

SAUGUS UNITED 2035

Connecting our Past | Defining our Future

The Saugus Master Plan



Workshop 3

June 17, 2021



Agenda (5:00 PM – 7:00 PM)

- **Welcome**
- **Project Recap**
- **Topic Areas (Each will have presentation followed by breakout group discussion)**
 - Housing
 - Open Space
 - Climate Resiliency
 - Clean Energy
- **Closing and Next Steps**

Project Recap

What is a Master Plan?

It's an opportunity to envision your future

- *What do we want our town to be in 15 years?*

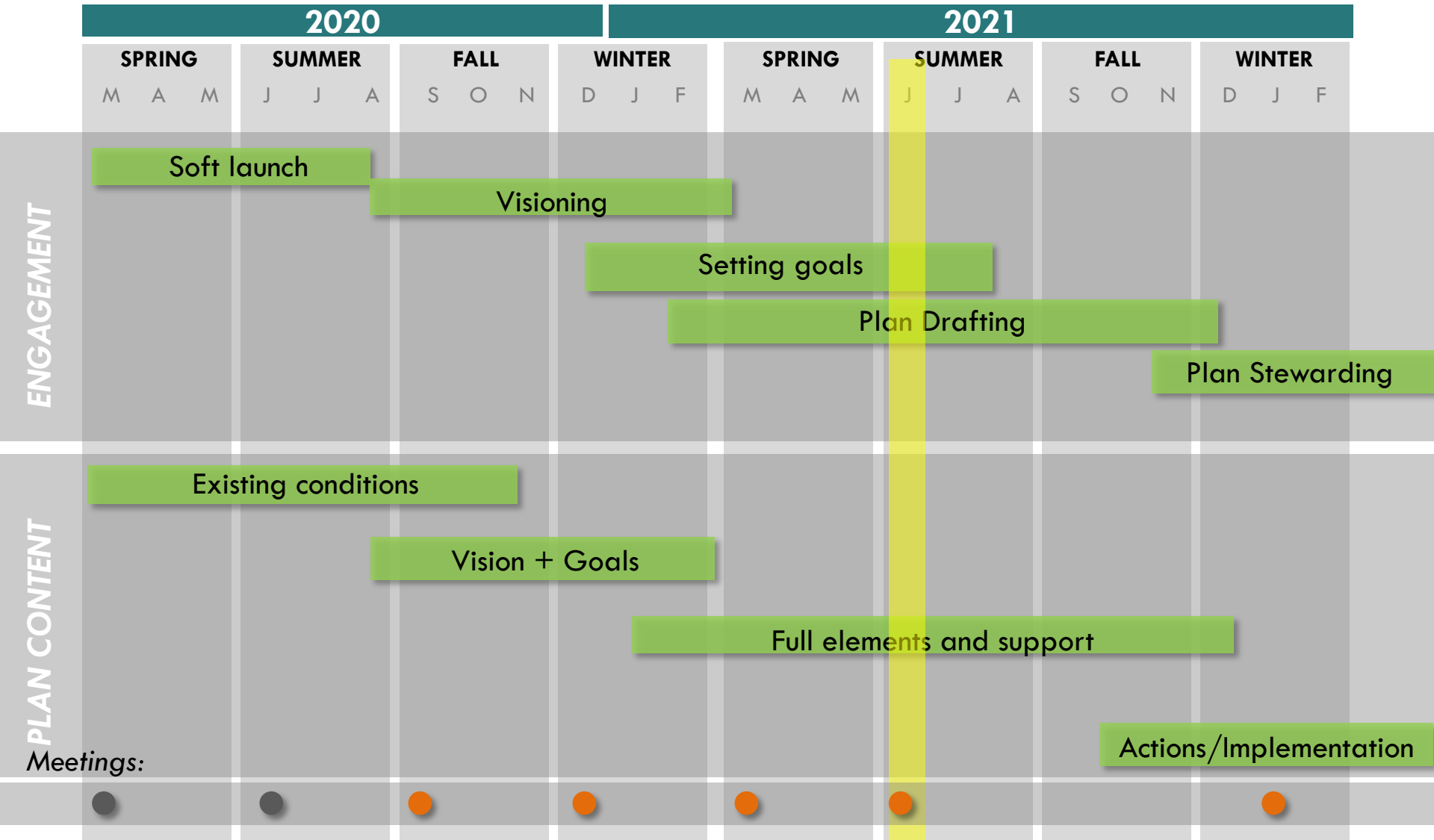
It's a process to set town-wide priorities

- *What do we need to do to get there?*

It's an action strategy to achieve positive change

- *How do we get started? What is next?*

Project Recap



Project Recap

HOW THE PLAN IS ORGANIZED

The **Roadmap** organizes the elements into themes

VISION



Vision + Goals

LIVE



Land Use +
Neighborhoods



Housing



Facilities + Services

WORK



Econ Development

PLAY



Open Space +
Recreation



Arts + Cultural
Resources

CONNECT



Transportation

PROTECT



Energy, Sustainability
+ Resiliency



Historic + Cultural
Preservation



Environmental
Stewardship



Housing



John McCartin
Regional Housing and Land Use Planner II



Housing

This topic covers:

- Housing
 - Housing stock (type, condition)
 - Affordability

This topic doesn't directly cover:

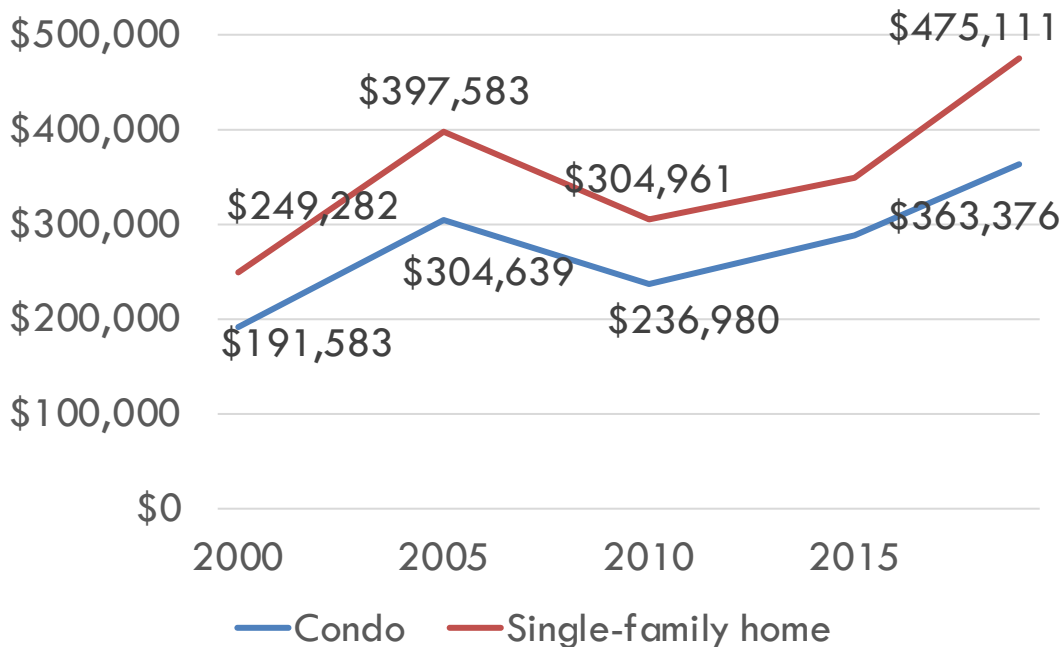
- Schools
- Traffic
- Open Space
- Taxes



Housing

Home prices are about 19% higher than their last peak. Rents are about \$2,400 for a 2-bed.

Average Home Sale Price, 2000–2019



Source: Warren Group Sales Data

Average Rent by Bedroom, 2019

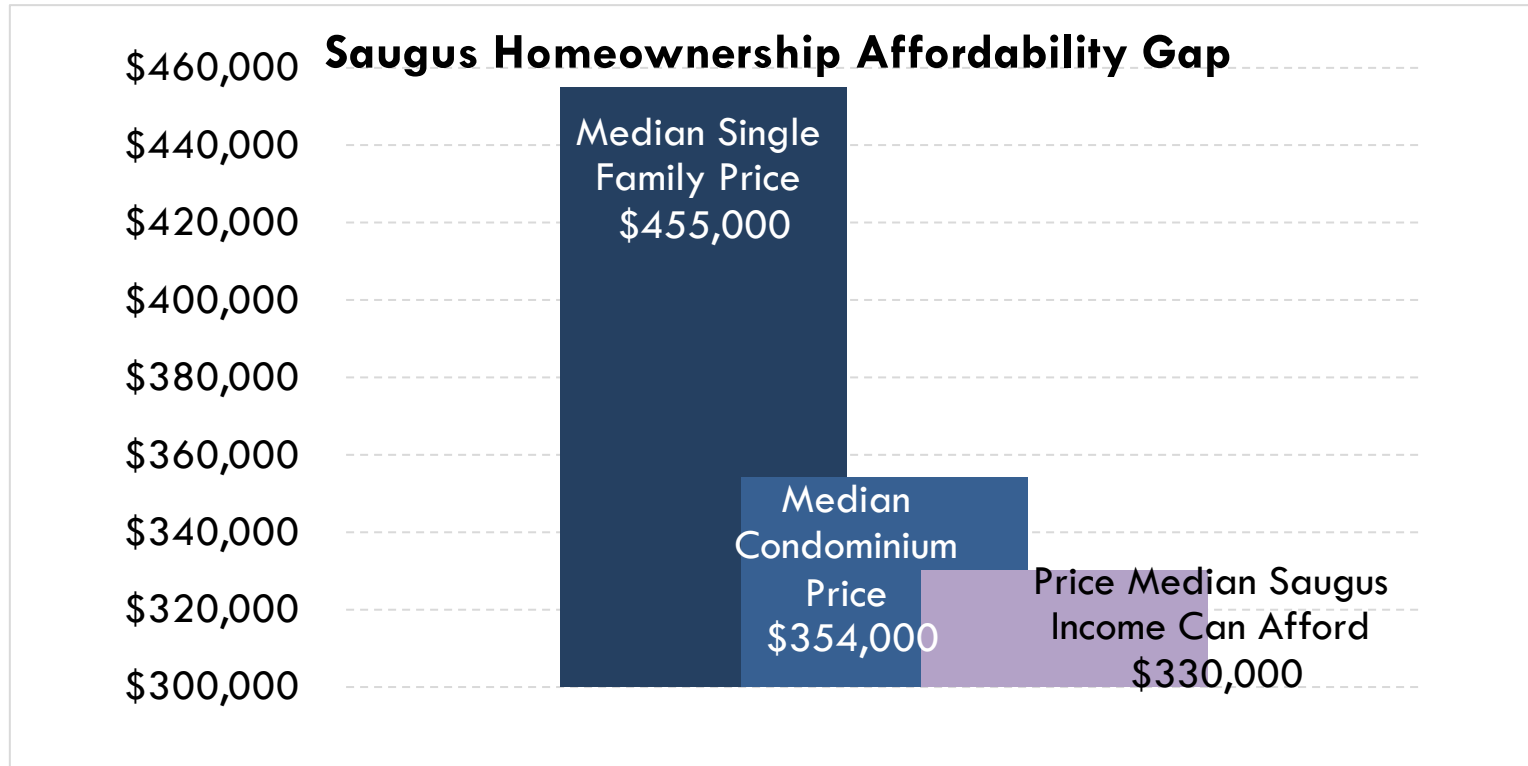
| Number of Bedrooms | Mean Rent |
|--------------------|-----------|
| Studio | \$1,804 |
| 1-bedroom | \$1,934 |
| 2-bedroom | \$2,392 |
| 3-bedroom | \$2,842 |

