



**TOWN OF CONCORD**  
**COMMUNITY PRESERVATION COMMITTEE**  
 141 KEYES ROAD, CONCORD, MA 01742  
 TEL. (978) 318-3290 FAX (978) 318-3291

**Application for CPA Funding**  
**Due no later than 4:00pm on Friday, September 21, 2018**

Applicant: Town of Concord

Co-Applicant (if applicable): N/A

Project Name: Bruce Freeman Rail Trail Phase 2C and 2B

Project Location/Address: N/A

Purpose: (Select all that apply)

- Open Space       Community Housing       Historic Preservation       Recreation

Project Budget:

Amount of CPA Funds Requested: \$ 60,000

Amount from Other Funding Sources: \$ -0-

Total Project Budget: \$ 60,000

(If multi-year project, note current phase only)

Please check which of the following is included with this Application:

- |                                                                             |                                                                                                              |
|-----------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> One Paragraph Project Summary *         | <input checked="" type="checkbox"/> Timeline*                                                                |
| <input type="checkbox"/> Map (if applicable)                                | <input type="checkbox"/> Architectural plans, site plans, photographs (if appropriate)                       |
| <input checked="" type="checkbox"/> Narrative *                             | <input type="checkbox"/> Copy of Audit or most recent Financial Information (Non Profit Organizations Only)* |
| <input checked="" type="checkbox"/> Selection Criteria and Needs Assessment | <input type="checkbox"/> Letters of Support (if any)                                                         |
| <input checked="" type="checkbox"/> Detailed Project Budget *               |                                                                                                              |
| <input checked="" type="checkbox"/> Feasibility Assessment                  |                                                                                                              |
| <input type="checkbox"/> Statement of Sustainability (if applicable)        |                                                                                                              |

\*Required Documentation

The Contact Person for this Project is: Marcia Rasmussen, Director, DPLM

All Correspondence should be mailed to: Town of Concord, 141 Keyes Road, Concord, MA 01742

The Contact Person can be reached by phone at 978-318-3290 or by email at: [mrmussen@concordma.gov](mailto:mrmussen@concordma.gov)

Signature of Applicant: Marcia Rasmussen

Signature of Property Owner (if different): Chip L White 9/18/18

**For Historic Preservation Projects Only** – please check the box below left and acknowledge:

- I/We have read the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties and understand that planning for and execution of this project must meet these standards.

## **Brief Project Summary**

The Bruce Freeman Rail Trail is envisioned as a non-motorized, ADA accessible, multi-use trail serving as a recreational and transportation resource for residents and visitors of all ages and abilities. Phase 2C is currently under construction and Phase 2B is in design. 2B will connect Phase 2A at Wetherbee Street in Acton with Phase 2C at Commonwealth Ave. in Concord via a bridge over Route 2. The design and construction of the BFRT is consistent with the goals outlined in the Community Preservation Plan, the Concord Open Space and Recreation Plan and the 2018 Envision Concord – Bridge to 2030 Comprehensive Plan. The additional funds requested in this application will be used to provide additional landscaping and screening, some signage and additional bicycle racks during final construction of Phase 2C and to be available for additional design for Phase 2B that may not be funded by MassDOT (such as design of connections to existing trails near Route 2 and the bridge over Route 2), as well as potential historic interpretative features near the Nashoba Brook bridge near Route 2.

Funds in the amount of \$100,000 were requested in 2017, but only \$40,000 was granted at the 2018 Annual Town Meeting. This additional request will complete the full amount anticipated.

## **Narrative**

The Bruce Freeman Rail Trail (BFRT) is a regional trail that exists in Lowell, Chelmsford and portions of Westford (Phase 1) and is currently under construction in Westford, Carlisle, Acton and Concord. Sudbury is currently in design, with construction funding listed in the State's Transportation Improvement Program for 2022. The trail extends approximately 25 miles along the former New Haven branch of the Old Colony Railroad and is named in memory of former State Representative Bruce Freeman. Phase 2 of the trail is 13.1 miles, extending from Westford through Sudbury: Phase 2A is located in Westford, Carlisle and Acton to Wetherbee Street in Acton; Phase 2B crosses Route 2 connecting Wetherbee Street to Commonwealth Ave. in Concord; Phase 2C continues through Concord from Commonwealth Ave. to Powder Mill Road (until the trail is constructed in Sudbury) and Phase 2D is in Sudbury. Phase 3 of the BFRT (4.6 miles) includes sections of South Sudbury and Framingham.

From the MassDOT Project information web site:

<b>Segment</b>	<b>Towns</b>	<b>Construction Start Year</b>	<b>Amount</b>	<b>Description</b>
<b>BFRT Phase 2A (~4.9 miles)</b>	Acton, Carlisle & Westford	2015	\$9,881,430	Starts at current Phase 1 southern terminus, ends at Teamworks in East Acton
<b>BFRT Phase 2C (~3.0 miles)</b>	Concord	2017	\$6,376,786	Starts at Commonwealth Ave by Concord MCI south and ends at Sudbury border
<b>BFRT Phase 2B (~0.8 miles)</b>	Acton & Concord	2019	\$8,837,226	Bridge over Route 2 connecting Phases 2A & 2C
<b>Total</b>			\$25,095,442	

As noted above, Phase 2C construction started in the spring 2017, with two years to complete the project. During construction, there are often additional items that are identified as needed or desired, such as additional landscape screening for Cottage Street properties abutting the rail trail and additional fencing at Powder Mill Road to limit access to the tunnel under the road. Many times MassDOT will determine that the work is within the scope of the project and fund the added work, but occasionally the work is determined to be outside of the project scope. In such situations, the Town

may be interested in assuring that the work is done for the benefit of residents and additional constructions funds are needed.

Phase 2B design is for the bridge over Route 2 that will connect the portions of the trail under construction in Acton and Concord. During this design phase, there may be additional studies suggested or additional work identified that may be outside of the scope of the project (I am already aware of concerns about the turtle population near Warner's Pond, trail connectivity to existing running paths and playing fields, and desire for more historic preservation/interpretation near the existing railroad bridge over the Nashoba Brook at Route 2). Again, the Town of Concord will be expected to provide the funding for any additional design work (construction funding will be by the State). All of the funding previously requested from the CPC for the Bruce Freeman Rail Trail, along with \$250,000 appropriated from the Town's Capital Improvement Program, has been allocated for design services that are currently underway.

The request for additional construction funding is as contingency funds in the event the State determines that certain aspects of the construction are not within the scope of the work; or in the event additional design services or studies are required or requested by residents during design of Phase 2B.

### CPC's Selection Criteria and Needs Assessment

This application meets the following Selection Criteria as found in the 2018 Community Preservation Plan:

*a. The project's eligibility for CPA funding under the CPA legislation.*

The application meets the criteria for Recreation under the CPA legislation as it will provide funding for the support of recreational use.

*b. The project's consistency with Town-wide planning efforts and reports that have received broad-based scrutiny and input.*

As noted in the 2015 Open Space and Recreation Plan and the 2018 Envision Concord – Bridge to 2030 Plan, the Bruce Freeman Rail Trail has been identified as an important trail providing an alternative means of transportation and recreation for residents and visitors that connects people to conservation lands, schools and playing fields and the West Concord Village Center. These studies and plans acknowledge the efforts of advocates for the Bruce Freeman Rail Trail to gain support to convert 25 miles of abandoned rail bed into a multi-purpose trail connecting Lowell to Framingham which meets the CPA criteria for both open space and recreation.

The BFRT is responsive to **Goal #3** in the Envision Concord plan which is **Create safe, cost-effective walking and bicycling connections between key pedestrian and bicycle paths/trails to improve mobility around Concord**. The project addresses two action items:

- Prioritize a set of financially sustainable infrastructure projects (such as dedicated paths/lanes, road marking, bicycle racks, etc.) that will improve connections between key bicycling and walking paths and sidewalks; and
- Study possible paths and trails that create better links to nature preserves, recreational lands, and other destinations.

