

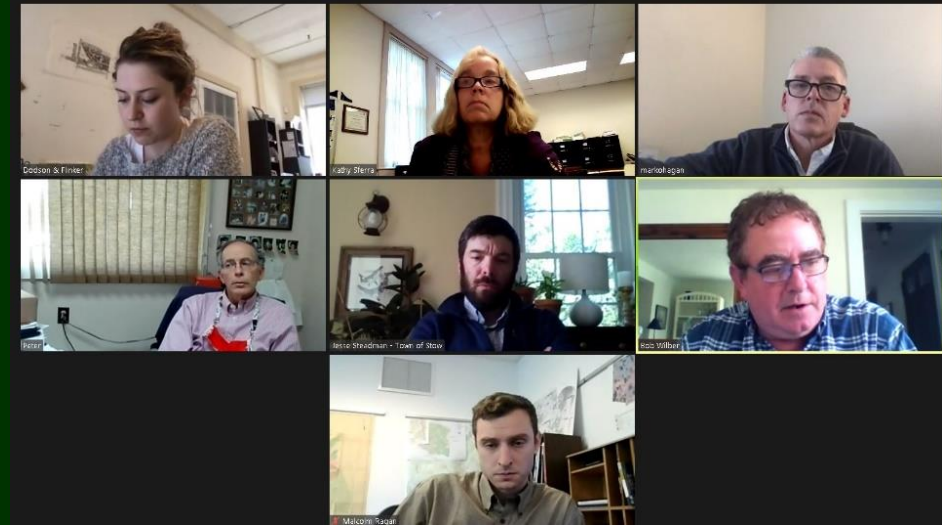
Conservation, Recreation, and Housing at Stow Acres

A Case Study in
Community Leadership

MAGIC
May 2022

Project Partners

- Town of Stow
- Stow Conservation Trust
- Stow Acres Golf Course
- MCO & Associates
- *With support from Dodson and Flinker, Inc.*



Stow Acres Planning Process

- Initial Golf Course Public Forum in July 2019
- Town-SCT Partnership Forms in Summer 2020 in response to potential sale of Stow Acres; Dodson and Flinker hired to assist with planning
- Stow Acres and prospective developer MCO & Associates invited into discussions
- Public Forums
- May 2021 – Town Meeting votes in favor of purchase of CR on South Course contingent on North Course agreement/vote
- October 2021 Special Town Meeting – Second Town Meeting Vote in Support of North Course Acquisition



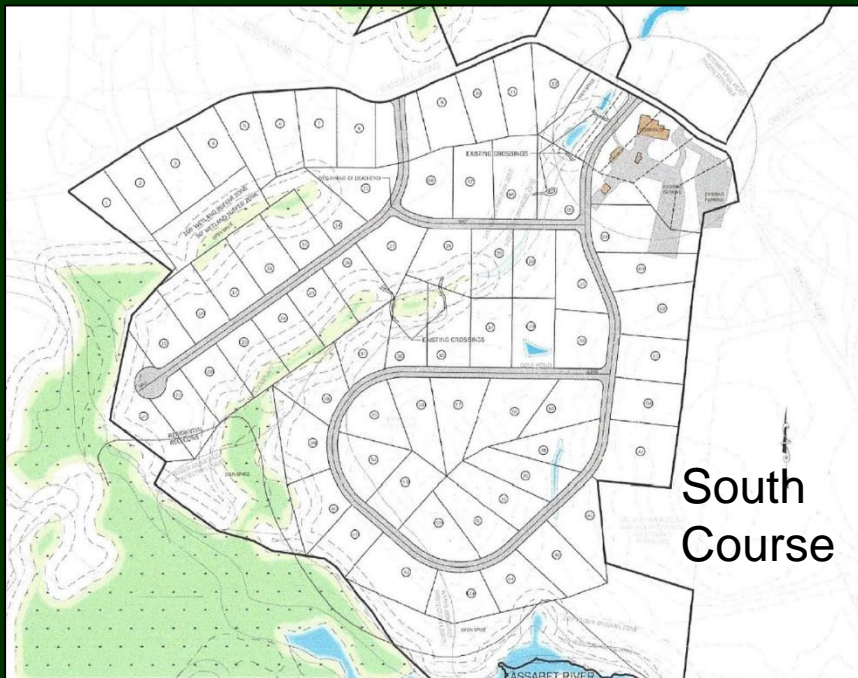
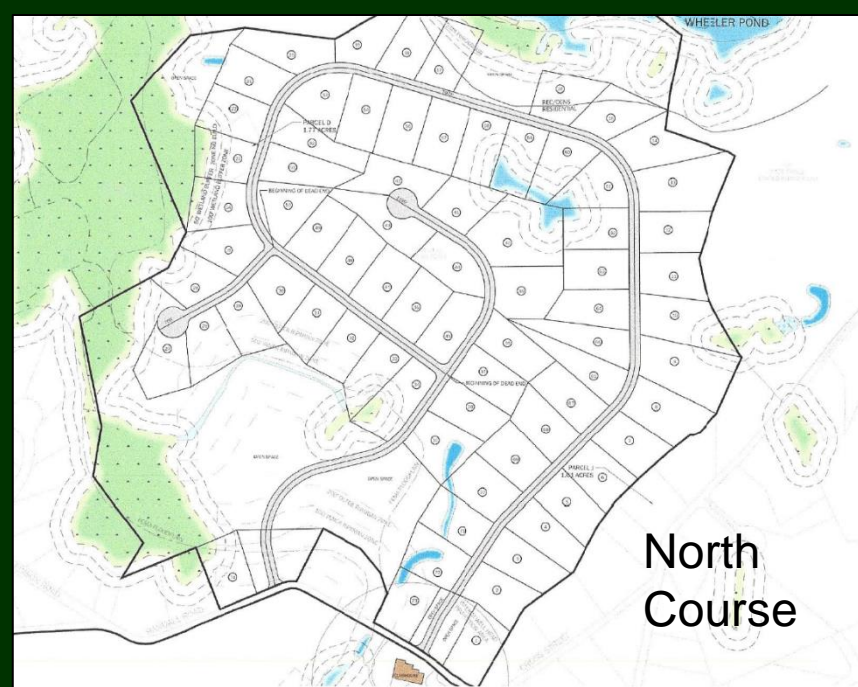
What's At Stake?

