



Town of Sudbury

Community Preservation Committee

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BY:

<http://www.sudbury.ma.us>
email: cpc@sudbury.ma.us

PROJECT SUBMISSION FORM

Submitter: James F. Kelly

Submission Date: 11/4/16

Group or Committee Affiliation (if any):

Submitter's address and phone number:

Purpose (please select all that apply):

Town Hall Blue Ribbon Committee
James Kelly, Facilities Director
978-440-5466

- Open Space
- Community Housing
- Historic
- Recreation

Submitter's email address: thbrc@sudbury.ma.us and kellyj@sudbury.ma.us

Project Name: Town Hall Restoration - Design Phase

Project Description: Prepare design and construction documents, including a cost estimate, for the restoration of Town Hall.

Costs:

<u>Fiscal Year</u>	<u>Total Project Cost</u>	<u>CPC Funds Requested</u>	<u>Other Funding Sources (amount and source)</u>
2018	\$600,000	\$600,000	
2019			
2020			
2021			
2022			
Total	\$600,000	\$600,000	

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.

See attached narrative

For Community Preservation Committee Use:

Form received on: _____

Project presented to CPC on: _____

Reviewed by: _____

Determination: _____



TOWN HALL RENOVATION/RESTORATION DESIGN & CONSTRUCTION DOCUMENTS

Project Description:

This project seeks \$600,000 for design and construction documents, including cost estimates, to renovate/restore the Sudbury Town Hall for preservation of the building and to improve the space used for assemblies and improve Town Clerk's office as detailed in the Town Hall Feasibility Study that was prepared by the Town Hall Blue Ribbon Committee.

The Town Hall Feasibility Study was funded with an overwhelming vote of support at a Town Meeting on May 8, 2012. The report detailed the existing conditions and provided alternatives for the restoration, renovation, addition to or demolition of the Town Hall.

In 2015, the Selectmen created the Town Hall Blue Ribbon Committee (THBRC) to review the options for the future of Town Hall. In 2016, the Committee submitted its recommendation to the Selectmen. The Committee proposal is to restore the Town Hall to its original state. The Town Hall is a place of gathering for the residents and should remain so. Previous scenarios for renovation and restoration of Town Hall have included creating additional office space on the first floor, creating offices on the second floor, and an addition at the back of the building. None of these scenarios completely address the issues and configurations of current day thinking. The THBRC reviewed all of these options and recommends the restoration and rehabilitation.

Renovation/Restoration

The Town Hall was built in 1931 and is one of the most recognized buildings in the historic district known as Old Sudbury Center. Its central location and access to other town offices make this building a prime location for town activities. Restoration of this building will secure the building for the future and preserve the town's historic charm. The slate roof, the multi paned wood windows, and the columns are distinct and reflective of Sudbury's history.

Many of its basic systems are in need of repair and replacement – roof, windows, heating and plumbing systems. Restoration of the heating, electrical and plumbing systems will result in lower energy costs, as well as provide comfortable space for town meetings. Currently, the Town Clerk's office and the Veteran's Agent operate from this building and the lower level is heavily used for meetings and assemblies.

CPC General Criteria:

- This proposal is eligible for the Community Preservation Act (CPA) funding according to the requirements described in the CPA legislation;
- The proposal to restore the Town Hall and enhance historical assets is consistent with the town's Master Plan. The Sudbury Town Hall and the Town Center are 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 seeks to preserve the essential character of the town as described in the Master Plan;
- This proposal will preserve town owned assets and will enhance the overall connections between historic landmarks including the Hosmer House, Heritage Park, Grinnell Park, the Town Common and the land in front of the Town Hall.

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 Town center, including Town Hall and the town common.
- This proposal is within a Sudbury Center Historic District.
- Project demonstrates the ability to provide permanent protection for maintaining the historic resource.

Recreation Criteria

- This proposal will expand the range of recreational opportunities available to Sudbury residents of all ages by creating new social opportunities and meeting spaces in the Town Center;
- This proposal will maximize the utility of land already owned by Sudbury including Heritage Park, Grinnell Park, and the cemeteries in the Town Center, all combining with a restored gathering hall for Sudbury residents.

Cost: In the past, the Permanent Building Committee has recommended design costs should be based on approximately 10% of the estimated cost of construction. Therefore, this CPC request is for \$600,000.

Supported by:

The following Committees, Boards, Departments and organization all have a vested interest in the future restoration and revitalization of Sudbury's Town Hall. The THBRC will be presenting its recommendations to all of the groups listed below and will report back to the CPC as the support grows:

Board of Selectmen

Historic District Commission

Historical Society

Historical Commission

Design Review Board

Permanent Building Committee

Town Clerk
Sudbury Center Improvement Advisory Committee
Sudbury Public Schools – Peter Noyes School
Sudbury Foundation

This project is consistent with the 2001 Master Plan goal of preserving and maintaining Sudbury's historic landmarks and historic district. The Board of Selectmen has included this project on its Goals and Priorities since 2006.

Other Sources of Funding:

It is assumed that any plan supported by the design and architectural study will need future funding for construction. Grant funding through the Massachusetts Historical Commission and other historic preservation foundations may be possible for a portion of the total cost. Any construction will follow the Secretary of the Interior's Standards for the rehabilitation of historic properties and cultural landscapes.