Source: MAPC Rental Listings Database



Housing

The average Saugus household couldn't afford today's housing.



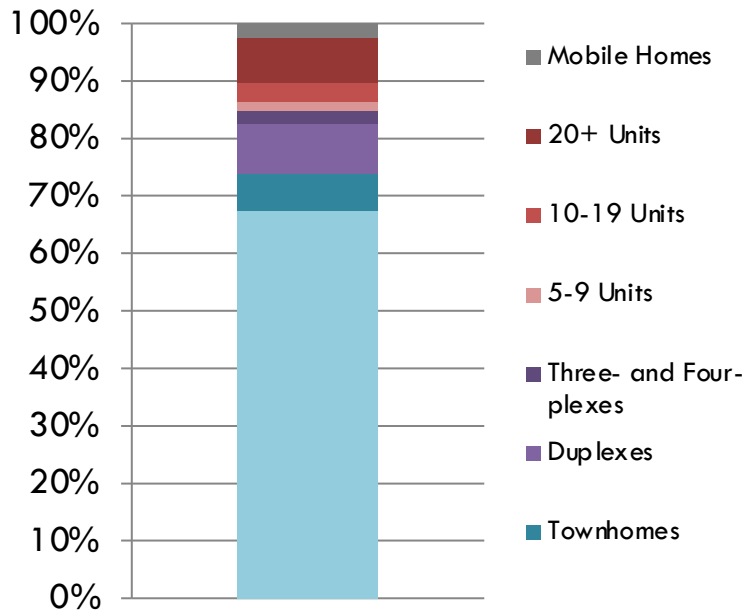
Source: Warren Group Sales Data, 2019; ACS 2014-2018; Zillow Affordability Calculator.
Affordable price assumes \$50,000 downpayment, 30-year fixed-rate mortgage at 4%;
real estate taxes at \$11.92 per \$1,000 of home value, and \$500 per month in other debt.



Housing

Two-third of Saugus homes are detached single-families, and those homes are getting bigger.

Housing Units by Units in Building



Residential parcel size and building size by year of construction

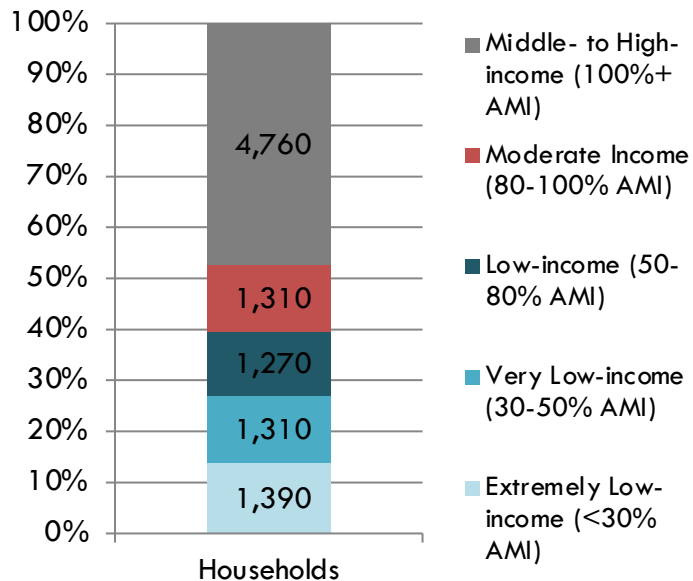
| Year Built | Avg. Land Area (acres) | Avg. Building Area (sq.ft.) |
|------------|------------------------|-----------------------------|
| Pre-1900 | 0.22 | 1,669 |
| 1900-1939 | 0.21 | 1,525 |
| 1940-1969 | 0.25 | 1,668 |
| 1970-1999 | 0.39 | 2,414 |
| 2000-2009 | 0.42 | 2,919 |
| 2010-2020 | 0.38 | 2,854 |



Housing

40% of current Saugus households would qualify for housing assistance.

Households by Income Status



Source: HUD Comprehensive Housing Affordability Strategy (CHAS) data

Low-income status varies by household size.

| Household Size | Income Limit |
|----------------|--------------|
| 1-person | \$67,700 |
| 2-person | \$77,350 |
| 3-person | \$87,000 |
| 4-person | \$96,650 |
| 5-person | \$104,400 |

Source: HUD Boston Metro's income limits, 2021



Housing

There isn't enough deed-restricted Affordable Housing to meet the needs of current Saugus residents.

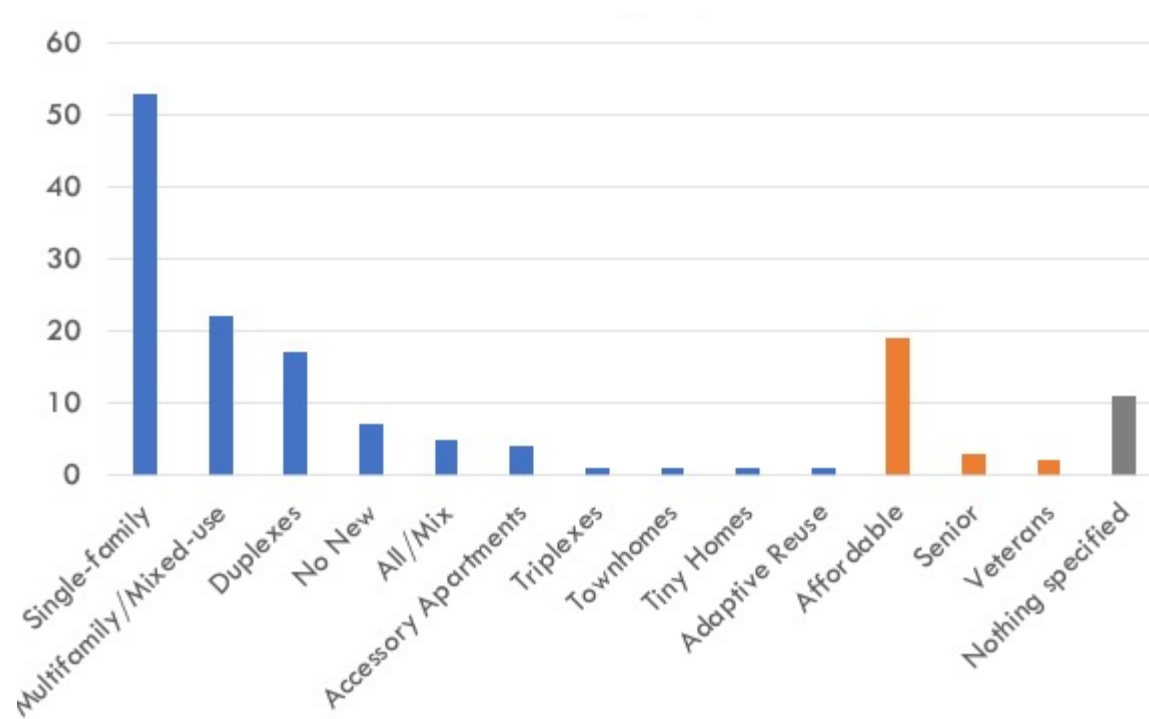


One one unit of Affordable Housing is available for every five low-income households living in Saugus.