Stow Acres is Stow's Largest Golf Course – and Stow's largest unprotected property – at 326 Acres

Potential “By-right” Development of Stow Acres would cover the site with large lots and/or large scale 40B development could result in 400+ units

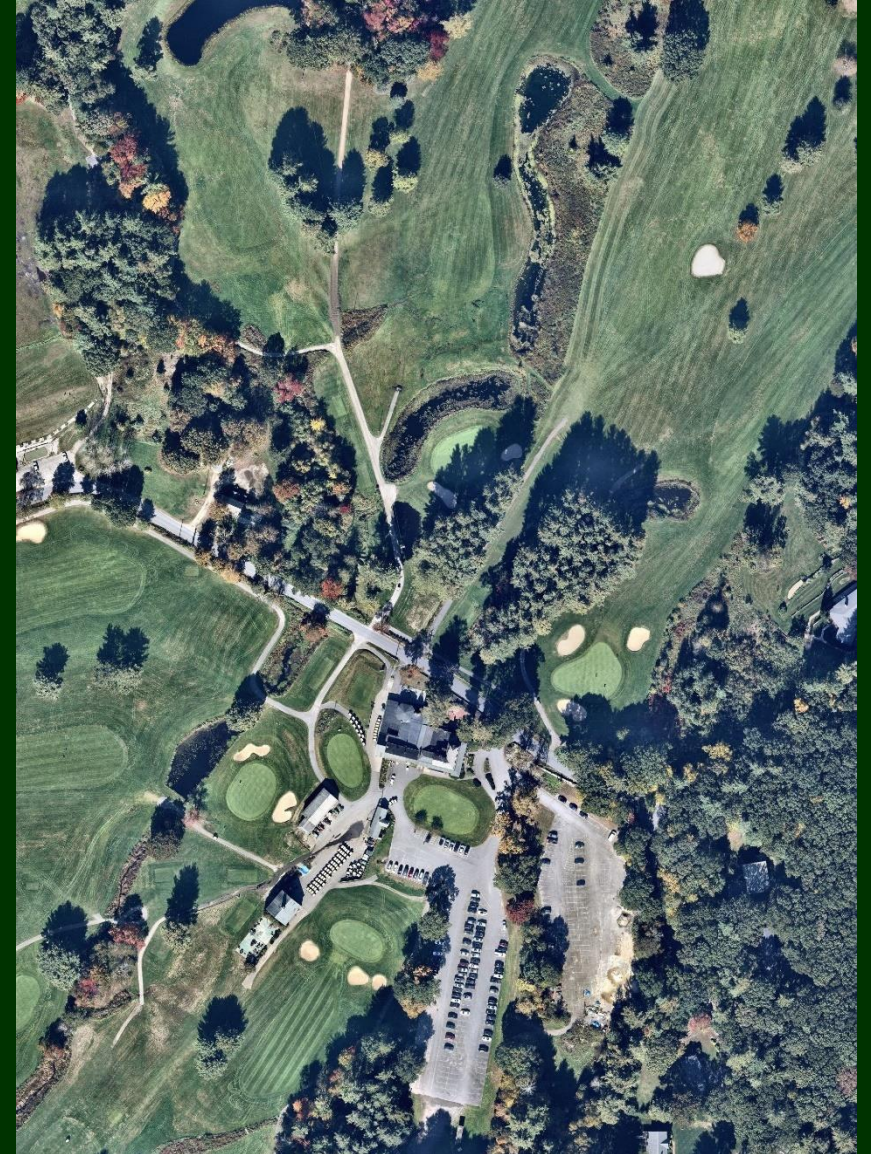
Large-scale development would significantly affect scenic views, water resources, wildlife habitat, community character and result in traffic and fiscal impacts for both town and school

Purchase of entire property likely to cost \$15-\$20 million – not affordable for taxpayers

