



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/Junction Village Open Space Task Force

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

Project Name: Junction Village Open Space

Project Location/Address: end of Winthrop St. / West Concord

Purpose: (Select all that apply)

- Open Space Community Housing Historic Preservation Recreation

Project Budget:

Amount of CPA Funds Requested: \$ 300,000

Amount from Other Funding Sources: \$ 25,000 +

Total Project Budget: \$ 325,000 + for Phase I
(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 checked="" 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 (<u>Non Profit Organizations Only</u>)* |
| <input 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

All Correspondence should be mailed to: 141 Keyes Rd. 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): Lu S. Fin

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.

CPC APPLICATION: Junction Village Open Space

Brief Project Summary:

The proposal to create passive open space on 6.5 acres of land along the Assabet River as it stretches behind the MCI property and perpendicular to the Bruce Freeman Rail Trail is a unique opportunity for Concord to utilize exquisite and scenic open space that has enormous historical significance, is accessible to numerous constituencies via road, river, train, and bike path, and is close to the center of West Concord Village. The space, a gem of property with many well-established specimen trees, several natural overlook spots along the river, and the potential to serve as a gathering and reflection place for all, will serve numerous populations including the residents of an adjacent 83-unit affordable assisted-living complex, local residents, visitors to the MCI facility, rail trail users, and anyone who comes to the Village and values open space. This project accomplishes many goals as laid out by the CPC General Selection Criteria, including open space and (passive) recreation and historic preservation and education. Also, it will support the town’s goals toward community housing by providing a beautiful, accessible and safe park to the future residents of what will be Christopher Heights at Junction Village. The project scope involves a multi-year process that will begin with general design and invasive plant removal at the property, and will evolve to a richly developed parkland with interpretive panels to educate visitors about the historical aspects of the site, a pollinator meadow, multiple gathering spaces for classes, groups, reflection and learning, and public art. The proposed budget for the first phase of the project is \$300,000, with an assumption that the applicant will make future requests for at least the same amount to construct the park’s infrastructure.

Narrative:

The proposed Project area consists of about 6.5 acres, which are part of a 12.8 parcel of land bordered by the Bruce Freeman Rail Trail to the southwest, the Assabet River to the east and the MCI Correctional Institute to the north. The Project is divided into two parcels, a flat, smaller wedge of land on the left (northwest) side of the property, hereinafter referred to as “the meadow,” and a long, thin, largely wooded piece of land along the riverbank hereinafter referred to as “the park.” The parcel is owned by the Concord Housing Development Corporation, which has supported development of the site as an open-space resource from its first appeals to the town in 2017. The CHDC is developing another 4+ acres on site, between the two parcels of the Project area, for an 83-unit affordable assisted living facility, to be built and managed by The Grantham Group. In 2020, Concord’s Select Board created the Junction Village Open Space Task Force (JVOSTF) to develop a master plan for the open space portion of the site. This group’s charge has been to establish a plan that includes passive recreation on the site, but that also takes advantage of its central location, natural landscape, and historical significance.

As such, the proposal before the CPC today is the first phase of a larger plan designed to make this parkland an integral component of Village life in West Concord. Here, visitors will be able to walk among wildflowers and a pollinator meadow along a fully accessible pathway. They will be able to visit interpretive panels to learn about the site’s history as the site of the 1859 muster for the Massachusetts militia gathered to conduct military exercises prior to the Civil War; about the boys’ reformatory-turned-prison building and its importance as an economic

engine for West Concord; and about the Wild and Scenic River designation for the bordering Assabet River and what that means to the town's history and landscape. They will also be able to convene at one of the site's natural and shaded gathering spaces for book clubs, poetry readings, lectures, performances. And they will be able to browse the public art stations designed along the pathways as outdoor gallery space to showcase West Concord's rich and prolific artist community.