TOWN OF SUDBURY COMMUNITY PRESERVATION COMMITTEE

Guidelines for Project Submission

- 1) Each project request must be submitted to the Community Preservation Committee using the Project Submission Form as a cover sheet. Applications should be submitted in twelve (12) multiple copies.
- 2) Requests must include a statement of need and be documented with appropriate support information. The use of maps, visual aids and other supplemental information is encouraged.
- 3) Obtain written proposals, estimates, quotes and such other evidence to document project scope and cost.
- 4) If the request is part of a multi-year project, include the total project cost and allocations.
- 5) Describe the endorsement, support or other recommendation, if any, by other Town Boards, Committees and Departments.
- 6) Provide examples of similar project proposals in other communities, if any, including examples of project scope, project cost and status of completion.
- 7) For applicants that have multiple project requests, please prioritize projects.
- 8) Requests must be received by **Monday, November 7, 2016** to be considered for recommendation at the May 2017 Annual Town Meeting.
- 9) Applicants must be present at a CPC meeting to answer questions. The CPC meeting schedule for the fall will be announced in October, 2016 and posted on the town's website.

Please keep in mind that there are legal limitations on the use of CPA funds. Additional information on the CPA and the Community Preservation Committee can be found on the town's website at www.sudbury.ma.us, under Committees. The committee can be reached by email at cpc@sudbury.ma.us. If you are in doubt about your project's eligibility, after consulting these sources, you are encouraged to submit an application so that the Committee can determine eligibility.

Please submit the Project Submission Form and accompanying documentation to:

Community Preservation Committee
c/o Planning and Community Development Office
Flynn Building
278 Old Sudbury Road
Sudbury, MA 01776

TOWN OF SUDBURY COMMUNITY PRESERVATION COMMITTEE

General Criteria

The Sudbury Community Preservation Committee will give preference to proposals that address as many of the following general criteria as possible:

- Are eligible for Community Preservation Act (CPA) funding according to the requirements described in the CPA legislation;
- Are consistent with the town's Master Plan, Open Space and Recreation Plan, Land Use Priorities Committee Report, Town-wide Comprehensive Facility Study, Community Housing Plan, and other planning documents that have received wide scrutiny and input and have been adopted by the town;
- Receive endorsement by other municipal boards or departments.
- Preserve the essential character of the town as described in the Master Plan;
- Save resources that would otherwise be threatened and/or serve a currently under-served population;
- Either serve more than one CPA purpose (especially in linking open space, recreation and community housing) or demonstrate why serving multiple needs is not feasible;
- Demonstrate practicality, feasibility, urgency;
- Demonstrate that the project can be implemented expeditiously and within budget;
- Demonstrate that project alternatives, and alternative funding mechanisms, have been fully explored;
- Produce an advantageous cost/benefit value;
- Leverage additional public and/or private funds; and
- Preserve or utilize currently owned town assets.

Category Specific Criteria

Open space proposals that address as many of the following specific criteria as possible will receive preference:

- Permanently protect important wildlife habitat, including areas that:
 - are of local significance for biodiversity;
 - contain a variety of habitats, with a diversity of geologic features and types of vegetation;
 - contain a habitat type that is in danger of vanishing from Sudbury; or
 - preserve habitat for threatened or endangered species of plants or animals;
- Preserve Sudbury's rural and agricultural character;
- Provide opportunities for passive recreation and environmental education;
- Protect or enhance wildlife corridors, promote connectivity of habitat or prevent fragmentation of habitats;
- Provide connections with existing trails or potential trail linkages;
- Preserve scenic views;
- Border a scenic road;
- Protect drinking water quantity and quality;
- Provide flood control/storage;
- Preserve important surface water bodies, including wetlands, vernal pools or riparian zones; and
- Preserve a parcel identified in the 2009-2013 Open Space and Recreation Plan.

Historical proposals that address as many of the following criteria as possible will receive preference:

- 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;
- Protect, preserve, enhance, restore and/or rehabilitate town-owned properties, features or resources of historical significance;
- Protect, preserve, enhance, restore and/or rehabilitate the historical function of a property or site;
- Project is within a Sudbury Historic District, on a State or National Historic Register, or eligible for placement on such registers, or on the Sudbury Historic Properties Survey;
- Project demonstrates a public benefit; 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.

Community Housing proposals that address as many of the following criteria as possible will receive preference:

- Contribute to the goal of 10% affordability;
- Conform to the town's Community Housing Plan;
- Promote a socioeconomic environment that encourages a diversity of income;
- Provide housing that is harmonious in design and scale with the surrounding community;
- Intermingle affordable and market rate housing at levels that exceed state requirements for percentage of affordable units;
- Ensure long-term affordability;
- Promote use of existing buildings or construction on previously-developed or Town-owned sites;
- Convert market rate to affordable units; and
- Give priority to local residents, Town employees, and participants in the Sudbury METCO program.

Recreation proposals that address as many of the following criteria as possible will receive preference:

- Support multiple recreation uses;
- Serve a significant number of residents;
- Expand the range of recreational opportunities available to Sudbury residents of all ages;
- Jointly benefit Conservation Commission and Park and Recreation Commission initiatives by promoting passive recreation, such as hiking, biking, and cross-country skiing, on town owned property;
- Maximize the utility of land already owned by Sudbury (e.g. school property); and
- Promote the creative use of railway and other corridors to create safe and healthful non-motorized transportation opportunities.

