

1021 Kingston's Place

Smart Growth is being proposed in Kingston, next to the train station, to provide voters and their children with more housing choices, to take advantage of \$2.7 Million in State funding and to help Kingston meet its financial commitments well into the 21st century.



“Smart Growth” includes mixed-use village centers (top and middle above), and a variety of housing choices, open spaces, infrastructure re-use, and pedestrian-friendly neighborhoods such as Chapman’s Reach at Marina Bay in Quincy (directly above) and Red Mill Village in Norton (right), by Thorndike Development.

This Fact Sheet provides information about a Rezoning Proposal that will come before Kingston Town Meeting for a vote this April. It is being distributed to all Kingston residents by Thorndike Development, which is working in a public - private partnership with Town officials to help shape a new Smart Growth Mixed-Use District for Kingston.

What is 1021 Kingston's Place?

A new \$266 Million Smart Growth mixed-use community that will be phased in over a ten year period and will:

- Provide \$750,000 in surplus annual tax revenue** above the cost of its services and educating its school age children, according to the Town Treasurer;
 - open space will be improved;
 - Historic Raboth Road and Smelt Brook will be buffered;
- Add 900 new jobs** at new shops and businesses next to the train, including:
 - 250,000 sq. ft. of office space
 - 50,000 sq. ft. of neighborhood retail;
- Add 146 affordable homes**, 102 of which will be set aside for qualified Kingston residents and employees;
- Add 26 acres of open space**, adjacent to existing Town-owned land near Smelt Pond:
 - Access to Town-owned land and
- Include a wide variety of home styles, big and small, for sale and for rent:**
 - 260 Single-family homes
 - 245 Condominiums
 - 225 Apartments
 - 33 Live-Work homes;
- Require development **built to exacting Design Standards** as part of the new zoning. These Design Standards were **prepared by a committee of Kingston residents** with professional assistance funded through a State grant.



Who Will Work and Live at 1021 Kingston's Place?

New shops and businesses will provide Kingston with 900 new jobs. A variety of housing choices will help people better fit housing needs to lifestyle and pocketbook, particularly:



Singles of all ages, for whom a single-family subdivision is not right at this point in his or her life, will be able to **buy a home smaller than typically being built in Kingston today.**



Young couples starting out, who often can not afford to live in their hometown, will be able to take advantage of the train and may be able to **get by with one car payment, investing the savings in their new home.**



Seniors looking to sell their family home but stay in the Town they love will be able to **choose from a variety of condominiums and small, single-family homes tailored to their lifestyle.**



Artisans and small business owners will be able to buy **"Live-Work Spaces,"** in which they live above their storefront, providing a creative way for people to invest in their future.

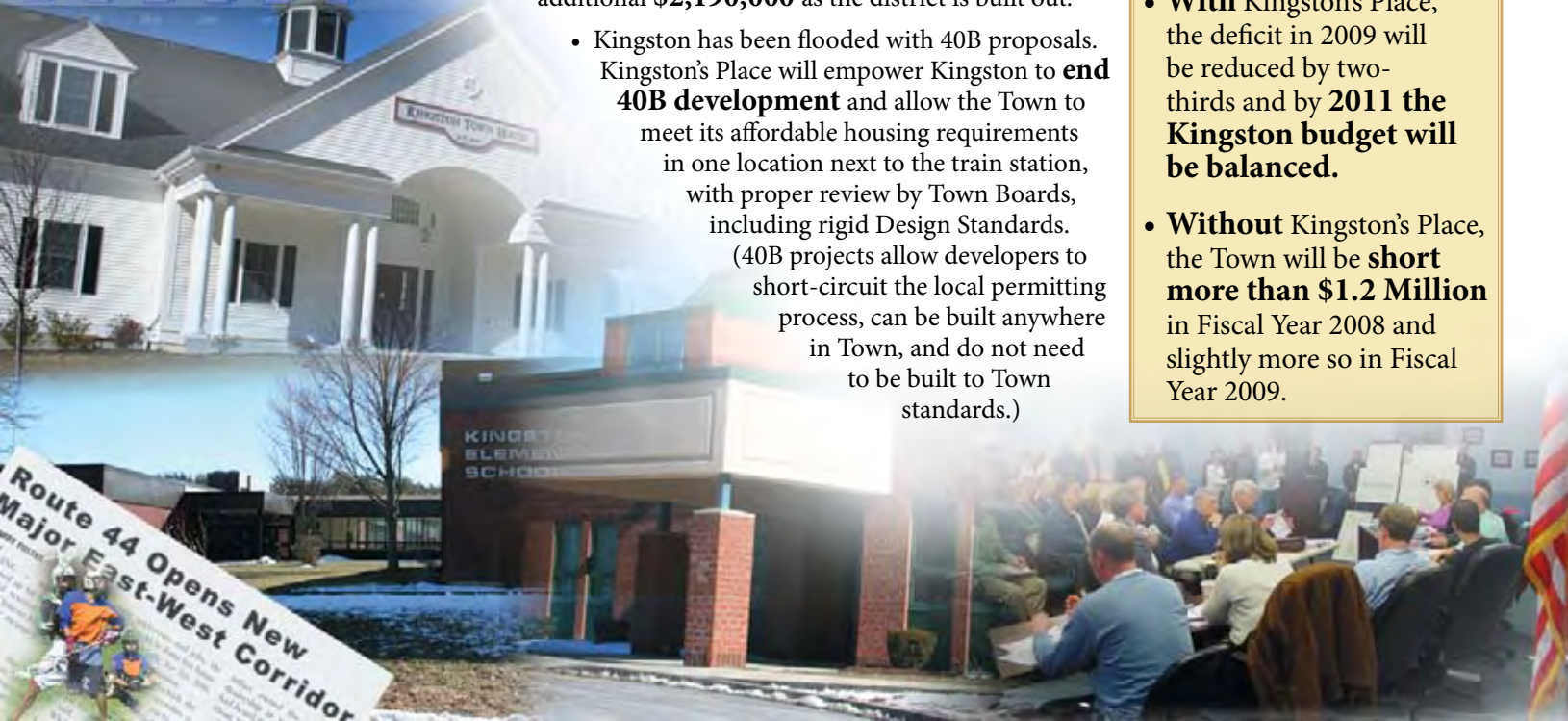
Why Smart Growth Now?

