

# Walker Center Land Acquisition

Programs & Services Committee

November 3, 2021



### CENTRAL NEWTON LOCATION

- 3-minute drive to I-90
- 4-minute drive to Route 30
- 3-minute drive to I-95 / Route 128
- 20-minute drive to Logan Airport
- 10-minute walk to Grove Street MBTA Station (Green Line)

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Field & Playground

#392-21

Williams School

LOT A

AREA: 10,892 S.F.  
PERCENTAGE: 80%  
BUILD FACTOR: 20.0

LOT B

AREA: 25,463 S.F.  
FRONTAGE: 437'  
BUILD FACTOR: 1.2

LOT 1

AREA: 17,537 S.F.  
FRONTAGE: 437'  
BUILD FACTOR: 11.4

LOT 3

AREA: 12,288 S.F.  
FRONTAGE: 437'  
BUILD FACTOR: 14.2

LOT 2

AREA: 28,557 S.F.  
FRONTAGE: 172'  
BUILD FACTOR: 5.5

HANCOCK STREET

GROVE STREET

15' REAR YARD SETBACK (TYP.)

25' SIDE YARD SETBACK (TYP.)

5' SIDE YARD SETBACK (TYP.)

15' REAR YARD SETBACK (TYP.)

15' REAR YARD SETBACK (TYP.)

25' SIDE YARD SETBACK (TYP.)

25' SIDE YARD SETBACK (TYP.)

15' REAR YARD SETBACK (TYP.)

15' REAR YARD SETBACK (TYP.)

25' SIDE YARD SETBACK (TYP.)

25' SIDE YARD SETBACK (TYP.)

5' SIDE YARD SETBACK (TYP.)

5' SIDE YARD SETBACK (TYP.)

25' SIDE YARD SETBACK (TYP.)

25' SIDE YARD SETBACK (TYP.)



## Reasons for Acquisition of Portion of Walker Center Land

### **Flexibility for Future Williams School Building and Site Planning**

- The Williams School and playground area sit on a constrained property making any future improvements difficult.
- Given the sale of this long-held Walker Center property, the City determined that increasing the amount of land (Lots "A" and "B") next to the school and playground will be helpful to both.
- The two lots total approximately 36,360 square feet (0.83 acres).
- Acquisition allows for future flexibility of Williams Elementary School building and site planning.

### **Addition of Permanently Affordable Housing**

- The four houses (Howard, Hume, Harding West and Harding East) on these lots total about 7,400 square feet and currently have 14 bedrooms.
- The addition of affordable housing as a part of this acquisition is a significant benefit, especially given that the homes are family-sized units next to an elementary school and playground, in walking distance to three forms of mass transit, and are nestled into a residential neighborhood.
- City will work with Reuse Committee and team up with a partner to renovate/manage

