

Town of Sudbury

Planning and Community Development

Flynn Building
278 Old Sudbury Rd
Sudbury, MA 01776
978-639-3387
Fax: 978-443-0756

pcd@sudbury.ma.us

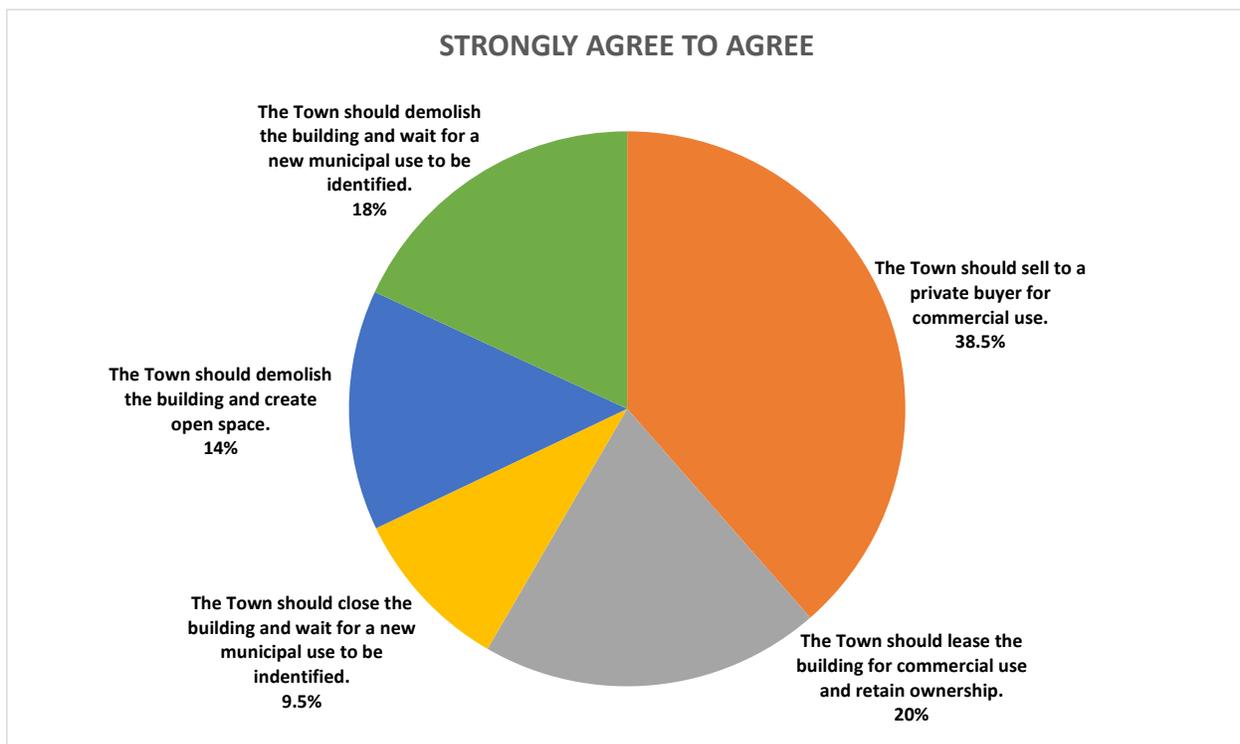
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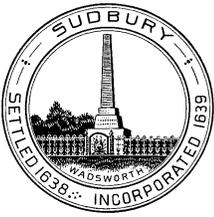
TO: Maryanne Bilodeau, Interim Town Manager
FROM: Jim Kupfer, Assistant Planner
RE: Old Police Station Reuse Survey Update
DATE: April 21, 2015

At your request attached are the final results of the Old Police Station Reuse survey which was conducted on the Town's website from March 24, 2015 to April 21, 2015. During that time the survey collected 175 responses. Each respondent was allowed to select whether they strongly agreed, agreed, disagreed, strongly disagreed, or had no opinion on the following proposed options for the old police station property.

- The Town should sell to a private buyer for commercial use.
- The Town should lease the building for commercial use and retain ownership.
- The Town should close the building and wait for a new municipal use to be identified.
- The Town should demolish the building and create open space.
- The Town should demolish the building and wait for a new municipal use to be identified.

The charts below illustrates what respondents believe are the best options to proceed with the reuse of this property.





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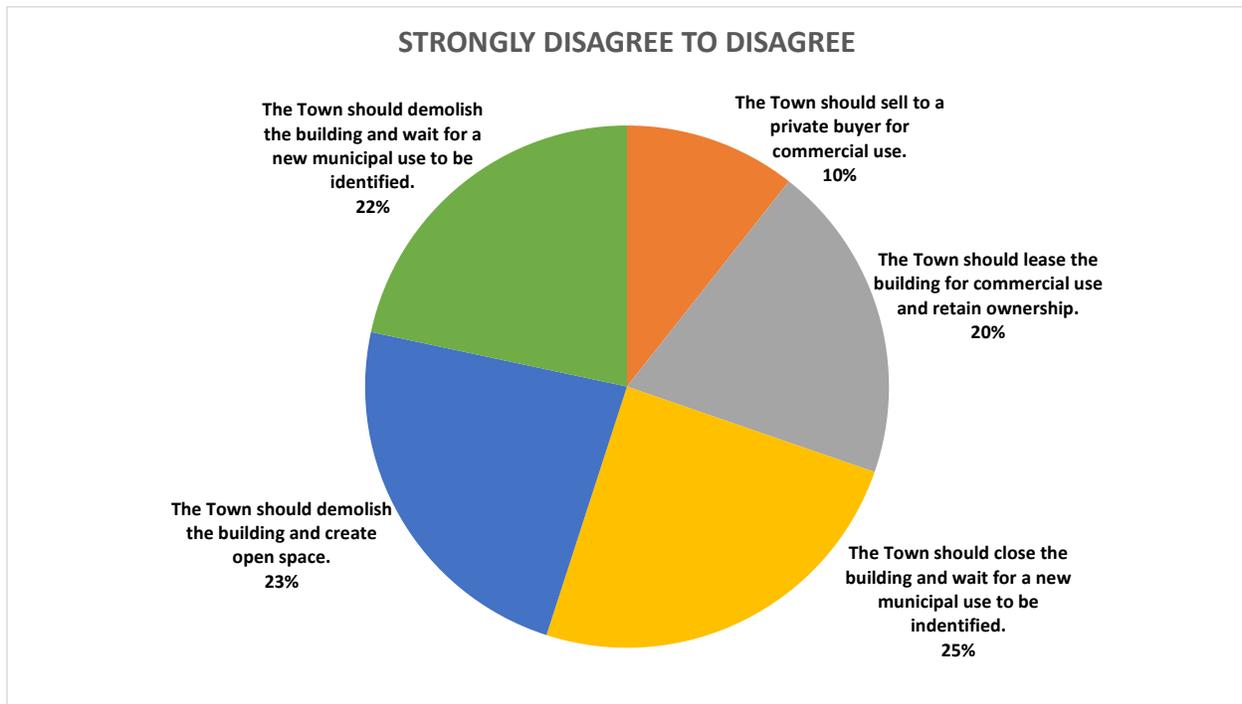
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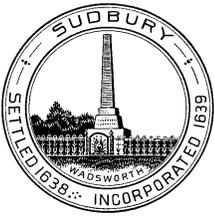
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The charts below illustrates what respondents believe is the least attractive option to proceed with the reuse of this property.



The following is a complete list of comments written by respondents:

1. Would be nice to have another restaurant or business in the space. Lease to retain the value to taxpayers.
2. The town should sell the old police building and use the proceeds to retire some of the debt incurred building the new one.
3. It would be really nice for this to be a public building. The last thing we need is more shops on Route 20 (especially because all the tent signs they put up and down the street are an eye sore!)
4. We don't need a convenience store. A restaurant would be useful. The roller rink idea is a good one, kids need to be kept active and have somewhere to socialize. The ice rinks at Haskell and Featherland were highly used this year. An ice rink would be great, but maybe expensive. Don't knock it down till you have a plan.
5. Pay down new station loan.



