

# Westford: Managing Growth Maintaining Infrastructure Preparing for the Future



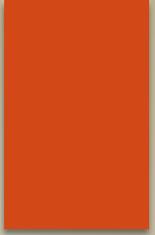
PRESENTATION TO WESTFORD BUSINESS ASSOCIATION

MARCH 1, 2018

JODI ROSS, WESTFORD TOWN MANAGER



# Presentation Overview



- ▶ Statistics
- ▶ Tax Rate Statistics
- ▶ Residential Development
- ▶ Commercial Development
- ▶ Transportation/Infrastructure
- ▶ Conservation/Land Management
- ▶ Economic Development 2018 Initiatives
- ▶ Public-Private Partnerships
- ▶ Municipal Projects
- ▶ Town Meeting
- ▶ Questions

# Statistics

Population Estimate - 2016	24,232	10.40% Change from 2010
Housing Units Estimate - FY18	8,721	13.10% Change from 2011
Median Home price - FY18 (Single Family)	\$520,393	6.03% Change from FY2017
Median Household Income - 2016 (Estimate)	\$130,739	
Labor Force - 2017	12,291	
Unemployment - December 2017	2.7% - Town	3.5% - MA

# FY 2018 Tax Rates

Single Tax Rate Communities		
Town	Residential	Commercial
Acton	\$19.38	\$19.38
Chelmsford	\$17.96	\$17.96
Groton	\$18.67	\$18.67
Tyngsborough	\$17.11	\$17.11

Dual Tax Rate Communities		
Town	Residential	Commercial
Ayer	\$14.43	\$31.00
Bedford	\$13.74	\$30.38
Billerica	\$14.19	\$33.65
Burlington	\$10.62	\$27.56
Littleton	\$18.14	\$28.03
Lexington	\$14.30	\$27.69
Tewksbury	\$16.13	\$27.74
Westford	\$16.18	\$16.38

# Residential Development

## *Projects Under Construction:*

- ▶ Single-Family Subdivisions
  - ▶ Juniper Hill
    - ▶ 75 Graniteville Rd
    - ▶ 18 lots approved
    - ▶ 2 Habitat for Humanity homes
  
- ▶ Mill Redevelopment
  - ▶ Abbot Mill Phase 2
    - ▶ under construction
    - ▶ 103 rental units



# Residential Development

## *Approved 40B developments:*

- ▶ Alder Point
  - ▶ 354 Groton Road - 8 town houses for purchase
- ▶ Two Robbins Road
  - ▶ adjacent to Red Hat, 180 rental units
- ▶ Residences at Westford West
  - ▶ behind Red Hat, 240 rental units
- ▶ Sugar Maple Lane
  - ▶ 4 Powers Road, 28 town houses for purchase



# Residential Development & Subsidized Housing Index

## *In Permitting Process:*

- ▶ Spalding Estates
  - ▶ St. Augustine/Dunstable Rd
  - ▶ 31 lots proposed
- ▶ Possible Future Developments on Nutting and Dunstable Road
- ▶ Notification Received for Intent to Sell Merrill Quarry for the development of 40+ residential lots in Westford
- ▶ Westford's current Subsidized Housing Index at 13.75%



Merrill Quarry Parcel

# Commercial

- ▶ \$3M renovation Tech Park East  
Juniper Networks
- ▶ UTC Aerospace proposed renovation  
at 7-9 Tech Park East
- ▶ Orchard Square
  - ▶ Littleton Road
  - ▶ 18,000 SQFT complete
    - ▶ retail, restaurant, bank
    - ▶ space still available



*Tech Park East*



*Orchard Square*

# Commercial

- ▶ Newport Materials Asphalt Plant under construction this year
- ▶ Veryfine building 210 Littleton Road - Liquor License approved for restaurant construction – building leasing underway
- ▶ Belles Bistro became Fuse
- ▶ Escape Room 434 Littleton Road
- ▶ Kimball Farm - completed Wastewater Treatment Plant - looped Water Supply from Littleton



# Engineering/Infrastructure

## *Recently Completed:*

- ▶ Plain Road Sidewalk
- ▶ Complete Streets Grant projects
- ▶ 10 miles of road paving