The Project, as proposed, is a true community effort. It will be stewarded through its approval processes by the Planning Division and Director Marcia Rasmussen, with help from the Natural Resources Commission and Director Delia Kaye, while working alongside the Concord Housing Development Corporation and Elizabeth Rust of the Regional Housing Services Office. In terms of community support, letters from the West Concord Advisory Committee and the West Concord Junction Cultural District Committee will be submitted, with additional requests made for letters of support from other interested groups. In terms of long-term maintenance, it is the JVOSTF's hope that a number of community entities will partner with our group to maintain the space, including the Trail's Committee to steward its trails; Natural Resources, which, with the help of its summer crews, could help maintain the trees and open spaces and cut down the wild flowers at the end of the season; the West Concord Green Thumbs, which could help with targeted plantings (though there are minimal to no plans for planters); and the West Concord Junction Cultural District Committee and ArtScape, (a collection of artists based in Bradford Mill), both of which could help place artists' work throughout the site.

To Town Meeting, the reasons for support of this Project are clear: Establishing this area for public use is a unique opportunity to (1) increase, protect and preserve a large, walkable, accessible open space in the heart of the West Concord Junction Village setting that is, to date, unusable; (2) educate the public about the space's rich and important history; (3) serve multiple populations including local residents, patrons of local businesses, nature lovers, bikers, boaters, and one particularly underserved population: visitors who can use the site on their way to and from MCI prison; (4) provide a safe, walkable space for our future neighbors of the soon-to-be-built affordable assisted living facility in Christopher Heights; and (5) establish a new, large habitat for pollinators. For these and many more reasons, members of the JVOSTF believe Town Meeting will be supportive of the proposal to bring the park at Junction Village to fruition.

To that end, the JVOSTF foresees an implementation plan that is at least a two-stage process: The first request of CPC money will go toward (1) continued design work, (2) invasive plant removal, and (3) basic trail making. The second request of CPC money, likely proposed in the next cycle, will go toward infrastructure for the park including seating, new plantings, gathering and performance spaces, overlooks along the river, interpretive panels and/or kiosks, and bike racks. We expect this to be a multi-year process, especially considering the invasive plant removal that must take place.

In sum, the goals of the Project are many-fold. The "meadow" portion of the Project, where wild and pollinator flowers will be planted to enhance the natural landscape, will beautify the entranceway to the new assisted-living facility, provide a safe, accessible place to gather for the greater community, and improve a local pollinator habitat. That portion of the site, now empty but for weeds and piles of dirt, will also finally acknowledge West Concord's significant

historical contribution to the town's early Civil War days as well as its later history as a reformatory and prison, a vital piece of West Concord's economic history for more than 150 years. The larger portion of the site, the park along the river, will significantly increase the Village's open space, which is directly in accordance with a goal set forth by the Envision Concord Bridge to 2030 report that calls for "continued protection of open space and natural resources including protecting more open space in town" (p. 191). Our goal of preserving the now-inaccessible natural landscape there, while augmenting the space to provide a shady, peaceful space to walk, gather, and appreciate the stunning vistas supplied by our beautiful river, are key to our plan.

Selection Criteria and Needs Assessment:

The Project as proposed meets several goals made clear by town-wide planning efforts that have received broad-based scrutiny and input across many sectors and constituencies. Specifically, this Project meets many goals as listed in the 2018 Comprehensive Long Range Plan's System's Checklist (p. 240 of the Comprehensive Long Range Plan). For example:

- The Project "supports and preserves the historical character and cultural heritage of the town." Once completed it will, for the first time, acknowledge publicly this plot of land as the site of what was at that time the largest military mobilization in the United States since the War of 1812. Visitors will learn that at the dawn of the Civil War in 1859, units from 80 nearby communities including three military divisions along with six brigades comprising 5,332 personnel were on site for three days. It was called the "Great State Encampment" and attracted an additional 100,000 spectators, as well as 18 brass bands from all over the Commonwealth. The interpretive panels on the site will also acknowledge the important history of the Reformatory and MCI Concord, which for 150 years have been progressive institutions of social reform and rehabilitation. This will include acknowledging the presence of inmate Malcolm Little who, while incarcerated in Concord in the late 1940s, converted to Islam and became known as Malcolm X.
- The Project will "enhance the town's natural environment and maintain the agricultural landscape." As of today, this beautiful spot is inaccessible to the public because of the thickets of invasive plants and overgrown weeds that plague its landscape. Our Project proposal is to clean up the invasives and build fully accessible trails, thereby allowing the community at large to access the shoreline, the sumac groves and mature tree scape and the rolling landscape of this natural gem. The Project also proposes to add a significant pollinator meadow on the northwest side of the property – a clear enhancement of what is there today.
- The Project will "support the Town's historical and cultural institutions in celebrating Concord as a cultural destination." Already, we have sought partnership with the West Concord Junction Cultural District Committee to help with programming at the site. Phase 2 of the plan is to incorporate plinths for public art to provide an outdoor gallery space for either permanent or revolving art exhibitions. The plan also calls for a natural, outdoor amphitheater environment to encourage public lectures and/or performances or classes. This would be the only such public outdoor space in the Village.
- The Project will "maintain or further protect the town's historical assets." Again, to date, this particular historical asset has not been acknowledged or even publicly identified. We

will finally be giving voice to these assets by celebrating them through educational interpretive panels and a possible “story walk” that educates and illuminates visitors about what was once at the site.

In addition, this project fulfills the CPC’s General Selection Criteria identified in the Needs Assessment in two important ways via “Open Space and Recreation” and “Historic Preservation.” Specifically:

Open Space and Recreation: The Project directly addresses several goals as outlined in the “2015 Open Space and Recreation Plan.” Specifically, as listed under Goal 2 of the plan – “Improve connectivity and access to recreational resources” – the proposed Project would provide neighborhood-oriented opportunities for passive recreation as well as provide recreational opportunities for disabled individuals, since every pathway on this site will be accessible (p. 97). Also, as listed in Goal 3 – “Protect agricultural land including fields, meadows and orchards” – the proposed project would in fact create new meadow space for the community to enjoy while preserving and maintaining other land that today exists as a weed-filled field and dumping ground for trash and debris. Also, the plan’s seven-year “action map” notes recommendations to protect public lands for their recreational value and propose improvements on publicly accessible protected land to make recreational resources more available throughout the town (p. 100).

The proposed Project directly addresses goals set forth in the 2018 Comprehensive Long-Range Plan, “Bridge to 2030,” including Goal 9: “Enhance the connections and access (physical and programmatic) to bike paths and walking trails between open spaces and the village centers, the locations of institutions and organizations and recreation sites” (p. 202). In this section of the report, the plan also calls for increasing access and visibility for the town’s natural resources and open spaces, providing shared-use paths, increasing connectivity to publicly accessible open space to attract more visitors, and providing enhanced opportunities for residents to be outside and physically active to encourage overall health and wellness. In addition, two of ten “core actions” recommended in the report are to (1) “Evaluate including landscape preservation for historical and archaeological value ... Consider providing historic interpretation along trails;” and (2) “Provide increased accessibility at all publicly accessible open space, natural resources, and cultural destinations in the town. Consider providing improved handicapped access to recreation areas, open spaces, and natural areas.” The proposed Project is in direct compliance with these recommendations.

The proposed Project fulfills several specific CPC priorities, including the emphasis to (1) provide a connection to an existing trail, applicable here because this parcel is directly linked to the Bruce Freeman Rail Trail and will provide an obvious destination and safe resting spot for those traveling the trail. Also, to (2) “to ensure universal accessibility to recreational activities.” One of the hallmarks of the proposed Project is the universal accessibility to all areas of the meadow and park areas, which also means the fulfillment of another CPC goal, which is to “expand programs or facilities for special needs, youth, young adults and seniors seeking new recreational health and fitness opportunities.” All of those goals will be achievable as part of the proposed Project.

Historic Preservation: Though this criterion is often triggered for preservation of an actual structure, there is language in the legislation that awards consideration for the cultivation, protection, development, and awareness-building of historic and cultural resources. The proposed Project is aligned perfectly with this goal.

