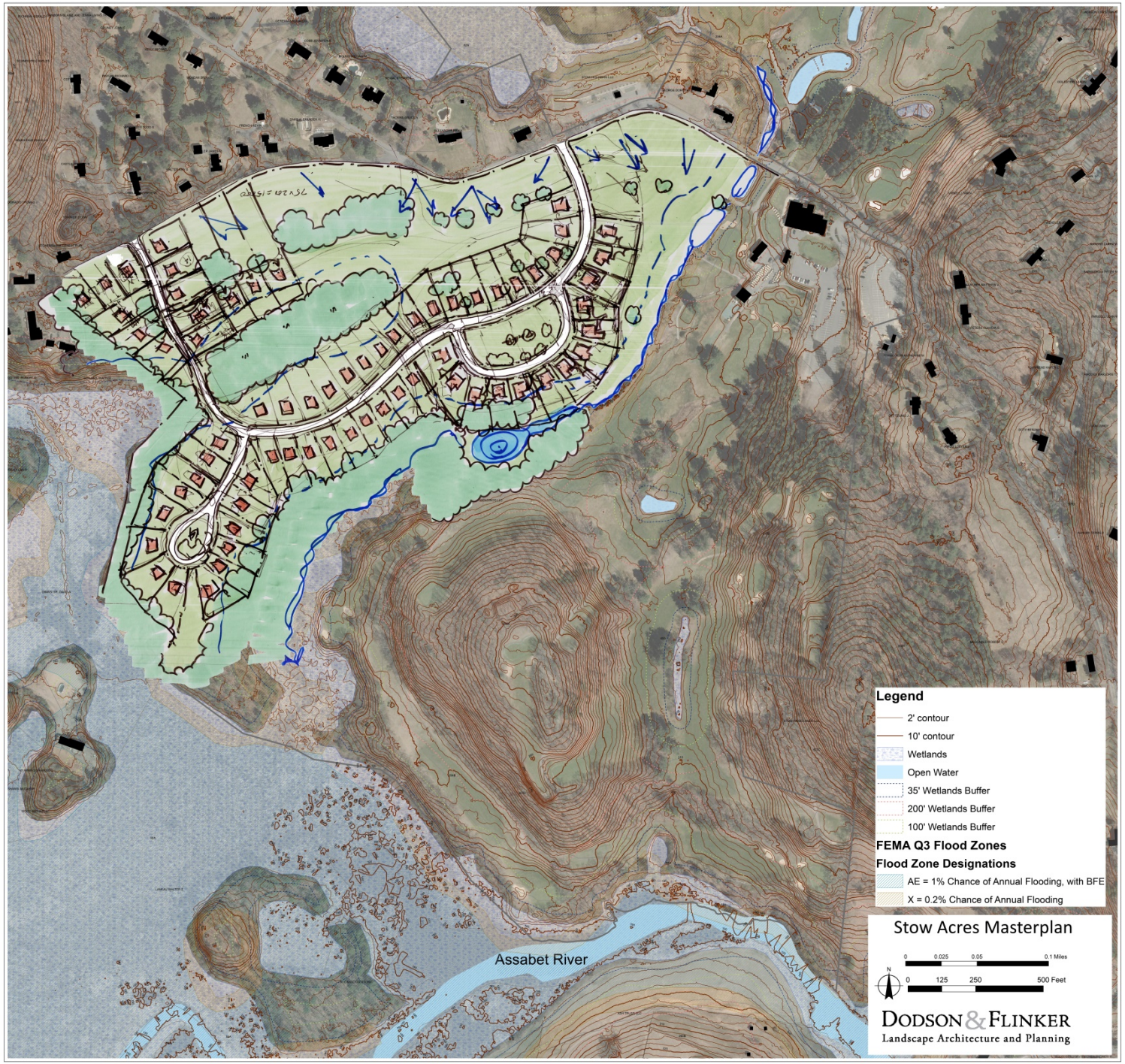
- Network of interconnected multi-use trails linking to neighborhoods where feasible
- Alternative to walking/biking Route 62
- Protect open land in the growing “underserved quadrant”
- Provision of future playing fields
- Restoration of former wetlands
- Protection of stream corridors – Assabet River and Elizabeth Brook
- Protection of scenic views
- Protection of highest quality habitat areas
- Maintain golf course use at the site