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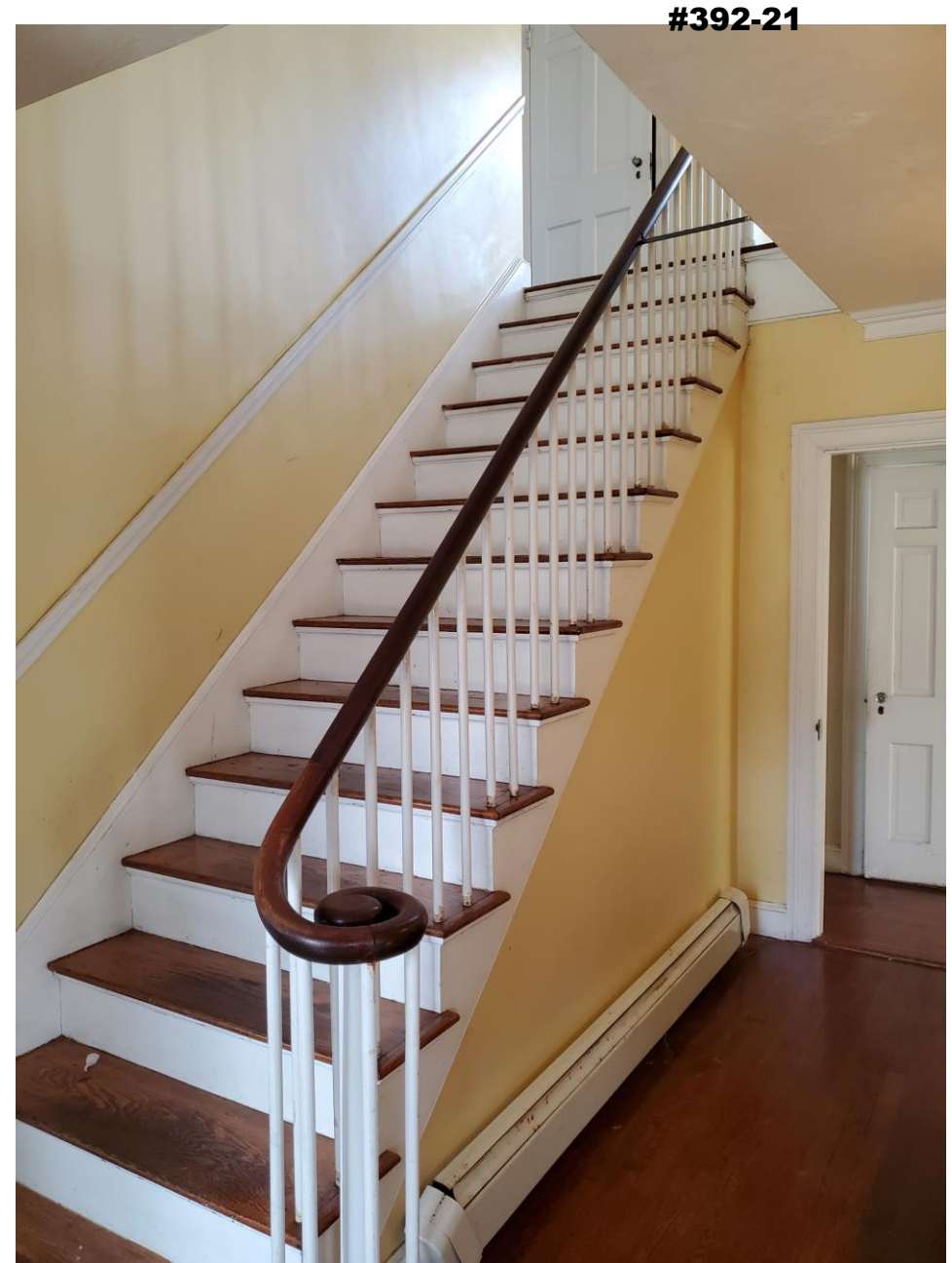
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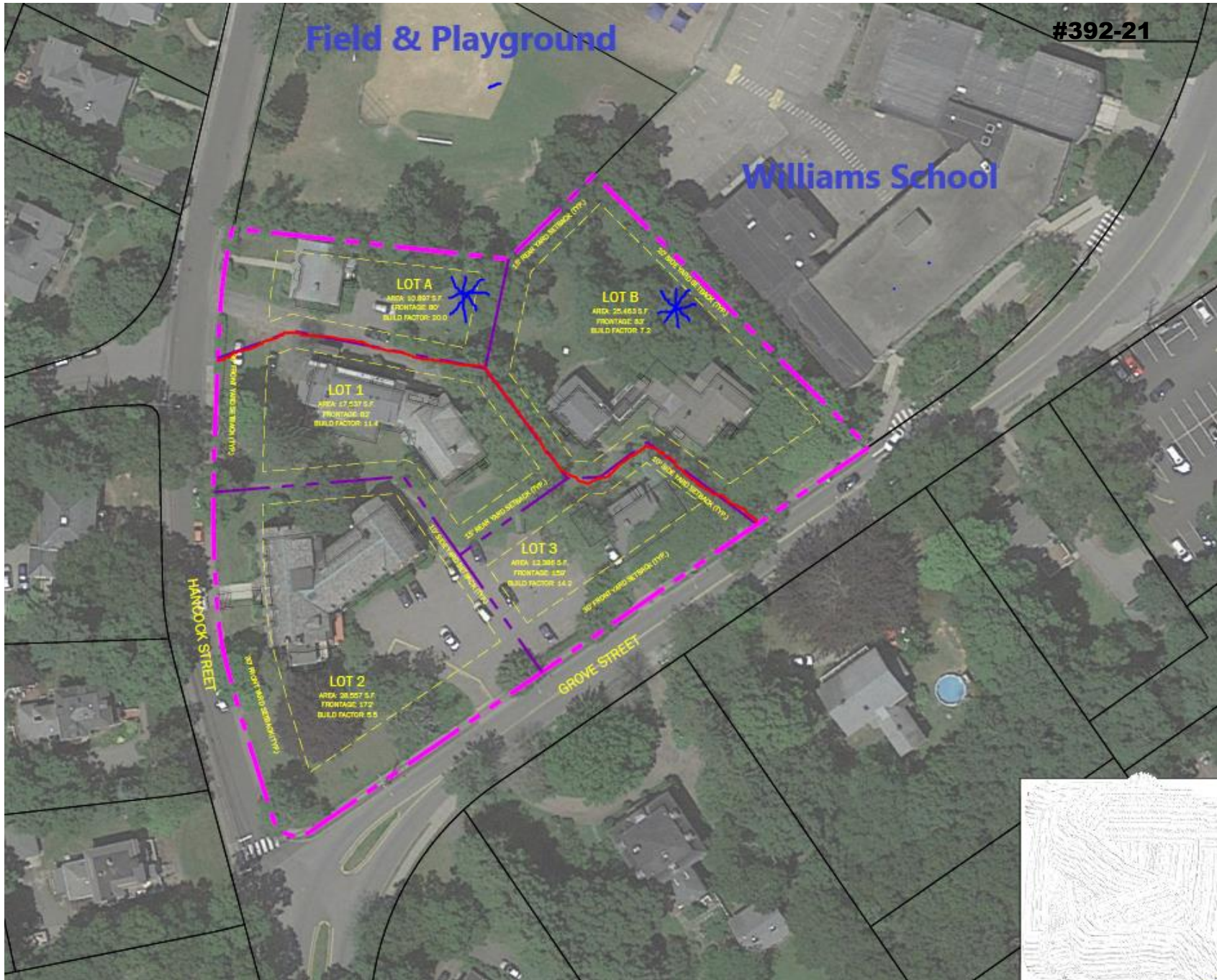






Field & Playground

Williams School



**LOT A**  
AREA: 10,892 S.F.  
FRONTAGE: 80'  
BUILD FACTOR: 20.0

**LOT B**  
AREA: 25,463 S.F.  
FRONTAGE: 83'  
BUILD FACTOR: 1.2

**LOT 1**  
AREA: 17,537 S.F.  
FRONTAGE: 83'  
BUILD FACTOR: 11.4

**LOT 3**  
AREA: 12,288 S.F.  
FRONTAGE: 457'  
BUILD FACTOR: 14.2

**LOT 2**  
AREA: 28,557 S.F.  
FRONTAGE: 172'  
BUILD FACTOR: 5.5

HANCOCK STREET

GROVE STREET