In a survey conducted by the 2018 Comprehensive Long Range Plan team, “cultural and historical resources ranked 7th in the list of qualities that are important to Concord’s future as a desirable community in which to live and work” (p. 90). The report also noted that residents didn’t want to simply define important historical resources as structures, but rather “the spaces between buildings, the historic landscapes, agricultural lands” (p. 90). This aligns perfectly with the goals of the proposed Project. That is, to finally and fully define the historical significance of the site via stories told through interpretive panels of both the Civil War Great State Encampment and the reformatory/prison’s existence. Specifically, Goals 2 and 3 in the report recommend promotion, education and awareness of the existence of Concord’s historical resources and the undertaking of additional work to identify “historic resources that are not adequately documented, not fully understood, or currently unknown” (p. 95). The proposed Project is the embodiment and manifestation of these goals, in that we propose telling important historical stories that have not yet been illuminated, and increasing the public’s access to these resources through the construction of an accessible, open park area and meadow.

Specifically citing goals set forth by the CPC criteria, this proposed Project also accomplishes the desire to (1) “increase the level of citizen knowledge about Concord's historic and cultural resources,” by installing interpretive panels and a possible story walk; (2) allow public functions on the site, which would be accomplished by the proposed gathering spaces and amphitheater; and (3) preserve the settings of historic or cultural landscapes, which today is neither preserved nor even acknowledged.

Statement of Sustainability:

This project will be designed in concert with the Town’s sustainable landscape goals in mind as identified in the 2019 Sustainable Concord Landscape Handbook. Sustainable landscaping is a win-win solution for the community and the environment because it will:

- Increase biodiversity
- Reduce demands on water supply
- Improve water quality
- Mitigate flash flooding
- Increase resiliency to drought
- Reduce energy consumption and maintenance needs
- Enhance ground water recharge and reduce runoff during storms

Additional Information – Map, Timeline, Photographs, Conceptual Designs and Budget:

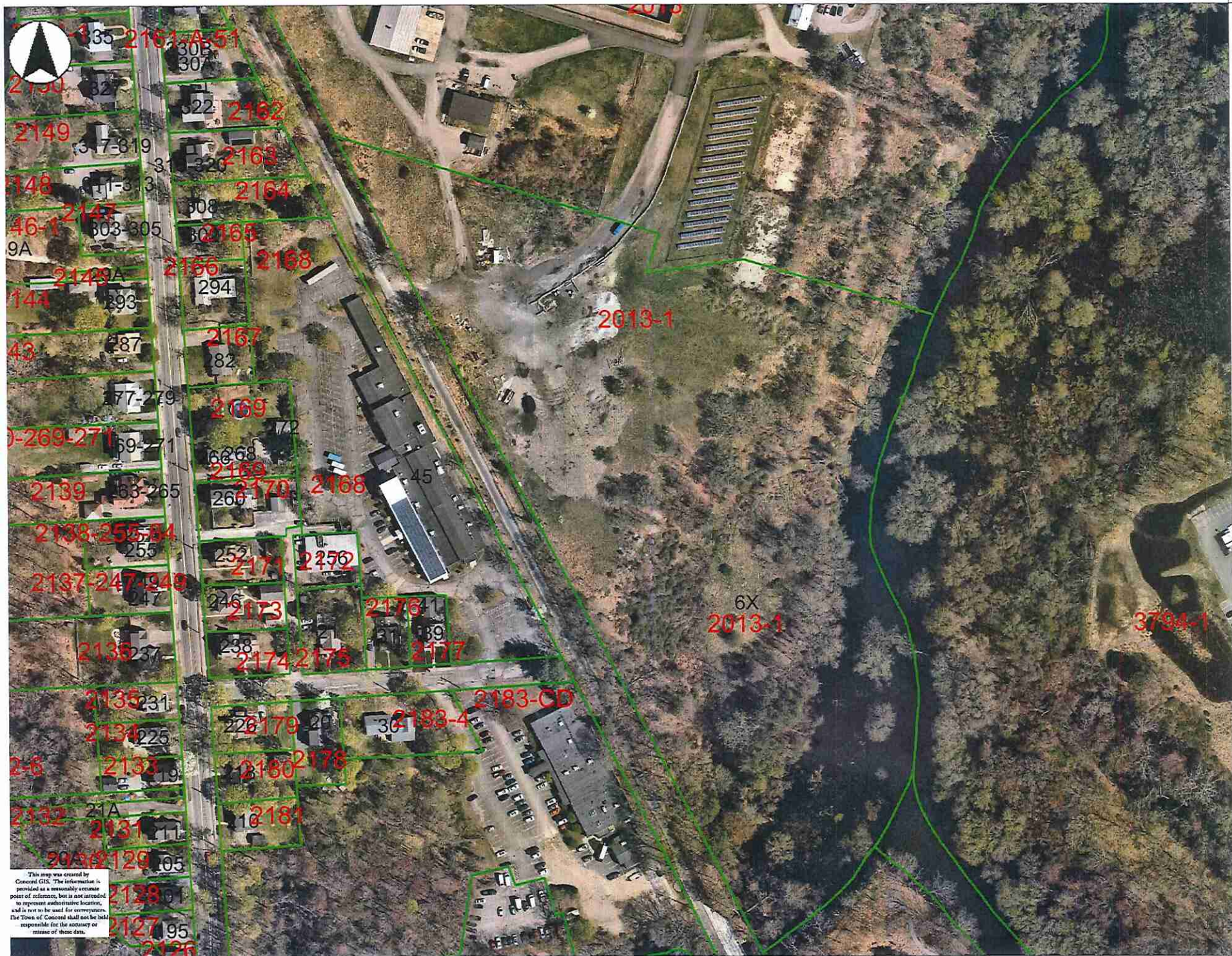
Junction Village Open Space

Open Space Master Plan timeline





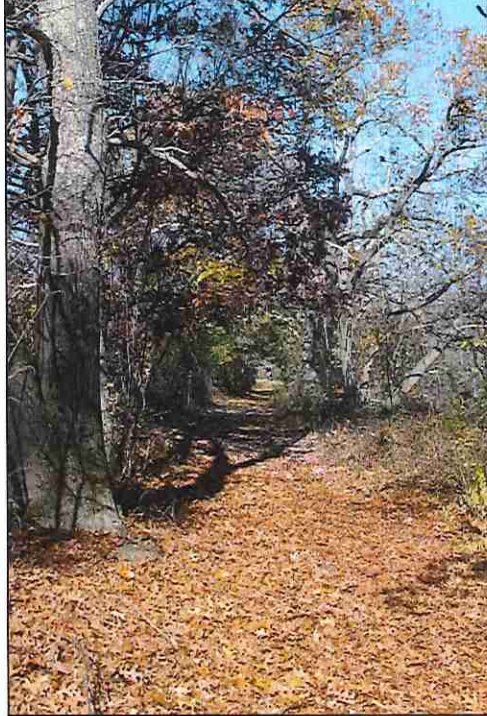
Town Boundary - Stat
 Address Numbers
 Tax Map Parcel ID Lal
 Tax Map Parcel Area |
 Parcels