Conventional Development Plans: South Course

Conventional Development Plans: North Course



Planned Conservation and Village Alternatives



Legend
2' contour
10' contour
Wetlands
Open Water
35' Wetlands Buffer
200' Wetlands Buffer
100' Wetlands Buffer
FEMA Q3 Flood Zones
Flood Zone Designations
AE = 1% Chance of Annual Flooding, with BFE
X = 0.2% Chance of Annual Flooding
Stow Acres Masterplan
0 0.025 0.05 0.1 Miles
N
0 125 250 500 Feet
DODSON & FLINKER
Landscape Architecture and Planning
Assabet River

Legend
2' contour
10' contour
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Open Water
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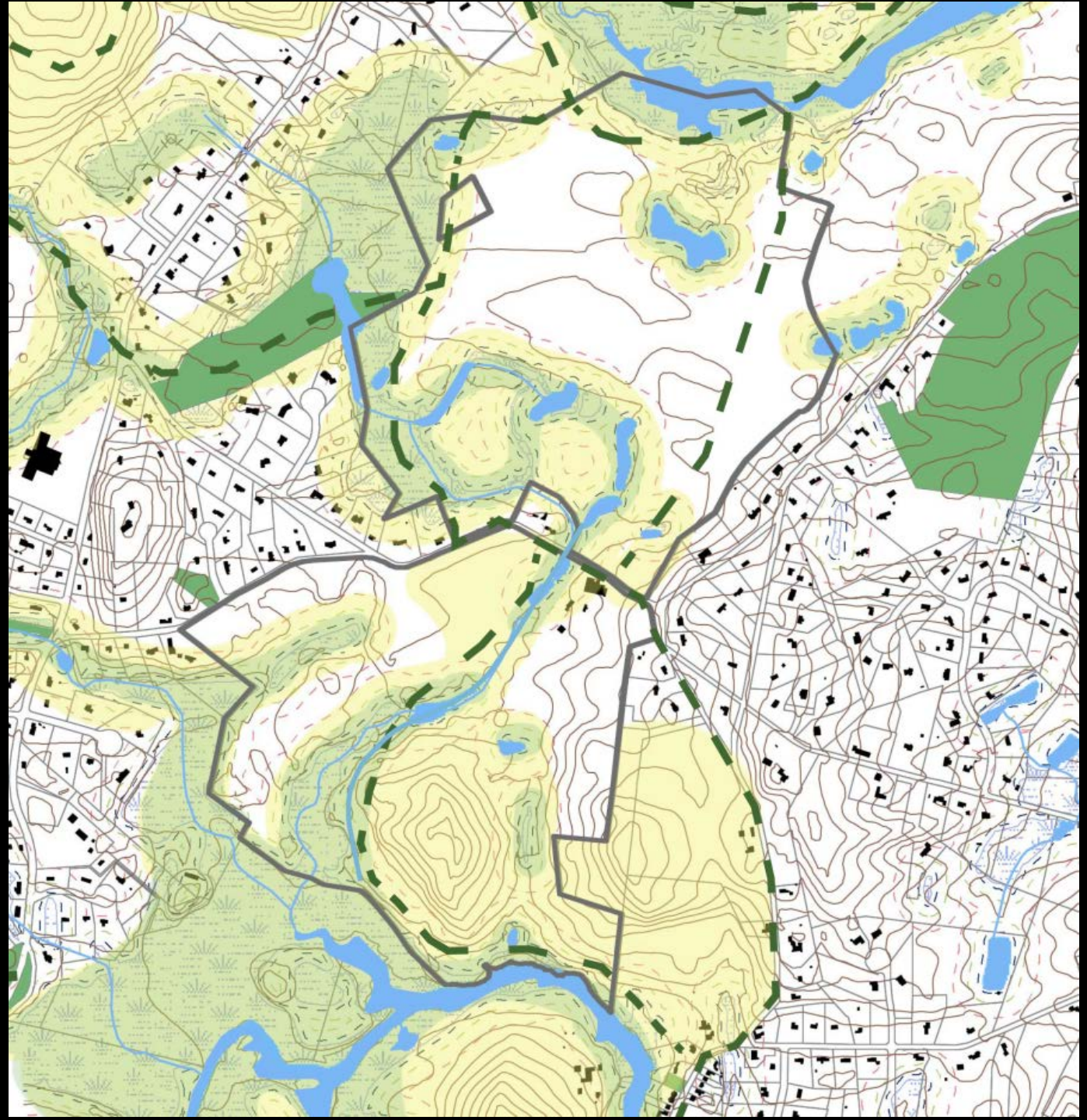
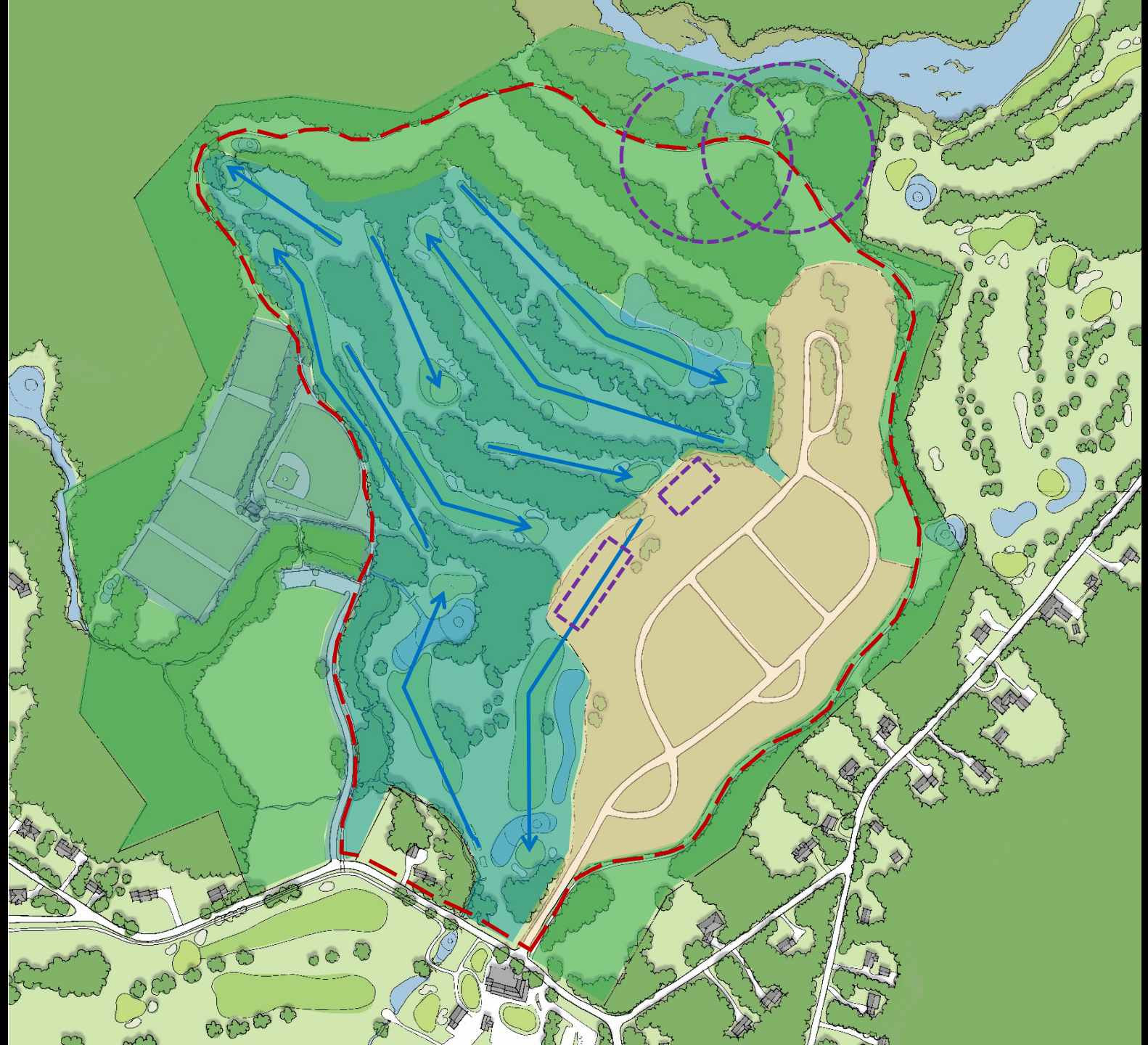


