



**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 17, 2021**

Applicant: Town of Concord

Co-Applicant (if applicable): Concord Housing Development Corporation

Project Name: Assabet River Bluff Preservation and Housing – Land Acquisition

Project Location/Address: 2B Upland Road and 406 Old Marlboro Road

Purpose: (Select all that apply)

- Open Space       Community Housing       Historic Preservation       Recreation

Project Budget:

Amount of CPA Funds Requested:      \$ 1,000,000  
Amount from Other Funding Sources:      \$ 1,910,000  
Total Project Budget:      \$ 2,910,000  
(If multi-year project, note current phase only)

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

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

\* Required Documentation

The Contact Person for this Project is: Marcia Rasmussen, DPLM Director, Delia Kaye, Natural Resources Director, Lee Smith, Concord Housing Development Authority Chair  
All Correspondence should be mailed to: 141 Keyes Road, Concord MA 01742

The Contact Person can be reached by phone at: 978-318-3290 and 978-318-3285 or by email at:  
[mrasmusen@concordma.gov](mailto:mrasmusen@concordma.gov); [dkaye@concordma.gov](mailto:dkaye@concordma.gov); [leesmith125@gmail.com](mailto:leesmith125@gmail.com)

Signature of Applicant:  

Signature of Property Owner (if different):   

**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 and the Concord Housing Development Corporation have a unique opportunity to acquire a parcel of land for both open space and community housing purposes. The project has support from the neighborhood, as well as the Concord Land Conservation Trust and the Sudbury Valley Trustees, who will both participate in fundraising for the open space acquisition. This request is for \$1,000,000 in CPA funds, requested equally from the Open Space and Community Housing categories.



Project Site: 2B Upland Road and 406 Old Marlboro Road

**Project Narrative:**

The project consists of acquiring two parcels, preserving river frontage and woodland, and creating the opportunity for affordable community housing. The larger parcel, 2B Upland Road, consists of 5.22 acres of undeveloped woodland with approximately 785 feet of frontage on the Assabet River on its western boundary. The newly opened Bruce Freeman Rail Trail forms the eastern boundary, and the southern boundary is private residences, with 50 feet of frontage on Upland Road.

The second parcel, 406 Old Marlboro Road, is a 0.39-acre residential parcel with a two-family dwelling constructed in 1896. The home is configured with a 746 SF apartment on the first floor and a 520 SF apartment on the second floor. There is a full unfinished basement. The existing dwelling would be evaluated for preservation and conversion to affordable housing.

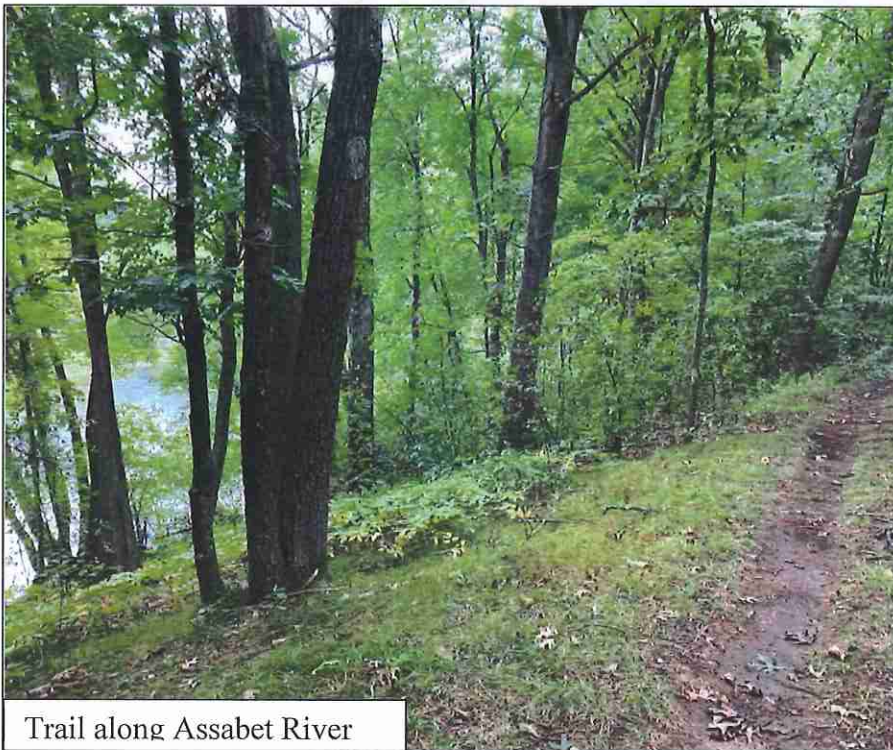
Both parcels are being offered for \$2.8 million.