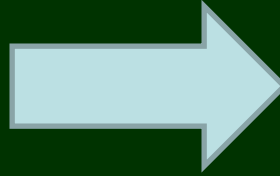
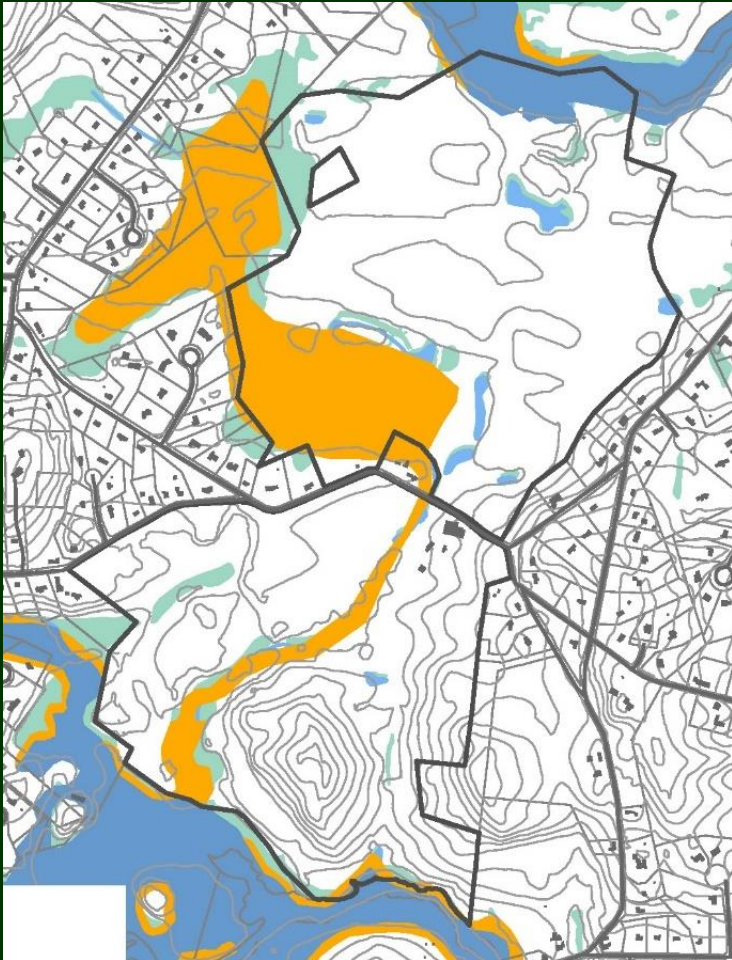


Goals of Partnership

- Stow Acres partnership formed in early 2020 to address these issues and seek comprehensive vision for property
 - Town Planning/Conservation
 - Stow Conservation Trust (nonprofit)
 - Stow Acres (owner)
 - MCO & Associates (a local developer)
- Work proactively with owner to shape the future use of the property and develop a comprehensive, unified vision for entire property
- Avoid piecemeal development in which the town reacts to development proposals
- Reach agreement on terms that are financially viable for the Town *and* provide a reasonable return on investment to Stow Acres ownership
- Advance documented Town open space, recreation, and housing diversity goals, while managing the impacts of any new growth



Initial Site/Master Planning to Identify Most Suitable Areas for Conservation and Development



