

# 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)

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- **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**

# Welcome

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## Purpose of Tonight's Meeting

- **To delve deeper into additional Master Plan topics to develop goals and strategies**

## Project Recap

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### What is a Master Plan?

It's an opportunity to envision your future

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

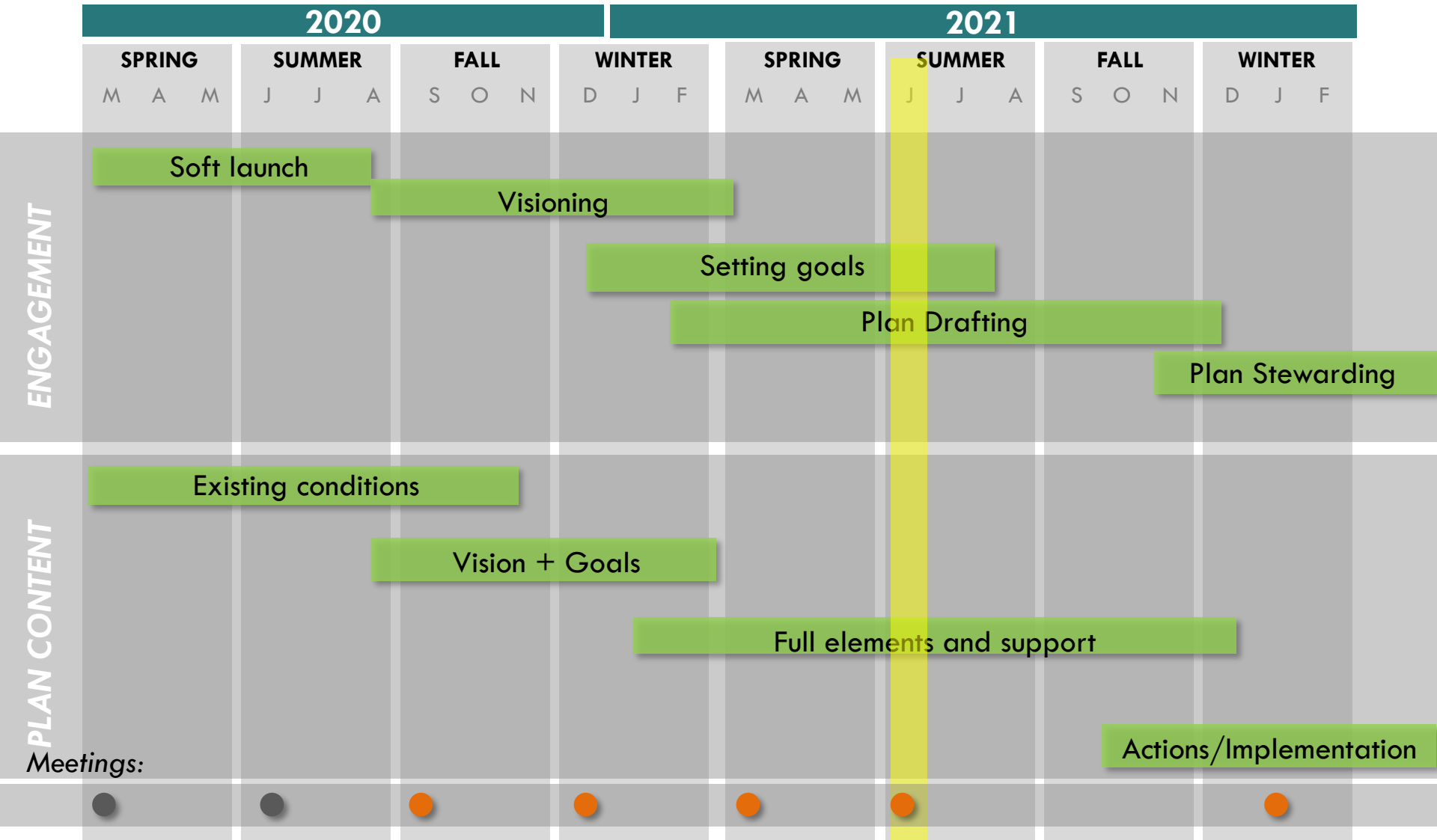
It's a process to set town-wide priorities

- *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

# Project Recap

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# Housing

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**John McCartin**  
**Regional Housing and Land Use Planner II**





# Housing

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This topic covers:

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

This topic doesn't directly cover:

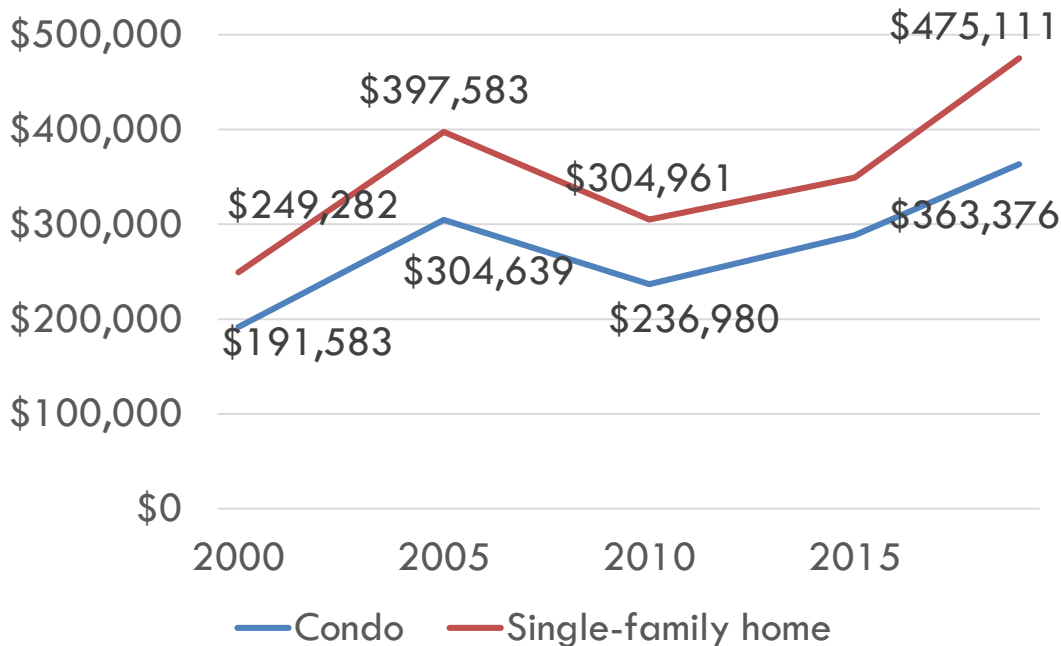
- Schools
- Traffic
- Open Space
- Taxes