Conservation, Recreation and Village Development:

- 60 Acres 9-hole golf course
- 12 Acres Recreation Fields
- 73 Acres Conservation
- 32 Acres Village (18%)

177 Acres Total Site Area



Conservation, Recreation and Village Development:

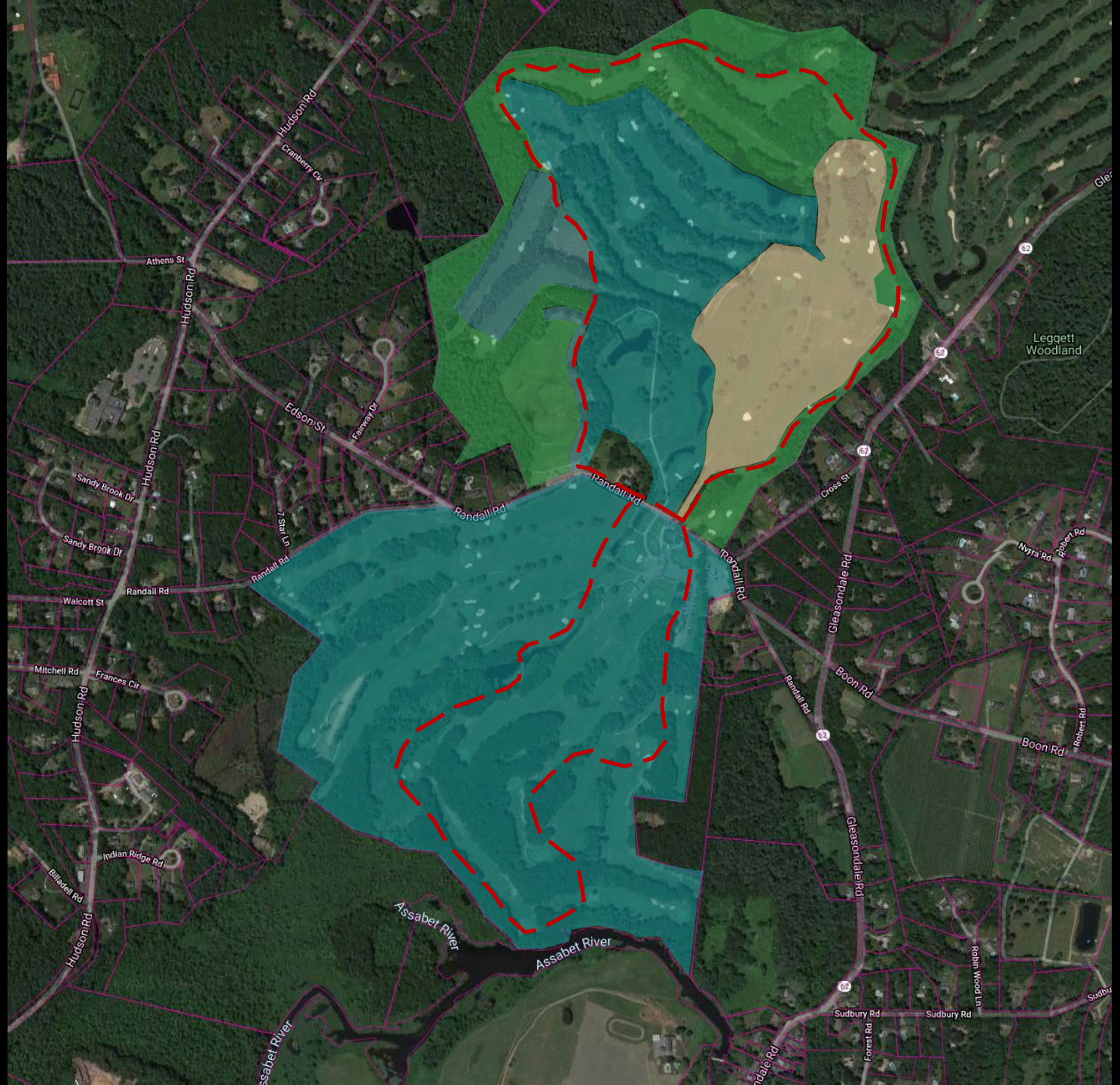
North Course

- 60 Acres Golf (9 holes)
- 12 Acres Ballfields
- 73 Acres Conservation
- 32 Acres Village

South Course

- 151 Acres Golf
- (18 holes, permanently conserved)

