



**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): NA

Project Name: Junction Village Open Space

Project Location/Address: 6X Winthrop Street

Purpose: (Select all that apply)

Open Space Community Housing Historic Preservation Recreation

Project Budget:

Amount of CPA Funds Requested: \$ 50,000

Amount from Other Funding Sources: \$ 0

Total Project Budget: \$50,000

(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 checked="" 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 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: Concord DPLM; 141 Keyes Road, Concord, MA 01742

The Contact Person can be reached by phone at: 978-318-3290

or by email at: mrasmusen@concordma.gov

Signature of Applicant: Marcia Rasmussen

Signature of Property Owner (if different): [Signature]
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.

Project Summary

The Town of Concord requests CPA funding in the amount of \$50,000 for this year toward development of the open space parcel associated with the Junction Village Assisted Living project. The project site is located within walking distance of the West Concord Village District and Fitchburg commuter railroad line, and is expected to tie into the Bruce Freeman Rail Trail.

A task force is being formed to work with the Concord Housing Development Corporation to design the open space along the Assabet River associated with the Junction Village affordable housing project. The task force will work with a landscape architect to design a community walking trail that will loop around the Junction Village project and along the Assabet River connecting to two points along the Bruce Freeman Rail Trail. The CHDC will be funding the consultant services required to prepare an engineered survey and the landscape architectural design. Matching funds, in the form of earth moving/invasive species removal, will be provided during construction by the Grantham Group.

Narrative

As part of the project review of the Junction Village Assisted Living, West Concord residents voiced interest in developing a walking path along the Assabet River that would connect to and create a loop with the Bruce Freeman Rail Trail. These funds are anticipated to move the project forward with support from the Concord Housing Development Corporation (preparing survey and funding consultant support) and the Grantham Group (providing earth work/invasive species removal support).

CPC's Selection Criteria and Needs Assessment

This application meets the following Selection Criteria as found in the 2017 Community Preservation Plan:

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

This application meets the Recreation and Open Space criteria of the CPA legislation.

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

This project meets multiple goals as identified in the 2018 Envision Concord – Bridge to 2030 comprehensive plan. This project is responsive to **Goal #4 Provide responsible management of conservation lands, including protection, preservation, and restoration** because in addition to expanding publicly-owned protected open space, it is important to maintain and manage existing assets and to provide ongoing ecosystem management and monitoring to ensure healthy habitats and identify areas for concern and intervention. It also demonstrates collaboration with private land trusts and promote public/private partnerships to protect and preserve natural resources and conservation lands. This project is responsive to **Goal #7 Maintain and increase the amount of protected open space as needed to ensure community sustainability and resilience** by leveraging financial resources allocated to maintain and provide programming of current open space and recreational facilities. And, the project is responsive to **Goal #10 Provide responsible management of open space and recreation amenities, including programming of open spaces, public spaces, trails and recreational facilities to allow ubiquitous and equitable opportunities to encourage use by all residents.** This is accomplished through the allocation of staff time specifically to coordinate the

management of open spaces and recreational facilities in concert with its natural resources.

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

The West Concord Advisory Committee have been very interested in moving forward on this project.

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

This project will create additional opportunities to explore and view the Assabet River and will enhance the recreational aspect of the Bruce Freeman Rail Trail.

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

Because the trail will be in close proximity to the Junction Village Assisted Living project, and the existing Concord Park Assisted Living project, it will be available to older residents who may not have as many opportunities as they once had.

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

Yes, the project fulfills open space and recreational aspects of the legislation.

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

These funds will be administered through the Town of Concord's Department of Planning and Land Management (DPLM), with support from the Regional Housing Services Office staff since they also coordinate with the Concord Housing Development Corporation. DPLM has extensive experience in administering CPA funded grants and the Town has completed all of the requirements of their previously funded programs 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 DPLM has been involved in many aspects of the Town's Bruce Freeman Rail Trail development, which is comparable in intent of creating a path through the land. The Planning Division staff has overseen numerous grant funded projects and has the expertise and experience to implement this project.