# 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

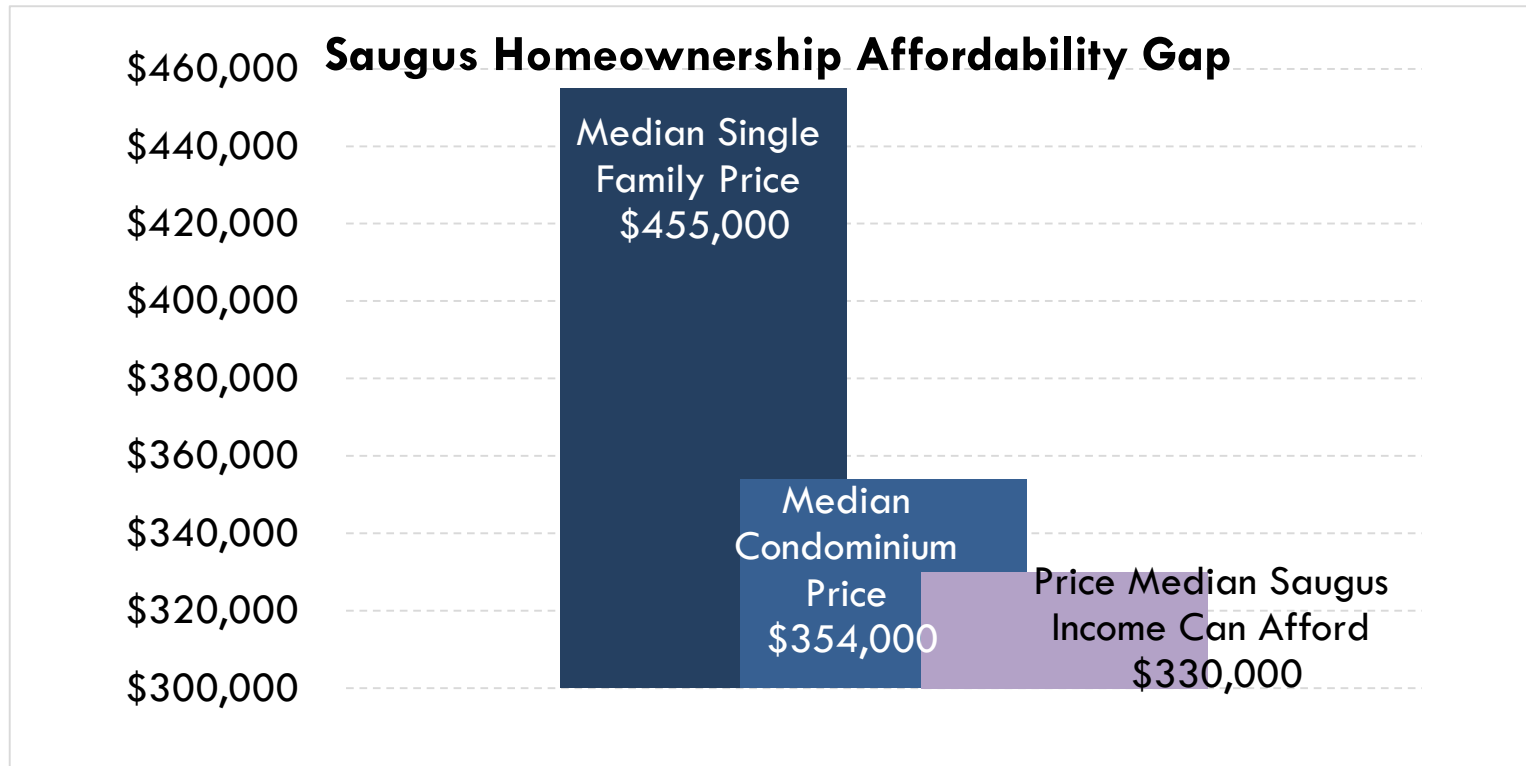
Number of Bedrooms	Mean Rent
Studio	\$1,804
1-bedroom	\$1,934
2-bedroom	\$2,392
3-bedroom	\$2,842

Source: MAPC Rental Listings Database



# Housing

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



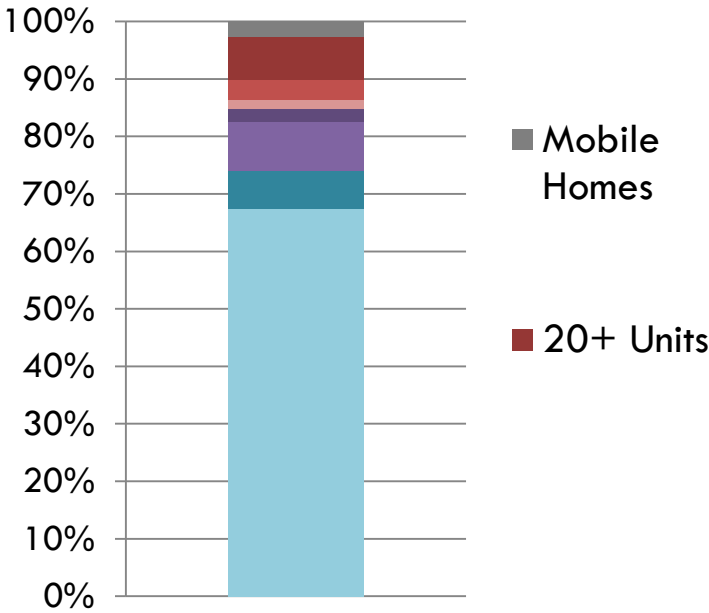
Source: Warren Group Sales Data, 2019; ACS 2014-2018; Zillow Affordability Calculator.  
Affordable price assumes \$50,000 downpayment, 30-year fixed-rate mortgage at 4%;  
real estate taxes at \$11.92 per \$1,000 of home value, and \$500 per month in other debt.



# 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

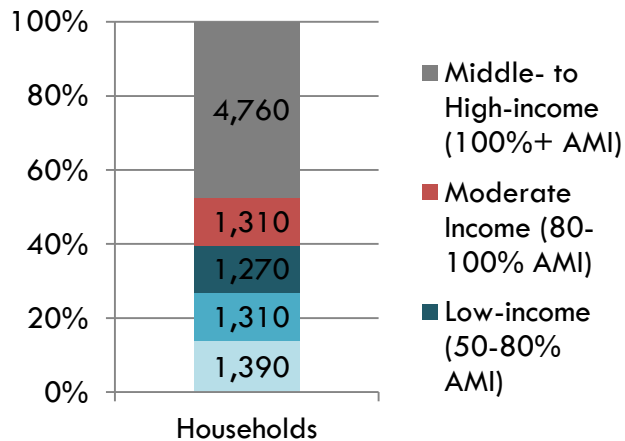
Year Built	Avg. Land Area (acres)	Avg. Building Area (sq.ft.)
Pre-1900	0.22	1,669
1900-1939	0.21	1,525
1940-1969	0.25	1,668
1970-1999	0.39	2,414
2000-2009	0.42	2,919
2010-2020	0.38	2,854



# 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

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

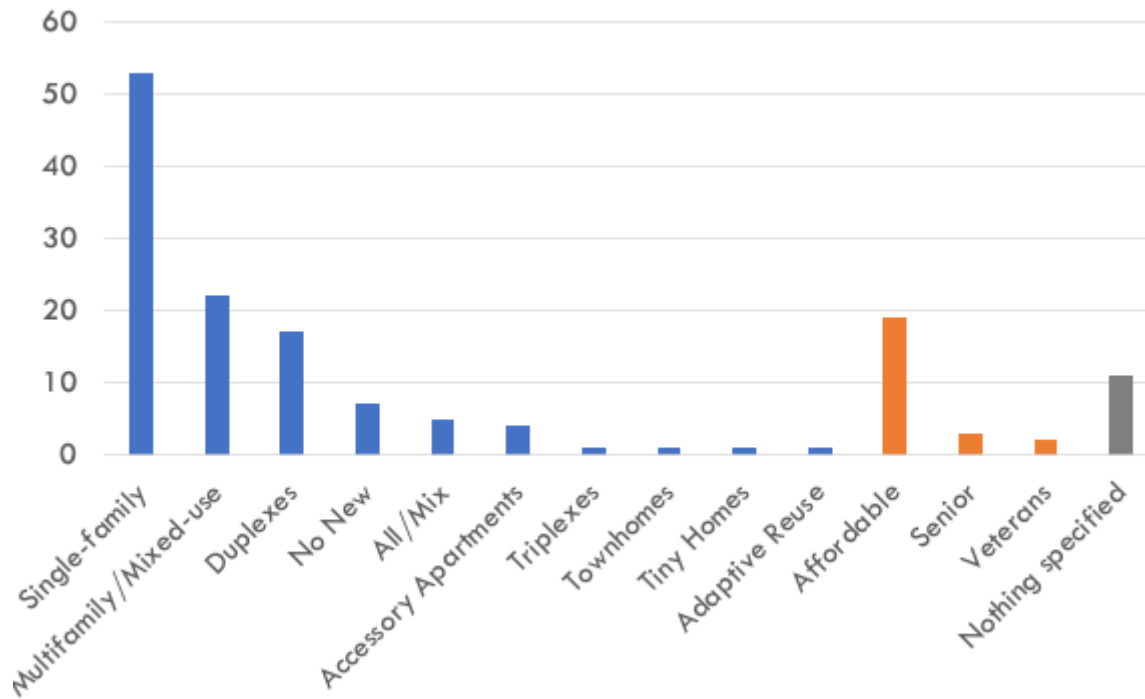


One one unit of Affordable Housing is available for every five low-income households living in Saugus.



