



A Cybersecurity Education Center, Health & Wellness Complex
and New Housing in Wellesley—
MBCC Community Meeting, Thursday September 25, 2025



David Podell, PhD
President



AGENDA

1. Welcome and Agenda Review (David Podell, MassBay President)
2. Proposal background (President Podell)
3. State Land for Homes Initiative (Matt Martin, Executive Office of Housing and Livable Communities)
4. DCAMM's Mission and work under the Affordable Homes Act (Abi Vladeck, Acting Deputy Commissioner for Real Estate)
5. Ways to participate (Abi Vladeck)



MASSBAY MISSION AND PROJECT BACKGROUND

MassBay's Mission (excerpt)

Through transformative education, MassBay contributes to the growing regional economy and cultivates the potential of our students, empowering them to thrive in our local and global communities.

The college's work at a glance:

- MassBay offers associate degrees and certificate programs to prepare students for transfer to accredited bachelor's degree programs or direct entry into high-demand career fields.
- MassBay serves approximately 6,000 students from the greater Boston and the Metrowest region on campuses in Wellesley Hills, Framingham, and Ashland.

Wellesley campus and program needs:

- Cybersecurity program lacks sufficient space.
- Dedicated cybersecurity space will enable existing space to be repurposed as lab training space needed for students' health career preparation.
- Inadequate health, wellness, and



CAMPUS NEEDS: EXISTING RECREATION AND WELLNESS CENTER

- Facility was constructed as a temporary structure, for other purposes, over 2 decades ago.
- Facility is very undersized, as well as outdated.



PROPOSED CYBERSECURITY EDUCATION, HEALTH & WELLNESS CENTER



CYBERSECURITY AND HEALTH AND WELLNESS CENTER: Campus Context



HLC'S MISSION

Our mission: Increase housing production, reduce housing costs and keep people housed across Massachusetts. Established in 2023, EOHLC:

- Invests in affordable housing development statewide
- Supports new housing with infrastructure investments
- Oversees state-aided public housing
- Assists municipalities planning for housing and growth

EOHLC also implements the 2024 [Affordable Homes Act](#) -- a record housing bill authorizing \$5.16 billion in spending to support housing and develop several new initiatives including [State Land for Homes](#).

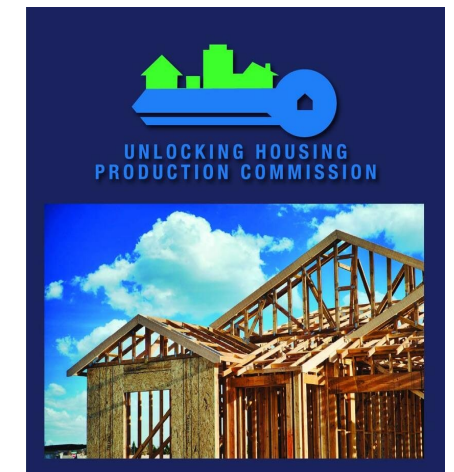
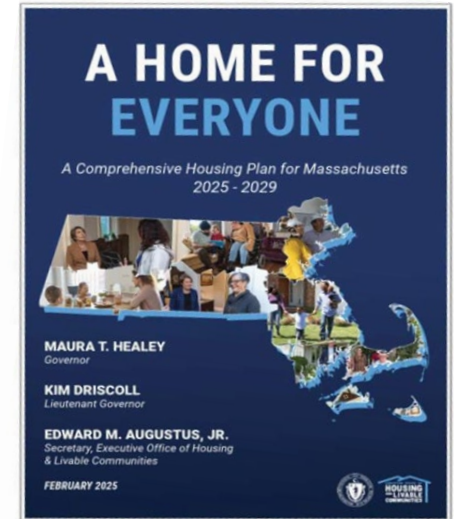
HLC's RECENT REPORTS

Aligned with the Commonwealth's Statewide Housing Plan target of 222,000 new homes by 2035, HLC will:

- **Build abundance** – accelerate production across all income levels
- **Protect affordability** – preserve existing homes and stabilize costs
- **Support households** – expand pathways to rent and own
- **Strengthen the safety net** – prevent homelessness
- **Partner statewide** – work with communities and stakeholders to deliver results.

The Unlocking Housing Production Initiative aims to address the housing crisis by:

- Implementing over policy 50 recommendations focused on **increasing housing supply and lowering costs**



DCAMM MISSION

Facilities Planning

Work with state agencies to create and manage forward-thinking, sustainable buildings to meet the needs of the Commonwealth's citizens and help achieve a zero-carbon future.

Project Delivery

Property Management

Partner with fellow agencies to help them meet their strategic needs with fiscally responsible building and real estate solutions.

Real Estate Services

Access & Opportunity

Support the growth of the Commonwealth's economy and actively engage with private sector partners to make it easier to do business with the Commonwealth.

Contractor Services

Work to expand access, opportunity and equity to create more inclusive services, planning and outcomes for all the citizens of the Commonwealth.



STATE LAND'S ROLE IN ADDRESSING THE HOUSING CRISIS

Affordable Homes Act



Conveyed with a restriction for **housing or affordable housing purposes**



Can be rental or homeownership



Municipalities must permit housing as-of-right at a **minimum of 4 units per acre**



Municipalities may require site plan review and impose reasonable regulations including setbacks, bulk and height, in line with forthcoming HLC regulations

STATE LAND'S ROLE IN ADDRESSING THE HOUSING CRISIS (CONT.)

State Land for Homes Initiative

- Property conveyed in Monson
- Properties under agreement for development in Boston, Brockton, Northampton, and Salem
- Successful auction included properties in Westborough, Northborough, Wilmington, Phillipston, and Templeton
- Proposals under review for property in Charlestown
- RFPs available now for properties in Bedford, Bridgewater, Lowell, and Fitchburg
- Major projects being planned in Boston, Lancaster, and Concord
- Pipeline includes properties in more than a dozen additional communities



PROPOSAL SUMMARY: Overall parcel, parking lot focus

Overall parcel:

- Approximately 45 acres
- including ~5-acre parking lot



40 Oakland St.- current MassBay uses:

- MassBay student parking
- Wellesley Public Schools – location of free bus parking provided by MassBay
- Town recreation – temporary pickleball courts provided by MassBay



PROPOSAL SUMMARY, STATUS: Outreach to date

After presenting proposal concept to MassBay's Board of Trustees in late May, MassBay and DCAMM have met to share information with and hear from stakeholders, so far including:

- Legislative delegation (June)
- Town of Wellesley executive and planning staff (June)
- Initial meetings with representatives of stakeholder organizations including:
 - Building a Better Wellesley
 - Wellesley Conservation Land Trust
 - Friends of Brookside
 - Sustainable Wellesley
- Planning Board and Select Board

WAYS TO PARTICIPATE

1. Ask questions or offer comments in tonight's meeting (sign-up at entrance)
2. Ask questions or offer comments by email: **realestate.dcammm@mass.gov**
3. Offer feedback and input on the visioning boards around the room
4. Offer feedback and input by completing a digital survey (same content that is on the visioning boards) via the QR code here:

