



SUDBURY SENIOR CENTER
COUNCIL ON AGING
Town of Sudbury, Massachusetts

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Sudbury Council on Aging/Senior Center Position
The Coolidge at Sudbury, Phase II, Comprehensive Permit

TO: Zoning Board of Appeals
FROM: Council on Aging/Senior Center
DATE: October 17, 2016
Re: The Coolidge Phase II

This memorandum is a combined response of the Council on Aging and Senior Center to The Coolidge Phase II proposal. In summary, both the Council and the Senior Center are not yet ready to support this second phase, until certain issues relevant to resident health and safety have been satisfactorily addressed—specifically transportation services for residents.

In addition, the market study prepared for The Coolidge Phase II contains a number of errors about transportation in Sudbury, and these should not be included in any Coolidge marketing materials. For example, the report characterizes The Coolidge as having “access to shopping, health care, local area highways, and public transportation, which is considered a strength relative to its attractiveness to potential renters” (p 7). On page 11, it states: “The property location close to local area highways and public transportation is considered a strength in its overall marketability....” Assumptions are also made in the study that residents will be independent drivers, as illustrated by the description that “commuter rail transportation to North Station, Boston, is available on the Fitchburg Line at Lincoln Station... and Kendall Green Station in Weston” (p 30). More egregiously, the report asserts: “Sudbury is a member of the Massachusetts Bay Transportation Authority (MBTA) and commuter bus service is available to Boston” (p 32).

Sudbury is not a member of the MBTA; there is no public transportation; nor is The Ride available to town residents. For Coolidge residents who do not drive or who cannot afford taxis, transportation options include (1) accessible weekday van service by the Senior Center, and (2) additional accessible transportation through the MetroWest Regional Transit Authority (MWRTA). Given the potential impact of full capacity at The Coolidge, the Sudbury Town Manager (in her letter to the DCHD, dated 8 June 2016), recommended:

The Developer [of The Coolidge Phase II] is requested to facilitate transportation for its residents by working with the Sudbury Council on Aging and the MetroWest Regional Transit Authority. If phase 2 is approved, the property in total will contribute 120 senior households to an already strained service budget.

Our statistics indicate that three of Coolidge Phase I residents accounted for a 5% increase in the total number of van rides provided by the Senior Center during FY 2016. Moreover, the current and likely future needs of Coolidge residents are also reflected in the increase in incidents

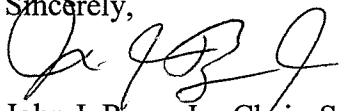
requiring Town emergency services (including so-called nuisance requests), summarized in the Fire Department data provided to the Town Manager (7 June 2016).

We believe that residents of The Coolidge, like all residents served by the Council and the Senior Center, require easy access to shopping, health care, and public amenities (e.g., Goodnow Library, restaurants, churches, synagogues, etc.) for their safety as well as physical and social health and well-being. Given that the Council, Senior Center, and B'nai B'rith share the common goal of ensuring Sudbury is and remains an age- and disability-friendly community, we believe that Coolidge residents—now and in the future—require provision of safe transportation services. Therefore, the Council and the Senior Center recommend the following of The Coolidge management:

1. Acknowledgment that Sudbury is a car-dependent community and does not belong to the MBTA nor have access to public transportation. We request that Coolidge marketing materials do not contain errors about transportation and access, nor that ambiguous or misleading information about transportation be provided to potential residents and families.
2. Provision of designated van for use by Coolidge residents for safe and reliable transportation to shopping, town amenities, religious worship, and health care providers.
3. Support of the Council on Aging and Senior Center efforts to address and plan for transportation needs and services for all Sudbury seniors and those with disabilities, as we work with the MetroWest Regional Transit Authority and other providers.
4. Continued engagement by B'nai B'rith and the Barkan Property Management company with current and future Coolidge residents, so that residents' concerns and needs are acknowledged and addressed; as well as maintenance of ongoing communication with the Senior Center Director, to ensure that Coolidge residents enjoy full participation in all activities and services offered by the Sudbury Senior Center.

Please let us know if you have questions or need additional information.

Sincerely,



John J. Ryan, Jr., Chair, Sudbury Council on Aging



Debra Galloway, Director, Sudbury Senior Center