# Housing

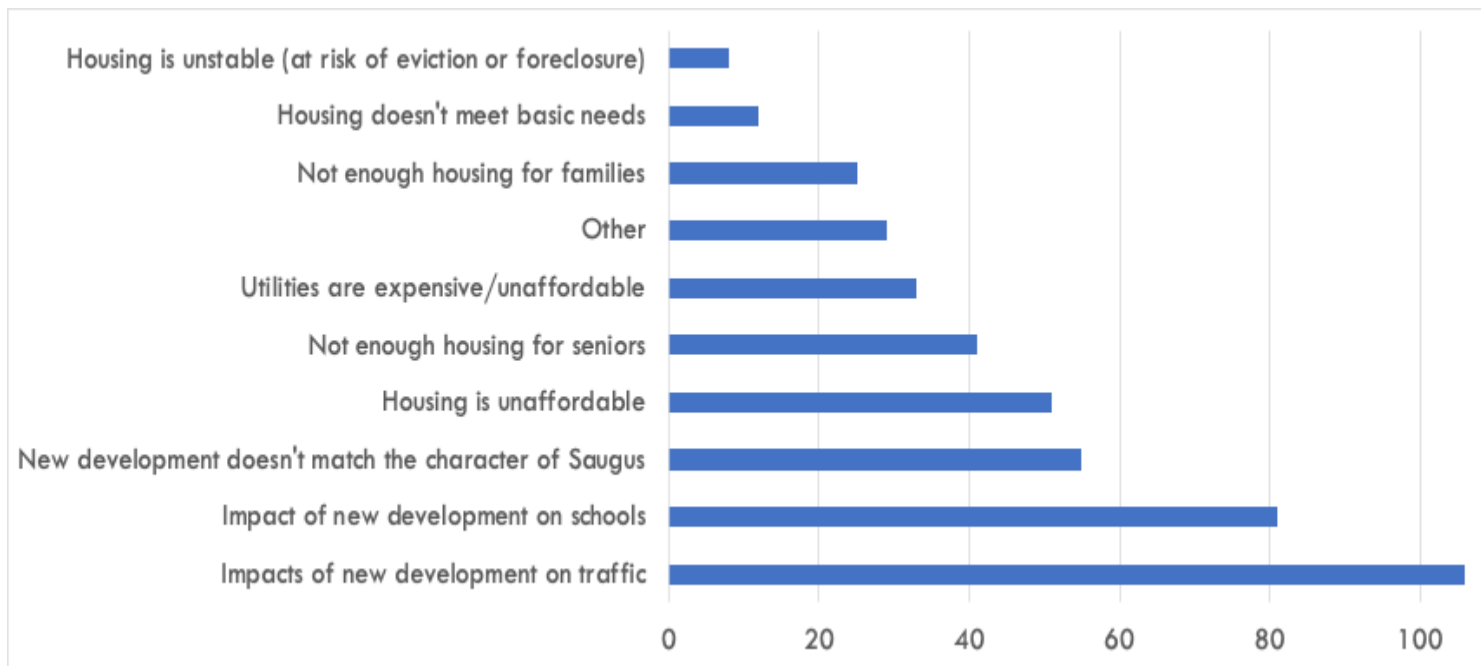
Survey: What kind of new housing do you want to see?





# Housing

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

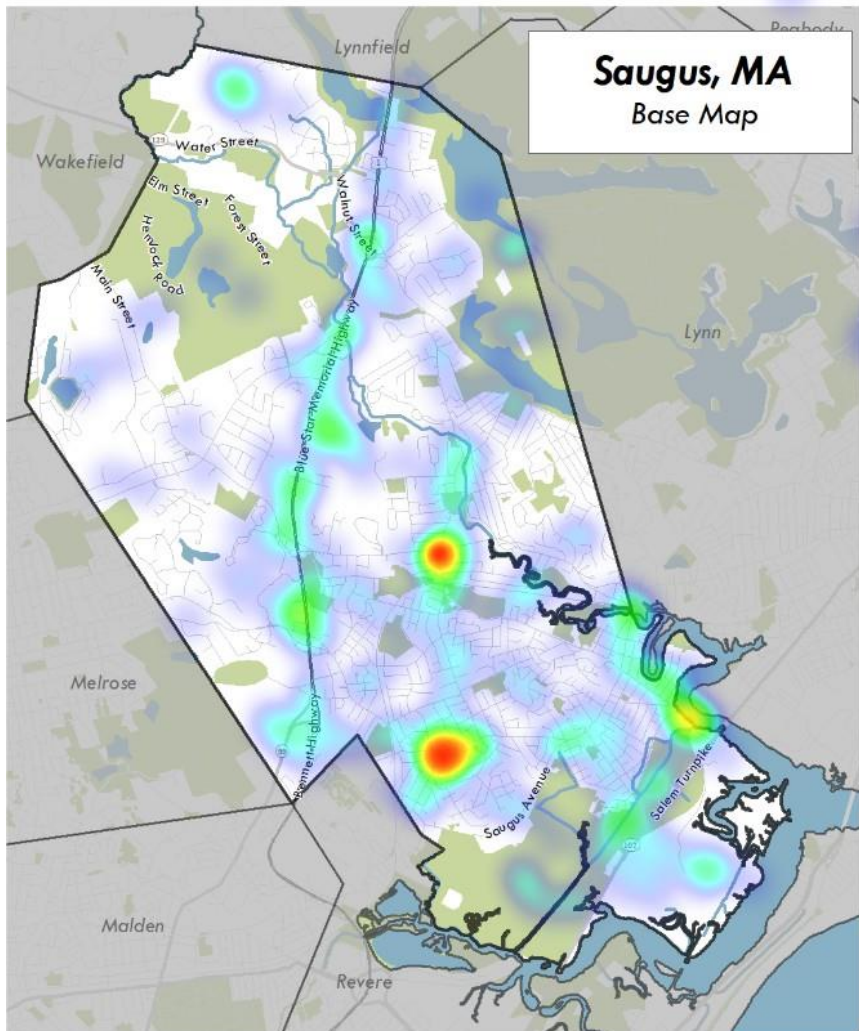






# Housing

Survey: Where do you think future growth should occur?





# Housing

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## 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