0 270 540 ft



Junction Village Open Space site walk 2020





PA-5372A Junction Village Park COST ESTIMATE

ITEM	NAME	DESCRIPTION	UNIT	UNIT COST	MEASURE	SUBTOTAL	INSTALLATION	TOTAL
Phase 1 - Construction of Paved Walking and Access Paths, Accessible Parking Spaces, Pavillion and 2-5 y/o Playground								
1	Mobilize & Set up							
1a	Mobilize & Set up	Equipment mobilization, front end requirements & Field Office	LS	\$5,000.00	1	\$5,000	\$0	\$5,000
1b	SWPPP	Stormwater Pollution Prevention Plan	LS	\$0.00	2,500	\$2,500	\$0	\$2,500
1c	Protection	Temporary Fence & Signs	LF	\$7.00	800	\$5,600	\$0	\$5,600
		Erosion controls	LF	\$6.50	1,000	\$6,500	\$0	\$6,500
1d	Demolition	General Demolition & Disposal	LS	\$3,500.00	1	\$3,500	\$0	\$3,500
		Remove Top Soils and stack	CY	\$12.00	700	\$8,400	\$0	\$8,400
1e	Invasive Species Remediation	Remove invasive species and mark (3 yr)	LS	\$50,000.00	1	\$50,000	\$0	\$50,000
								\$76,500
2	PAVED PATHS							
2a	Excavation, gravel & prep	1500' x 6' wide, 3" deep.	CY	\$30.00	83	\$2,490	\$0	\$2,490
		1400' x4' wide, 3" deep.	CY	\$30.00	52	\$1,560	\$0	\$1,560
		Select Gravel Fill	CY	\$40.00	135	\$5,400	\$0	\$5,400
2b	Bit Asphalt	Paved access walks 1,500 lf.	TON	\$150.00	285	\$42,750	\$0	\$42,750
		Paved accessible parking areas (2) @ walks 2,250	TON	\$150.00	0	\$0	\$0	\$0
2c	Striping/Symbols		100	\$4.00	400	\$400	\$100	\$500
2d	Paved Pavillions	Excavate 50' dia x 1' deep	CY	\$30.00	873	\$26,190	\$0	\$26,190
		Fill Select Gravel and sand bedding	CY	\$40.00	291	\$11,640	\$0	\$11,640
		Concrete pavers and edging	SF	\$30.00	250	\$7,500	\$0	\$7,500
2e	Grade & Re-seed	Re-install, spread and fine grade lawn area	CY	\$35.00	13,000	\$455,000	\$0	\$455,000
		Hydro Seeding with Mulch	SF	\$0.20	174,000	\$34,800	\$0	\$34,800
2f	Maintenance	Maintain Fencing, Erosion Controls	LS	\$2,500.00	1	\$2,500	\$0	\$2,500
		Maintain Lawn Areas until Acceptance	LS	\$2,500.00	1	\$2,500	\$0	\$2,500
								\$592,830
3	Lowered Lawn							
3a	Earthwork accomodated in 2a		LF	\$75.00	0	\$0	\$0	\$0
3b	Lawn area accomdated in 2e		LS	\$0.00		\$0	\$0	\$0
3c	Picnic benches	standard wood picnic benches	5	\$1,250.00	6	\$7,500	500	\$8,000



Junction Village
 DRAFT Construction Cost Estimate
 ver. 1.0

3d	Accessible Surface for Picnic	Polyurethane coated stone dust	EA	\$3,500.00	1	\$3,500	500	\$4,000	
								\$12,000	
4	Entrance Structures								
4a	Entrance Structures	Entrance Structure and Appurteances	EA	\$30,000.00	1	\$30,000	\$18,000	\$48,000	
4b	Bike Racks	Bike Racks	EA	\$2,500.00	4	\$2,500	\$1,500	\$4,000	
4c	Two Rail Split Fencing	Across back of Structure	LF	\$185.00	1,000	\$185,000	\$0	\$185,000	
								\$237,000	
5	SITE SIGNS								
5a	Directional & Informational Signs		LS	\$1,500.00	6	\$9,000	\$500	\$9,500	
6	Granite Plynth & other display								
6a	Granite Plynth		LS	\$5,000.00	5,000	\$5,000	\$2,500	\$7,500	
6b	Concrete bases		LS	\$800.00	800	\$800	\$400	\$1,200	
6c	Storytelling posts		EA	\$400.00	8	\$3,200	\$1,600	\$4,800	
								\$13,500	
7	Landscape								
7a	New Trees		EA	\$400.00	40	\$16,000	\$16,000	\$32,000	
7b	Wildflower blends		SF	\$0.50	25,000	\$25,000	\$1,000	\$26,000	
7c	Other landscape		LS	\$3,000.00	1	\$1	\$1,000	\$4,000	
					Misc. Overhead				\$62,000
8	Project Closeout								
8a	Project Closeout		LS	\$0.00	1	\$0	\$4,000	\$4,000	
								\$4,000	
Subtotal all Construction								\$1,012,330	
Contractor's OH&P (15%)								\$151,850	
Contingency (20%)								\$232,836	
Total Construction Estimated Budget-All Phases								\$1,397,015	



