

TOWN OF SUDBURY COMMUNITY PRESERVATION COMMITTEE

PROJECT SUBMISSION FORM

Submitter: Maureen Valente, Town Manager

Submission Date: 11/5/12

Group or Committee Affiliation (if any): Town of Sudbury

Submitter's address and phone number:

278 Old Sudbury Road
Sudbury, MA 01776
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Purpose (please select all that apply):

- X Open Space
- Community Housing
- X Historic
- X Recreation

Submitter's email address: Valentem@sudbury.ma.us

Project Name: Town Center Landscaping and Historic Restoration

Project Description: See attached

Costs:

Fiscal Year	Total Project Cost	CPC Funds Requested	Other Funding Sources (amount and source)
2014	\$1.87million	\$200,000	Remainder of project funding from state grant or town funds
2015			
2016			
2017			
2018			
Total	\$1.87million	\$200,000 in FY14	

How does this project meet the General Criteria and Category Specific Criteria for CPC projects (see attached)? See attached

Does this project fall within the jurisdiction or interest of other Town Boards, Committees or Departments? If so, please list the boards, committees or departments, whether applications and/or presentations have been made, and what input or recommendations have been given.

Board of Selectmen – supports
Sudbury Historical Commission – requesting review
Park & Recreation Commission – requesting review

For Community Preservation Committee Use:

Form Received on: _____
Reviewed by: _____

Project Presented to CPC on: _____
Determination: _____

Project Description:

Sudbury is seeking to address several issues at the intersection of Concord, Hudson, and Old Sudbury Roads in Sudbury's historic Town Center, including increasing safety of the intersection for automobiles, pedestrians and bicyclists, and preserving historic and natural features of the area. The effort to redesign the Center arises from a commitment to meet the needs of abutters and users of the area, and the goals of the 2001 Master Plan, and has been a priority project of the Town since 2005. The intersection alignment does not meet current standards and cannot support today's travel patterns and demand. As a result, travel time through the Center is lengthened, causing traffic back-ups of up to a mile.

Several problems have been documented at this intersection:

- Traffic demand exceeding capacity by up to 49% in peak periods.
- Crash rate of 2.38 crashes/Million Entering Vehicles in 2008, almost three times the regional average.
- The existing signal operates on fixed time and is incapable of taking advantage of unused green time during periods of light demand.
- Left turn demand is consistently high for the north and eastbound approaches with no protected phasing provided for these turns.
- Local businesses and schools generate significant pedestrian activity in the Town Center, but pedestrian signals are not provided.

The Town has recognized the dire need for improvements and has already expended \$170,000 to date, including \$45,000 of CPA funds. Concept design and planning, which included a public process and input from over 200 residents, completed in 2007. Topographic survey was completed in 2009, with preliminary engineering immediately following. The final design is near completion.

The community's recorded goals and objectives, developed in a Visioning Workshop in May 2006, served as guiding principles for the improvement plan, including preservation of historic, cultural and natural resources in the center; improving safety and accessibility for all users of Sudbury Center, including pedestrians, bicycles, and vehicles; improving traffic capacity, but not speed; and protecting the scale and character of the center.

The project will meet many of the Commonwealth's Sustainable Development Principles and aligns with the 2001 Sudbury Master Plan:

- Concentrate Development/Mix Uses – This project will create a safer intersection which is integral to a dense collection of civic, cultural, educational, residential and recreational uses
- Protect Land and Ecosystems –A parcel of land adjacent to the intersection is being negotiated for purchase as parkland, adding to the municipal land holdings in the area and increasing recreational opportunities
- Provide Transportation Choice – The project accommodates pedestrians and cyclists with new sidewalks and pedestrian signals in the project area and connections with the proposed Bruce Freeman Rail Trail. The project will maximize mobility and reduce congestion with the addition of turn lanes, actuated signals, and shoulders
- Increase Job and Business Opportunities – Given Sudbury's lack of access to major highways in the region, local roads must provide adequate access to the more than 9,000 jobs in town. Without updates to aging infrastructure, commuting to and through Sudbury will become a detriment to new business growth in the region
- Plan Regionally – The abutting Towns of Maynard and Hudson understand the importance of this project and have supported Sudbury's application to the Massworks Infrastructure program for construction funds.