Housing

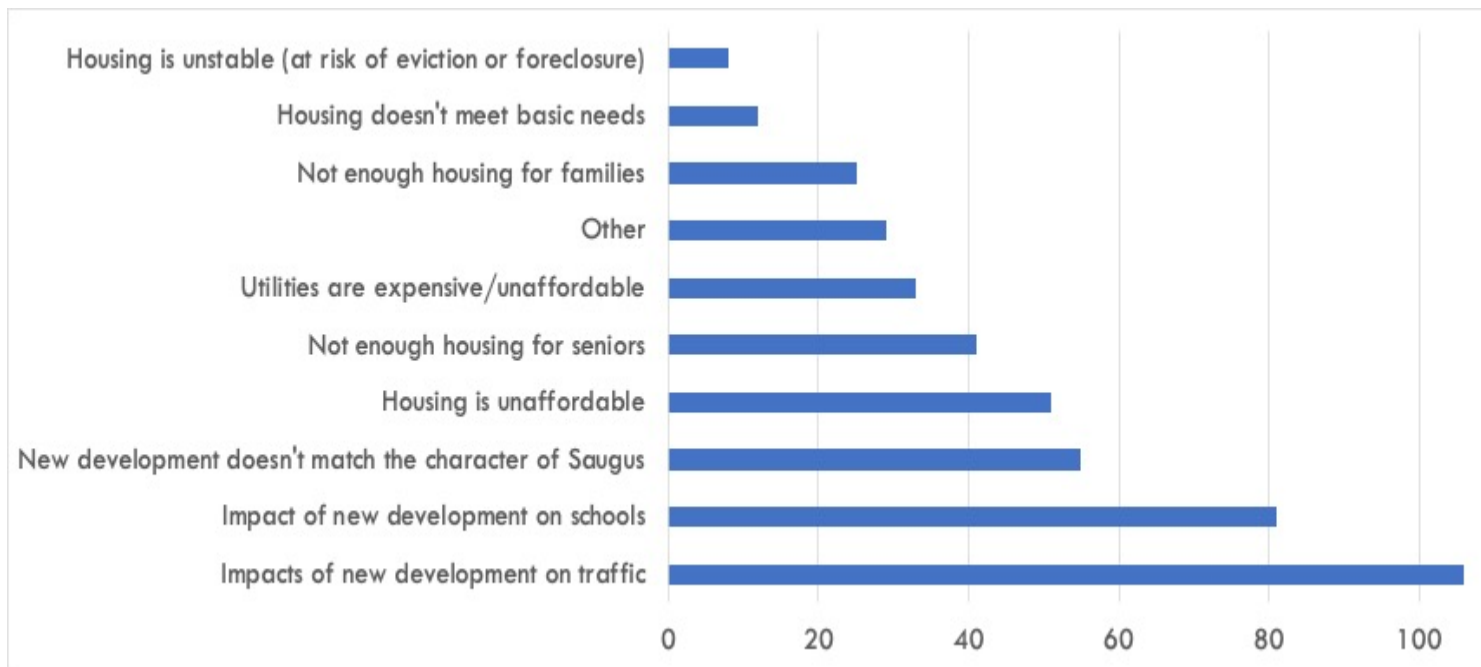
Survey: What kind of new housing do you want to see?





Housing

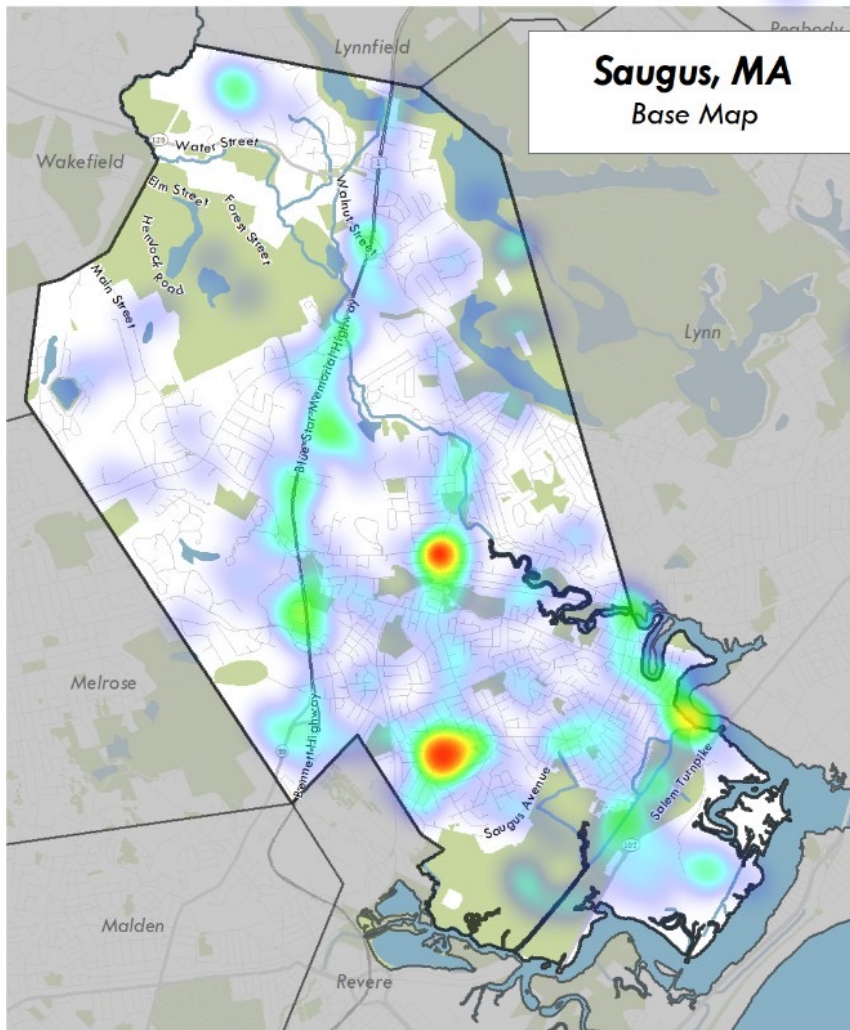
Survey: What are the biggest housing challenges in Saugus today?





Housing

Survey: Where do you think future growth should occur?





Housing

Potential goals for the plan

- Encourage a range of housing types that will meet the community's diverse housing needs.
 - Encourage smaller homes that may be less expensive and more accessible to the Saugus community.
- Create more opportunities for deed-restricted Affordable Housing development.
- Provide housing supports to vulnerable residents.
- Ensure development complements the vision for Saugus's future, including its goals for transportation, economic development, open space, climate resilience, and more.

Open Space + Recreation



Courtney Lewis
Regional Land Use Planner II

Open Space + Recreation



Open Space and Recreation Plan

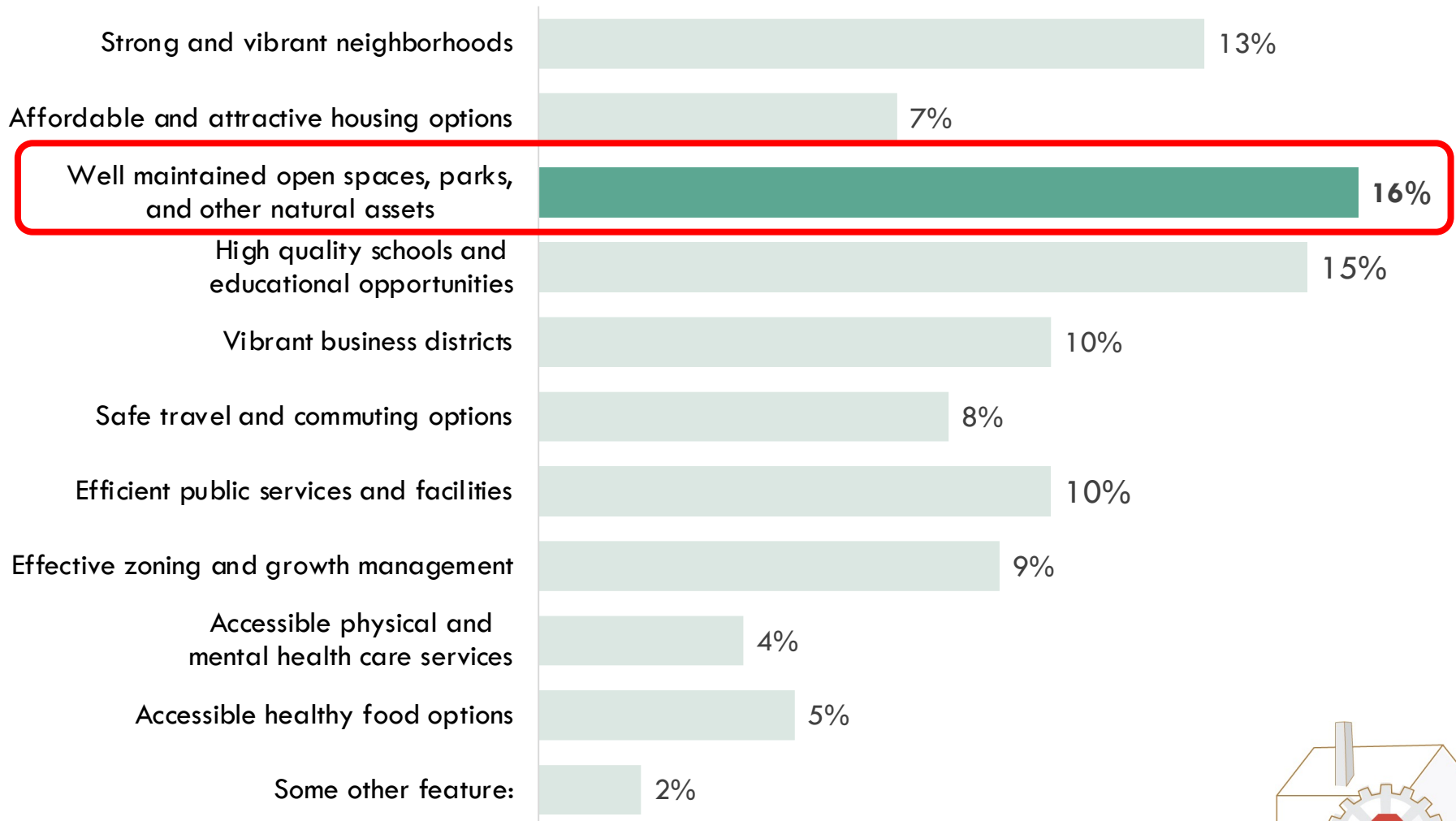
- The OSRP provides information about the community, its environmental and recreational resources, and what residents want to achieve in the next 7 years
- The OSRP helps encourage community protection and stewardship of these vital resources
- Completion of an OSRP makes municipalities eligible to apply for State grants through the EOEEA to acquire and improve land for conservation and recreation



Open Space + Recreation



What features do you feel are most important for the future of Saugus?