Overall Conservation, Recreation and Village Development Concept Plan

February 2021

South Course

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

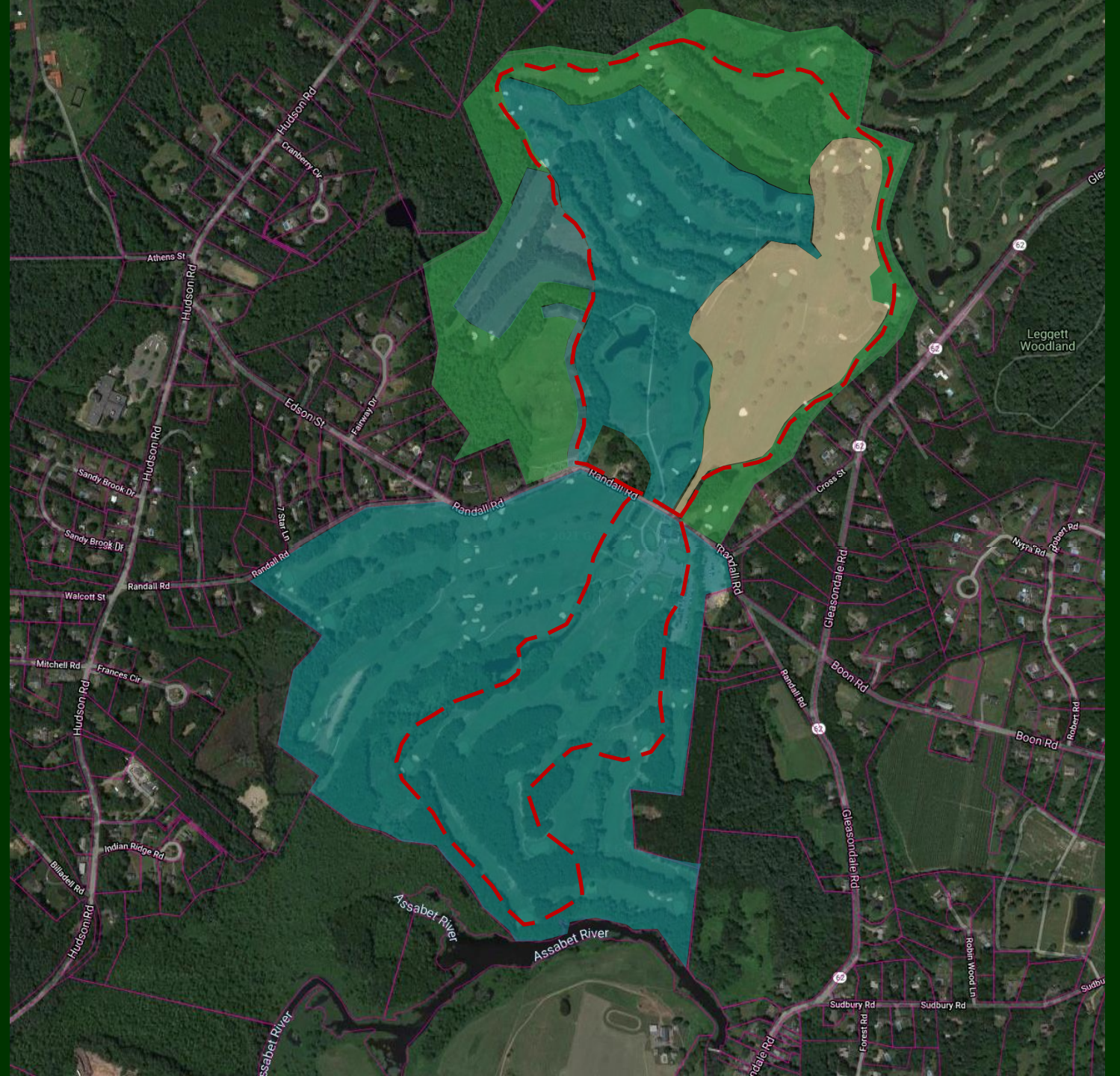
North Course

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

Total Site: 328 Acres

Village Site: 32 Acres developed

Permanent Conservation/Recreation:
296 Acres



South Course Conservation



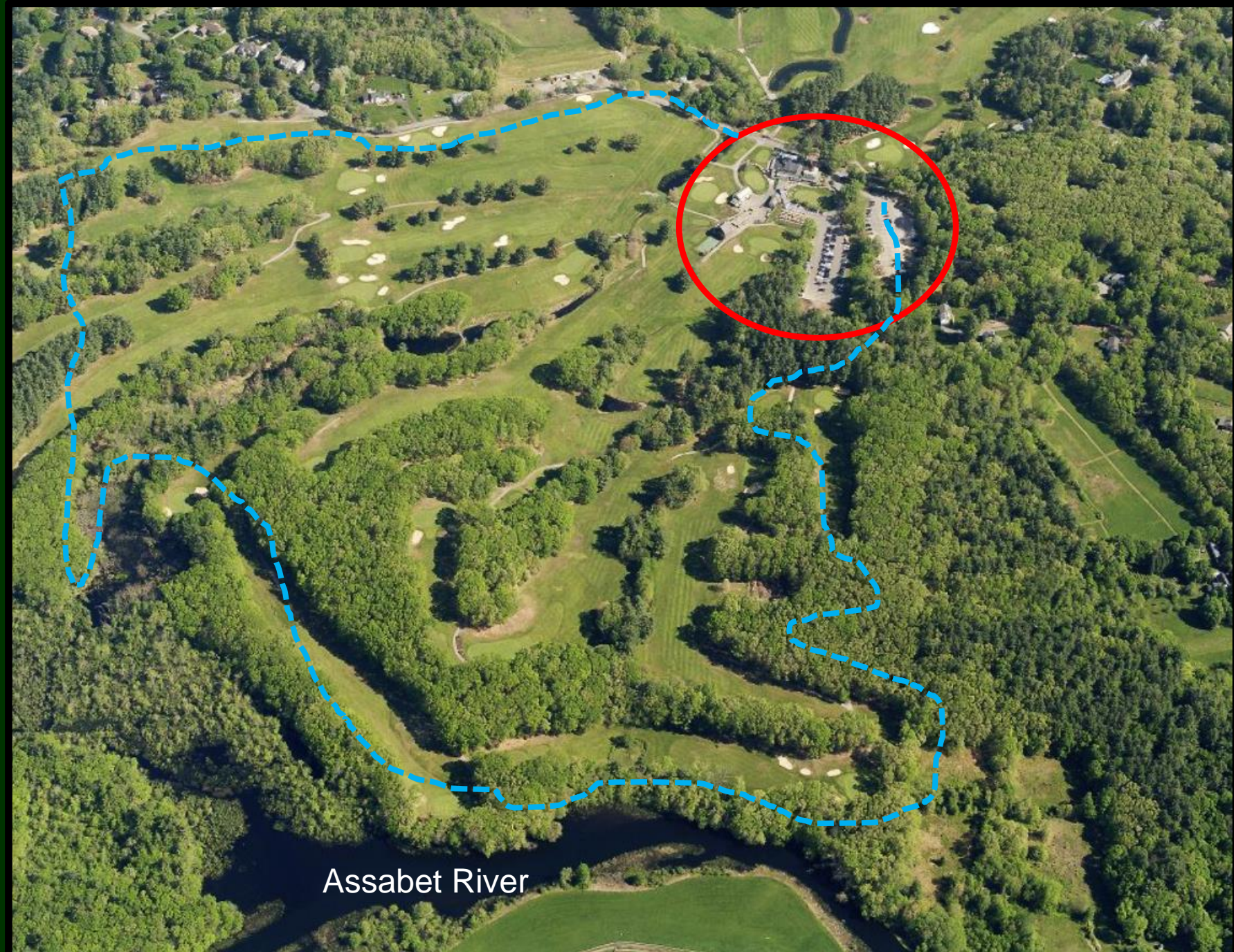
May 2021 Town Meeting

Approved South Course
Conservation Restriction
purchase for \$1.5 million in
CPA Funds