## *2017 / 2018 Construction:*

- ▶ Main Street reconstruction
- ▶ Tadmuck Road / Route 110 Intersection
- ▶ Groton Road / Oak Hill Intersection

## *In Design:*

- ▶ Groton Road / Dunstable Road
- ▶ Beaver Brook Bridge
- ▶ Boston Road
- ▶ Route 110 (Cornerstone to Powers Rd)



Plain Road



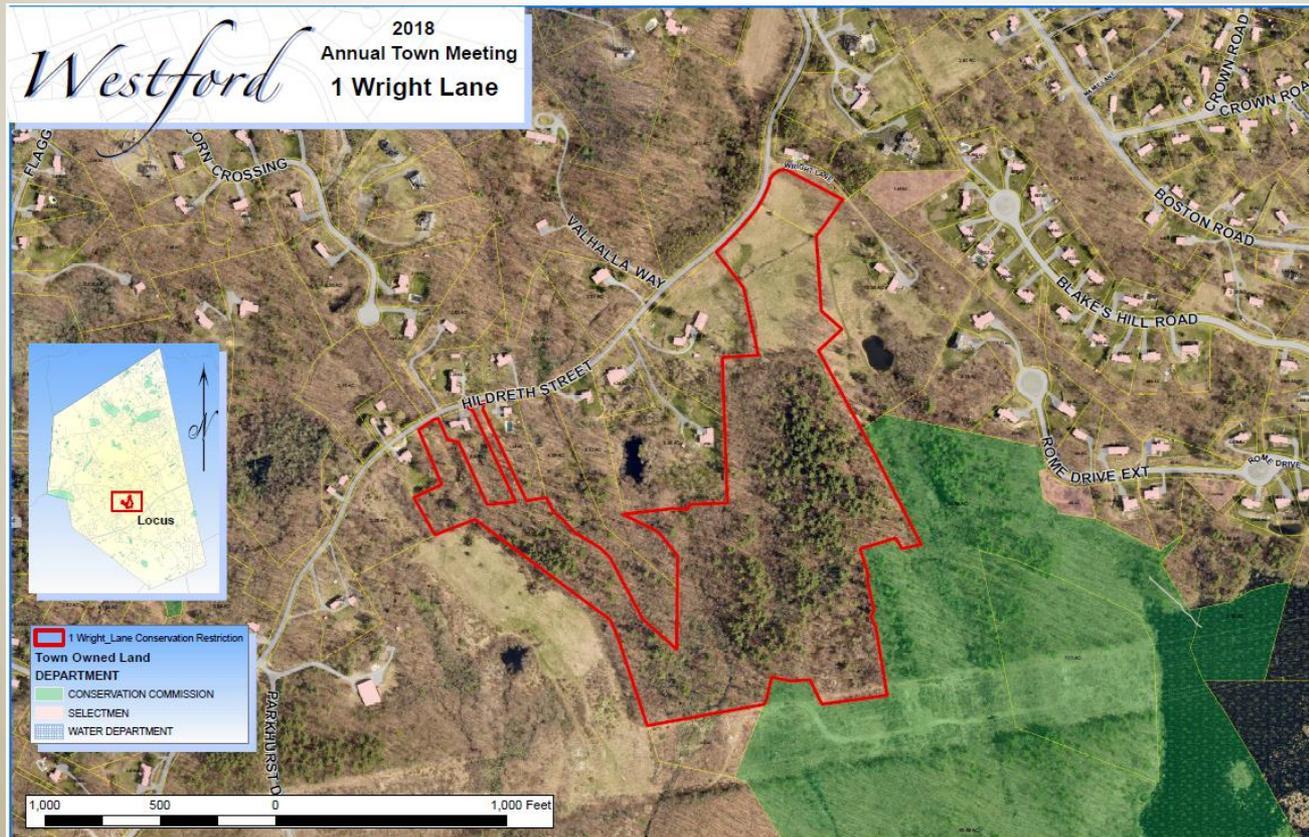
Main Street



(Future)  
Boston Road

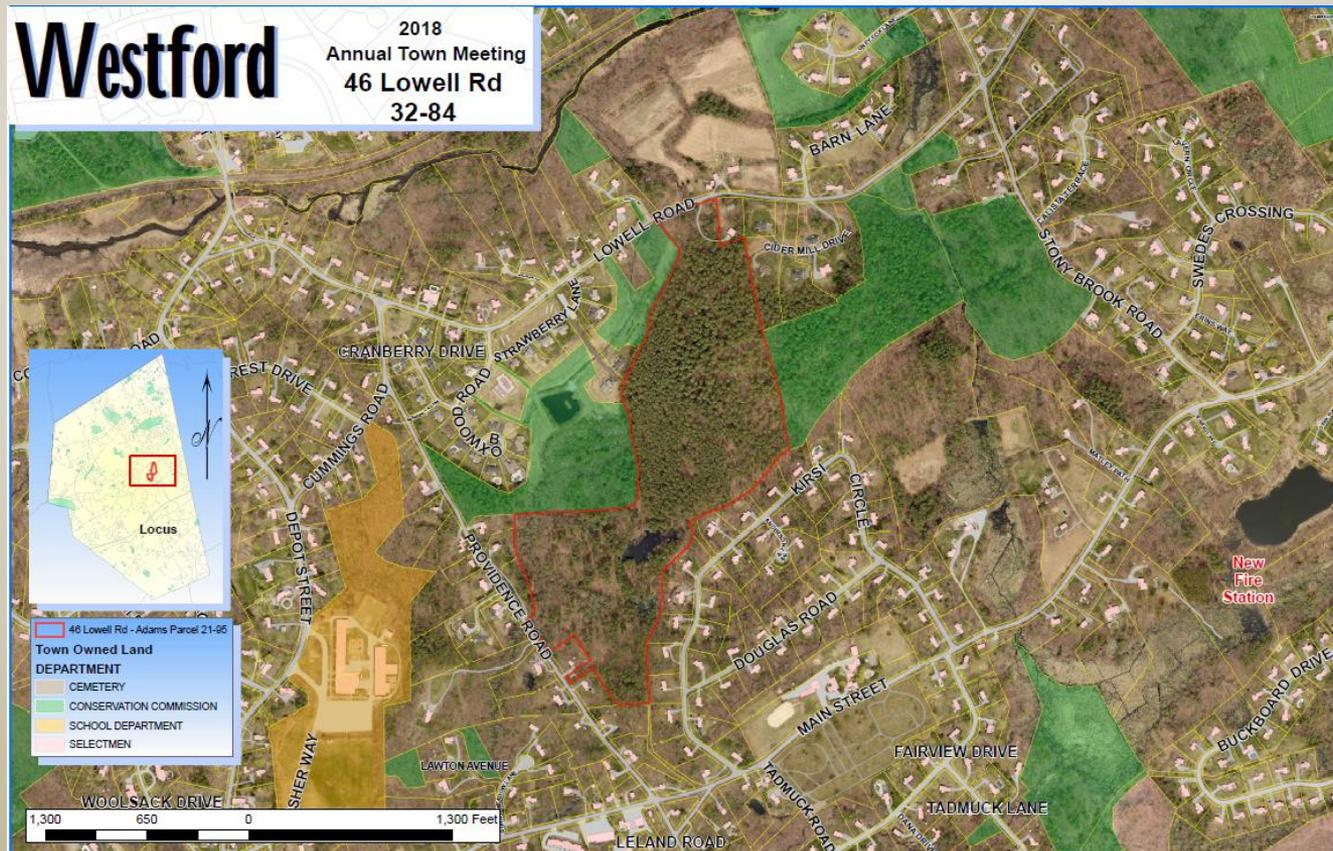
# Conservation Protected Land

- ▶ Establish a Conservation Restriction on 45 acres with trail easement abuts Burn's Hill Conservation Area
- ▶ Parcel off Hildreth Street and Wright Lane known as "Salt Box" parcel
- ▶ Includes scenic agricultural fields and forested wetlands



# Conservation Protected Land

- ▶ Purchase 50 acres of land located between Lowell and Providence Roads
- ▶ Surrounded by Open Space (Laughton Farm and Cider Mill) with mature woodlands with existing trails and ponds



# Economic Development Initiatives

- ▶ Tax Incentives and impact of changing tax revenue streams
  - ▶ Analyze impact of Split Tax Rate on businesses and residential
- ▶ Business Enhancement
  - ▶ Assess permitting guide, develop policy revisions to improve timeliness, implement changes
  - ▶ Work with WBA to market and publicize EDC programs
- ▶ New Business recruitment
  - ▶ Monitor inventory of land/space
  - ▶ Monitor transportation/lifestyle
- ▶ Regional connectivity
  - ▶ WBA, CrossTown Connect, Middlesex 3, 495 Partnership



# Nashoba Valley Technical High School Opens New Engineering Academy

- ▶ Governor Charlie Baker visited Nashoba Valley Technical High School to tour new State-of-the-Art Engineering Department that was funded by the \$495,000 2016 Workforce Skills Capital Grant Program



# Public-Private Partnerships

- ▶ Mill Works
  - ▶ Old Courier Building
  - ▶ 22 Town Farm Road
  - ▶ 260,000 SQFT
  - ▶ Secured liquor license for restaurant
  - ▶ Parks and Recreation Department currently leasing space
- ▶ Business Opportunities
  - ▶ 12 North Main - historic mill clean-up and redevelopment
  - ▶ 35 Town Farm Road



# Municipal Projects

- ▶ New \$12.7M Boston Road Fire Station – completion date 10/31/18
  - ▶ 20,000 SQFT
  - ▶ Five double equipment bays
  - ▶ Training/conference room



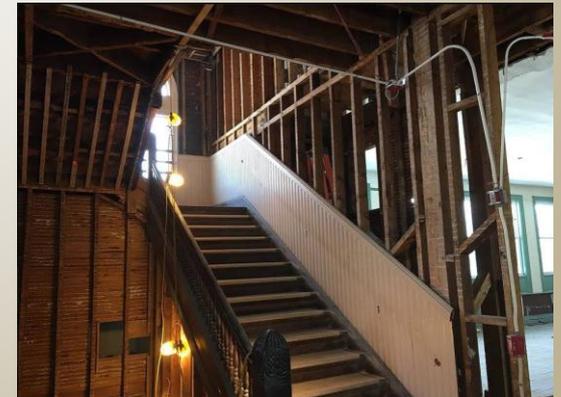
# Municipal Projects

- ▶ State-of-the-Art Combined Dispatch for Police and Fire
  - ▶ Increased efficiency for handling 911 Calls



# Municipal Projects

- ▶ \$7.5M Rehabilitation of the Roudenbush Community Center building estimated completion date 12/31/18



# Municipal Projects

- ▶ New Center Building – 9,250 SQFT
  - ▶ Large Public Meeting Space (100 Person Capacity)
  - ▶ Information Technology, Veterans, and Facilities Departments



# Town Meeting – March 24, 2018

- ▶ FY19 Operating Budget - \$114,361,819 - increases to public safety
- ▶ Capital Appropriation of \$5,056,697
  - ▶ Design for new Center Building, Boston Road reconstruction design, Dunstable Road/Oak Hill traffic signal, new ambulance, Street Lighting retrofit to LED
- ▶ Citizen's Petitions
  - ▶ Ornamental traffic signal at Boston Road and Main Street
  - ▶ Town Bylaw to regulate Single Use Checkout Plastic Bags
- ▶ Abbot School Roof Replacement Project through MSBA
- ▶ Vine Brook Estates Water Distribution System Betterment Project
- ▶ Creation of Facilities Director and Office Manager Positions
- ▶ Tax Exemptions for Senior, Low-Income, and Disabled Residents

# Town Meeting – March 24, 2018

- ▶ Community Preservation Funds
  - ▶ Norman E. Day Playground
  - ▶ Healthy Lakes and Ponds testing
  - ▶ American Legion Field expansion design
  - ▶ Salt Box Farm / 47 Old Lowell Road
  - ▶ Pickleball Court conversion project
  - ▶ Westford Academy track replacement
  - ▶ Sargent School window replacement



# Questions?