The intention is for the Concord Housing Development Corporation to enter into a Purchase and Sale agreement with the seller. Following acquisition of the parcels, the land will be subdivided, and the housing portion will be developed in accordance with an RFP. This might lead to conveying the property to a developer in accordance with a Development Services Agreement, which would lay out the plans, units, finances and other criteria. The housing parcel, approximately 1.75 acres, would be developed in a cottage-style development, and provide first-time homeownership opportunity to a range of incomes, between low-income (eligible for the state 40B State Housing Inventory) and moderate income for workforce housing.



Two-family dwelling at 406 Old Marlboro Road

The open space parcel is primarily upland woodland, approximately 3.86 acres, and about 2 acres is developable in accordance with the Wetlands Protection Act and Concord Wetlands Bylaw. Acquisition of the property in a joint partnership between the Town and the CHDC provides the means to ensure that much of the land is preserved for conservation and passive recreation purposes,



Trail along Assabet River

while remaining open to the public, as well as the ability to direct the development of community housing on the housing parcel.

The open space parcel is a mature white pine/ red oak woodland, with several trails throughout, including a trail along the top of the bluff overlooking the Assabet River. Its proximity to the Bruce Freeman Rail Trail provides a welcoming woodland to explore. Across the river is a Town conservation parcel that consists primarily of a

low-lying floodplain wetland system. The open space parcel would be conveyed to the Town through the Natural Resources Commission, or one of the land trusts, for conservation and passive recreation purposes, with a permanent Conservation Restriction in accordance with the CPA.

### **CPC's Selection Criteria and Needs Assessment**

This application meets the following General Selection Criteria as found in the 2021 Community Preservation Plan:

- a.) **Eligibility** – Under the CPA legislation, CPA funds may be used is for “*the acquisition, creation, and preservation of open space*”, and “*acquisition, creation, preservation and support of community housing*”. This proposal seeks to preserve and give public access to open space, and provide community housing.
  
- b.) **Consistency with Town-wide Planning** – Acquisition of the land is consistent with several Town goals. The proposed project meets Goals 1 and 2 of the 2015 Open Space and Recreation Plan. Goal 1, “Protect water resources and biodiversity” is met through protecting land adjacent to the Assabet River corridor. Protection of the upland bluff overlooking the river ensures that an intact riparian corridor is retained, protecting water quality, promoting infiltration, and preserving important wildlife habitat in the area. Goal 2 of the OSRP, “Improve recreational access and connectivity” is met by providing and maintaining attractive woodland trails for the community, including connections to the popular Bruce Freeman Rail Trail.

This project also meets several goals of the 2018 Comprehensive Long Range Plan. Goal 4.6.1 identifies the importance of “maintaining and increasing the amount of conservation land... to protect important ecosystems and natural systems”, which this project seeks to do. Goal 4.6.9.1 identifies the value of connecting hiking trails for nature enjoyment, and to village centers, which is achieved through protecting and maintaining woodland trails on the open space parcel, as well as connecting to the Bruce Freeman Rail Trail, which travels directly into West Concord.

This project, including the subsequent creation of housing units, meets the CPC Housing guidelines in many ways.

1. Address objectives in the 2018 Comprehensive Long Range Plan or the Housing Production Plan:

The 2018 Comprehensive Long Range Plan asks the town to “Bring private and public groups representing open space, land conservation, resilience, and housing together to identify solutions for meeting housing needs” (Goal 3). This project exemplifies this goal.

This project meets many of the goal identified in the Housing Production Plan, including:

- (Goal 2) Increase variety of housing options, particularly near village centers;

(Goal 3) Encourage creation of affordable rental and ownership housing for households with low-incomes, moderate, and middle-incomes throughout the community;

(Goal 4) Encourage the preservation of existing smaller homes and the construction of new smaller homes, especially as permanently affordable homes for low-income families;

(Goal 5) Promote and support affordable housing for families including rental and homeownership opportunities.

- a. This project contributes to the Town’s State Housing Inventory units to maintain its goal of 10% affordability consistent with Chapter 40B.
- b. The units eventually created in this project will ensure long term affordability through deed restrictions or other mechanisms.
- c. This project creates new affordable housing opportunities conversion of market rate housing (on one of the parcels) to affordable units or the construction of new buildings on previously developed sites.
- d. This project will give preference to local residents, Town and school employees, Hanscom AFB military personnel and other groups with a “Concord Connection” in accordance with State guidelines.
- e. This project has received support from local organizations and institutions that advocate for affordable housing.
- f. This project creates a mixed-income development that are harmonious in design and scale with the surrounding community.

c.) **Support by Boards, Committees, Community & Town Meeting Actions** – Town Meeting has regularly supported acquisition of land for conservation and affordable housing purposes. The neighborhood is enthusiastic about the joint affordable housing/preservation project. The project is a partnership between the Town, the Sudbury Valley Trustees, Concord Land Conservation Trust, Concord Housing Development Corporation, and the Concord Housing Foundation, and the Select Board has given approval to reserve a 5% down payment.