Permanent Conservation
Restriction on Entire 151 Acre
South Course:

- Golf Facility Envelope
- Relocation of Driving Range
- Course Maintenance
- Year-Round Recreation Trail
Around Perimeter

CR Recorded December
2021 – co-held by Town and
Stow Conservation Trust



North Course Plan



Approved Division of Property

Town would acquire ~115 of 175 acres of North Course

- ~24 Acres Conveyed to Conservation Commission
- ~90 Acres Conveyed to Recreation Commission

Stow Acres would retain ~65 acres for sale for development

Stow Acres North Course Aquisition



North Course Components

Overall Site Master Plan for both Town parcels that would include:

- Conservation Areas
- Wetland Restoration
- Public Trails
- Recreation Facilities
- Access and Parking for Town Uses
- Continued Golf (short term)



Conservation Parcel

- Approx 24 acres, abuts existing Town conservation land
- Continued Short Term use as Driving Range by Stow Acres (up to 5 years)
- Allows time to plan wetland/habitat restoration project & seek grant funding
- Parking area/overlook
- Trail head
- Viewing areas



Recreation Parcel

- Approx 90 acres, currently in golf course use
- Portion of land will continue in golf as a 9-hole course for up to 10 years by Stow Acres
- Remaining portion of land available immediately
- Commitment to collaborative planning for visitor facilities, trails, restoration areas with phased build out – MVP application for acquisition and Climate Resilience Master Plan
- Access and parking from Randall Road
- Trails interconnecting with other parcels



Development Area Overview

- ~62 Acres - not part of Town Meeting Vote
- MCO & Associates purchasing from Stow Acres; experienced local developer, working collaboratively with Town to meet housing needs
 - Concept Level Village Style Design - 189 Units
 - Senior and affordable housing, smaller units
- MOU between Town, Stow Acres and developer
- Subject to future permitting & full review of impacts
- Development is key to overall project and financial feasibility for Town





The Residences at Stow Acres

A dynamic new residential
community in Stow, Massachusetts

Development Concept Plan



Rental Cottage



Rental Bungalow



Village Residences
(Interior Homesites)

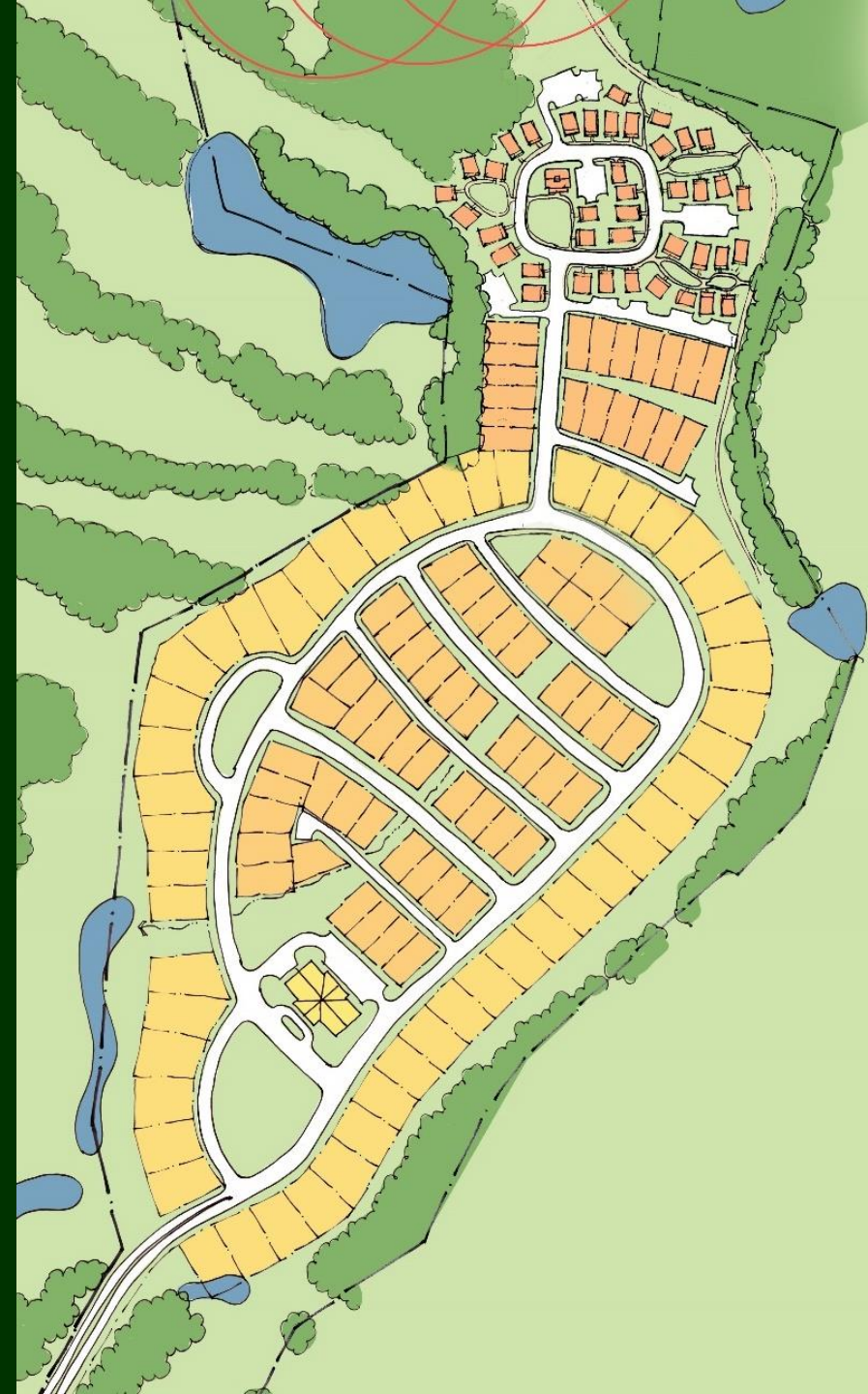


Parkland & Fairway Residences
(Exterior Homesites)