- j. *Demonstrated financial need.*

The Town does not typically allocate financial resources to develop trails on land it does not own; therefore these funds are critical to be able to develop the open space plan once it is completed. The Concord Housing Development Corporation felt that it did not have the expertise to undertake open space/ recreational planning (since their mandate is focused on housing), which is why the Select Board has created the task force, who will be responsible for seeking public input.

- k. *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, additional “in-kind” services are being provided by the Concord Housing Development Corporation and the Grantham Group.

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

The preliminary site studies confirm that the Junction Village site is suitable for open space and recreation use.

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

There is some sense of urgency to be ready to move forward in the event the Junction Village project is approved for construction in 2019, since part of the project involves utilizing construction equipment to assist with the invasive species removal and some of the grading that may be needed for the path.

- o. The inclusion of an appropriate permanent deed restriction, preservation restriction, or conservation restriction.*

A Conservation Restriction is anticipated for the open space portion of the CHDC owned property (see attached map).

- s. Land acquisition projects for which CPA funds are sought must also adhere to the requirements of Article 35 of the 2008 Annual Town Meeting (See APP #54 of the Town of Concord, Aug. 2008). This article includes a requirement that affordable housing representatives be present at the start of any discussions with the Town concerning these acquisitions and the probable uses of the land. The CHA has a permanent representative on the CPC.*

This is not a land acquisition project.

Budget

An estimate will be prepared as part of the design work of the consultant and task force. This may be the first phase, depending on the complexity of the design.

Feasibility

The Concord Housing Development Corporation is open to the idea of an open space trail over the excess land. Preliminary assessment by members of the Natural Resources Commission, the Concord Conservation Land Trust, Planning Division staff and West Concord Advisory Committee who walked the site believe this is a good opportunity to provide pedestrian access to the very scenic Assabet River corridor.

Timeline

As noted, this project needs to move forward with the Junction Village Assisted Living project because it relies on having access to construction vehicles to assist with invasive species removal and grading of the trail. It is hoped that the JV project will begin construction in 2020. .

TOWN OF CONCORD
Junction Village Open Space Task Force
Committee Charge

A. Purpose

The Concord Housing Development Corporation (CHDC) owns a 12.8 acre site known as the Junction Village property located at the end of Winthrop Street in West Concord. The site, formerly owned by the State, is designated to be used exclusively for affordable housing and open space purposes. A Comprehensive Permit has been approved for the development of an affordable assisted living facility on approximately half of the site in 2017. The CHDC is interested in having assistance from Concord residents and a public process for the planning and design of the remaining half of the site as public open space, and has asked the Town to appoint a Junction Village Open Space Task Force to assist in the planning and design of the open space.

The Select Board establishes the Junction Village Open Space Task Force with the following duties and responsibilities and membership.

B. Duties and Responsibilities

The Junction Village Open Space Task Force shall work with the CHDC and with Town staff in the Department of Planning and Land Management and the Regional Housing Services Office to prepare an Open Space Master Plan. After reviewing relevant plans and reports, the Task Force will engage in a public planning process for the 6.68 acres of resource area identified in the comprehensive permit for conservation restriction as well as the 1.43 acres of open space identified as the 'triangle' or meadow area. The Plan shall consider the proposed location of a pedestrian sidewalk and path along the driveway to the facility and connection to the Bruce Freeman Rail Trail across a meadow area. The Plan shall incorporate accessible and assessed trails for public use as well as defining areas for habitat protection and advancement.

The Open Space Master Plan shall include:

- A description of the conservation values of the proposed resource area
- A tree inventory of trees 12-inches and greater diameter at breast height (DBH)
- Invasive species identification and remediation plan
- Location and design of trails, meadow areas, habitat
- Site furnishings (such as benches, bike racks and informational signs)
- Consideration of areas suitable for public artwork
- Inclusion of areas for contemplation and/or gathering of small groups
- Consideration of non-motorized boat/kayak/canoe access to the Assabet River

The Open Space Master Plan is expected to provide sufficient information to secure funding for design and construction, and for preparation of a Conservation Restriction. The Plan shall satisfy the Site Planting Plan requirement in the 2017 Comprehensive Permit and include preparation of a Baseline Documentation Report of the restricted land that shall be conducted in accordance with Mass Audubon's Massachusetts Conservation Restriction Stewardship Manual (March 2006), or as approved by the Division of Natural Resources. The Plan should include basic design specifications, preliminary or estimated costs, phasing recommendations (as appropriate) and a long-term maintenance plan with associated costs.

In order to provide the Task Force with basic information needed to begin the planning process, the CHDC will provide funding for a qualified consultant to collect additional information about the site that shall be incorporated into the existing Survey plan as follows:

- Delineation of the existing 200-foot Riverfront Area;
- Location and identification of significant trees (12-inch DBH or greater);
- Location and identification of large patches of invasive plant species;
- Location of meadow areas and site features (such as the existing two stands of sumac);
- The location of the existing/proposed emergency access easement over the Massachusetts Department of Corrections property;
- The location of the proposed drainage easement area as shown on the approved 2017 Comprehensive Permit plan.

The CHDC will also engage the services of a Landscape Architect with specialties in designing in ecologically sensitive areas, as well as trails, meadows, and recreational facilities to assist the Task Force with preparing the Junction Village Open Space Master Plan and facilitating a public outreach process. The Landscape Architect must be familiar with Open Space planning from a municipal perspective, sustainable design and practices/methods to ensure long-term community goals and be willing to work closely with the project stakeholders for development of the plan.

Milestones of the Junction Village Open Space Master Plan process:

- Working with staff from the Department of Planning & Land Management and the Regional Housing Services Office, review and analyze the 2016 Junction Village Open Space Planning Study and the approved 2017 Comprehensive Permit along with other relevant plans
- Plan and conduct a public process to receive public input
- Using input from the public process and from CHDC, refine and develop preliminary plans for the Junction Village Open Space and present an interim report to the CHDC and Select Board
- Present findings and initial recommendations in a public forum to receive feedback from Town citizens on the proposed Plan and incorporate additions and revisions as needed.
- At the conclusion of its work, the task force shall submit a final Junction Village Open Space Master Plan to the CHDC and the Select Board by September 2019.

The Town Manager is responsible for assigning appropriate staff to assist the Task Force in this work. The CHDC is responsible for overseeing the funding and contracting associated with development of the Open Space Master Plan.

C. Membership

The Junction Village Open Space Task Force shall be appointed and charged by the Select Board. Members will be appointed for a one year term (to be extended for an additional six months if needed). The Task Force shall consist of five voting members, as follows:

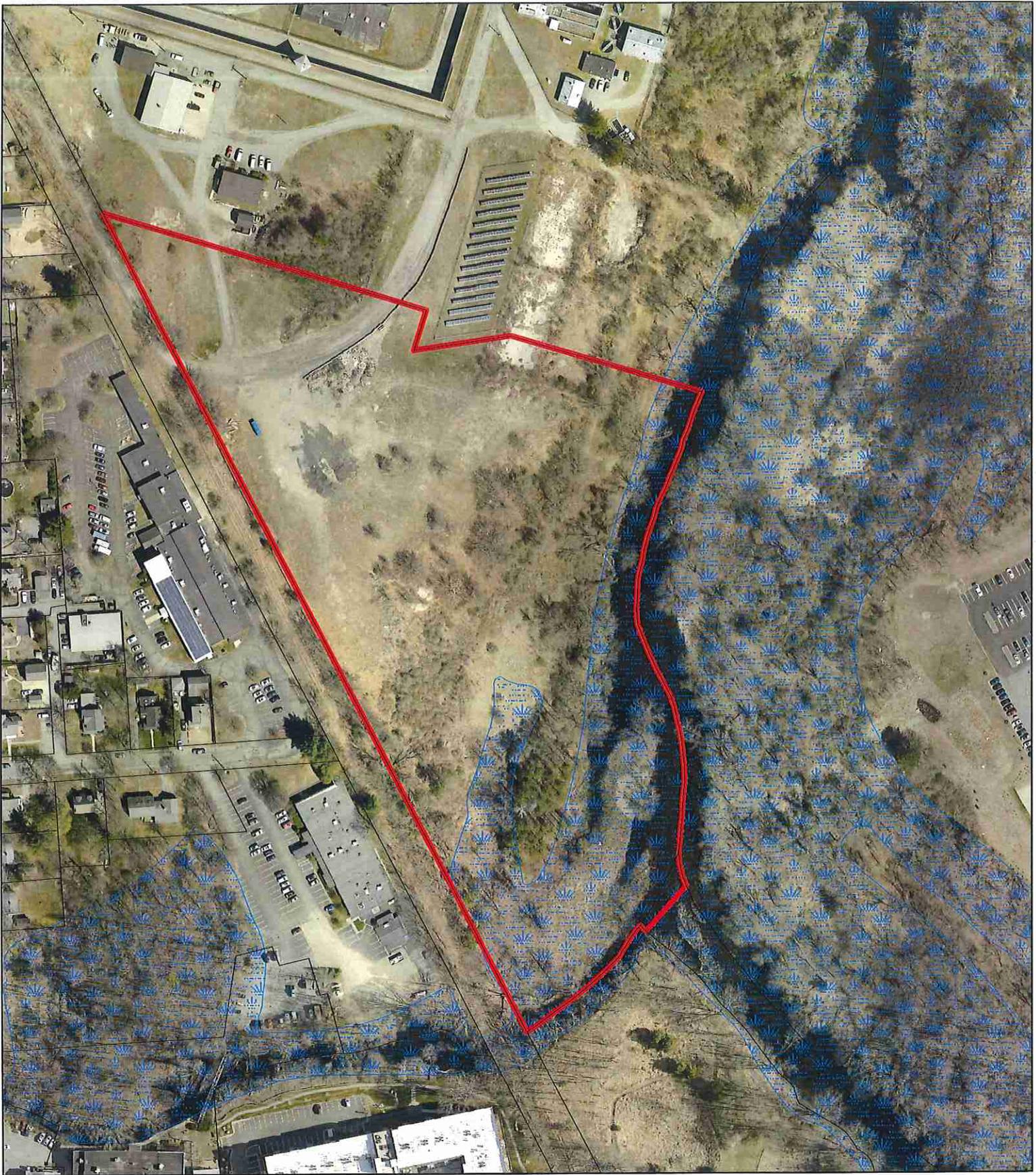
- One member from the West Concord Advisory Committee (recent or current);
- One member from the Natural Resources Commission (recent or current);
- One member from the Historical Commission (recent or current);
- One member from the Commission on Disability or Council on Aging (recent or current);
- One member at large.

In making appointments to the Task Force, the Select Board shall endeavor to find qualified candidates who represent a variety of backgrounds and interests. The goal is to have a Task Force which has a mix of gender, age and geographic distribution from the community.

D. Other Considerations

The Task Force shall appoint a Chair and Vice Chair to guide its efforts and a Clerk to maintain the record of the Task Force. The Task Force shall establish regular meetings and shall abide by the Massachusetts Open Meetings Law and Town General Bylaws.

The Junction Village Open Space Task Force is responsible for conducting its activities in a manner which is in compliance with all relevant State and local laws and regulations, including but not limited to, the Open Meeting Law, Public Records Law and Conflict of Interest Law. The Committee shall consult with the Town Manager concerning the allocation of town staff or financial resources toward this effort.