*c. The project's support by relevant Town boards and committees and community groups and its consistency with recent Town Meeting actions.*

The Bruce Freeman Rail Trail Advisory Committee and the Recreation Commission have both indicated the importance of completing this Rail Trail project in Concord. The Select Board has

supported the funding of this program through the CPA, appropriation of town funds, the Inter-Municipal agreement that was signed by Town Manager Chris Whelan to accept the State funds for Phase 2C and for 2B design.

- d. *The extent to which the project preserves, protects or enhances existing Town-owned open space, recreation, historic and/or housing assets.*

This project directly relates to the preservation, protection and support of Concord's open space and recreation opportunities, and potentially, historic resources.

- e. *The extent to which the project serves multiple or underserved populations.*

As a non-motorized, ADA accessible, multi-use trail, this project directly serves multiple populations as well as people with disabilities.

- f. *Whether or not the project fulfills more than one purpose of the legislation: housing, historic preservation, open space or recreation.*

This project fulfills two purposes of the legislation – recreation and open space.

- g. *Administrative and financial management capabilities of the applicant.*

The project will be administered through the Town of Concord's Department of Planning and Land Management (DPLM). To date, DPLM has been primarily responsible for administering the Town's efforts in designing the Bruce Freeman Rail Trail and has worked directly with Acton Planning Director to promote Phase 2B of this project (Acton's Community Preservation funds are being directed toward the Acton portion of the bridge over Route 2). Together we were also able to leverage additional State funds up to \$350,000 toward design of Phase 2B for that portion of the bridge within the State's right-of-way. The Department also has extensive experience in administering CPA funded grants and projects. The Town has completed all of the requirements of the program and grant funds to date.

- h. *The extent to which the applicant has successfully implemented projects of a similar type and scale or otherwise demonstrated the ability and competency to implement such a project.*

As noted above, the applicant has had a key role in the design for the Bruce Freeman Rail Trail and has extensive familiarity with the work proposed. The Planning Division has overseen numerous grant funded projects and has the expertise to implement a project of this scale.

- i. *Demonstrated financial need.*

Construction of 2C is underway in Concord with completion anticipated in the spring 2019; design of 2B is underway for bid documents to be ready in the spring 2019. Without CPA funding available in 2018 to cover Concord's portion of any additional costs that may be determined, the work and/or design will not be ready for 2019.

- j. *Whether or not there will be multiple sources of funding for the project, including leveraging of other public and/or private funding.*

As noted above, the State and Town of Acton have already provided funding toward 2B design and the contract is in place for \$1,068,300. Additionally, the State will provide the construction funding for that portion of the work on Phase 2B that is determined to be within the scope of the project (trail connections are considered not within the scope of the project at this time, the towns will be expected to provide funding for this work). This request is for funds that may be needed as additional work is identified.

- k. *The feasibility of the project plan and whether or not the most reasonable approach for implementing the project has been selected.*

The Bruce Freeman Rail Trail Advisory Committee continues to serve as a clearing house for any additional projects or scope of work that may be requested, desired or required. With construction and design work underway, it is important to have contingency funds available to not jeopardize the current timelines.

- l. *The urgency of the project, the flexibility of the schedule and the impact of any delay in initiating the project.*

There is an urgent need for the Town to approve this funding to allow funds to be available in the event additional construction or design work is identified as necessary to keep this project on schedule

While BFRT Phase 2C is expected to be completed in the spring 2019, additional landscaping, screening and amenities may be determined to be desirable. These funds would serve as a resource to make these improvements. BFRT Phase 2B design is expected to be completed in the winter 2019 and bid in the summer. It is possible that once construction commences, existing conditions that were previously unknown or unidentified may require additional town funds to address potential design changes in a timely manner.

### **Budget**

A specific budget for this request has not been prepared; the funds are needed as contingency in response to unforeseen requirements (i.e., additional studies that may be requested during the design of Phase 2B), desired construction (i.e., additional landscaping or screening in areas that were not anticipated at the time bid documents were prepared), upgrade in materials (e.g., black vinyl coated chain link rather than galvanized chain link), or elements that are considered by MassDOT to be “non-participating” (e.g., connections to existing trails at Route 2). These funds would allow greater flexibility for the Town to participate in the design and construction process.

