



RESOLVED

Be It Resolved by the City Council of the City of Woburn that His Honor the Mayor and appropriate municipal departments, commissions, and authorities, including but not limited to the City Auditor, City Engineer, City Grant Writer, Cemetery Commission, and the Woburn Housing Authority, and that the Friends of Mary Cummings Park be invited to participate in the process, work collectively to develop a comprehensive plan to allow the City to competitively bid for the so-called Northeastern property consisting of a 74.46 acre parcel of land located at 35 Cambridge Road, Woburn, formally referred to as the Archstone 40B site on Cambridge Road. The plan should outline potential municipal use of the site and an acquisition cost analysis for the potential purchase of the land by the City of Woburn;

Further, that the City of Woburn should work towards a strategy that would allow the City to best plan for the use of the site to benefit the residents and protect the community from overdevelopment. Whereas Archstone has abandoned the project and waived their options on the site, the City must act now to secure the land for the betterment of the community, our public safety, and our environment. It would be in the best interests of the community to negotiate directly with Northeastern University and not with potential developers who do not put Woburn's interests first.

Collectively the City has fought over the last nine years to stop the over development of the site. With the property located in the R-1 zoning district, the presence of a massive residential and commercial development in close proximity to single family neighborhoods would adversely affect the quality of life of residents and the property values of existing homes. With the recent court decision in favor of the City of Woburn, the city should continue our fight to make sure the land is only developed in the best interest of the City of Woburn and its residents.

The site should be looked at for the potential location of senior housing, recreational uses, protected conservation land, and/or a new cemetery for the City of Woburn. The City should actively be looking for grant money, stimulus money, or revenue that would allow the City to develop the land in a way that would benefit the community and not the developers. Whereas low or moderate income housing exists on sites comprising one and one-half percent or more of the total land area zoned for residential, commercial, or industrial use, a reasonably sized affordable senior housing development could be placed on a large enough piece of land so that the City could meet its land area requirements under M.G.L. Chapter 40B, and further so that the City could finally put an end to future M.G.L. Chapter 40B developments in the City of Woburn.

This undertaking will require the combined efforts of many individuals and groups, but how the city responds today will determine if the community is able to protect the City's future.

s/President Doherty, Alderman Drapeau and Alderman Galvin

April 28, 2009
In City Council, Resolve Adopted
(9 in favor, 0 opposed, 0 absent)

Presented to the Mayor: May 1, 2009
Mayor's Office: May 1, 2009
Approved: s/Thomas L. McLaughlin

A True Copy Attest:

William C. Campbell
City Clerk and Clerk of the Council