



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 20, 2019

Applicant: Town of Concord

Co-Applicant (if applicable): _____

Project Name: Assabet River Pedestrian Bridge Construction Drawings & Permitting

Project Location/Address: Assabet River, West Concord, Behind 300-310 Baker Ave & 68 Commonwealth Avenue

Purpose: (Select all that apply)

☒ Open Space

☐ Community Housing

☐ Historic Preservation

☒ Recreation

Project Budget:

Amount of CPA Funds Requested: \$250,000

Amount from Other Funding Sources: \$

Total Project Budget: \$250,000
(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
(if appropriate)

☒ Narrative *

☒ Selection Criteria and Needs Assessment

☐ Copy of Audit or most recent Financial
Information (Non Profit Organizations Only)*

☐ Detailed Project Budget *

☒ 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

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

The Contact Person can be reached by phone at: 978-318-3290 or by email at: mrasmussen@concordma.gov

Signature of Applicant: Marcia Rasmussen

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.

Brief Project Summary

Pedestrian connectivity is the hallmark of a healthy and viable community. The Baker Ave. business area is within walking distance of the West Concord Village Center, but it lacks direct safe and comfortable access to the West Concord MBTA commuter rail station as well as the restaurants, shops and services in the Village Center. The goal of this project is to develop final construction drawings and documents and conduct the permitting needed to apply for various grant funds to advance the Assabet River Pedestrian Bridge to construction. The grant request is for \$250,000 and is eligible in the Open Space and Recreation CPA category.

Narrative

The idea for connectivity between Baker Avenue businesses and the West Concord Village has been on the minds of Concord citizens since 2001 with the redevelopment of 300 Baker Avenue which required public access and \$10,000 for transportation demand management (TDM) solutions. In 2005, investigating satellite parking and pedestrian access from the Baker Ave. commercial area to the West Concord business area was listed as one of the Comprehensive Long Range Plan Transportation & Circulation Goals. This idea was again repeated in the 2007 Village Center Study, which identified the need to assess a potential walkway connecting Baker Ave to West Concord Center and explore, create and/or enhance connections and pedestrian greenways. Finally, in 2010, the West Concord Village Master Plan specifically stated the need to construct a pedestrian bridge over Assabet River.

It wasn't until 2017 that momentum on this project began in earnest with the Town utilizing the \$10,000 TDM funds to have a consultant prepare a feasibility study of a pedestrian bridge over the Assabet River. The feasibility study analyzed four crossings along a 1,000 foot section of the Assabet River to determine potential river impacts, alignment issues, and pedestrian travel times. The report assesses three main structural types of bridge and compares them based on performance characteristics, constructability, and costs that range from \$2 million to \$3.6 million. The study results conclude that a trestle type bridge offers the least expensive option but the greatest number of supports within the river floodway, the truss-style bridge would provide the fewest supports within the river floodway at a mid-range cost and the beam structure provides an equally low number of supports but at the highest cost.

The Town utilized the information from the feasibility study to submit a CPA application for the Bridge and was awarded \$35,000 in 2018 for preliminary design and survey. A detailed survey of the 1,000-foot section has been completed (\$20,000) and the Town hired a consultant to develop preliminary designs and locations and gather community input (\$15,000 CPA funds, \$500 Planning Division budget & \$15,000 in donated billable hours by the consultant).

The Town's consultant team and the property owner for 300-310 Baker Avenue Novaya Ventures, held two public workshops on June 26, 2019. The consultants presented three potential bridge locations and three different bridge designs. The consultants received great feedback on each concept and a general consensus from those participating that a bridge close to the existing commuter rail bridge was preferable. Many supported the idea for a defined pedestrian walkway separate from a lane for bicyclists, as well as having a covered walkway so the bridge could be used throughout most of the year.

