

St. Anselm Site Assessment

St. Anselm Redevelopment Task Force

Sept. 13, 2004

Strengths/ Opportunities

- Great location for housing
- Convenient to shopping both in Sudbury and Framingham
- Stable residential area surrounded by housing
- Within walking distance of Loring Elementary School
- Site and topography is flat with well drained soils
- Established vegetative buffer along perimeter of property near adjoining houses
- Few trees to inhibit location of buildings
- Assembly building has an open floor plan that can be adapted to other community uses.
- Building is in excellent condition with handicapped access on first floor and a ramp to the basement.
- Rectory could be reused for housing as one unit or remodeled to accommodate more units.
- Existing infrastructure serving the site
- Good examples of affordable housing projects in Sudbury –including Sudbury Housing Authority
- Space needs for Council on Ageing and Parks and Recreation have been identified to help formulate compatible use options.

Weaknesses/ Challenges

- Located in the southern corner of town closer to Wayland and Framingham
- Loring School may be overcrowded but the School District study will provide more information later.
- Traffic on Landham Street has been increasing and can be congested since it is a major route to Framingham.
- Lack of traffic signal at Landham Street and Route 2 can cause access issues on to Landham.
- Loss of the use of the church building has also resulted in the loss of multiple community activities that were held in the building.
- Modifying the Assembly building for housing would lose the aesthetic qualities of the open floor plan structure.
- The central location of the Assembly building on the large lot limits the ability to maximize the use of the site for housing.
- Building modifications to add a second story or addition for housing may be more costly than new construction.
- Multiple uses on the property may require more parking.
- Past history of the NIMBY factor in Sudbury could be a problem with town residents or neighbors.
- The market for senior housing may be saturated based on five applications under the Incentive Senior Development Bylaw currently under consideration by the Planning Board.

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- Unknowns of the Archdiocese process, timetable, and preferences makes planning difficult.