Open Space + Recreation



**Promote Healthy
Lifestyles**



**Increase Access to
Healthy Foods**



**Capture & Clean
Stormwater**



**Stabilize
Neighborhoods**



Clean Soil



**Create Habitat
for Wildlife**



**Promote
Social Interaction**

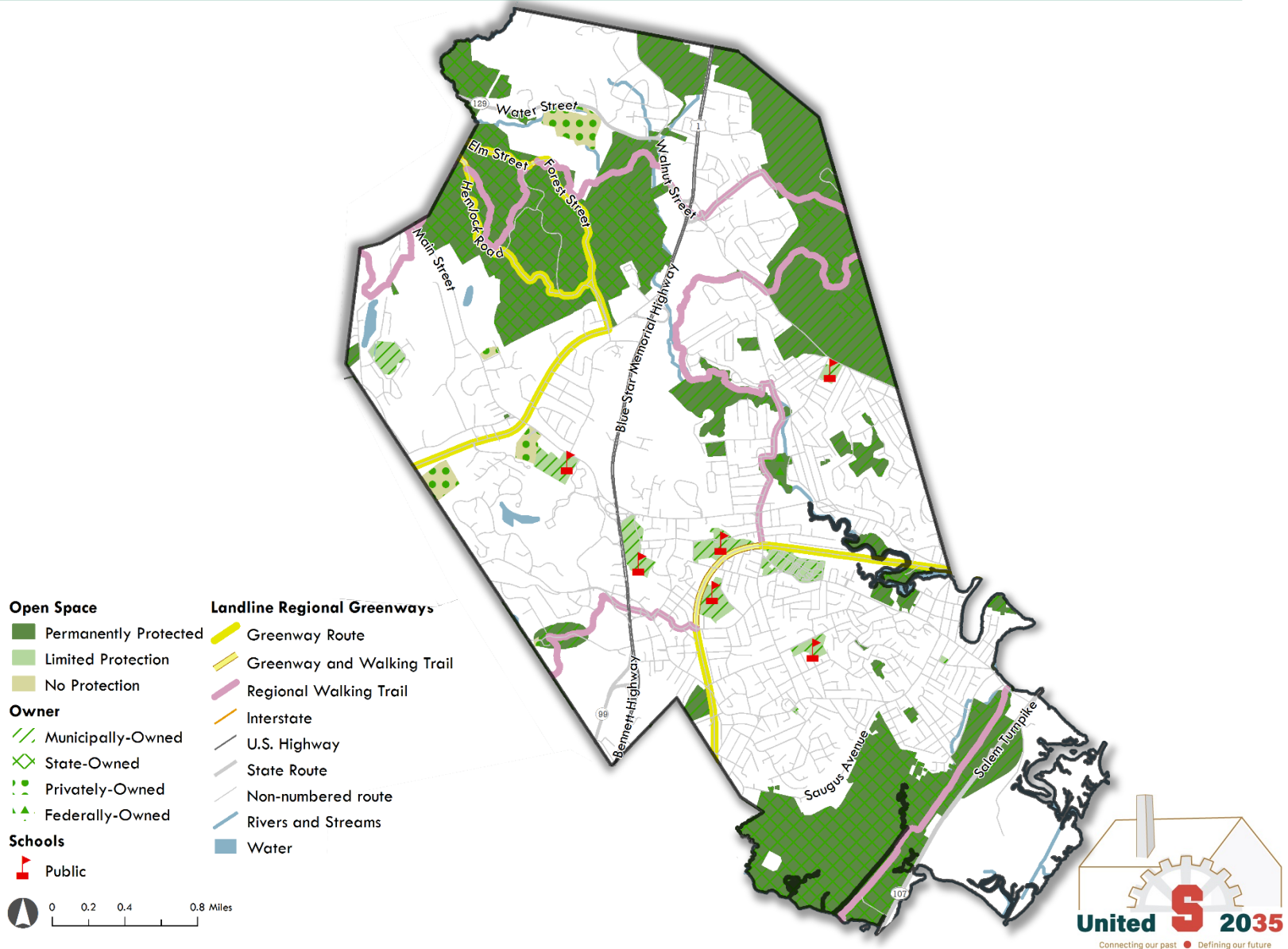


**Improve
Air Quality**



**Provide Flood
Protection**

Open Space + Recreation



Open Space + Recreation



ParkServe®

62% of Residents

live within a 10-minute walk of a park



Walking

39/100 Walk Score

The most walkable Saugus neighborhoods are Pleasant Hills, Downtown and Cliftondale



Biking

31/100 Bike Score

Limited bicycle infrastructure throughout town and limited network of trails, bike paths, and sidewalks connecting parks and recreation centers.

SNAPSHOT OF SOME OF SAUGUS' RESOURCES

15±

PARKS/PLAYGROUNDS

1

RECREATION
CENTER

2.4 mi.

NORTHERN STRAND
COMMUNITY TRAIL

90%

OPEN SPACE
PERMANENTLY
PROTECTED (Article 97)

8

MAJOR RIVERS/STREAMS

2

NATIONAL HISTORIC
LANDMARKS

1,100ac.

AREA OF CRITICAL
ENVIRONMENTAL
CONCERN (ACEC)

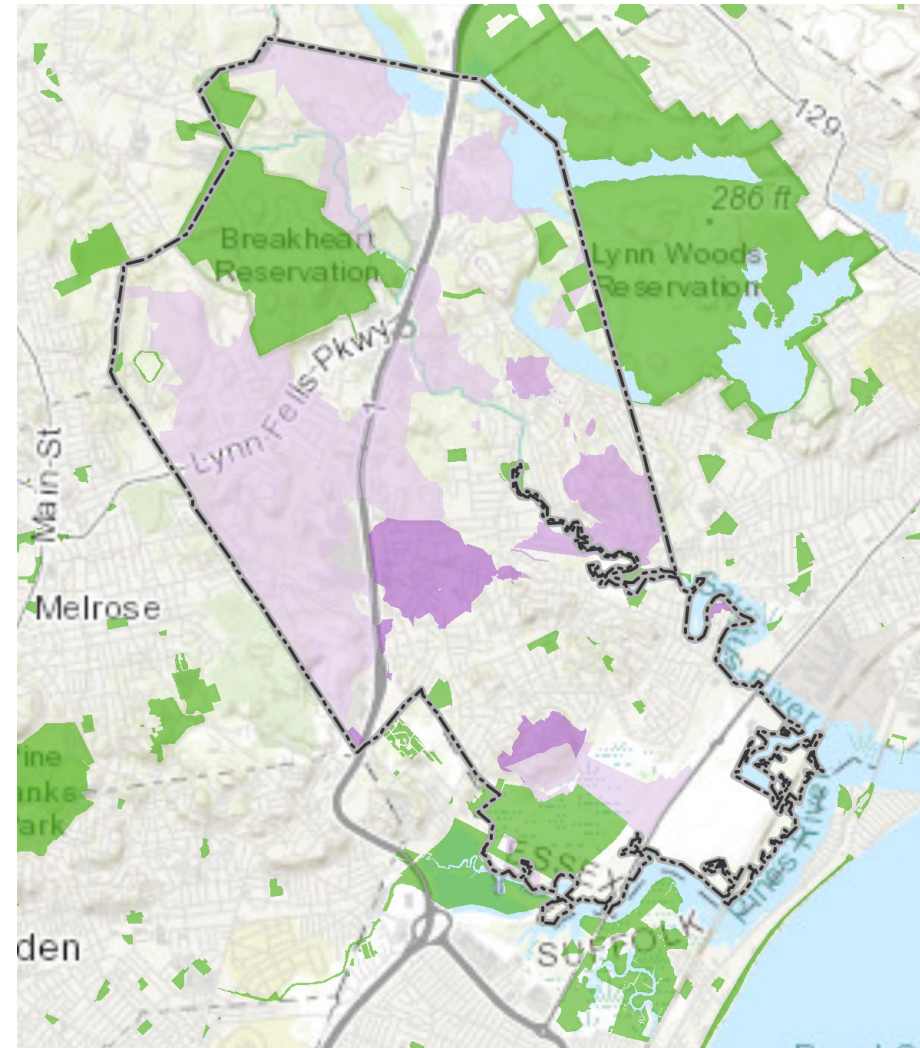
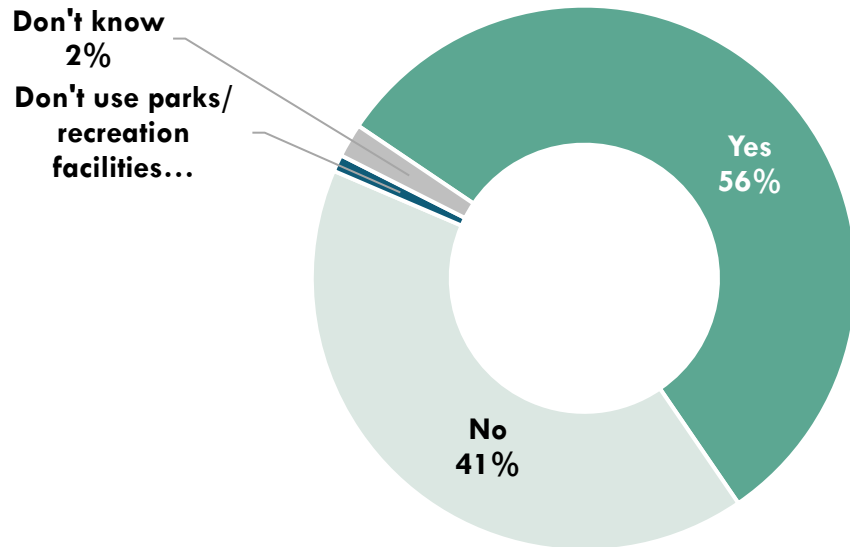
446 ac.