This CPC proposal requests funding for the historic landscaping and restoration for the construction phase of the Sudbury Center project. The construction estimates prepared by the Town's engineering consulting firm, World Tech Engineers, is \$1,870,000. It is estimated that approximately \$200,000 of additional landscaping and historic restoration would be needed to complete the project. These items include landscaping, stone wall construction, decorative walkways, ornamental lighting, and other site improvements to enhance the historic nature and open space qualities of the area, as well as the assistance of a Landscape Architect to design the improvements.

The Town has submitted a grant application to the Massworks Infrastructure Program for \$1,170,000 for construction of the intersection. If the grant is not successful, a companion request has been submitted to the Capital Improvement Planning Committee for town funding. Funding also includes \$500,000 of FY 13 or FY14 Chapter 90 road funds.

CPC General Criteria

- This proposal is eligible for Community Preservation Act (CPA) funding according to the requirements described in the CPA legislation;
- The proposal to improve the Town Center and enhance historical assets is consistent with the town's Master Plan, and is noted in the Transportation Element of the Master Plan. The Sudbury Town Center is a Priority Heritage Landscape in the 2006 Heritage Landscape Report. This designation is defined as special places created by human interaction with the natural environment that help define the character of a community and reflect its past - "The Town Center is historically and architecturally rich with resources that convey a sense of the evolution of the community." ;
- This proposal is supported by the Department of Public Works, the Board of Selectmen, the Planning Board, First parish of Sudbury, and is anticipated to receive endorsement by other municipal boards and departments, including Historical Commission, Conservation Commission, Park & Recreation Commission and Historic Districts Commission. All of these boards, except the Conservation and Park & Recreation Commission, are represented on the Sudbury Center Improvement Advisory Committee;
- This proposal seeks to preserve the essential character of the town as described in the Master Plan;
- This proposal serves more than one CPA purpose as it creates additional open space and recreational opportunities in addition to preserving significant historical assets in the Town Center;
- Additional funding sources will be sought for construction of this project, including capital expenses from the town budget, Chapter 90 road funding and state and federal transportation funding;
- The project has leveraged other private funds with the initial \$50,000 grant from the Sudbury Foundation, and public funds with the appropriation of \$70,000 for the intersection design; and
- This proposal will preserve owned town assets, including the Hosmer House, Heritage Park, Grinnell Park and the land in front of Town Hall.

Open space Criteria

- This proposal will preserve and enhance Sudbury's rural character by creating additional opportunities for open space and recreation in the Town Center;
- This proposal will provide opportunities for passive recreation and environmental education by creating a historic walking trail in the Town Center;

- This proposal will provide connections with existing trails or potential trail linkages within and from Heritage Park, the town cemeteries and abutting open lands;
- This proposal will preserve scenic views and create historical landscapes in the Town Center;
- This proposal borders a scenic road (Concord Road);

Historical Criteria:

- Protect, preserve, enhance, restore and/or rehabilitate historic, cultural, architectural or archaeological resources of significance, especially those that are threatened; and in the case of proposals on private property, the proposal and/or proponent meet certain economic criteria as may be required by the Community Preservation Committee;
- This proposal enhances and restores town-owned properties and features of historical significance within the historic Town center, including Town Hall and the town common;
- This proposal is within the Sudbury Center Historic District;
- This project demonstrates a public benefit in the construction of a safer intersection for all Sudbury residents; and
- Project demonstrates the ability to provide permanent protection for maintaining the historic resource; and in the case of proposals on private property, the proposal and/or proponent have demonstrated additional protective measures and have met additional criteria, as may be imposed by the Community Preservation Committee, to ensure the continued permanent protection of the historic resource.

Recreation Criteria:

- This proposal will expand the range of recreational opportunities available to Sudbury residents of all ages by creating new recreational opportunities in the Town Center;
- This proposal will jointly benefit Conservation Commission and Park and Recreation Commission initiatives by promoting passive recreation on town owned property in the center; and
- This proposal will maximize the utility of land already owned by Sudbury, including Heritage Park and the cemeteries in the Town Center.