### **Feasibility**

There are now two Inter-Municipal Agreements between Acton and Concord; the first agreement allowed Phases 2A and 2C to proceed, with Acton as the lead community. The second agreement is for the design of Phase 2B, with Concord as the lead community. Design funding for this project is the responsibility of the local communities, although MassDOT is participating in the Phase 2B design because of the bridge over Route 2. Construction funding and oversight will be the responsibility of the Commonwealth, with funds identified in the Transportation Improvement Program.

### **Timeline**

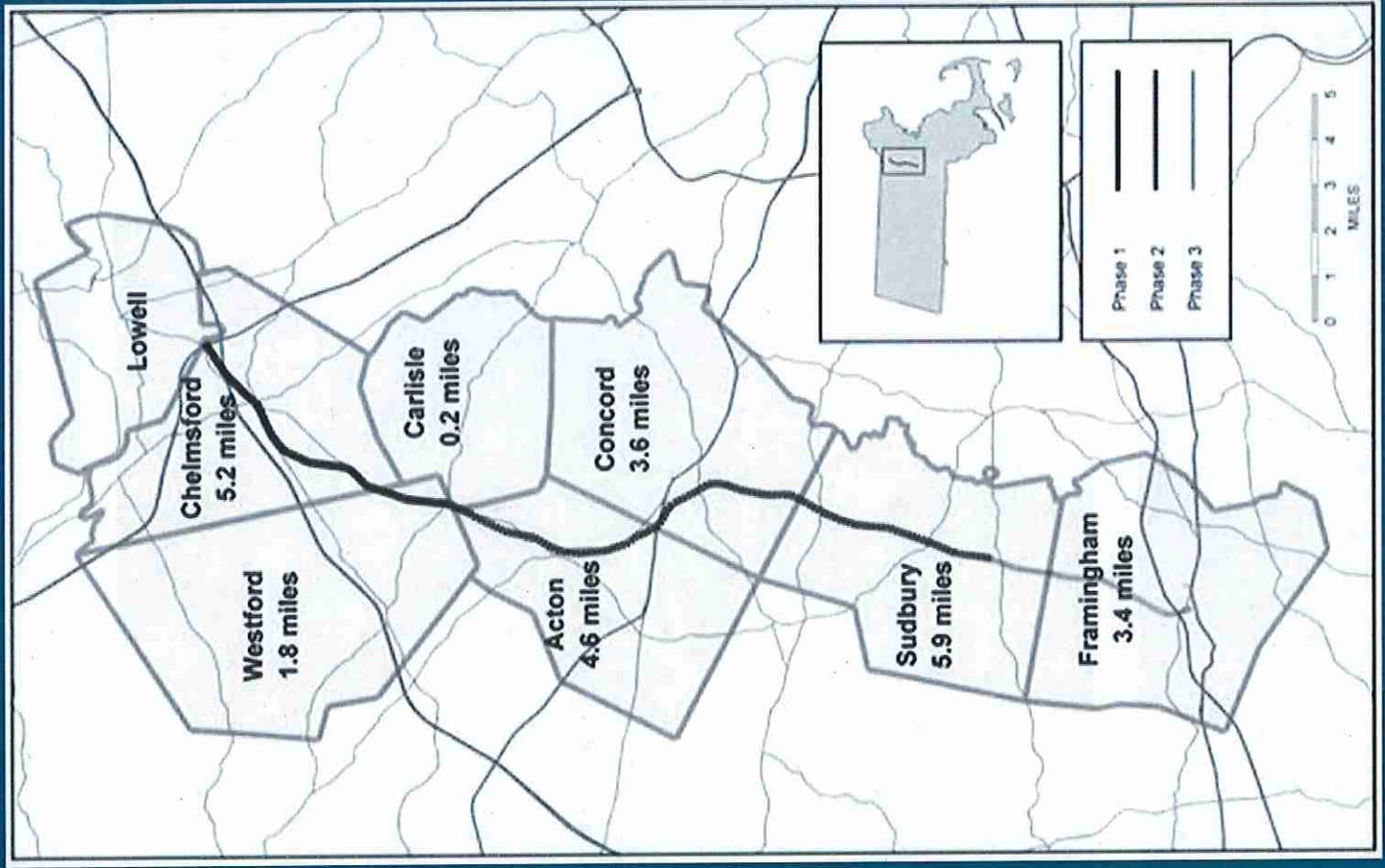
The funds need to be available through the construction phase of Phase 2C to ensure that work is completed by spring 2019 and the design and construction phase of 2B to ensure that plans are ready by spring 2019 through construction which is anticipated to be completed in 2022.