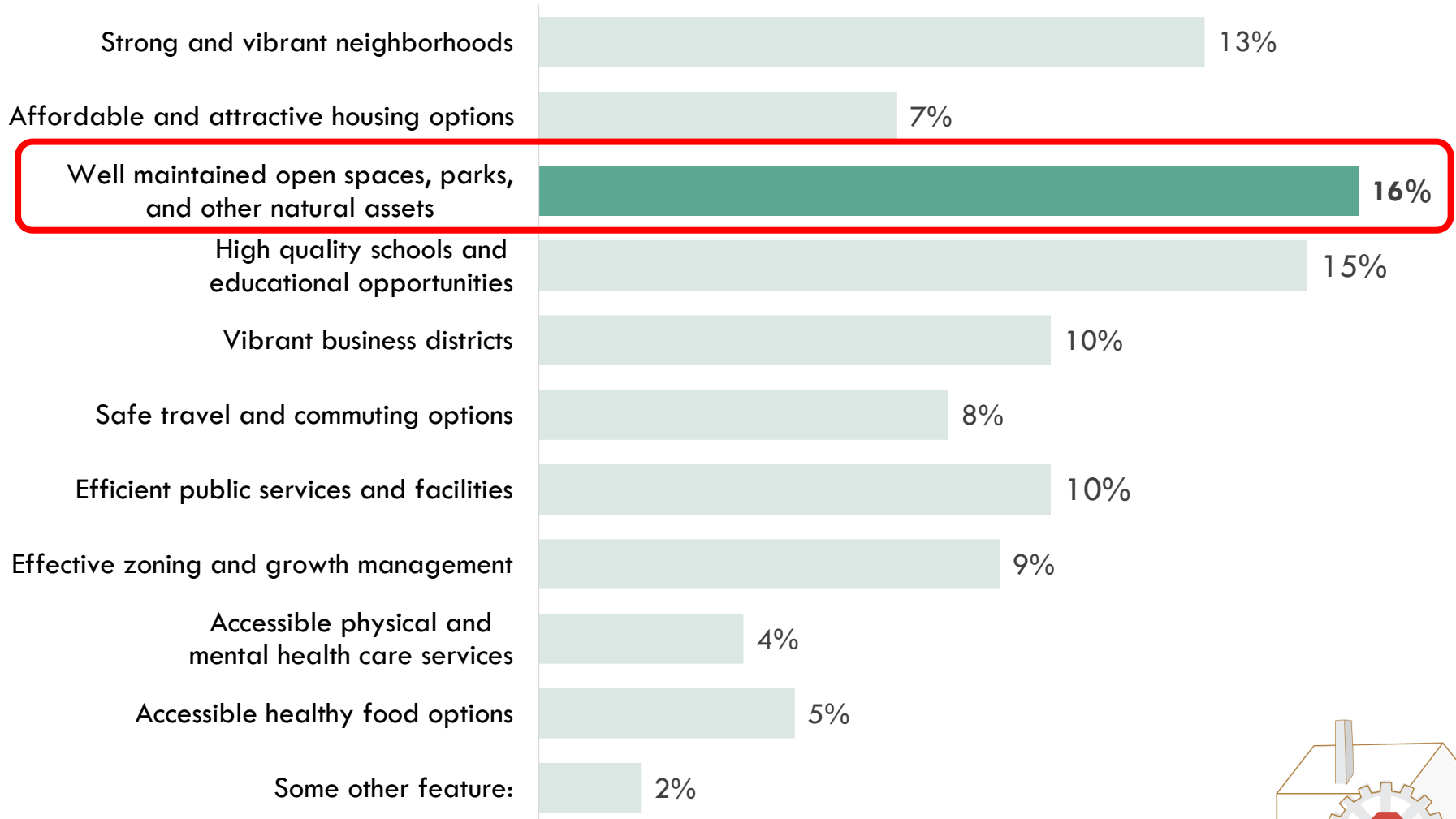


**Courtney Lewis**  
**Regional Land Use Planner II**

# Open Space + Recreation



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

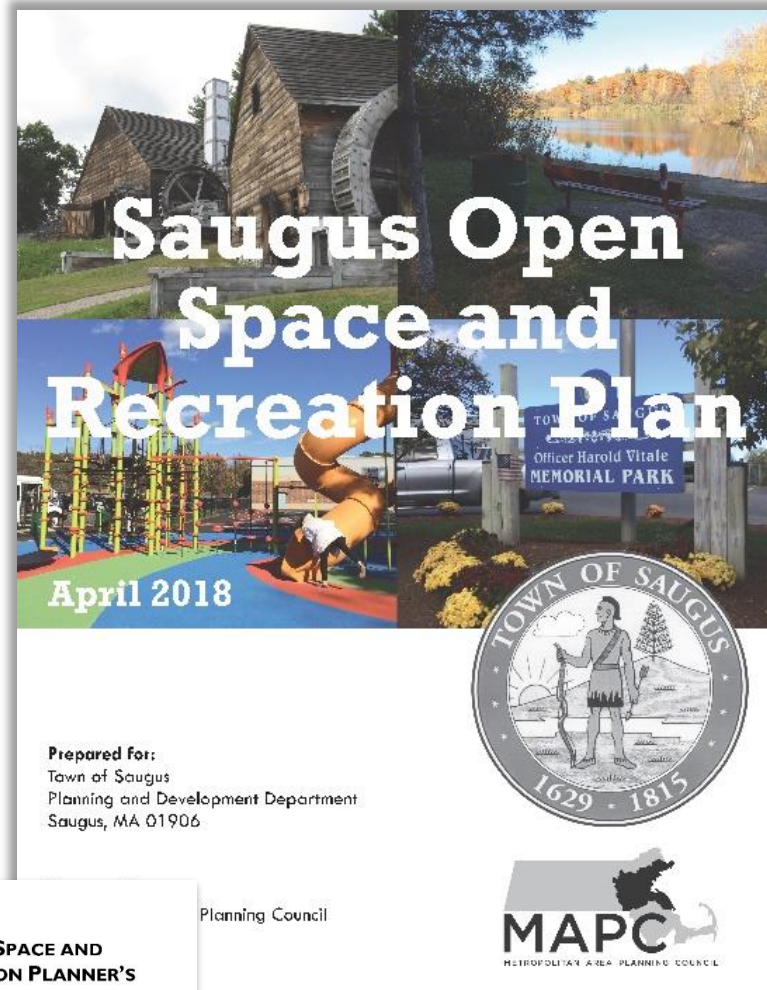


# Open Space + Recreation

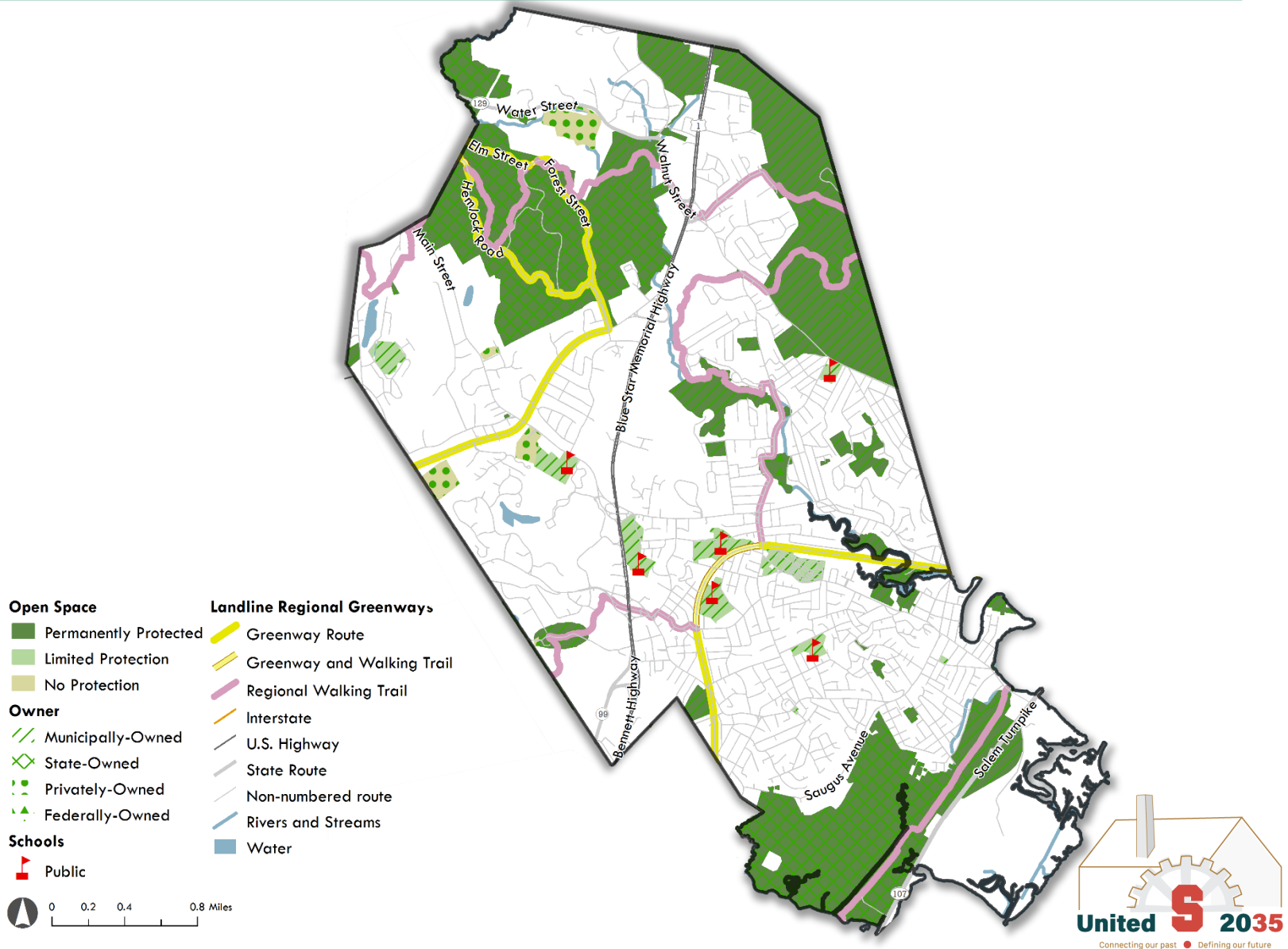


## Open Space and Recreation Plan

- 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





# 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



## 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

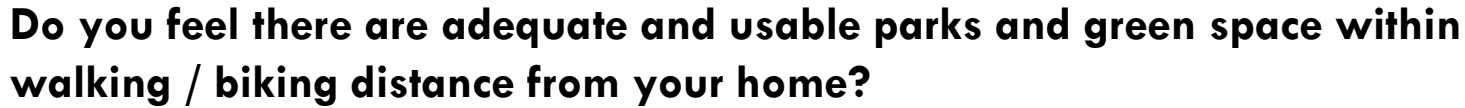
**1,100ac.**

AREA OF CRITICAL ENVIRONMENTAL CONCERN (ACEC)

**446 ac.**

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CRITIC  
LA  
  
United 2035  
Connecting our past • Defining our future

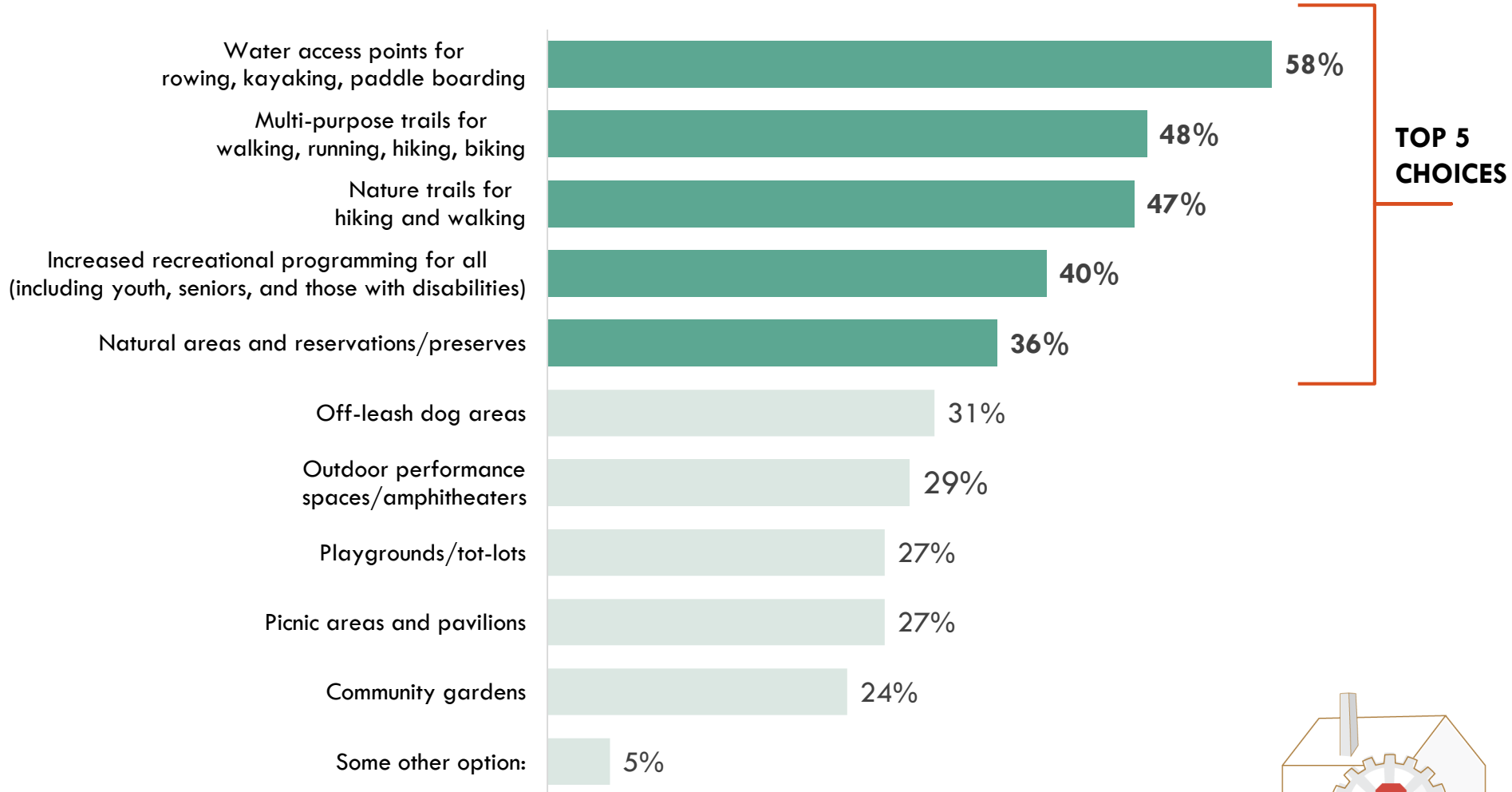






# Open Space + Recreation

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





# Open Space + Recreation

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**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

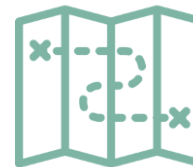
## Challenges



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

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- 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

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## Part 1

**Anne Herbst**

**Senior Regional Environmental Planner**

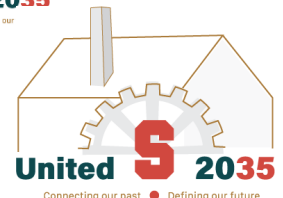


# Energy, Sustainability, and Resiliency

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## This Element Covers:

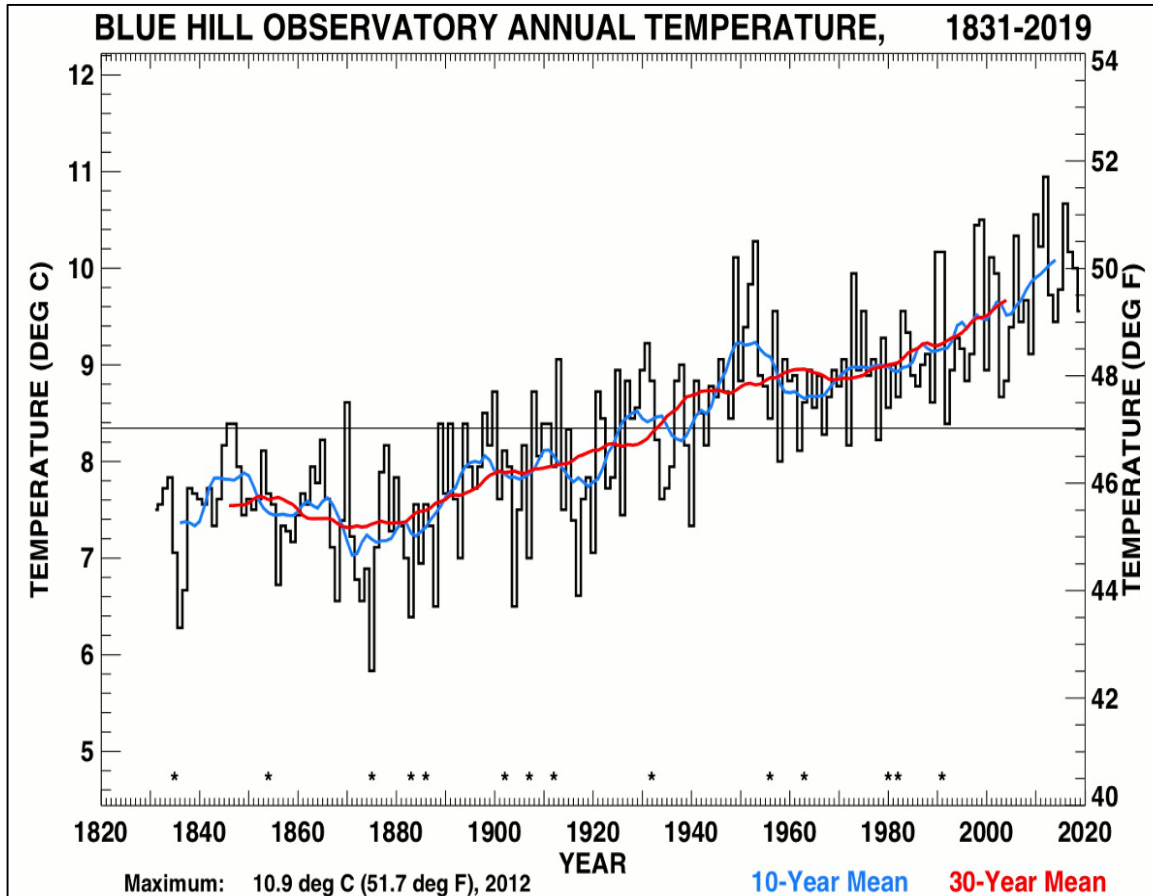
- Climate resilience strategy for the next 15 years
- Considers future:
  - Temperature
  - Rainfall
  - Sea level rise
- Considers impacts on:
  - People
  - Infrastructure
  - Environment