BioMap2
CRITICAL NATURAL
LANDSCAPE



Open Space + Recreation

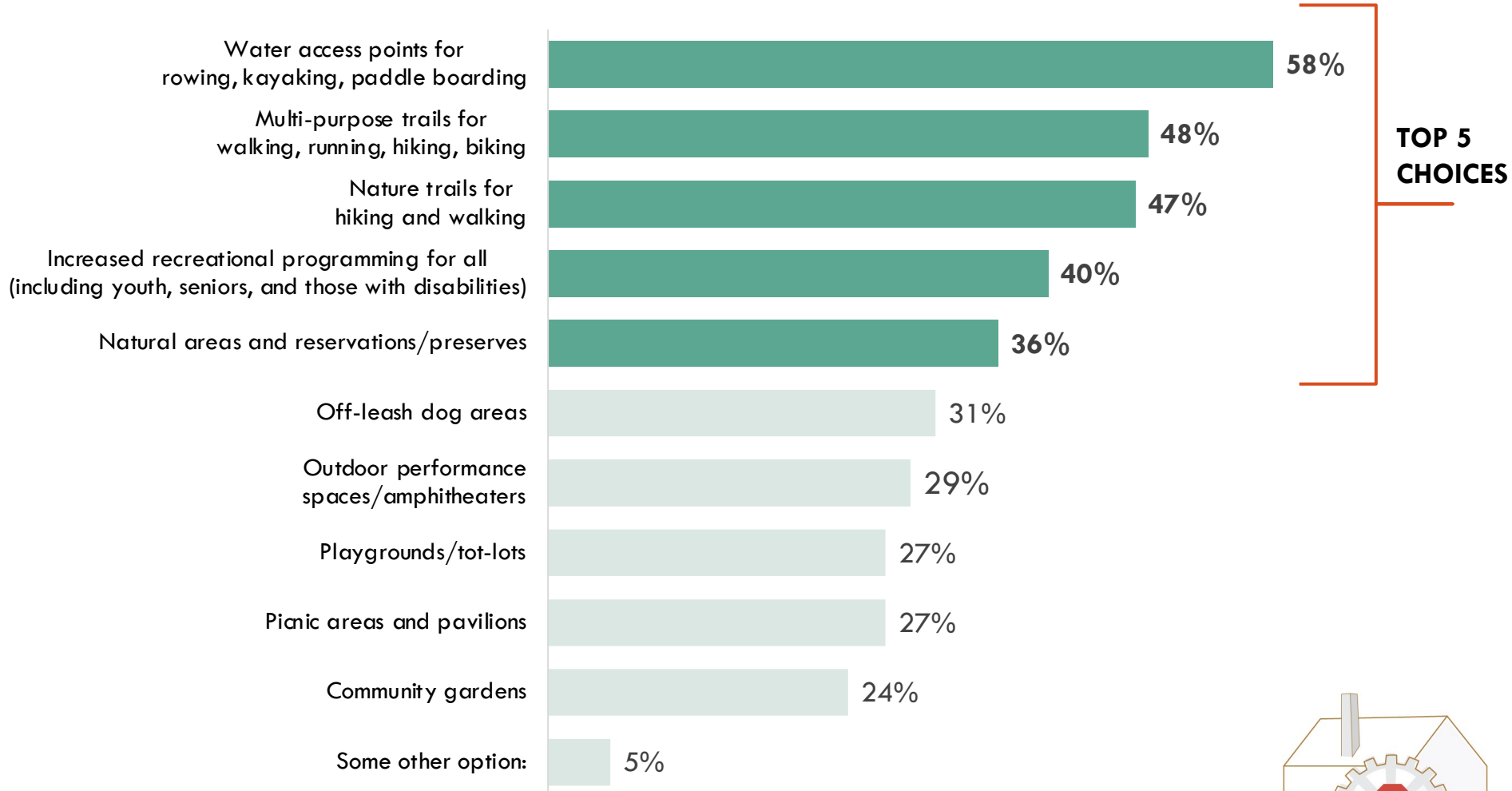
Do you feel there are adequate and usable parks and green space within walking / biking distance from your home?



Open Space + Recreation



Over the next 10 years, which of these options would you like to see increase in Saugus' parks and recreational system?





Open Space + Recreation

The Town has undertaken a number of projects and made several investments in its parks and open space in recent years including:

- Improved crossings, wayfinding, and landscape amenities along the **Northern Strand Community Trail** in **2020**.
- Installed new basketball courts, sidewalks and curbing, landscaping, benches, trash receptacles, and water fountain at **Evans Park** in **2019**.
- Sod installation and field improvements at **Stackpole Field** in **2019**.
- Accessibility, security and field improvements to **Bristow Park** in **2017**.
- Installed new tennis and pickle ball courts at **Belmonte Middle School** in **2017**.
- New playground, wheelchair accessible inclusive playground equipment, and basketball court at **Veterans Memorial Elementary School** in **2016**.





Open Space + Recreation

Assets



Northern Strand
Community Trail



Rumney Marsh (ACEC)



Saugus River & Saugus Iron
Works National Historic Site

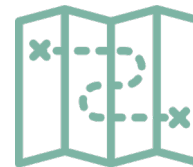
Challenges



Recreation center facility
constraints



Limited funding for maintenance
or expansion of existing parks
and acquisition of new parks.



Limited network of greenway
connections, bike paths, and
sidewalks connecting parks
and recreation centers.



Open Space + Recreation

- 1. Protect and preserve critical natural areas in Saugus from future development.**
- 2. Promote public awareness of and education about Saugus' open space and recreation assets.**
- 3. Maintain and improve opportunities for passive recreation on conservation lands and throughout Saugus.**
- 4. Maintain and enhance active recreation facilities and associated programming.**
- 5. Improve the accessibility of both passive and active recreational sites for the elderly and persons with disabilities.**
- 6. Continue to expand and support Town efforts to eliminate illegal dumping and other types of pollution.**



Energy, Sustainability, and Resiliency



Part 1

Anne Herbst

Senior Regional Environmental Planner



Energy, Sustainability, and Resiliency

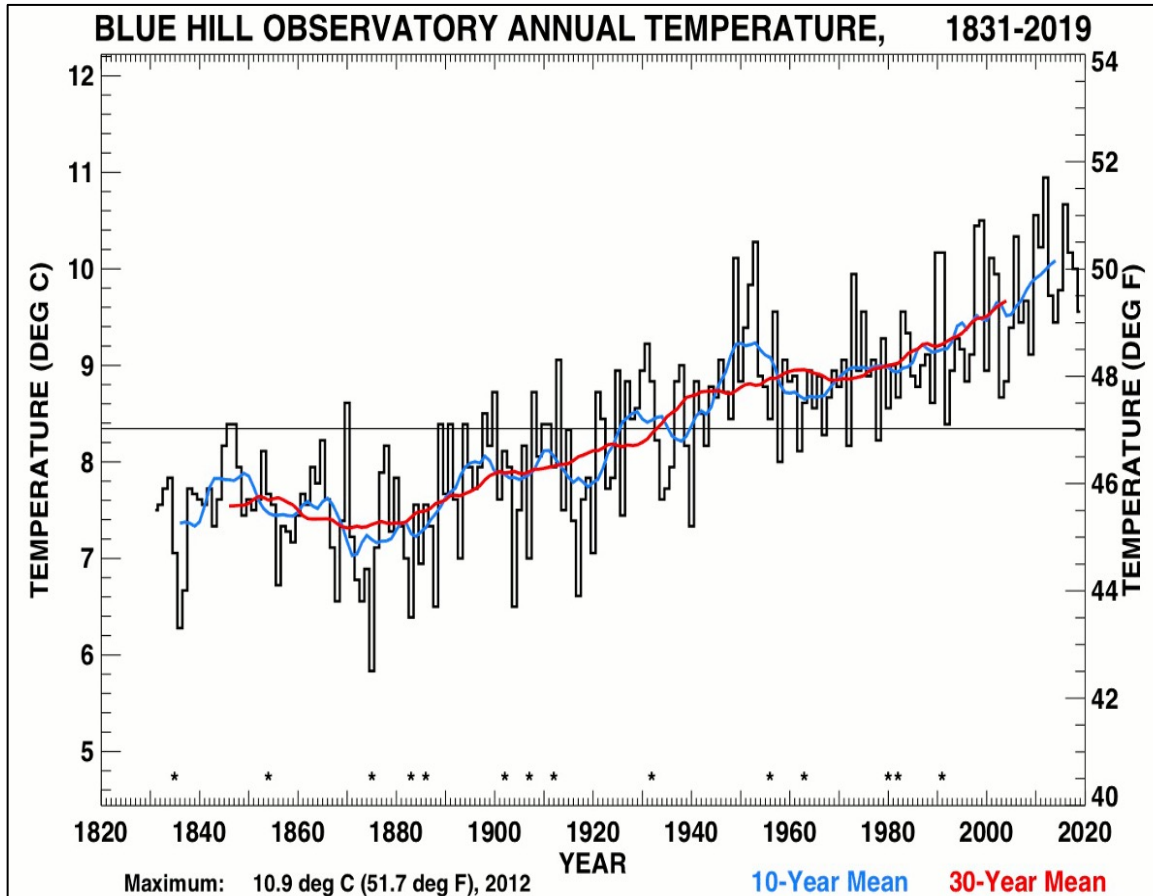
This Element Covers:

- Climate resilience strategy for the next 15 years
- Considers future:
 - Temperature
 - Rainfall
 - Sea level rise
- Considers impacts on:
 - People
 - Infrastructure
 - Environment



Energy, Sustainability, and Resiliency

Temperature Change Recorded



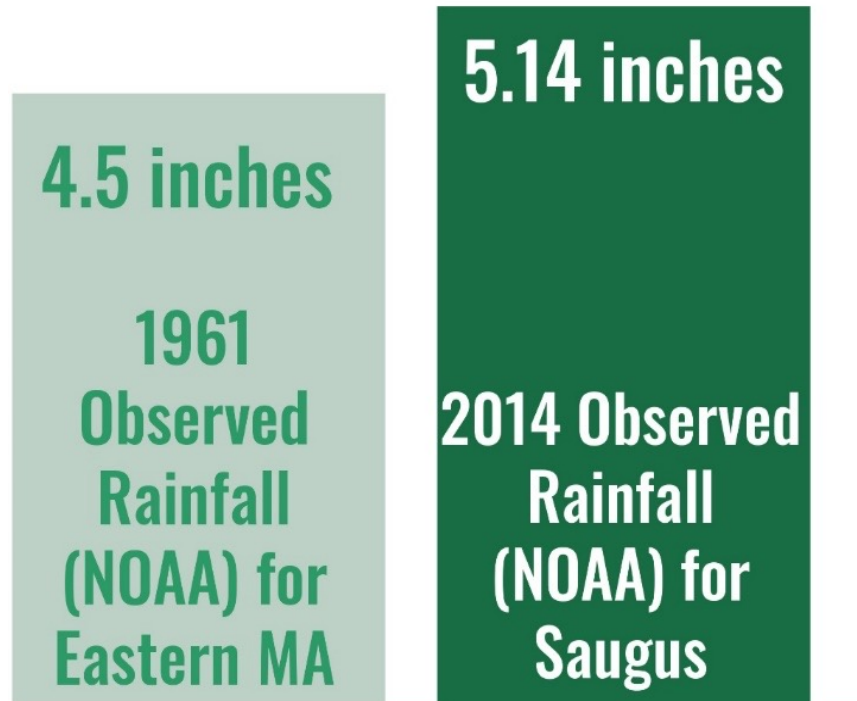
Blue Hill Observatory Annual Temperature, 1831-2018



Energy, Sustainability, and Resiliency

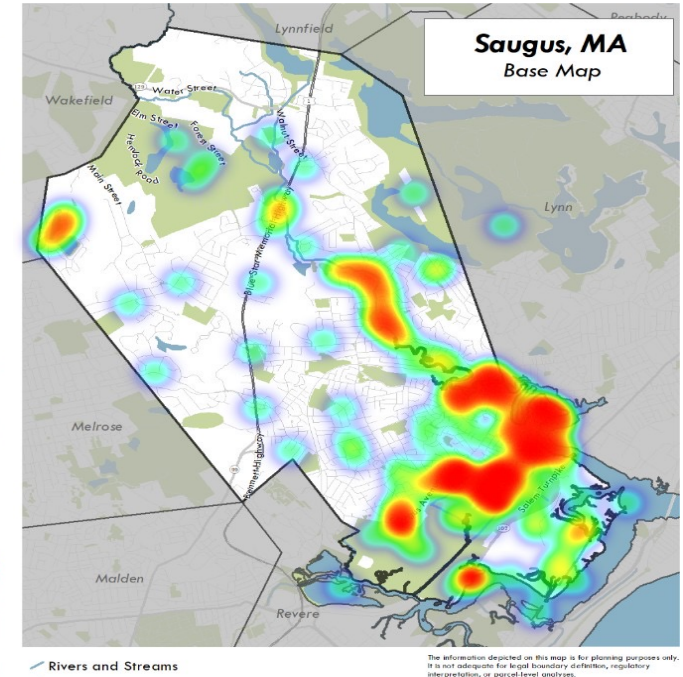
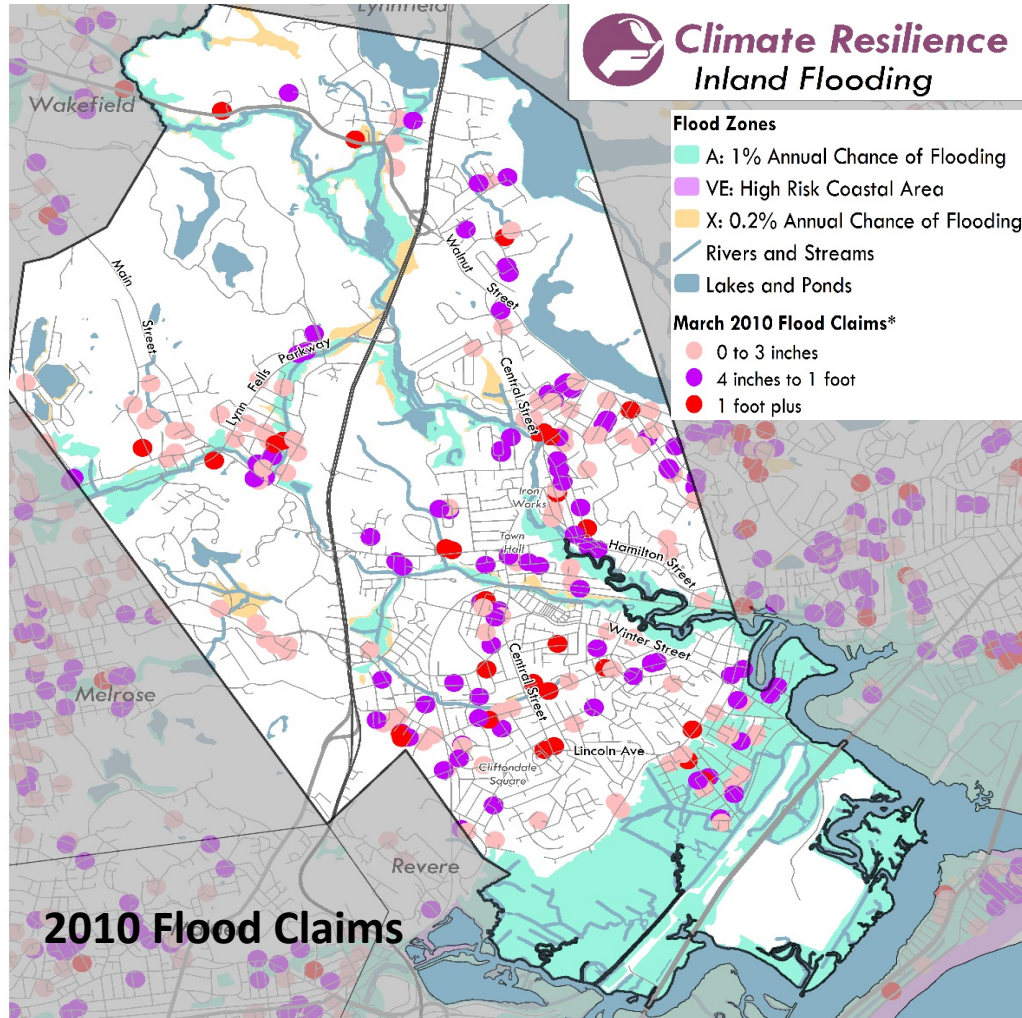
Rainfall Change Observed

10-year,
24-hour
Rainfall Rate





Energy, Sustainability, and Resiliency



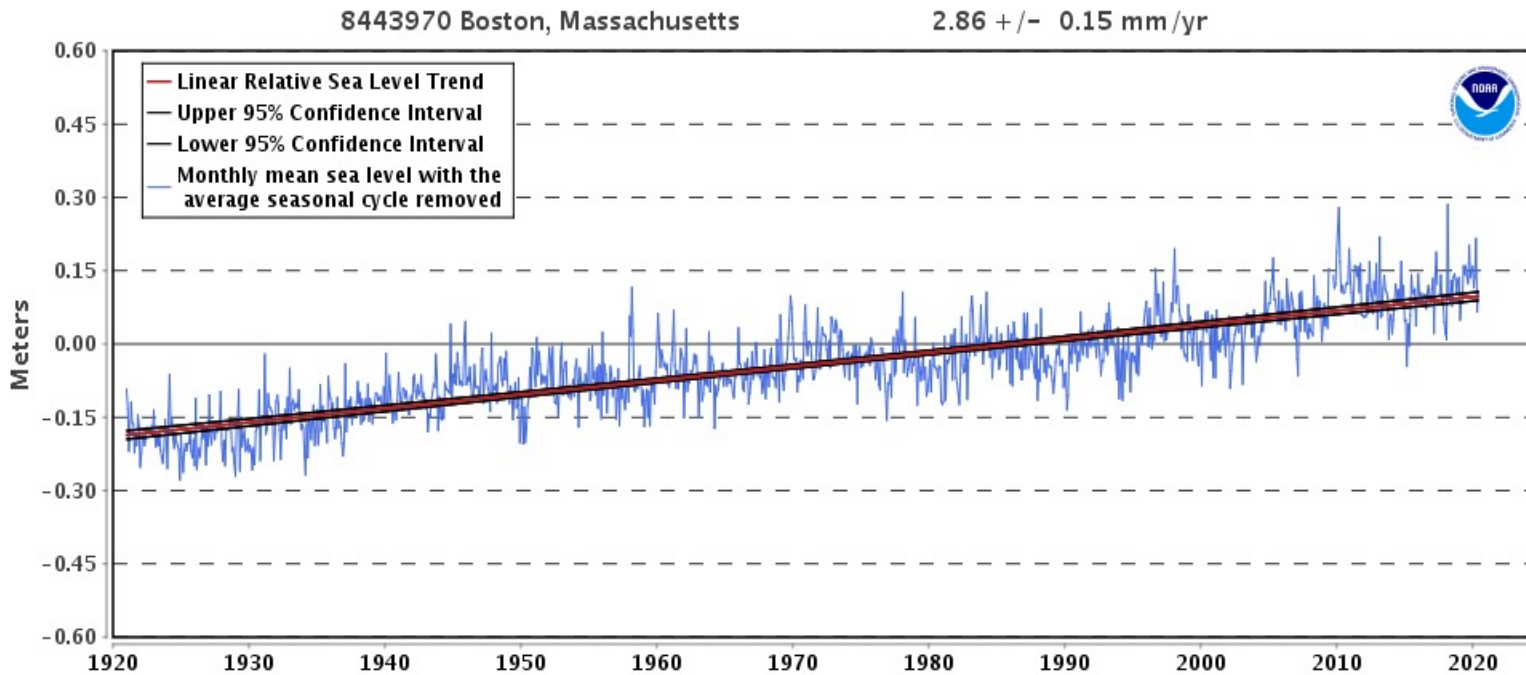
Survey: Where are you most concerned about flooding?