- Smart Growth Zoning is sweeping the nation. It is a new way of building that encourages **environmentally - friendly** development near transit.
- Massachusetts recently passed a new law called **40R** which encourages communities to adopt Smart Growth zoning, including **Design Standards**.
 - Under the 40R law, the State **will pay Kingston \$600,000** once it approves the new zoning and an additional **\$2,190,000** as the district is built out.
 - Kingston has been flooded with 40B proposals. Kingston's Place will empower Kingston to **end 40B development** and allow the Town to meet its affordable housing requirements in one location next to the train station, with proper review by Town Boards, including rigid Design Standards. (40B projects allow developers to short-circuit the local permitting process, can be built anywhere in Town, and do not need to be built to Town standards.)

Improved Town Finances from Kingston's Place

Kingston needs to increase its tax base **now** to avoid tax overrides in the future. Town Treasurer John LaBrache projects:

- **With** Kingston's Place, the deficit in 2009 will be reduced by two-thirds and by **2011 the Kingston budget will be balanced.**
- **Without** Kingston's Place, the Town will be **short more than \$1.2 Million** in Fiscal Year 2008 and slightly more so in Fiscal Year 2009.



What Are the Benefits of 1021 Kingston's Place to Kingston?

- ❑ Under 40R, the **State will pay Kingston \$600,000** at the time Kingston's Place is Town Meeting-approved and **an additional \$2,190,000 over the life of the development.** State reimbursements to help fund the cost of educating any Kingston's Place school-age children are also available.
 - ❑ According to Town Treasurer John LaBrache, Kingston's Place will **generate \$3,105,000 in annual taxes resulting in \$750,000 of new revenue annually** to the Town, net of Kingston's Place's cost of services and educating its children. (This analysis includes expanding services that will benefit the Town as a whole, such as an additional fire truck, school improvements, etc.)
 - ❑ Kingston's Place includes development of up to 50,000 square feet of new small shops and businesses and 250,000 square feet of new office space. This new Town-oriented commercial development will **create approximately 50 permanent retail jobs and 850 office jobs in Kingston.**
- ❑ Kingston's Place will reclaim **109 acres of blighted property.** Kingston's Place will be developed as an **environmentally - friendly, master - planned community** of 730 homes and 300,000 square feet commercial space using the principles of Traditional Neighborhood Design (TND). TND communities borrow from planning principles popular at the turn of the 20th century to build pedestrian-friendly, attractive communities.
- ❑ During its ten year build out, beginning in 2009, Kingston's Place will **provide approximately 220 construction jobs annually** to many different tradespeople.
 - ❑ Kingston's Place will **empower Kingston to end local 40B development,** which can bypass the local review and approval process, and allow Kingston to meet its affordable housing state requirements.
 - ❑ **146 affordable homes will be available to households earning 80%** of area median income, **102 of which will be set aside for qualified Kingston residents and employees.** If you earn less than **\$52,950 (2-person household) or \$66,150 (4-person household),** you may qualify for one of these homes.
 - ❑ The developer of the property will be **required** to make infrastructure improvements that will benefit existing Kingston residents including:
 - **A new southbound ramp from the train station to Route 3** to get commuters off Town streets, to be built prior to the first home being sold;
 - **Expansion of the Town Wastewater Plant,** which will enable more existing residents to connect to Town sewer;
 - **Funding of a new Town well,** which the Water Commissioners consider essential to the health of the Town drinking water supply;
 - **Improvements to the Transfer Station** and expansion of its recycling facilities;
 - **Traffic improvements to Smiths Lane** that will relieve congestion even after Kingston's Place is built.
 - ❑ 26 acres of new open space, including a buffer along Raboth Road will be set aside, **existing trails will be improved, and access to existing Town open space will be provided.**



Building Green

With professional assistance funded through a State grant, a committee of Kingston residents prepared Design Standards for 1021 Kingston's Place. These Design Standards include the National **Leadership in Energy & Environmental Design for Neighborhood Development (LEED-ND)** certification.

LEED-ND integrates smart growth, new urbanism, and green building practices, and is being developed by the US Green Building Council and the National Resources Defense Council, among others. **LEED-ND** promotes more efficient energy and water use in buildings, neighborhoods designed to reduce vehicle miles traveled, and communities with jobs and services accessible by foot or public transit.

Kingston would be one of the first communities in the nation to have a community built to these environmentally-responsible standards. (For more information, see www.usgbc.org/leed/nd).



Who is Helping to Shape This Smart Growth Initiative?

The Kingston Board of Selectmen is sponsoring this proposed rezoning, with financial support and approval from the State. In addition, Thorndike Development has committed to make substantial infrastructure improvements for the benefit of the Town and the State if the property is rezoned. The following groups are directly involved in crafting one or more components of the proposal that will come before Town Meeting for a vote this spring:

Town Boards:

- Kingston Board of Selectmen
- 40R Design Review Drafting Committee
- Water Commissioners
- Sewer Commissioners
- Highway Superintendent

State Agencies:

- Massachusetts Department of Housing and Community Development
- Massachusetts Highway Department

Community Outreach

In 2006, Thorndike Development held informal meetings and gathered input from the general public and the following neighborhood groups: Smiths Lane and Ocean Hill Drive, Copper Beech Drive, Indian Pond Estates, Smelt Pond and Raboth Road.

Many Town and State officials have also been consulted in connection with this proposal, including the Town Treasurer, Finance Committee, Planning Board, Master Planning Implementation Committee, Police Department, Fire Department, Conservation Commission, members of the Jones River Watershed Association, the Massachusetts Department of Education, and the Massachusetts Office of Commonwealth Development.

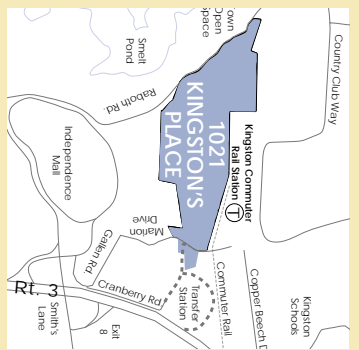


Lloyd Geisinger (2nd from right) listens to comments at a neighborhood meeting last spring.

Tell Us Your Thoughts

Please tell us what you think about 1021 Kingston's Place, and if you would like to be added to our **mailing list** for more information including continued open discussions with Thorndike Development. We can be reached by calling us at 508-285-9814, emailing us at info@thorndikedevelopment.com, or by sending back this form to Thorndike Development, 7 Barker Lane, Norton, MA 02766.

Name _____ Address _____
 Phone _____ Email _____
 Would like more information? Yes _____ No _____
 What topic are you most interested in learning more about?
 Very favorable _____ Somewhat favorable _____ Neutral _____ Not in favor _____
 Comments _____



Upcoming Planning Board 40R Zoning Public Hearings

- February 12 - Zoning Bylaw & Design Standards
- February 26 - Fiscal & Traffic
- March 12 - Infrastructure and Related Windmill Overlay District Rezoning

Thorndike Development

Thorndike Development is a Massachusetts real estate development and construction company. Over the past 20 years, Thorndike has won 30 regional and 14 national awards, including Builder of the Year in 2002. Lloyd Geisinger has been the managing partner of Thorndike since 1984. For more information, see www.thorndikedevelopment.com.



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