Project Summary

- 25 Apartments for 62+ Residents
 - Affordable Component at 50% of Median income
 - Projected Affordable Rents to start at \$1,100 per month
 - 1 Bedroom apartment homes for singles and couples
- 40 Rental Cottages
 - Three home styles offering 2 & 3 bedroom designs
 - One Level Bungalow Options
 - Affordable Rents from approximately \$1,900 per month
 - Homes to range in size from 1,200 to 1,400 square feet
- 124 Detached Homes for Sale
 - Affordable prices will be approximately \$290,000
 - Interior Homes from 1,800 to 2,300 square feet
 - Exterior Homes from 2,500 to 2,800 square feet
 - Some homes with First Floor Master for Empty Nesters

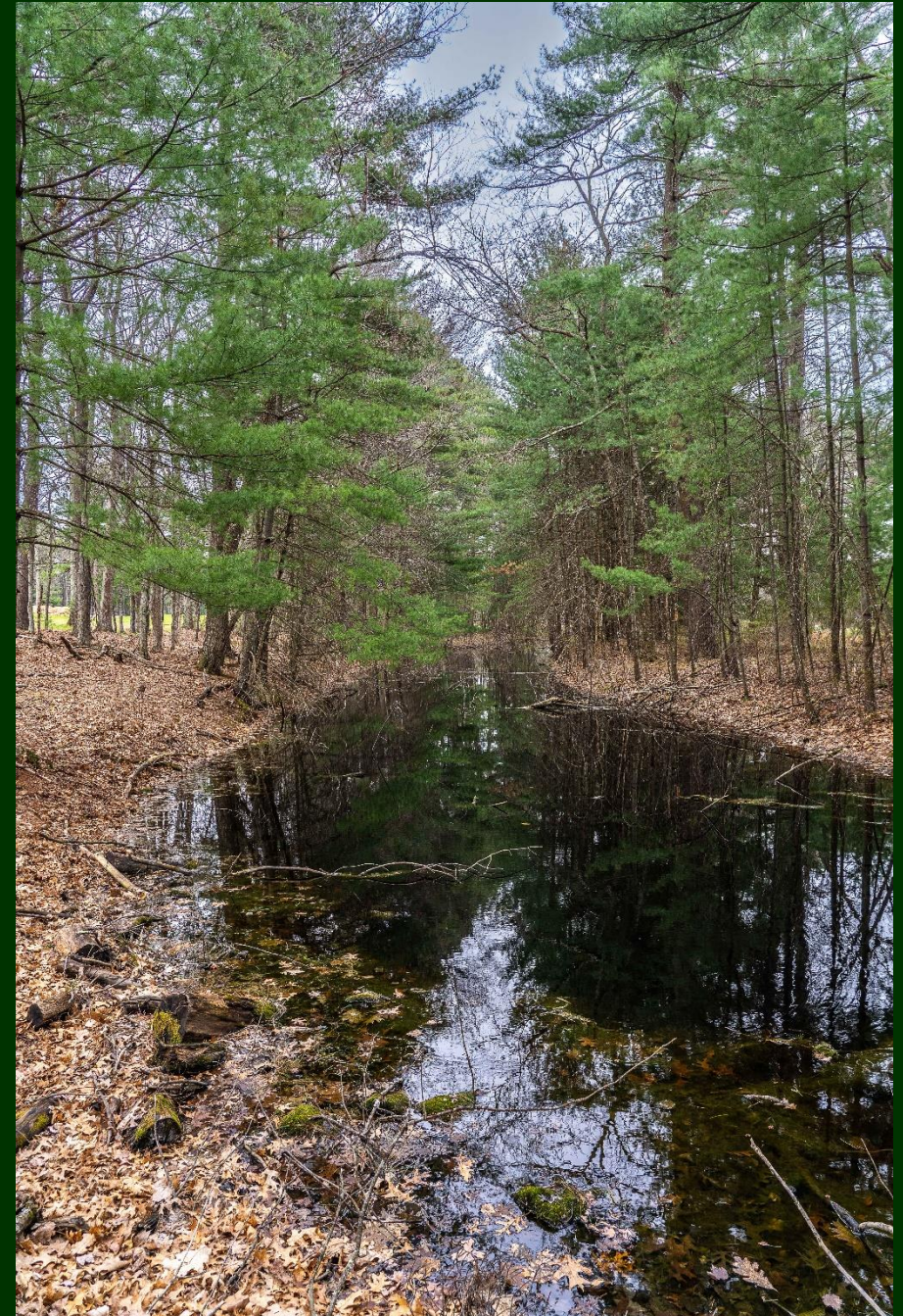


Overall Project Finances

	Appraised Value	Total Cost to Town	CPA Funds	Other Funds
South Course (already approved)	\$3.8 million	\$1.5 million	\$1.5 million	n/a
North Course (Town portion)	\$6.3 million	\$3.535 million	\$2.5 million	Balance from grants, fundraising, borrowing up to \$500k within budget if needed
Total	\$10.1 million	\$5.035 million	\$4.0 million	