On July 30th, the Town Planner and consultant team presented the project to the River Stewardship Council (RSC) to make sure it was on the right track for a bridge over a designated Wild & Scenic River. The RSC appreciated learning about the decision making process on the location selection and supports the project. The National Park Service was also at this meeting and supports the development of the pedestrian bridge, and will work with the Council on providing comments during the design process.

It appears that Site 1 closest to the commuter rail bridge may offer the best combination of meeting project objectives while minimizing potential negative impacts to Wild and Scenic values including: floodplain habitat; natural scenic values; and existing trails. The next step, for which this funding is being requested, is to advance the design to full construction drawings and initiate the various Federal, State and Town permits. The cost for final construction drawings and permitting is due to its complexity, its location within the floodway of a river designated as 'wild and scenic' and federal and state permitting requirements.

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 Open Space and Recreation under the CPA legislation as it will provide funding for the support of recreational use and access to Open Space.

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

As noted in the 2010 West Concord Master Plan, the Assabet River pedestrian bridge has been identified as an important link between the Baker Ave. businesses and the services available in West Concord Village that will provide an alternative means of transportation and recreation for residents and visitors, as well as connecting to the Bruce Freeman Rail Trail. Additionally, the 2014 Recreation Facilities Strategic Plan identifies the importance of providing connectivity between parks and facilities and waterway access, which this bridge would address. The 2018 Envision Concord Comprehensive Plan Open Space Core Action Item highlights the need to ensuring the village centers are well connected and potential improvements including a pedestrian bridge over the Assabet River in West Concord.

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 has been working to identify new connections, trails and linkages that improve the pedestrian experience and provide an alternative means of access to the traditional automobile – this is a project that they support. The River Stewardship Council and the National Park Service have indicated their support for the development of the bridge.

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 by providing access to a somewhat hidden part of Concord.

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

This project has the potential to serve multiple and underserved populations. Additionally, the project will address a significant safety issue of people walking along the MBTA Commuter Rail bridge in this location.

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). 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 Planning Division has overseen numerous grant funded projects and has the expertise to implement a project of this scale.

i. *Demonstrated financial need.*

The development of construction drawings, construction documents and the required permitting of a bridge over a designated 'wild and scenic' river is beyond the scope of the Town's Capital Improvement Program for the coming year given other projects that are already scheduled.

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

There have been initial discussions with the owner representatives of several Baker Ave. businesses who have expressed interest in this project; however, a firm commitment for funding has not yet been provided. The Planning Division staff will pursue leveraging private funding for this project.

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

The "Feasibility Study for a Pedestrian Bridge over the Assabet River", the preliminary design work with the consulting architectural firm and the support from the River Stewardship Council confirms that a pedestrian bridge is feasible.

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

There is not an urgent need for the Town to approve this funding at this time; the schedule is flexible and the impact of delay on this aspect of the project delays seeking construction funding.

Budget

The 2017 Feasibility Study provided a preliminary estimate cost of \$250,000 to conduct the survey, design and permitting. The estimate is based on their professional knowledge of similar projects and understanding of the federal and state permitting processes. The Town was awarded \$35,000 in CPA funds in 2018 for survey and preliminary design. The architectural consulting team hired to conduct the preliminary design has utilized the Feasibility Study, survey and public input process on the overall type of bridge that would be desirable to confirm a budget estimate of \$200,000 is appropriate for the development of construction drawings and documents and \$50,000 would be required for the permitting.

Statement of Sustainability

The goal of this project is to provide a safe and functional pedestrian connection that directly links the West Concord Village Center to the Baker Ave. offices, medical facilities and hotel. Providing a pleasant and safe pedestrian route will promote use of the commuter rail and hopefully reduce vehicle use/traffic congestion in the Village Center.

Timeline

The timeline for this project is to execute a contract within two months of notification of aware of the CPA grant with a consultant team experienced in design, permitting and construction of pedestrian bridges, as well as community engagement. The process for development of the full construction drawings and permitting is expected to take approximately a year. It is anticipated that once 75% percent drawings are completed, the Town will begin to seeking construction grant funds through various federal, state and non-profit organizations.