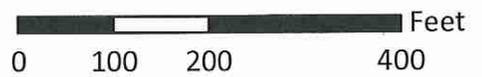


Legend

 Project Site

 Wetlands Conservancy District

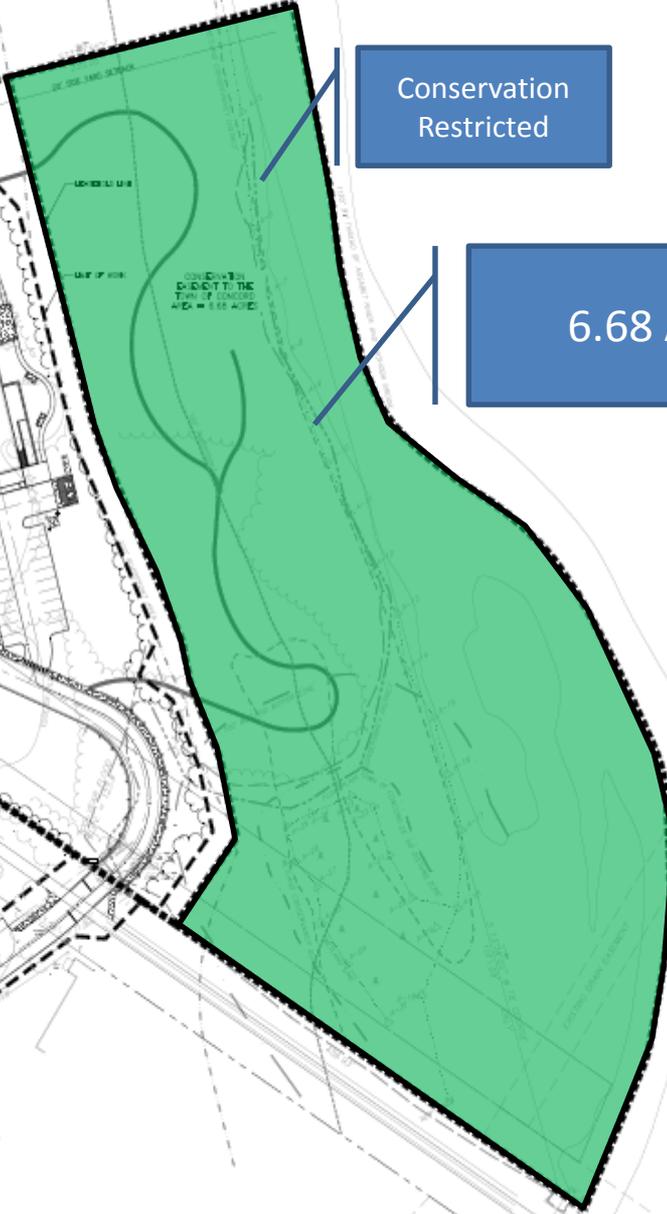
Junction Village Open Space
2019 CPA Application



1.43 Acres
Open Space

Conservation
Restricted

6.68 Acres



LEGEND
--- PROPERTY LINE
- - - - - PROPERTY LINE IF NOT
■■■■■■■■■■ PROPERTY LINE OF LIFE

SCALE	DATE	BY	CHECKED	DATE	BY
SCALE	DATE	BY	CHECKED	DATE	BY
 FUSS & O'NEILL INCORPORATED 100 WEST BOSTON STREET, SUITE 200 BOSTON, MASSACHUSETTS 02111					
THE GRANTHAM GROUP, L.L.C. LEASE AREA PLAN CHRISTOPHER HEIGHTS ASSISTED LIVING FACILITY PROJECT MASSACHUSETTS					
PLAN NO. 2020040 AND DATE: 10/20/20					
C1.01					

NOT FOR CONSTRUCTION