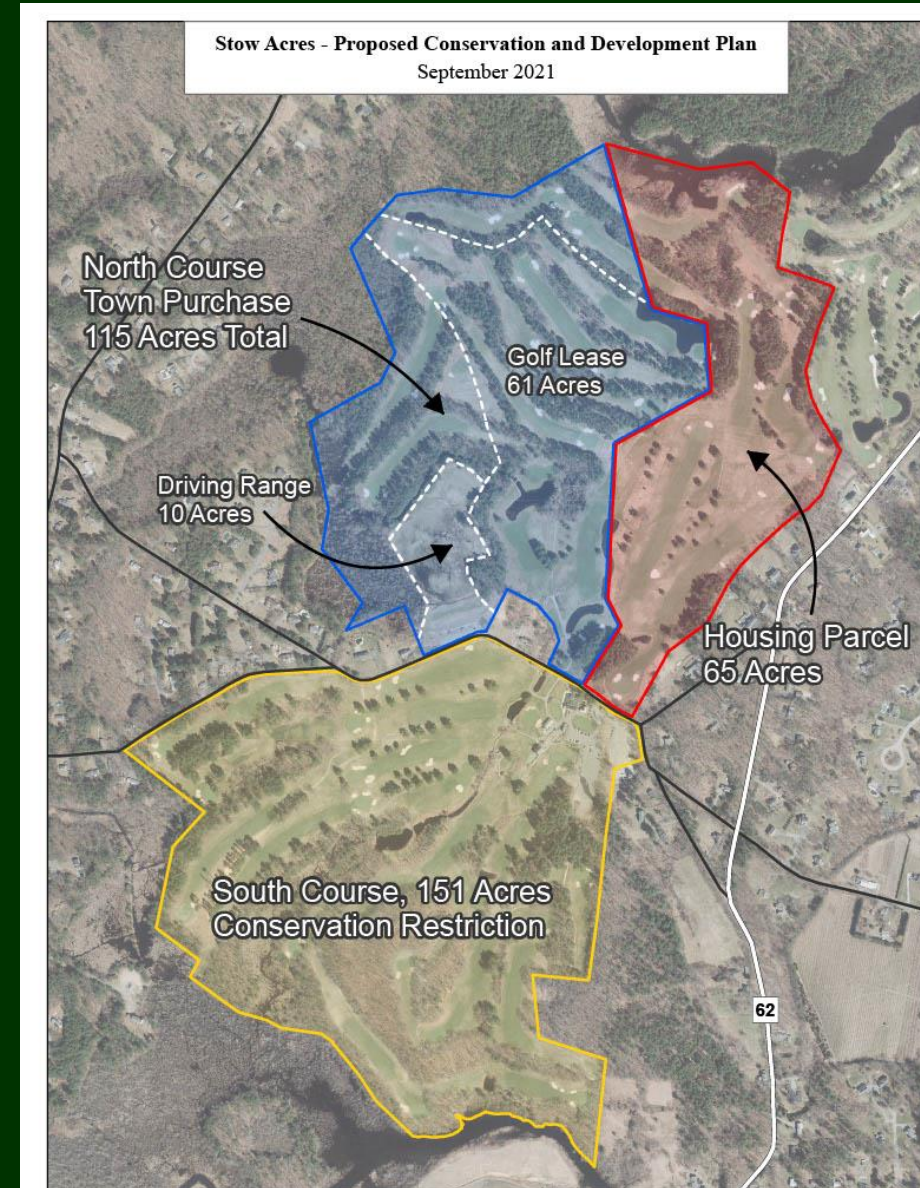
Next Steps

- Finalize Purchase Agreement with Stow Acres
- Permit Applications for Residential Housing submitted by MCO & Associates
- Obtain Grant Funds & Private Fundraising for Acquisition – 2022
- Close with Stow Acres on Town Portion of North Course in Fall of 2022
- Begin Master Planning for Recreation & Conservation Uses on Town Property - 2023
- Convey Conservation Restriction on Town Portion of North Course