## Bruce Freeman Rail Trail - Phase 2B and 2C

The BFR Trail is a 25-mile multi-use trail that will eventually extend from Lowell to Framingham.

Phase 2B will connect the Acton and Concord portions of the trail over Route 2.

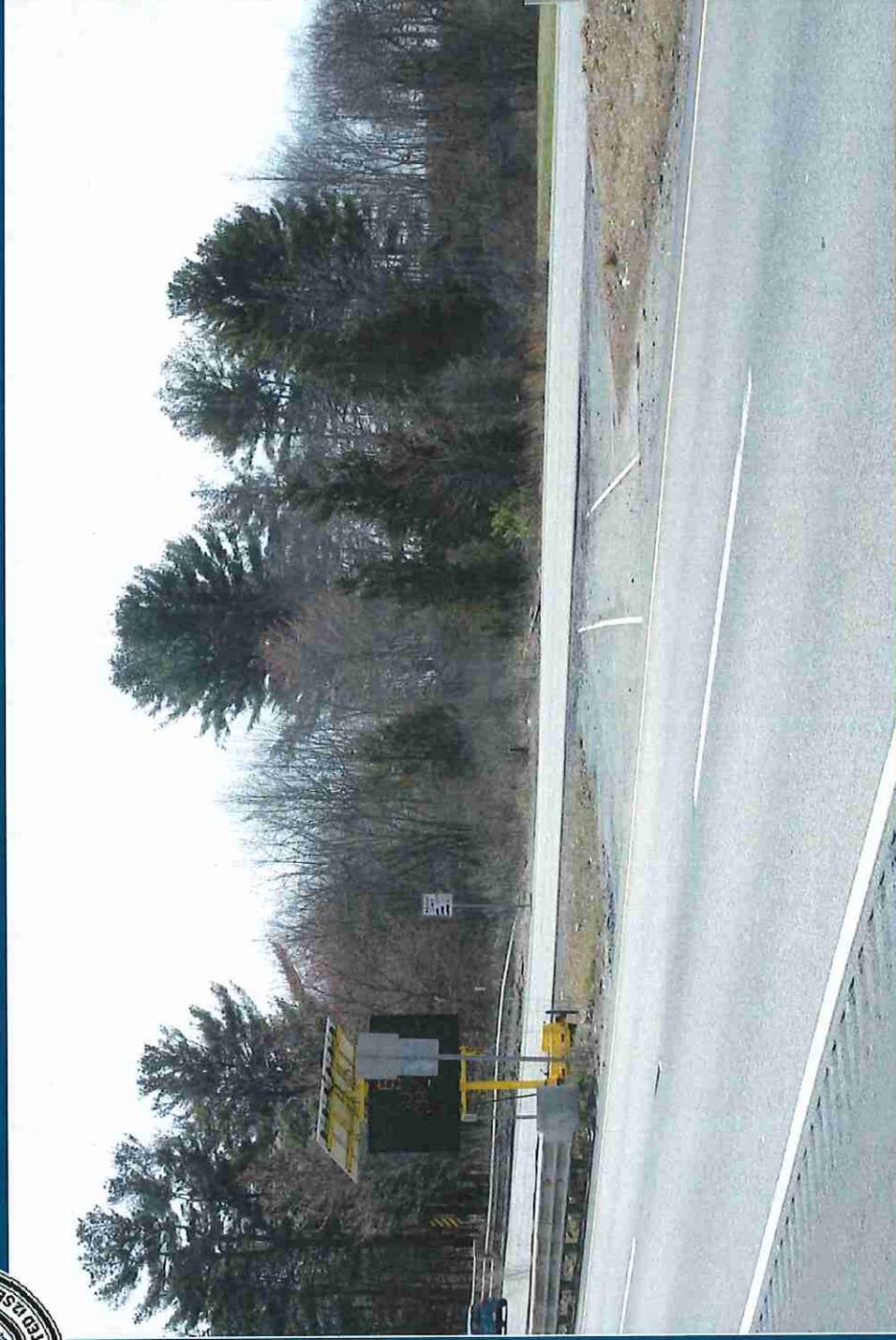


# Bruce Freeman Rail Trail – Phase 2B





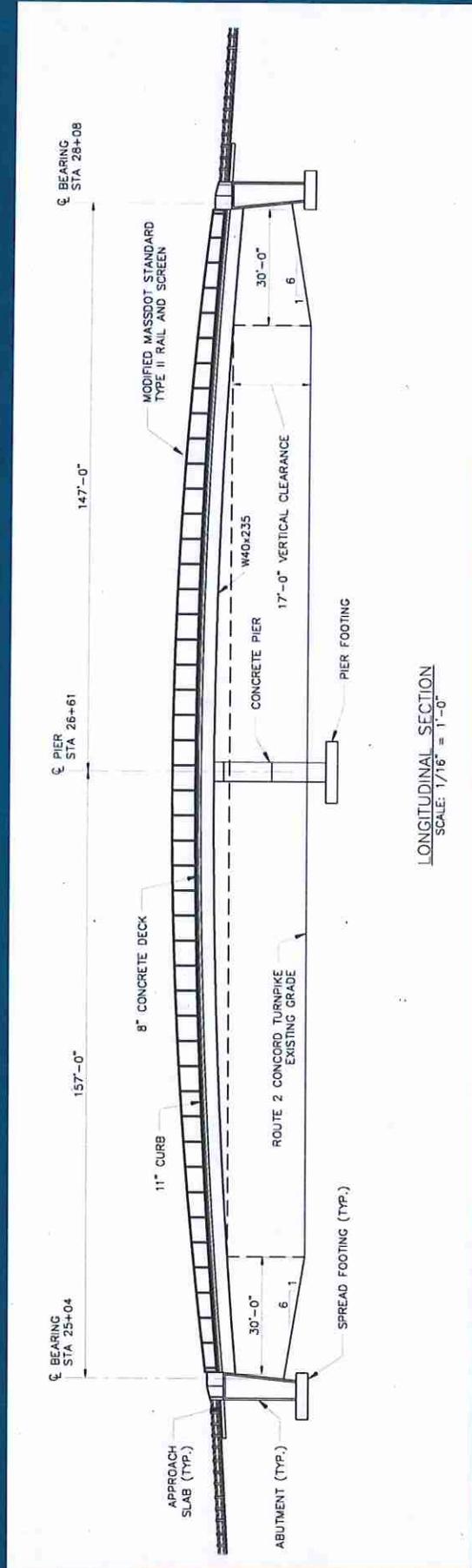
## Bruce Freeman Rail Trail – Phase 2B



Route 2 – location where Rail Trail will cross Route 2.