WARNER'S POND

NASHOBA BROOK

ASSABET RIVER

300 BAKER
AVENUE

CONCORD PARK
SENIOR LIVING

COMMONWEALTH AVE

COMMUTER RAIL

COMMONWEALTH AVE

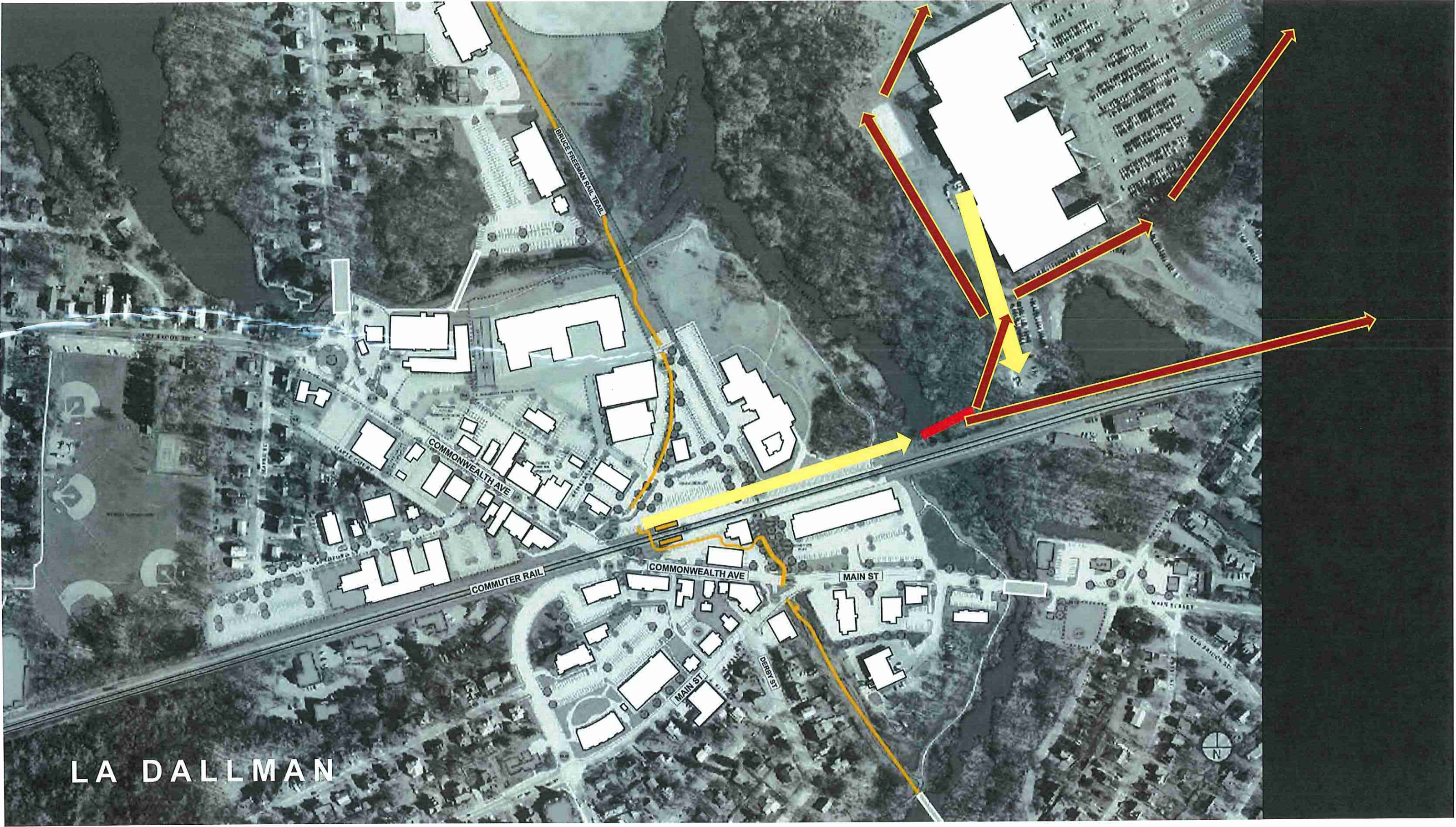
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