Total Site: 328 Acres
Village Site: 32 Acres
Conservation/Recreation: 296 Acres



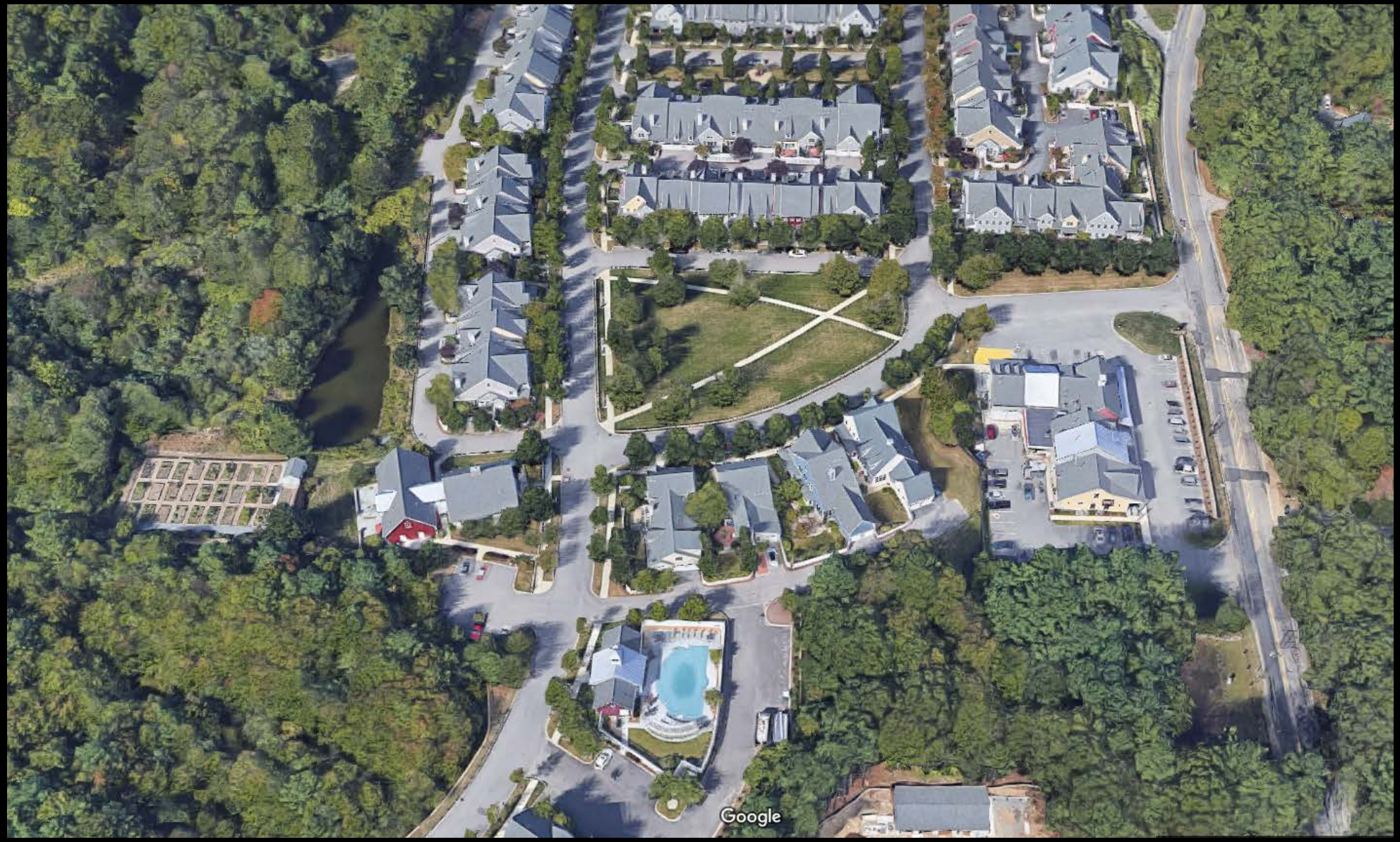
RIVERWALK, W.CONCORD, MA

Heritage Sands, Sandwich, MA

RED MILL VILLAGE, NORTON, MA

RED MILL VILLAGE, NORTON, MA

RED MILL VILLAGE, NORTON, MA


Google

Owen Ro

Village Hill, Northampton MA

OAK PARK
FORD CROSSING
BEECHWOOD HOMES
MEMORIAL PARK
COACH HOUSE
UPPER RIDGE HOMES
DETENTION POND
BEECH TREE PARK
MOSER STREET
UPPER RIDGE FLATS
tot lot
HILLSIDE APTS.
WESTVIEW HOMES
MOSER STREET
EASTVIEW TOWNHOMES
MORNINGSIDE HOMES
OLANDER DRIVE
HILLTOP APARTMENTS
DETENTION POND
CHRISTOPHER HEIGHTS ASSISTED LIVING
VILLAGE HILL ROAD
tot lot
THE COLUMNS CONDOMINIUMS

What do these projects have in common?