Energy, Sustainability, and Resiliency

Sea Level Rise Recorded

- Boston tide station
- 1921-2020
- 11.3 inches in 100 years









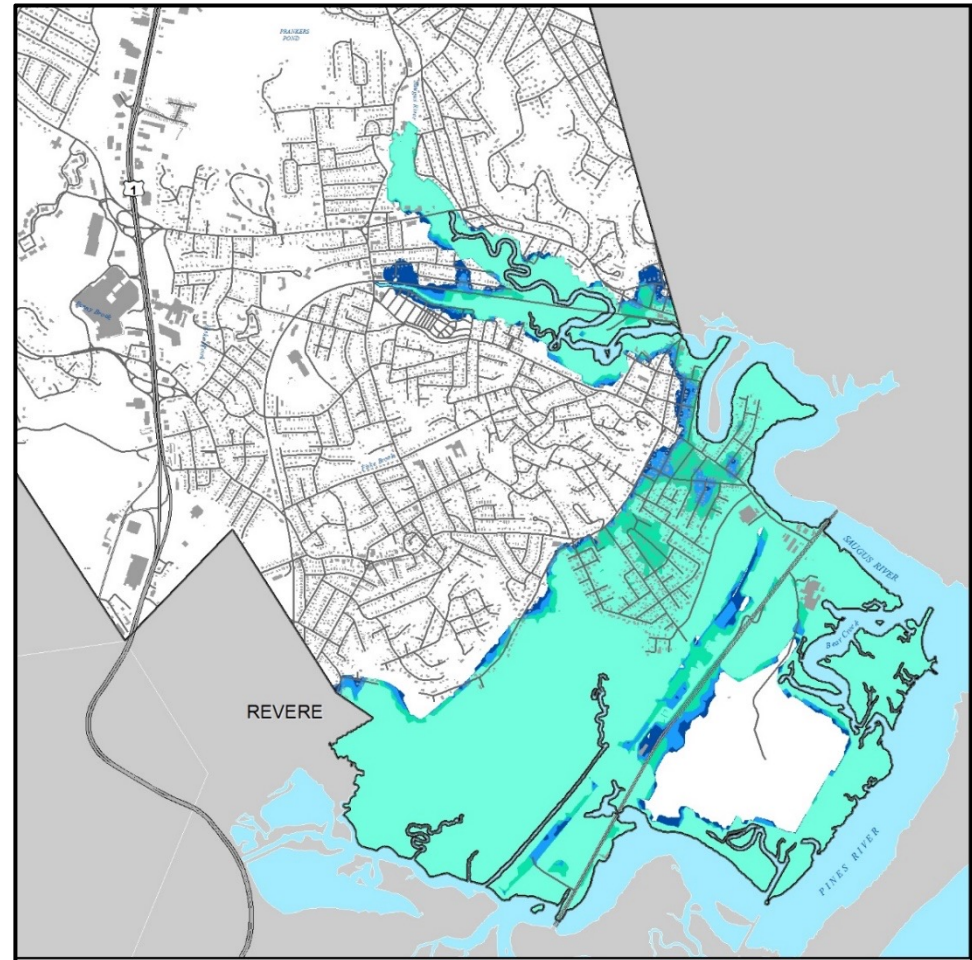
Energy, Sustainability, and Resiliency

Sea Level Rise Projected

Annual Chance of Coastal Flooding

-  Present Mean Sea Level (NAVD88), 1% chance or greater
-  1.2ft Mean Sea Level (NAVD88), 1% chance or greater
-  2.4ft Mean Sea Level (NAVD88), 1% chance or greater
-  4.2ft Mean Sea Level (NAVD88), 1% chance or greater

Analysis developed by the Woods Hole Group
for MassDOT



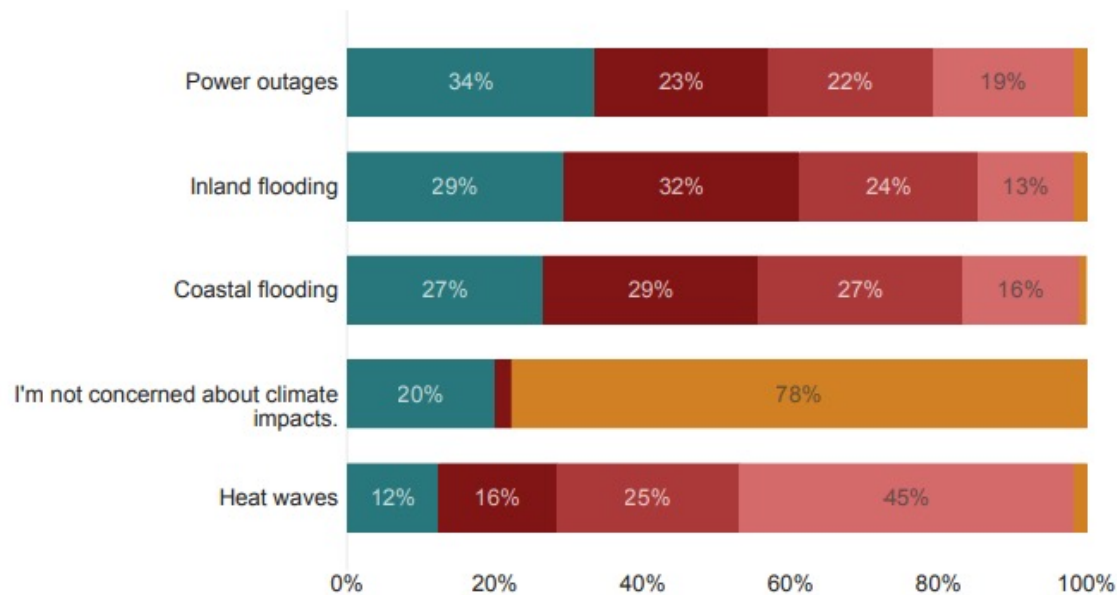


Energy, Sustainability, and Resiliency

Please write in your rank for your concern about the following projected climate impacts from 1 (highest concern) to 5 lowest (least concern).

