



## Julie's Response to Wakefield Daily Item Question #2



**The former American Mutual/Comverse property at the head of the Lake has been vacant for years. There is currently a proposal to build multi-unit housing. Assuming that the site is going to be developed, what do you see as the best use for the property?**

The land at the head of the lake is a 24-acre, privately-owned property located in a Limited Business Zone that was last assessed at over \$16 million. I think it is correct to assume that this site is going to be redeveloped. Given the property's easy access to the highway, the likely options range from retail to office/lab space to residential. With the current downturn in retail and office space demand, I am not surprised by the landowner's desire to build a multi-unit housing complex. Personally, I also would like to see it include some limited retail, including restaurant or café options, that would expand the public's enjoyment of our beautiful lake. An attractive mixed-use center would bring vibrancy to this area while also providing needed housing options. The size, lighting and ultimate design will be a matter of extensive input as the developer works with local town boards to obtain the necessary approvals. The developer has already started to engage key stakeholders, including the Friends of Lake Quannapowitt, and others will have an opportunity to provide opinions as plans are presented.

To that end, I will insist that any type of development on this parcel meet three key requirements: (1) it must preserve and enhance public access around the Lake, adding more green space and offering services like public restrooms and water stations; (2) it must respect our Lake, its water quality, view shed and importance as a recreational and flood management asset; and (3) it must integrate with the remainder of town. I would like to see the developers introduce creative ways to encourage occupants and visitors to use downtown businesses, services and public transportation.