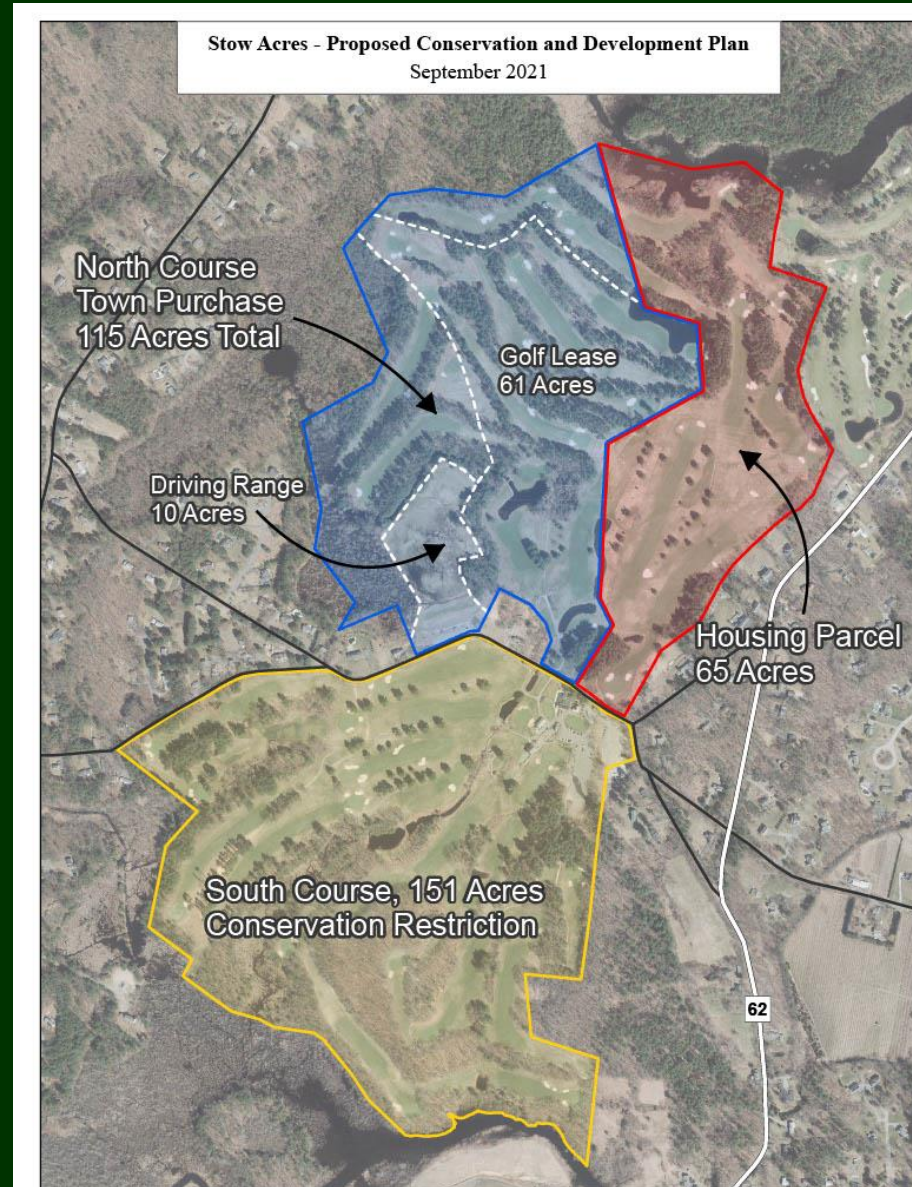
Overall Community Benefits

- Comprehensive, planned outcome for the largest remaining unprotected property in Stow
- Innovative conservation/development partnership that will result in conservation and recreational use of more than 85% of the property
- Permanent Conservation Restriction on entire South Course) with ongoing golf use by Stow Acres and a public access trail
- Town conservation and recreational use of 115 acres of North Course.
- Long-distance recreational trail spanning both sides of Randall Road – North Course and South Course, and linking all of the project components



Overall Community Benefits

- Retained golf rights provides of continuing golf and allows the town time to master plan this area for future recreation and conservation improvements.
- Provision of diverse community housing – both rental and ownership – to achieve the town's 10% affordability mandate (and the additional protections that come with it) – along with other needed types of housing – all with local involvement in planning and design
- Avoids difficult, expensive and potentially acrimonious Chapter 61 process (entire property appraised value ~\$16.3 million) & less desirable “by right” or 40B development outcomes



Lessons Learned

Internally Focused:

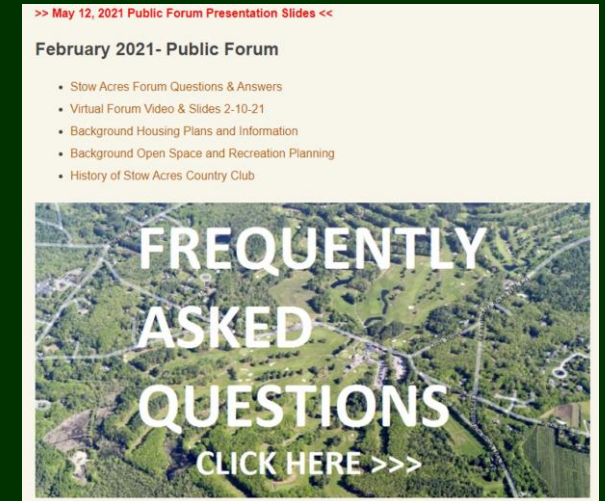
- Be Proactive – Build Relationships with Owners of Priority Parcels
- Show Owner Benefits of Partnership
- Build Trust – no surprises
- Meet Face to Face and Often
- Share the Workload with a Team
- Benefit of a Outside Planning Firm

Initial buildout helped frame the owner's financial expectations and allow group to focus on housing and conservation goals

Lessons Learned

Externally focused:

- Providing each member of the project team an opportunity to speak at the public forums was key
- Be prepared to adapt – COVID, etc.
- Stay on Message – press releases, social media, public forums. Know what you want to say and say it often.
- Keep public lines of communication open (project email, FAQs, etc.) – but maintain your focus on the big picture
- Created a clearing house for information on Town website.



Questions?

Stow Acres Planning Team

Town of Stow Planning/Conservation

Stow Conservation Trust

Stow Acres Golf Course

MCO & Associates

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Flinker, Inc.*