# Energy, Sustainability, and Resiliency

## Temperature Change Recorded



Blue Hill Observatory Annual Temperature, 1831-2018

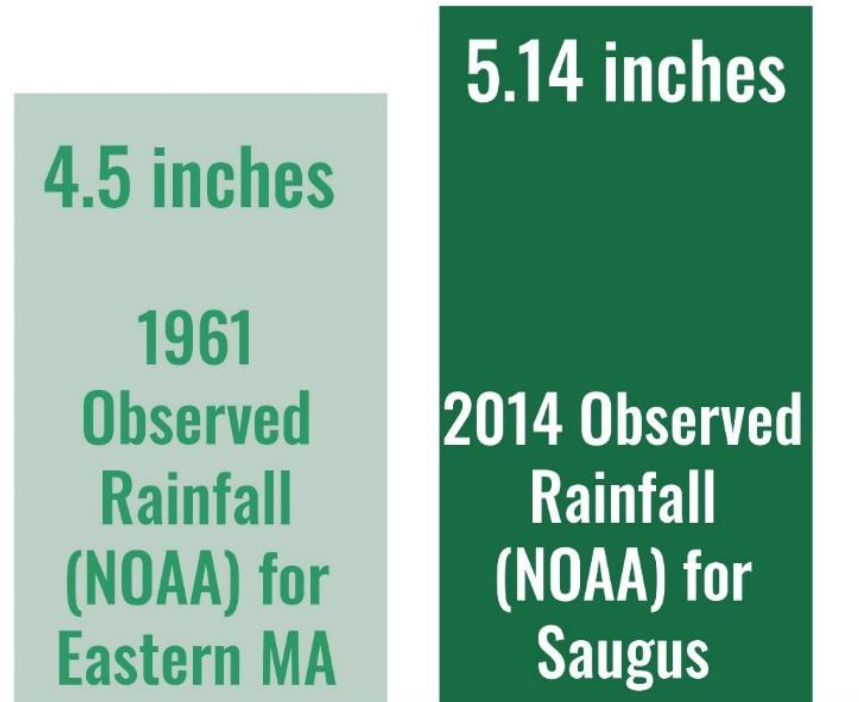




# Energy, Sustainability, and Resiliency

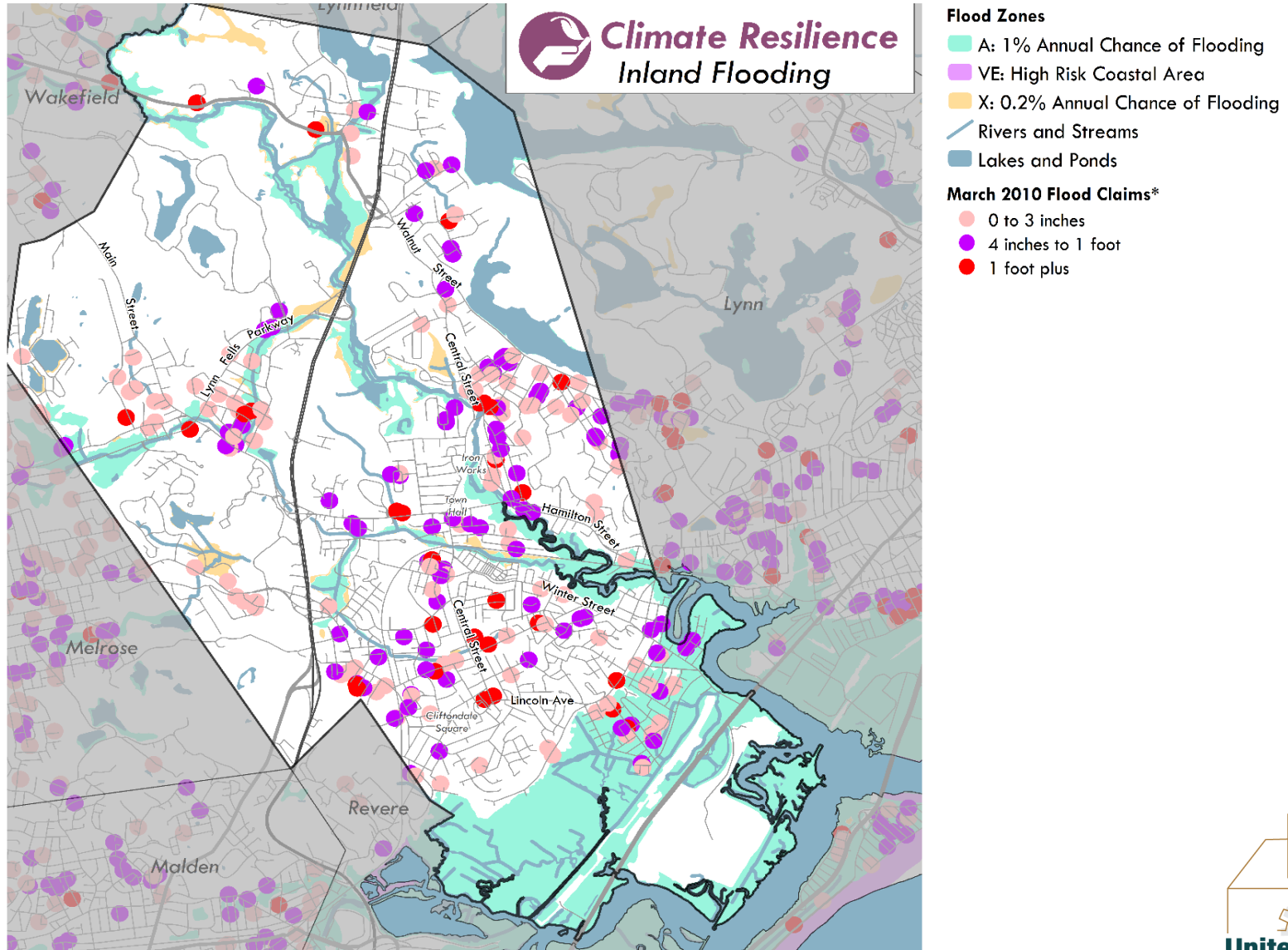
## Rainfall Change Observed

10-year,  
24-hour  