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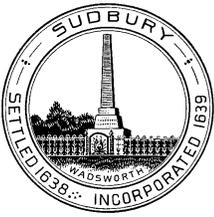
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6. It would be nice to have a nice green space to enjoy in that area. Maybe a few picnic tables and benches.
7. What would the rent be?? Would the lease be yearly or 'tenant at will'?
8. The building should be demolished no matter what. I would love to see something designed for families. Maybe the business association could suggest something to attract that demo to shop locally.
9. As a nearby resident to the police station it was discussed during town meetings that the police would have a presence on rt 20. It is disappointing to hear that has changed.
10. Pay down new police station loan with sale funds.
11. Sell it to a bank.
12. A garden with benches would be nice. Maybe with a flag pole and fountain.
13. Teen center, senior center, house some town office/department. Historical society headquarters, museum
14. I think it is very important for the town to house as many businesses as possible. Please no more banks.
15. The small size of the parcel and the location point strongly to selling.
16. We need a New York deli. This creates more jobs for students.
17. The town should demolish the building and lease the land to a developer.
18. The town should sell the building and use the proceeds to reduce debt service of the new police station.
19. I would really like to see a roller skating rink, or a playground or some other use as an open, kid friendly space.
20. Sudbury could use more restaurants/cafes. The land is probably too small for a movie theatre.
21. Sudbury should sell the Old Police Station property to a private developer and use the proceeds to off set the cost of the new Police Station.
22. The building is not in a leasable condition without making significant leasehold improvements, which any prospective tenant would require a significant allowance for. The property should be



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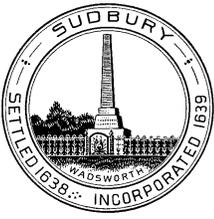
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sold to begin generating property tax and excise tax revenues. Proceeds from the sale should be applied to a capital improvements sinking fund for future use as voted by Town Meeting.

23. Tear it down, sod the pavement. Let the site rest. Route 20 is overbuilt as it is. Bury the power lines, too.
24. It would be wonderful to potentially have a small park or open space and make that general area more conducive to pedestrian traffic.
25. Demolish the building and rebuild a new facility to house the SPS offices!!!
26. Sell it to Buddy Dog so they won't have to build by the Wayside Inn.
27. Renovate and move k-8 school department or use as historical museum. Whatever the town does, it should not let another bank move into town.
28. The town should demolish the building and create a green space/park. We should keep this space green. It would be a breath of fresh air on this part of Route 20 that is clogged with a mishmash of buildings.
29. Sell the parcel and use the proceeds to pay down the debt on the new police station.
30. If the site could somehow be used to make the portion of Route 20 between Shaw's and Concord Rd feel more like a walkable downtown. That would be my preference. Sudbury deserves a cute, bustling main street like Concord or Lexington.
31. The town should not keep the building. Selling the building is ok. There is no open space along the Rte 20 strip, so, let's try that.
32. What are the limitations for septic? Any other site limitations?
33. Sell it and use \$\$ for town initiatives, Fairbank?
34. Mr. Kelly position we need to get rid of this building is short sighted. Sudbury should retain the Land and only consider leasing it after a few years it can't identify a new municipal use. In the meantime if somebody is interested in a short term lease, that should be considered. But at some point the Town may want to have a presence on RT 20 be it for a satellite police station, Town Tourist Information Center, Town Museum, who knows. We should have learned from selling the Horse Pond school and almost selling the Loring school, that once sold, years later those decisions seem very short sighted. Questions call me if questions I'm Ralph Tyler
35. I have long believed that the Town does not own enough land to meet likely (or unlikely) property needs. While 0.63 acre won't help much for larger needs, it would be enough for a



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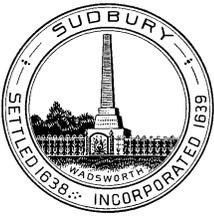
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museum or a small town office (that otherwise would need space in the Parsonage or the Flynn Building or Atkinson).