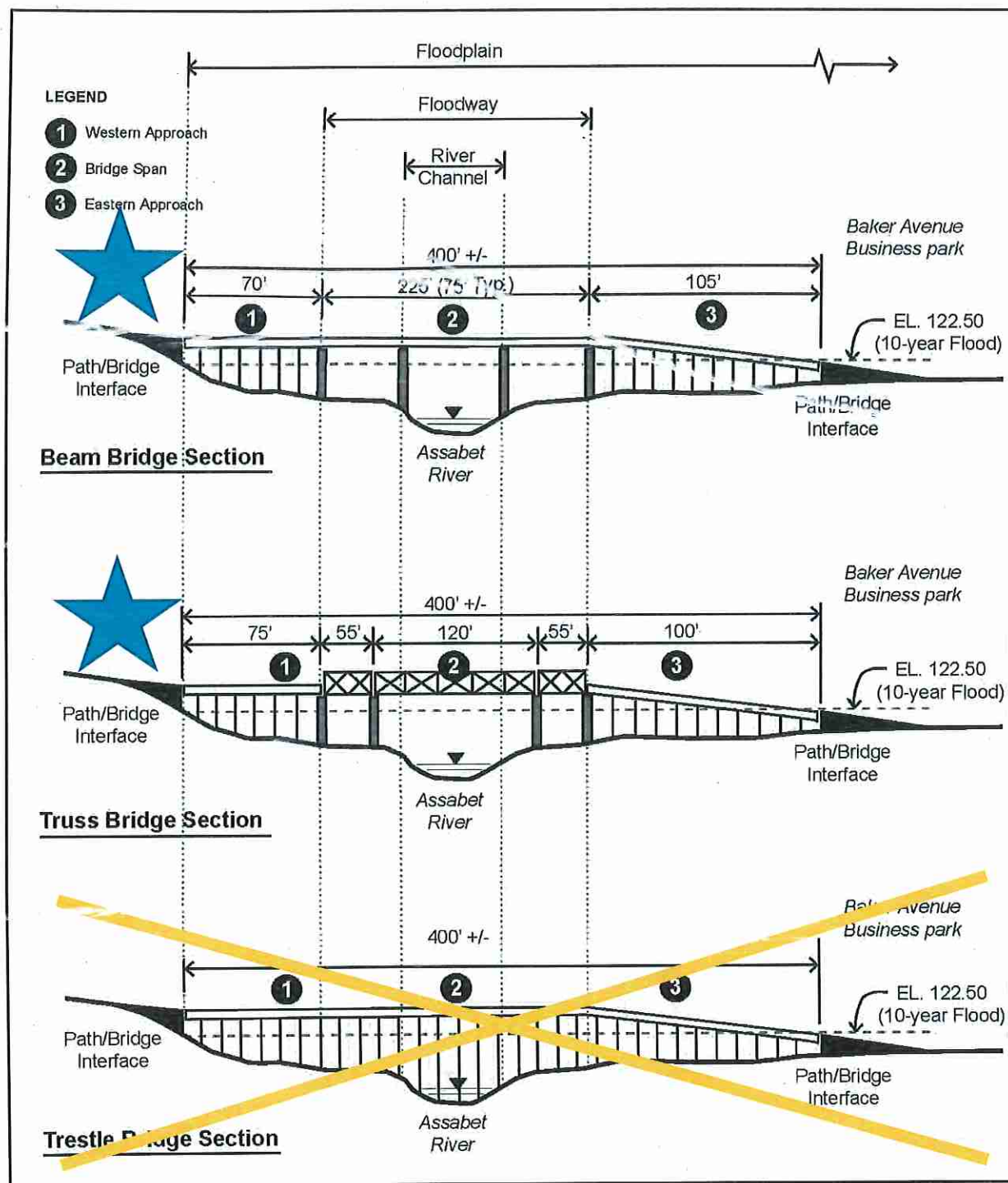
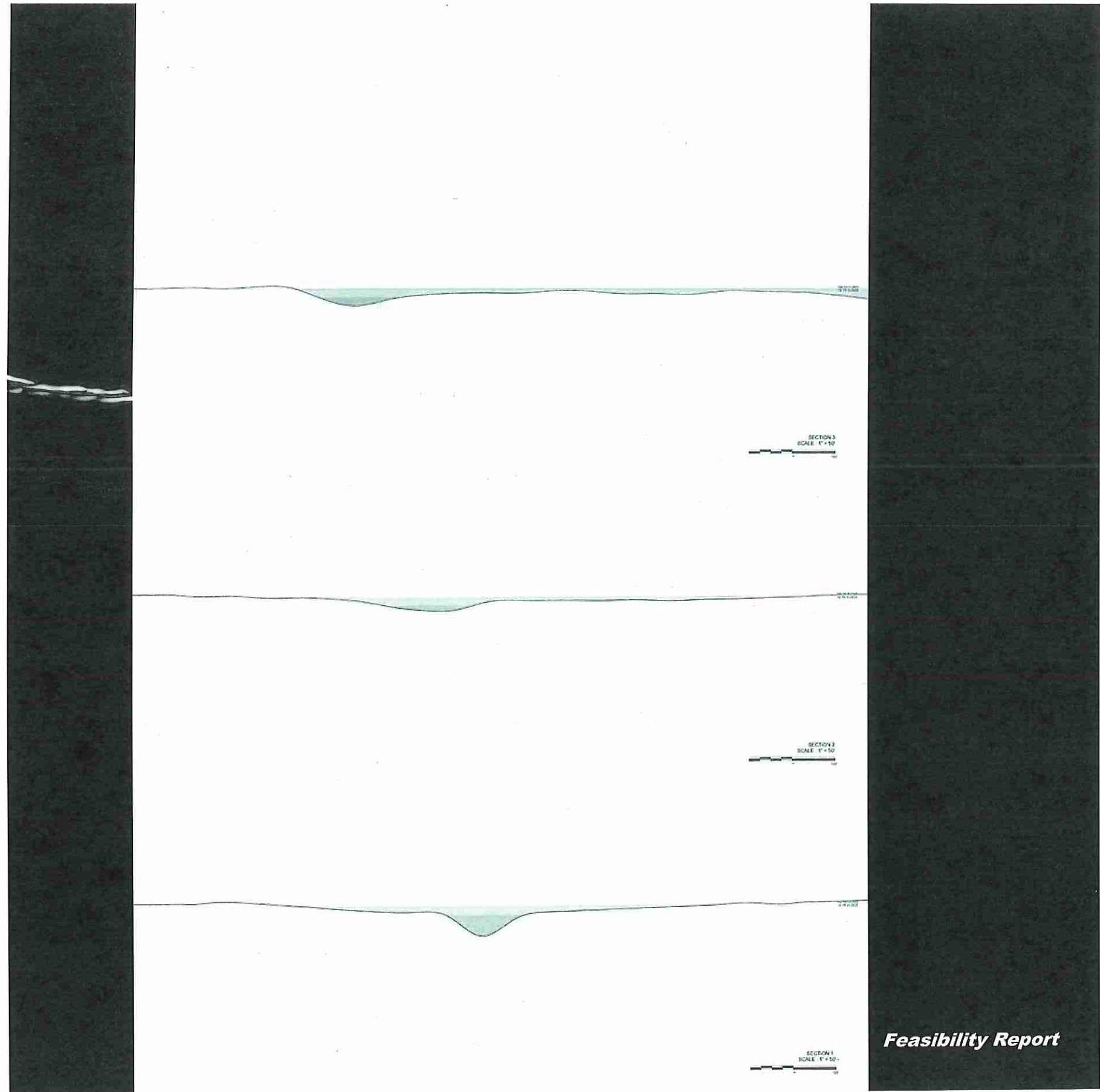
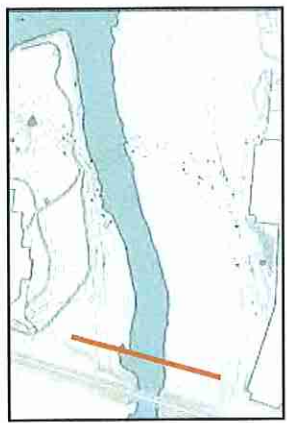
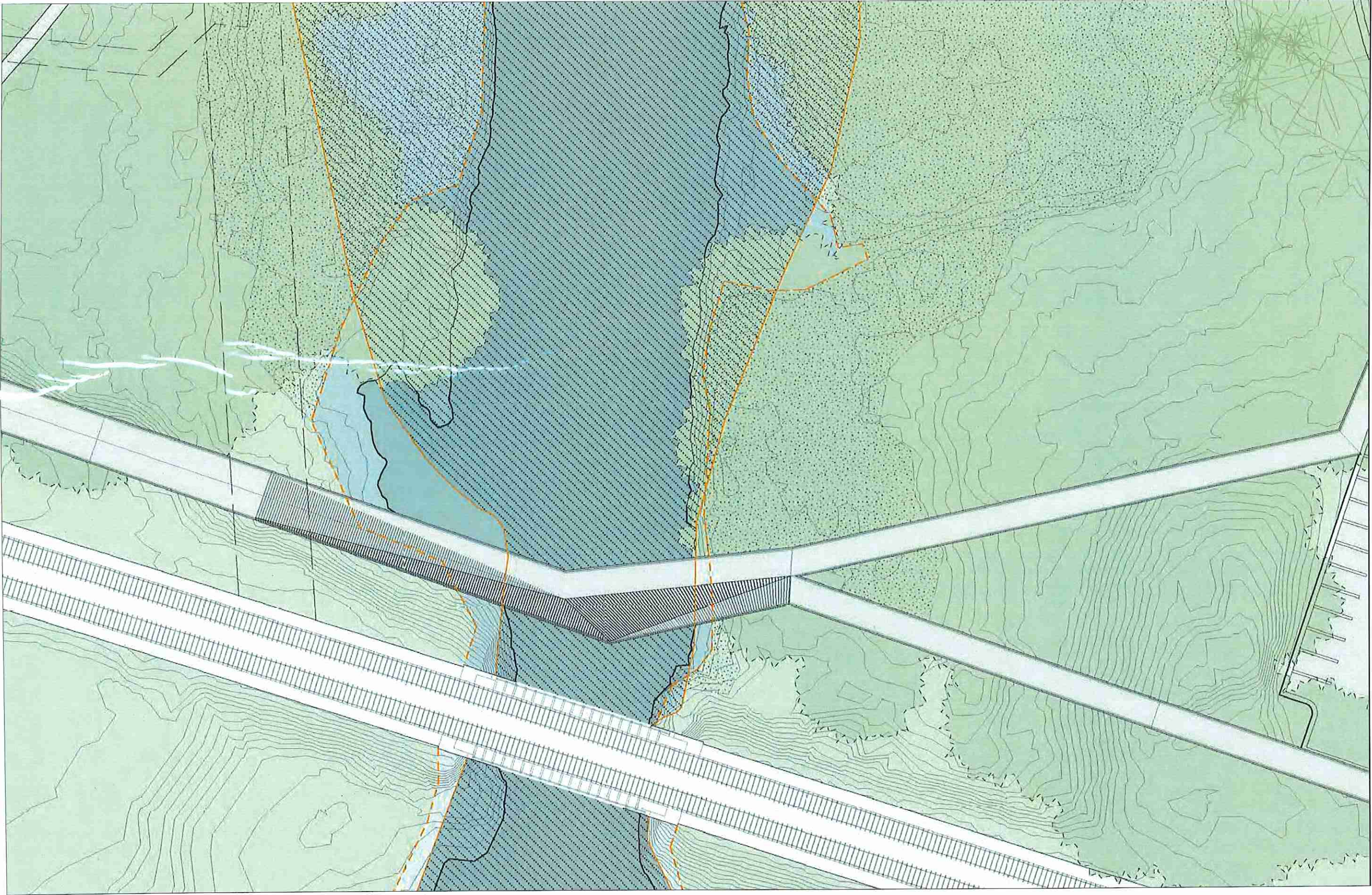
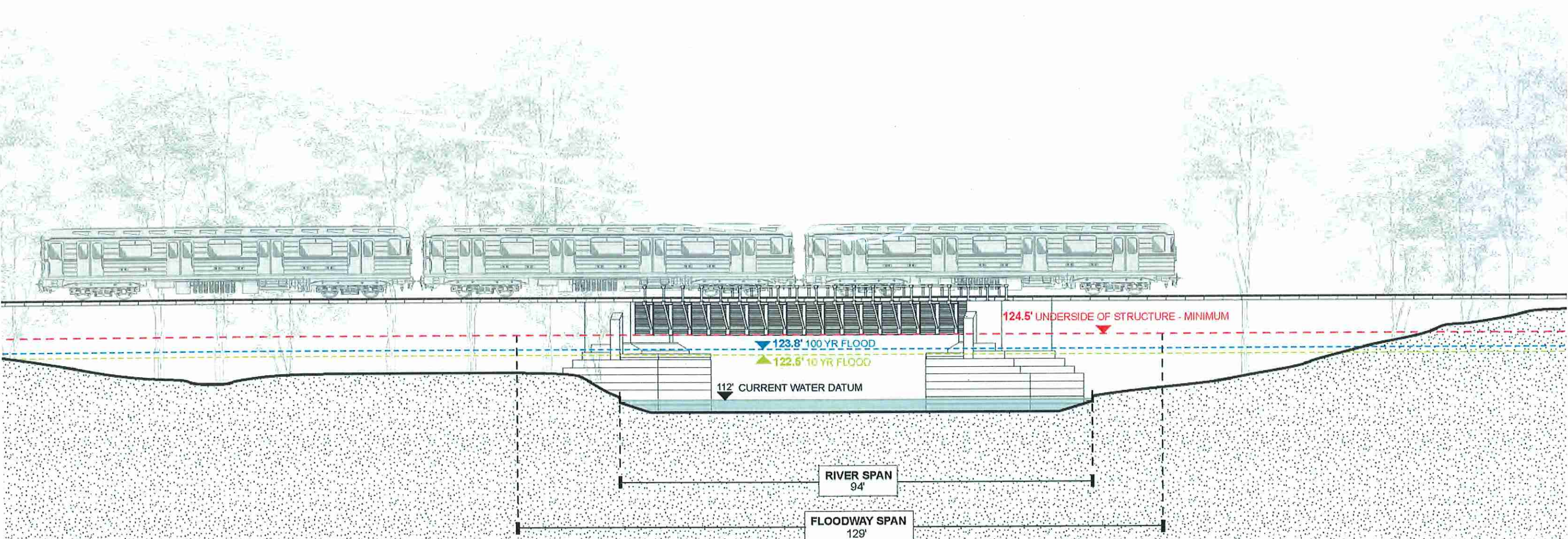


Figure 13: Schematic Sections

Study for a Pedestrian Bridge
over the Assabet River
West Concord, MA







SECTION C
Existing Conditions