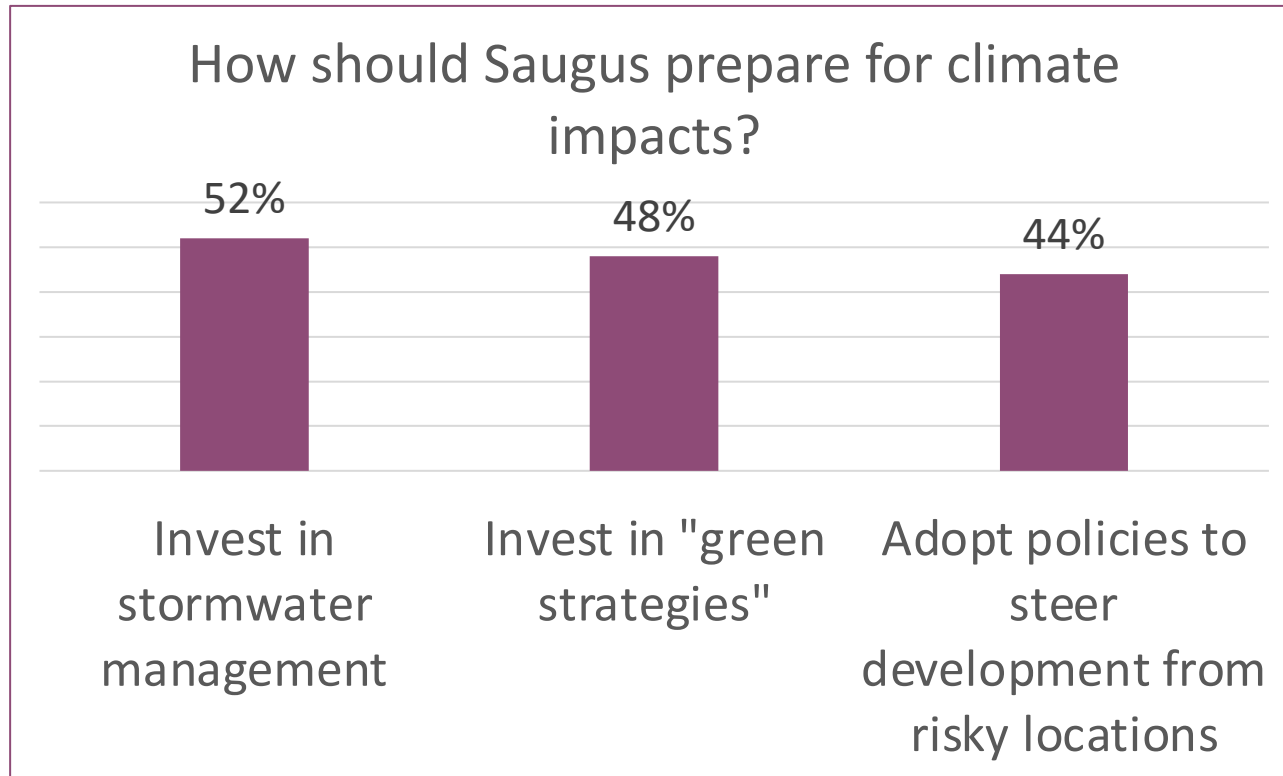
127 Responses

1 2 3 4 5



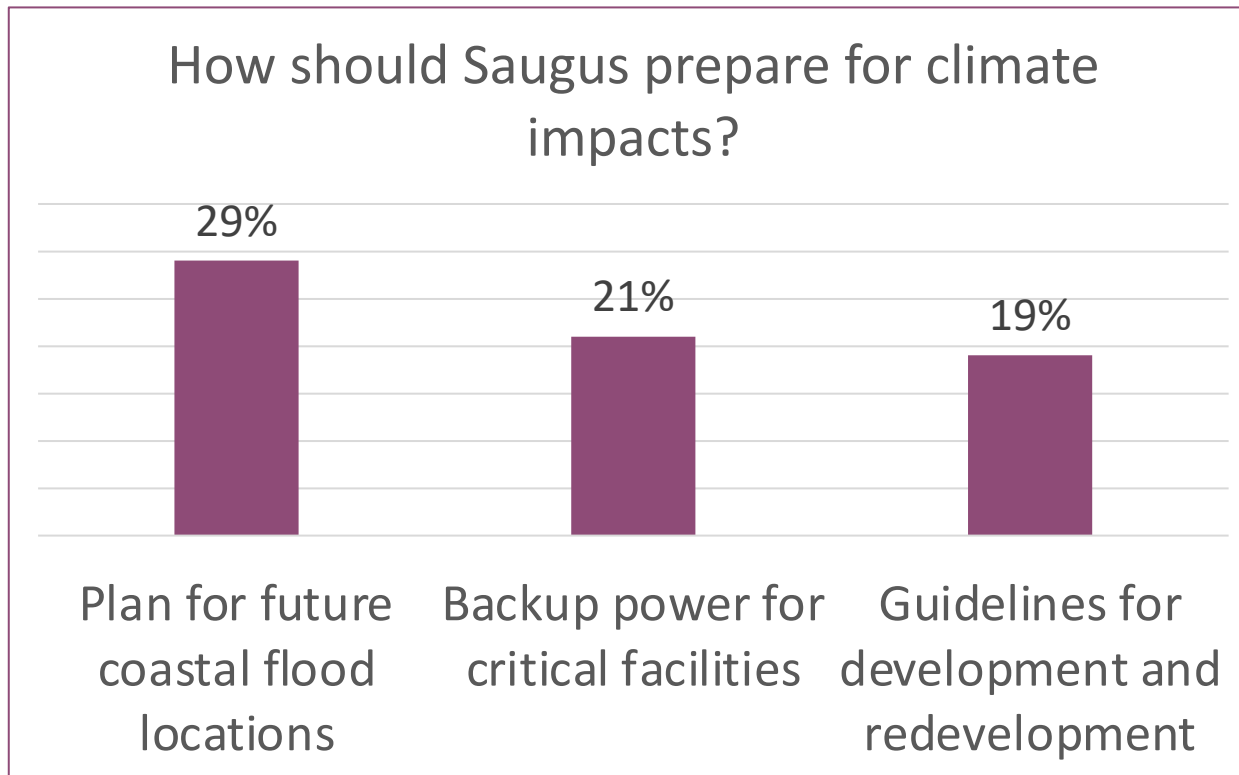


Energy, Sustainability, and Resiliency



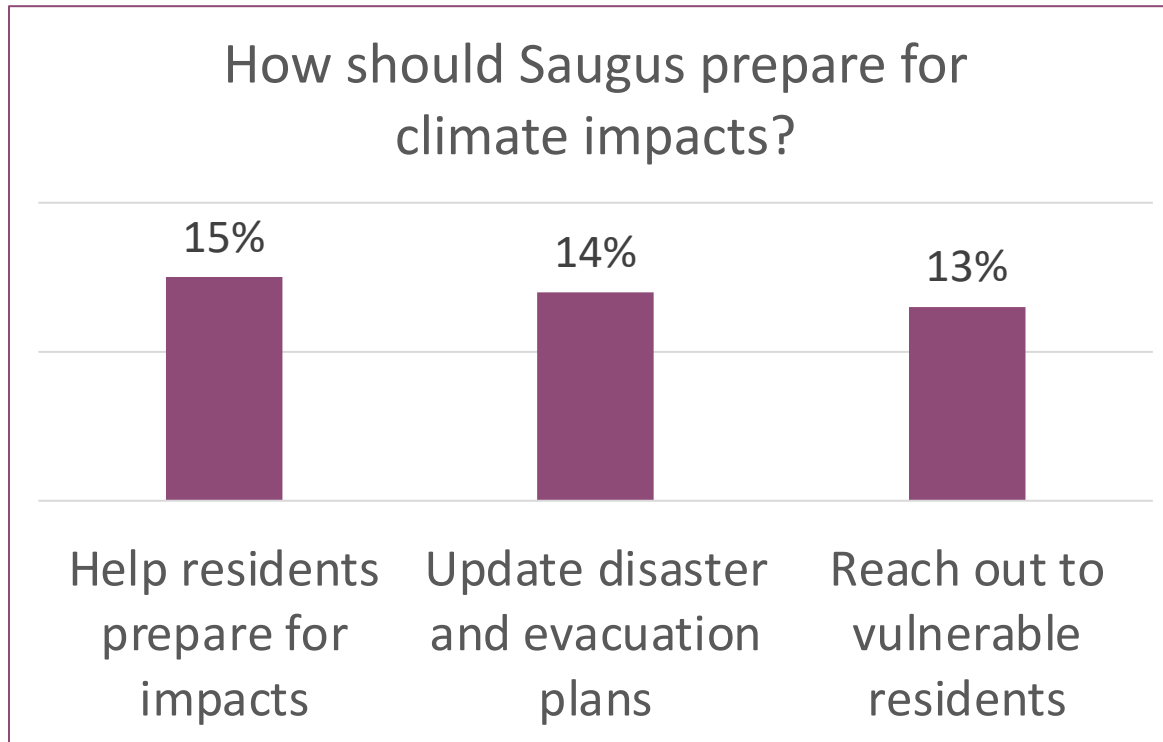


Energy, Sustainability, and Resiliency





Energy, Sustainability, and Resiliency





Energy, Sustainability, and Resiliency

Preliminary Draft Goals

- Incorporate climate resilience in local bylaws
- Develop outreach and support to meet resident needs
- Pursue federal, state, and local funding opportunities
- Integrate climate resilience in capital plans, and all town planning
- Work regionally with government and community partners
- Analyze and plan for coastal impacts



Energy, Sustainability, and Resiliency



Part 2

Sasha Shyduroff
Clean Energy and Climate Planner II



Energy, Sustainability, and Resiliency

Massachusetts has a statewide goal of reducing greenhouse gas (GHG) emissions to net-zero by 2050, and many municipalities are setting local goals to reduce emissions.

Benefits of Clean Energy and Sustainability Goals:

1. Help save money and reduce energy costs
2. Stabilize energy prices
3. Reduce air pollution
4. Reduce greenhouse gas emissions
5. Increase energy resilience and energy independence

This section summarizes municipal energy usage, energy across the community, and related sustainability efforts.



Energy, Sustainability, and Resiliency

Existing Conditions: Municipal Usage

- Saugus Designated Green Community in 2015
- Developed a municipal Energy Reduction Plan to reduce use by 20%
- Adopted Stretch Energy Code
- Have received \$825,363 from the State for energy conservation projects including LED lighting and HVAC upgrades





Energy, Sustainability, and Resiliency

Existing Conditions: Electric Vehicles and Street Lights

- Adopted a fuel-efficient vehicle policy for municipal vehicles
- Green Communities funded electric vehicle purchase
- Several EV charging stations around the Town
- In 2020, retrofitted all 2,853 streetlights to LEDs as part of MAPC and DOER's LED Streetlight Rapid Retrofit Program.
 - Estimated annual savings of \$597,437



Energy, Sustainability, and Resiliency

Local Energy Supply

- Saugus Wheelabrator, built in 1975, uses waste-to-energy incineration to generate 54 MW of energy
 - Many residents and neighboring communities concerned about the plant's impact on air quality, water quality, and public health from incineration and ash disposal.
 - Has been previously fined for violations of the Clean Water Act and the Hazardous Waste Management Act.
 - Located in highly vulnerable coastal location.
- Large-Scale Solar, build in 2017, Town partnered with Ameresco to develop a solar array at the capped land fill near the Public Works building. Town received \$150,000 in energy costs savings annually from this project.





Energy, Sustainability, and Resiliency

Draft Goals and Recommendations

- 1. Adopt local GHG reduction goals and establish a town-wide Climate Action Plan.**
- 2. Reduce barriers to install small-scale solar on homes and businesses.**
 - a) Adopt solar friendly zoning
 - b) Participate in a Solarize+ campaign
 - c) Community Shared Solar programs
- 3. Reduce energy usage at homes and businesses**
 - a) Educate community members about utility programs and rebates for weatherization and energy efficiency programs
- 4. Reduce waste through improving recycling programs and curb-side composting.**

Next Steps

Ways to continue being involved:

- Visit the project website: www.saugusunited2035.org
- Join our mailing list. (Sign up on the website)
- Email comments, including feedback on the Vision Statement. questions@saugusunited2035.org