Rainfall Rate





# Energy, Sustainability, and Resiliency

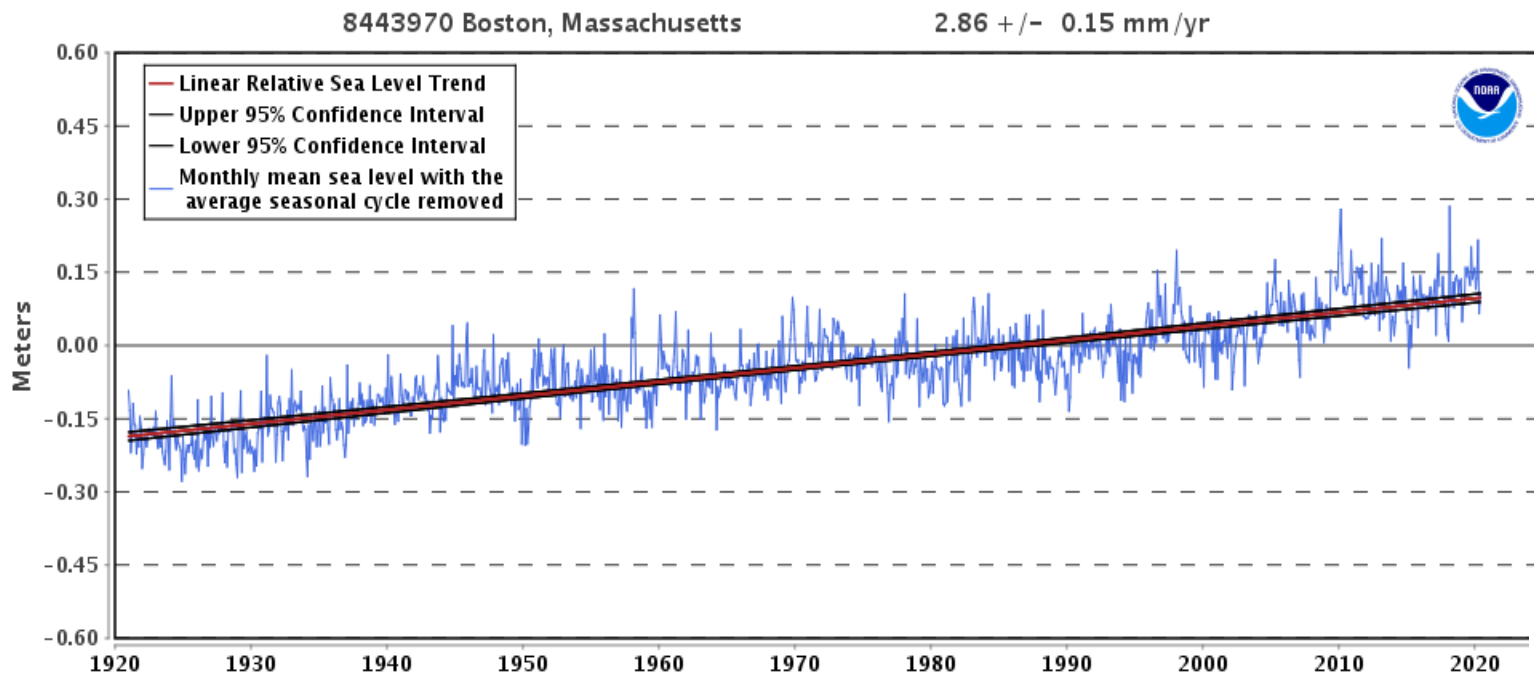




# Energy, Sustainability, and Resiliency

## Sea Level Rise Recorded

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









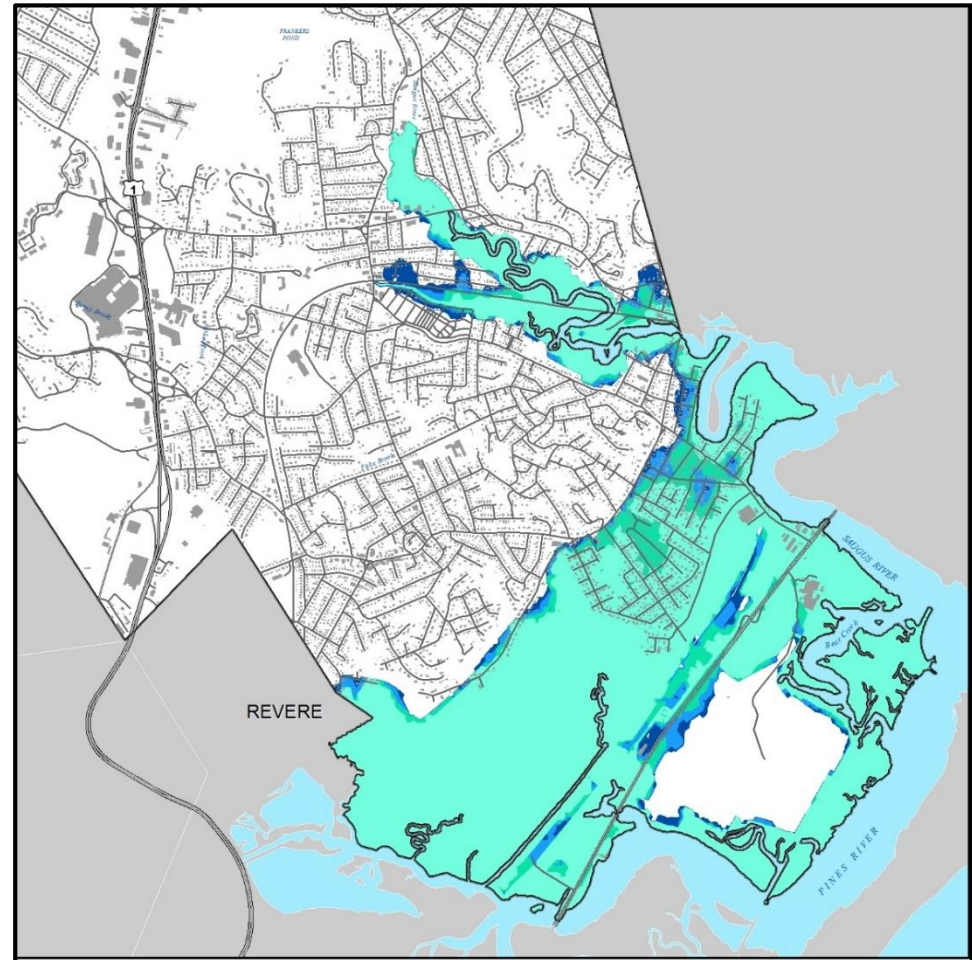
# Energy, Sustainability, and Resiliency