36. The Town should do all it can to encourage commercial use that will add to the tax base.
37. Do not sell to a bank. Sudbury needs businesses that bring people together.
38. Turn the property into a "downtown" park with benches, picnic tables, etc.
39. I recommend tearing it down and planting a few trees and flowers and some picnic tables. It would make a nice sitting area that everyone can enjoy near Sudbury Crossing plaza, as well as beautify a tiny piece of rt 20.
40. If a decision to sell the property cannot be made, the building should be torn down so that it may be more attractive for a buyer.
41. Prime space on Rt. 20 in the center of our commercial district is more valuable to the town than the assessed value of the land.
42. Sell it and figure out a way to direct the money from the sale to pay off the debt on the new station.
43. Use the current police station as a satellite station for the business community.
44. If the building is in poor condition it seems foolish to keep it and maintain it. Not sure what the town needs are right now, but with the density of the area and space still for lease in the area, we should think about the impact on route 20.
45. Please screen the land carefully for a potential buyer that's useful for our residents. Wayland now has a stronghold on shopping/eating in our area. Much of the disposable income from our residents is going to Wayland. Please halt more banks from coming into town!
46. Sooner or later it will be obvious that the police will need a station on Route 20, no matter how good the other one is. The town should keep the building and find a use for it until the police realize moving way up north and abandoning the south was a bad move.
47. I grew up in Sudbury before it became 'the' place to live. Back when Vana's driving range, First National Stores, and Post Rd. Apothecary were the major draws on Rt. 20. I think it's great that Sudbury has become popular but I also feel it's time to go 'back' to our roots and downsize downtown. We need more green space...not more buildings.
48. We don't want another eye sore like #430 & #428 on the road. There is so much congestion there as well. Commercially having another branch type of business like another bank or pharmacy



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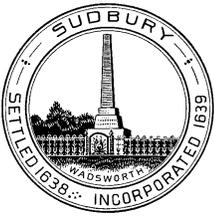
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would be horrible as well. There is also so much concrete everywhere, I think an open space would be nice, with benches and trees.

49. Let's keep it, and look for reuse opportunities.
50. Rt 20 is very commercially orientated. To put a town/municipal offices at that location would seem out of place.
51. There is absolutely no municipal parking in Sudbury. If we are serious about a walkable area on Route 20, we'll need municipal (not commercial) parking, even as Concord, Lexington, Hudson, and other town centers provide. Should we demolish the building and provide municipal parking?
52. The town should demolish the building to avoid upkeep and security costs.
53. The site is small for stand-alone use, but may be part of an aggregation project.
54. By waiting to see if a sewer is constructed the value of the land may increase and a better use identified, especially since parking can be made available at Sudbury Crossing.
55. The town has sold and closed schools only to have to reopen.
56. We have torn down bldgs when there isn't enough meeting room space.
57. It would seem foolish to sell or demolish another building that could have a future use.
58. Historically municipalities do a poor job of managing real estate so I would prefer that the town not try to get into the commercial real estate business. Demolishing the structure and temporarily reverting to open space is not an undesirable alternative if the town needs more time to consider possible other municipal uses, although the lot is small and it is difficult to think of any municipal uses that fit the space/location.
59. The town should consider inviting bids for a land swap with any interested parties that desire a good commercial location and have local property that might be useful to the town for other purposes, e.g., open space, affordable housing, recreation. One possible idea: a medium sized barn-like structure to house a year round farmers market and artisanal food businesses (breads, pastries, organics, etc.). This might be one exception to the rule that towns shouldn't manage property - it could be turned over to a non-profit to operate, market, and keep rents low.
60. Demolish and use for affordable housing. Wait until there is a sewer system if you have to.
61. I like the idea of using the space for a bus depot/shelter and small gathering space. The space could have a pull through area for buses/vans for when Sudbury gets a fixed route bus going



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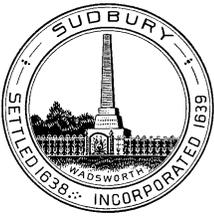
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through town. The fixed route is a strong possibility with support from the MetroWest Regional Transit Authority.