d.) **Preservation, Protection, or Enhancement of existing Town-owned open space, recreation, historic, and/or housing assets** – This proposal preserves land adjacent to the Assabet River and the Bruce Freeman Rail Trail. It will also support the creation of much-needed additional community housing in Town.

e.) **Service of Multiple or Underserved Populations** – Acquiring land for community housing provides affordable housing to more people as housing costs continue to soar. Open space acquisitions provide public access, and are open to all members of the community.

f.) **CPA Purposes** – This proposal meets the CPA purpose of community housing land acquisition and open space preservation.

g.) **Administrative and Financial Management** – The Town has successfully undertaken numerous land acquisition projects over many decades. In addition, the Department has extensive experience administering CPA funds and other grant applications and has met all requirements of the program and funds to date. The Concord Housing Development Corporation has similarly managed several affordable development initiatives.

h.) **Successful Implementation of Similar Projects** – Please see above comment.

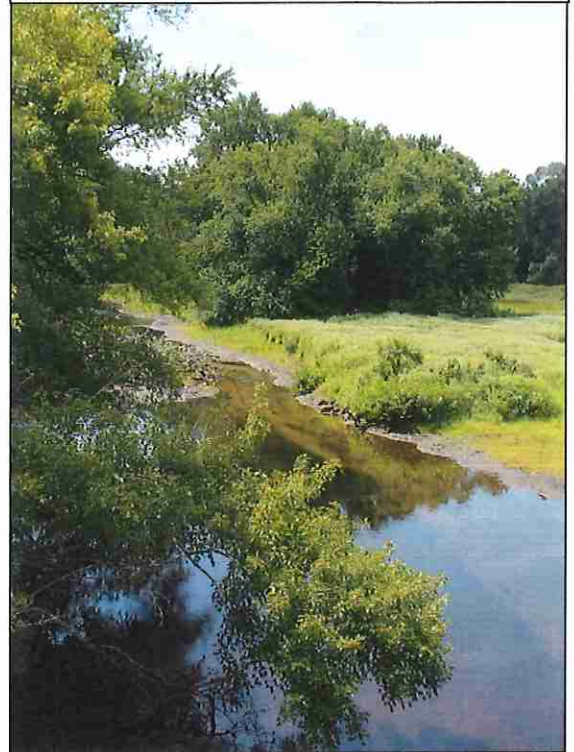
i.) **Site Control** – The land is owned by Digi LLC, and they are in full support of this application.

j.) **Financial Need** – Concurrent interests for schools, infrastructure, and other important Town needs are always in competition for open space acquisition and community housing efforts. Community Preservation Act funds present a welcome avenue to acquire land for community housing and to protect and preserve conservation lands important for interest in protecting valuable ecological resources, as well as climate resiliency by providing undeveloped buffers to safeguard against natural disasters.

k.) **Sources of Funding** – Funding will be sought from multiple sources, including available affordable housing funds, Concord Housing Foundation, free cash, and private fundraising.

l.) **Project Plan Feasibility** – The feasibility of this project is excellent. The Town, CHDC, CLCT, and SVT are enthusiastic about the opportunity to partner on this project, which will provide a number of benefits for the public.

View towards 2B Upland Road from the BFRT Bridge over the Assabet River



- m.) **Urgency of Project** – The property owners intended to place the parcels on the market this summer, but have held off in the interest of working with the Town to accomplish this project. Should the project not be funded, it will almost certainly be acquired by a developer and developed to its highest and best use, with no guarantee of community housing, land preservation, or public access.
- n.) **Maintenance Provisions** – N/A
- o.) **Permanent Restriction** – A Conservation Restriction in accordance with Chapter 184 §§ 31-33 will be placed over the open space parcel, and affordable housing units will be subject to an affordable housing restriction.
- p.) **Reimbursement** – This proposal does not seek reimbursement of previously appropriated funds.
- q.) **Incorporation of Sustainable Design Features** – N/A.
- r.) **Four Sustainability Principles** – N/A.
- s.) **Local Qualified Vendors** – N/A.
- t.) **Normal CPC Schedule** - This proposal does not request the CPC to act outside their normal schedule.
- u.) **Land Acquisition Projects** – The Town reached out to the Concord Housing Development Corporation as soon as it became aware of the availability of the parcels for acquisition, and is submitting this application in partnership.

### **Budget**

Concept plans for the development will be undertaken shortly, and once those are in hand the funding allocations can be determined. The intent is to provide a detailed budget as soon as is feasible, and no later than November 30, 2021.

### **Feasibility**

The property owners are extremely interested in working with the Town and the CHDC to accomplish the joint goal of community housing and land preservation.

### **Timeline**

The CHDC is expected to enter into a Purchase and Sale Agreement in Fall 2021, subject to CPC recommendation and Town Meeting approval. Development concepts will also be prepared in fall of 2021. Following Town Meeting approval, the land will be subdivided and conveyed. The CHDC expects to issue a Request for Proposals to develop the housing parcel in summer of 2022. The Conservation Restriction on the open space parcel will also be developed in summer of 2022.