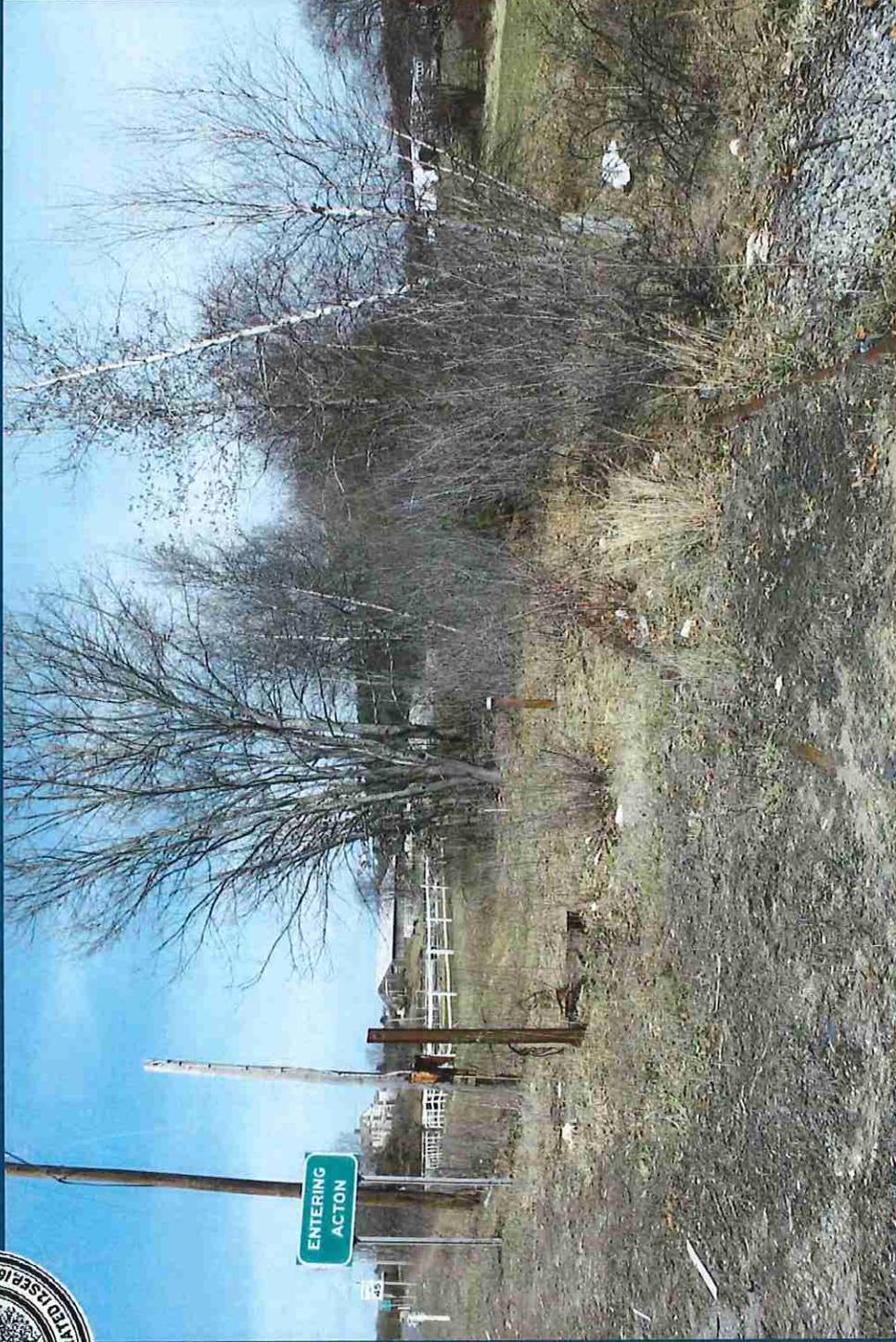
# Bruce Freeman Rail Trail – Phase 2B



Section of bridge over Route 2.



## Bruce Freeman Rail Trail – Phase 2B



Rail trail continues from Route 2 into Acton.



## Bruce Freeman Rail Trail – Phase 2B

### Bruce Freeman Rail Trail

Phase 2A	Acton	Completed spring 2018
Phase 2C	Concord	Construction nearing completion spring 2019
Phase 2B	Bridge	75% Design submitted for Review with public hearing in November 2018



## Bruce Freeman Rail Trail – Phase 2B

MDOT has included construction funding of \$6,230,000 for Phase 2B in the FY2018 TIP from the Congestion Mitigation and Air Quality program.

100% Design plans must be completed by spring of 2019 for advertising in summer 2019.