Village Development Principles:

- Compact, efficient form that conserves resources.
- Promotes walking and biking; cars welcome but don’t dominate.
- Provides diverse housing choices for people at every stage of life.
- Organized around the “public realm” of streets, parks and greenways.
- Connected to the surrounding landscape.
- Rich in recreational opportunities.

Housing

Key Housing Trends in Stow

Housing Production Plan

- Homes are getting bigger but families are getting smaller;
- By 2030, nearly 1/3 of residents will be over 65;
- ~20% of residents in Stow qualify for affordable units, but 90% of units created are out of their price range

Housing

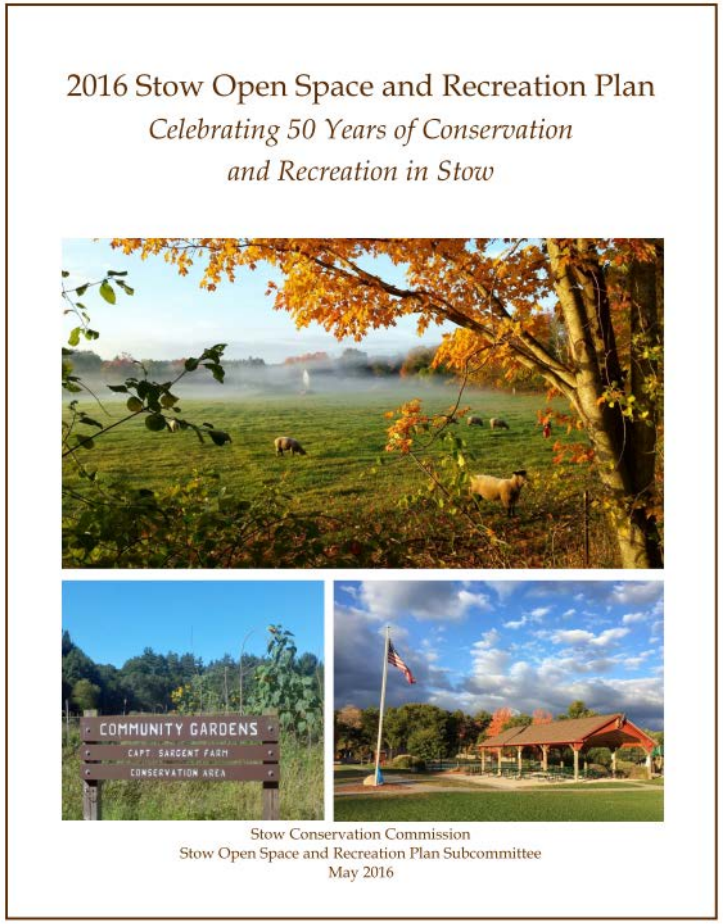
Development Preferences from *Comprehensive Permit Policy*

- Village design with mix of unit type and sizes;
- Ownership and rental options;
- Age-in-place opportunities;
- Include public benefits and communal facilities;
- Town participation opportunities, e.g. open space acquisition.

Stow's 2016 Open Space and Recreation Plan Key Goals Advanced

One of the Top Priorities in the Plan was proactive planning for future of Stow's five golf courses – protecting important areas, and developing suitable ones

- Protection of Land in Underserved Quadrant
- Protection of Parcels with Potential for Land Use Change
- Protection of Scenic Landscapes
- Protection of Wildlife Corridors/Riparian areas along Rivers
- Provision of Additional Active Outdoor Recreation Opportunities



Stow's 2016 Open Space and Recreation Plan
Top Priority Community Needs

- Creating of additional walking and cycling opportunities
  - Expansion of Emerald Necklace into SW Stow
  - Alternative to use of Rt. 62
- Continued support for Active Recreational Facilities
  - Identification of a large site that could meet future needs and multiple activities
- More accessible trails for aging population

Stow's 2016 Open Space and Recreation Plan
Other Recreational Benefits

- Winter uses like skiing, ice skating on ponds
- Public access to Assabet River and Elizabeth Brook and protection of views from the water
- Continued Traditional Use of Property for Golf

Toward Shared Outcomes

Stow Acres Desired Development Outcomes

- Maintain open vistas along Randall Road
- Cluster homes
- Recreation
- Open space

Adapted from Stow Master Plan Update 2010, pg. 118

Next Steps

Submit comments to
StowAcresPlan@stow-ma.gov

1. Review comments, questions, issues and concerns regarding the ideas presented tonight;

2. Continue to work with stakeholders to refine the approach;

3. Have conservation components appraised

4. Negotiate with Stow Acres owners

5. Submit Phase I funding request to Annual Town Meeting