## 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



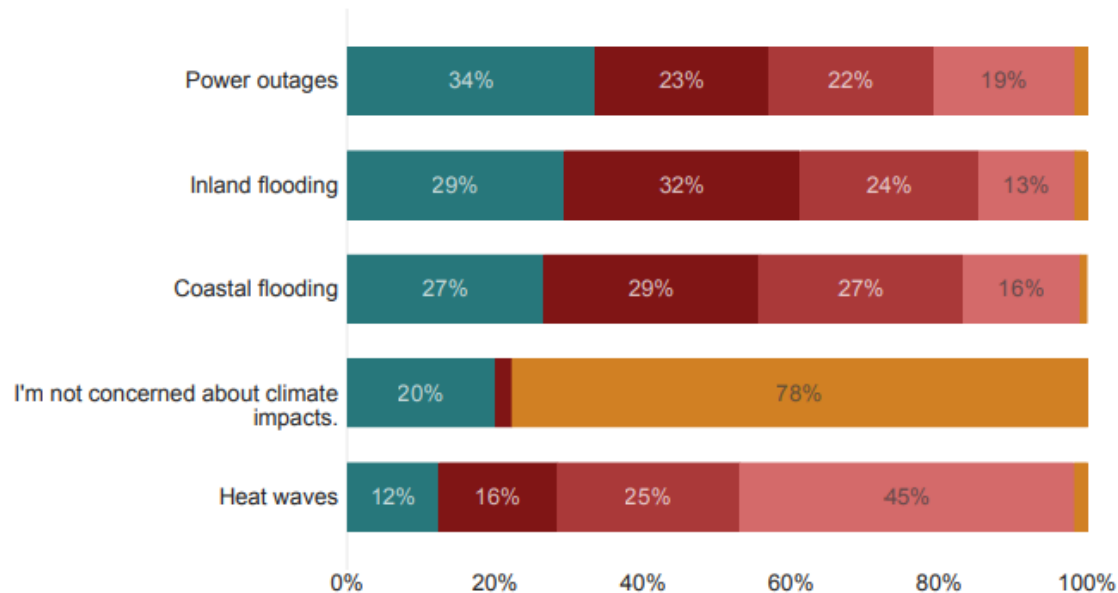


# Energy, Sustainability, and Resiliency

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

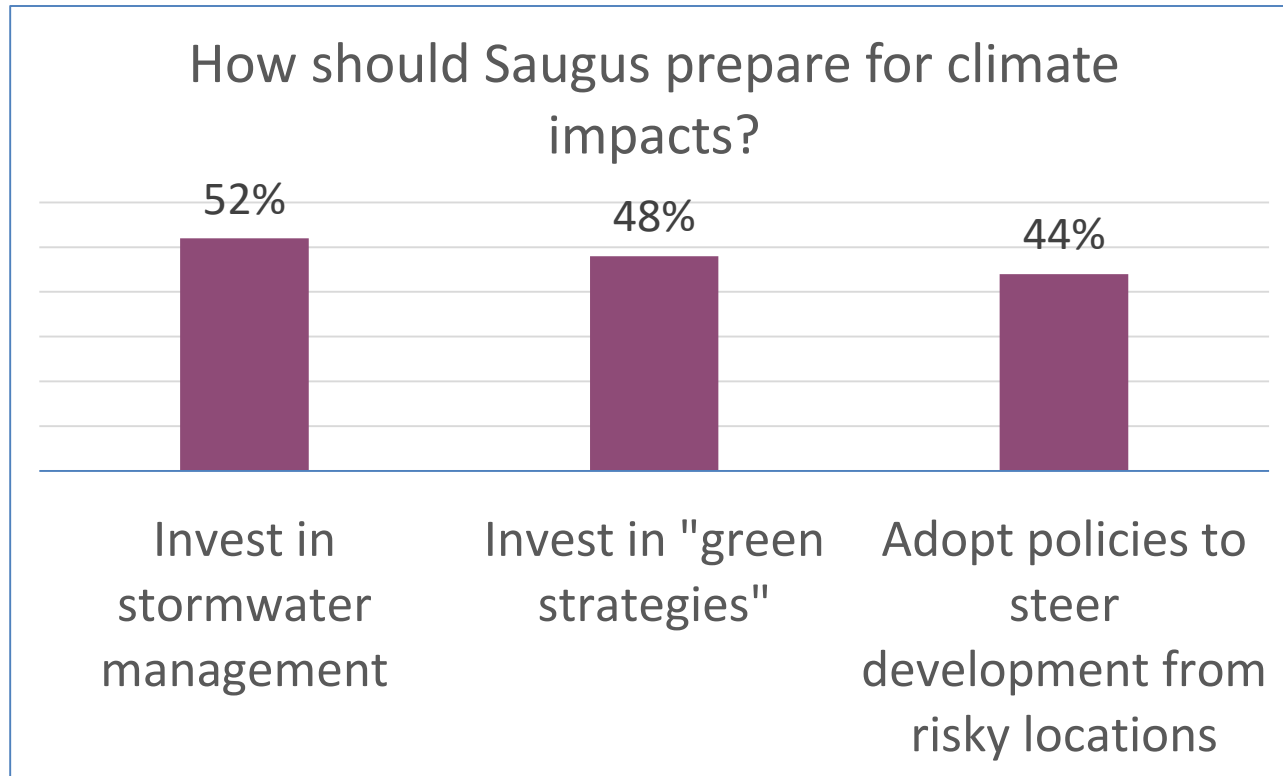
127 Responses

● 1 ● 2 ● 3 ● 4 ● 5



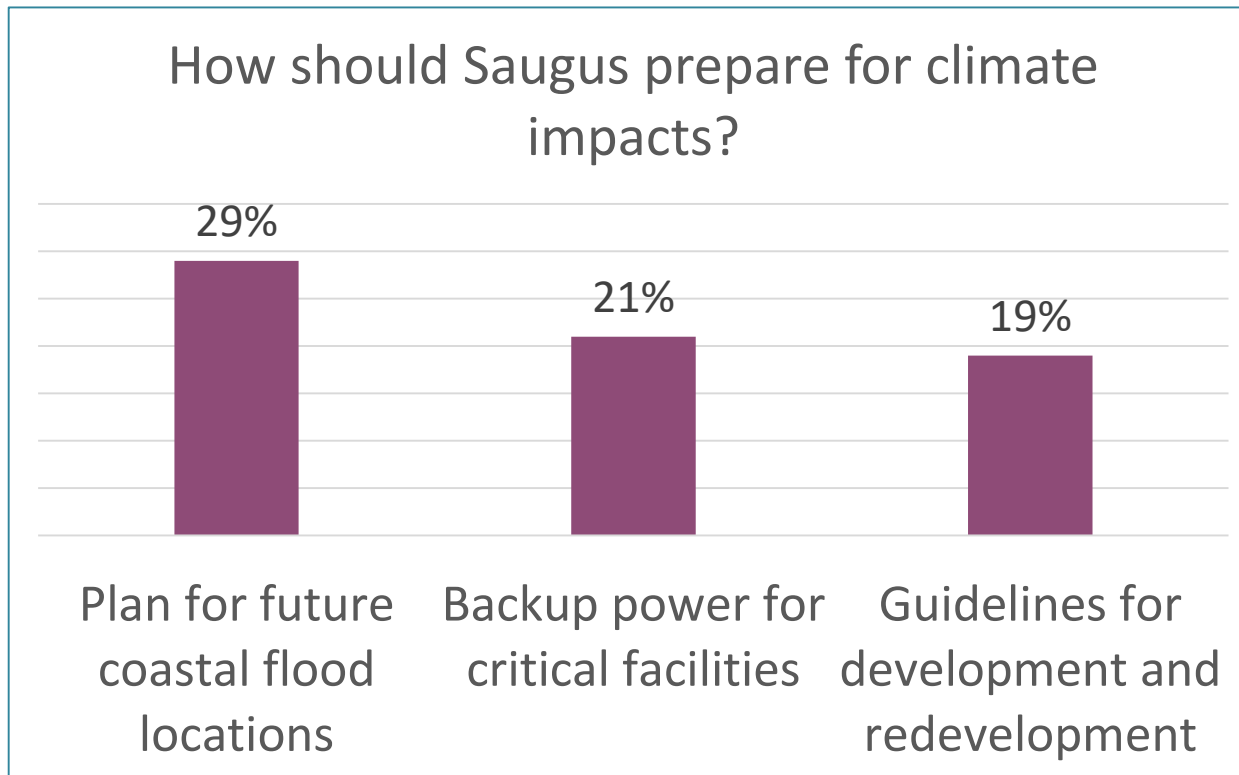


# Energy, Sustainability, and Resiliency



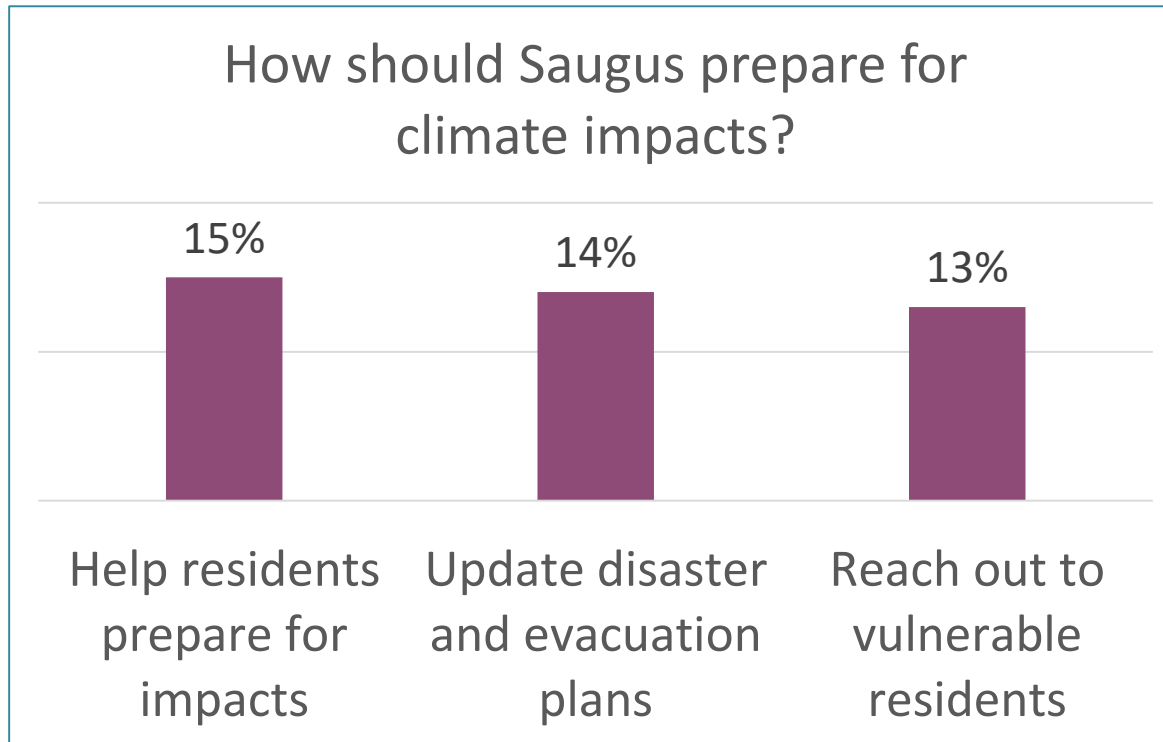


# Energy, Sustainability, and Resiliency





# Energy, Sustainability, and Resiliency







# Energy, Sustainability, and Resiliency

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## 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

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## Part 2

**Sasha Shyduroff**

**Clean Energy and Climate Planner II**



# Energy, Sustainability, and Resiliency

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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

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## 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

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## 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

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## 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.

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# Energy, Sustainability, and Resiliency

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## 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](http://www.saugusunited2035.org)
- Join our mailing list. (Sign up on the website)
- Email comments, including feedback on the Vision Statement. [questions@saugusunited2035.org](mailto:questions@saugusunited2035.org)