62. With a growing population of people 60 and older -currently 3,660 people or nearly 20% and growing to a projected 32% by 2040, there will potentially be more people in need of transportation. The addition of new housing for 55+ adults also adds to this need.
63. The space would be a perfect waiting spot for people to wait for a bus/van. The Senior Center van could bring people to the stop and they could connect with the fixed route. There might also be a small restaurant renting space...?
64. The town should lease out the unfortunate new police palace and continue to use the existing station.
65. If we cannot escape the new palace, then the town should lease the existing old station triple net for 15 - 20 years, allow substantial renovations for the lessee but keep ownership of the land. As an old town resident, George Hamm, often argued, the Town should not sell land.
66. We have lived and raised our children in Sudbury for over 20 years. We have had to travel to other towns for entertainment for our family. It would be nice to convert the building into a bowling alley, skating rink or outdoor spray park/pool for residents.
67. Create a public transportation stop with a shelter and limited parking.
68. There are not many parks/playgrounds in that area, and Sudbury is such a family-oriented town that it would be wonderful to have a kid-friendly open space there. Maybe even a skate park/roller skating rink!
69. Could this space be repurposed to be a second Pre-K/early childhood education site for Sudbury children?
70. Let's sell the property and use the proceeds to pay off the new police station.
71. The lot is small, the building is in very poor condition it has to be torn down. It could be a playground, summer large chess board, a fountain with trees and benches for people that walk to rest, outdoor artist corner (small pavilion for artists to display their work), etc.
72. Rebuild as senior center, or school admin building to free up space at the community center. If the space cannot be made use of for an effective cost. Sell it.
73. Thanks for offering the survey!



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74. The building is in a heavily commercial area. New tax revenue from a business would be a plus in addition to the money from selling the property.
75. This is not a good use for open space.
76. If the building needs to be demolished, we should demolish it. Then, until there is a new municipal use planned, we should keep it as open grassy space but spend minimal amounts of money on it. For example, slap a few benches around and mow, but don't do extensive landscaping or build anything until we know what we want.
77. Please keep control of the land. Who knows what uses may be needed in the future.
78. The building is beyond its useful use. Clear the land and use the proceeds to offset the costs of the new station. The residents would appreciate the town being fiscally responsible.
79. The building should be demolished and the land cleared for some much needed commercial enterprise that the town does not currently offer residents. It doesn't say much about Sudbury if we can only attract banks. Retail that wanted to come here went to Wayland instead and most of residents are shopping and eating there. Quite a loss for Sudbury and a very large win for Wayland.
80. The money from the sale should be used to pay down the cost of the new police station.
81. Perhaps storage for large vehicles, soccer nets, etc. Repairing soccer nets, other sporting equipment, bicycles.
82. Maintain as a special recycling center for electronics, etc. Rather than using schools
83. Miscellaneous use by scouts or other town organization.
84. Use it as a pumping station for a new sewer system.
85. Create a community garden or play space for kids.
86. Don't know if it's best for us to sell or lease, though I'd like the town to have some control over what goes in there, so partial to leasing.
87. Would like to see something here for kids:
 - Combination indoor playspace and coffee shop, with some outdoor play space potentially
 - Ice rink, roller rink, arcade type place with snack stand
 - Theatre for adult or kids plays/musical events - possibly some outdoor space for outdoor concert; use the space to hold music lessons/classes when events are not scheduled
 - Small independent movie theatre