9 Engineering Construction Support

Phase 3 Engineering, Administration, Construction Support and Close-out

The below phases are anticipated to be required for construction oversight and administration. The budget assumes a construction timeline of 1 month set up; 8 months construction; 1 months punchlist and close-out (10 months total)

9a	Engineering Review & Support	Pre-construction meeting & Misc Coordin	LS	\$500.00	1	\$500	\$0	\$500
		Inspect Erosion controls	EA	\$250.00	5	\$1,250	\$0	\$1,250
		Bi-Weekly Site Meeting & Reports	EA	\$400.00	5	\$2,000	\$0	\$2,000
		Permit Compliance Review (bi-weekly)	EA	\$100.00	5	\$500	\$0	\$500
		Monthly Pay Requisition Review and Approval	EA	\$400.00	10	\$4,000	\$0	\$4,000
		Shop Drawing Reviews	HR	\$150.00	30	\$4,500	\$0	\$4,500
		Monthly Meeting with Recreation Commission	EA	\$300.00	10	\$3,000	\$0	\$3,000
		Punchlist	EA	\$600.00	2	\$1,200	\$0	\$1,200
9b	Permit Close-out	Conservation Commission	EA	\$450.00	2	\$900	\$0	\$900
		As-Built Plan	EA	\$5,000.00	1	\$5,000	\$500	\$5,500
		Planning	EA	\$450.00	2	\$900	\$0	\$900
								\$24,250
Inflation Adjustment (7.5%)							\$1,819	\$26,069
Total Estimated Budget- Phase 9 - Construction								\$26,069
TOTAL ESTIMATED PROJECT BUDGET								\$1,455,334



OF MASSACHUSETTS
OF CORRECTIONS
ING LAND
CREAS
NING FRONTAGE

TRONACH
PAGE 440

LEGEND
 --- PROPERTY LINE
 --- PROPOSED LIMIT OF WORK
 --- PROPOSED LEASEHOLD LINE

- KEY**
- BIKE RACK
 - TRASH RECEPTACLE
 - BENCH
 - ARTWORK DISPLAY BASE
 - STORY WALK SEQUENCE
 - BRICKED SITTING/GATHERING NOOK UNDER TREES
 - PICNIC TABLE

KIOSK WITH PARK INFO:
 -CURRENT ART DISPLAYS
 -CURRENT STORYBOOK
 -HISTORICAL FEATURES
 -PARK RULES
 -PARK MAP & OPEN BOX WITH MAPS
 -FIRST AID & EMERGENCY INFO

INTERPRETIVE PANELS FACING PRISON WITH ITS HISTORY, RELEVANCE, ETC.

REMAINING LAND
 51+ ACRES
 2.71± REMAINING FRONTAGE
 RESUBDIVISION ORDER 22EX, PAGE 47

PARCEL A
 12.8+ ACRES

WHALE ROCK LLC
 BOOK 46705, PAGE 295

MATTHEW W. JOHNSON & MARGOT B. KIMBALL
 BOOK 28612, PAGE 209

SEAN A. & KATHY B. BILODEAU
 BOOK 17616, PAGE 430

MARGARET MARY PEGGY PIZ
 BOOK 24420, PAGE 5

40' WIDE ACCESS AND UTILITY EASEMENT
 2,873± SQ. FT.

ASSABET RIVER REALTY LLC
 BOOK 32540, PAGE 209

NORMANDY CONCORD ACQUISITION, LLC.
 BOOK 48668, PAGE 397

JUNCTION VILLAGE PARK SCHEME 1

LOCATION: WINTHROP STREET
 CITY/TOWN: CONCORD MASSACHUSETTS
 PREPARED FOR:
CONCORD HOUSING DEVELOPMENT CORPORATION
 SCALE: 1"=50' DATE: JULY 21, 2021

PLACES Associates, Inc.


 Planning
 Landscape
 Architecture
 Civil
 Engineering
 Surveying

256 Great Road, Suite 4
 Littleton, MA 01460
 (978) 486-0334
 www.placesassociates.com

PROJECT No.: 5372A PLAN No.: SCHEME1



**JUNCTION VILLAGE PARK
SCHEME 2**

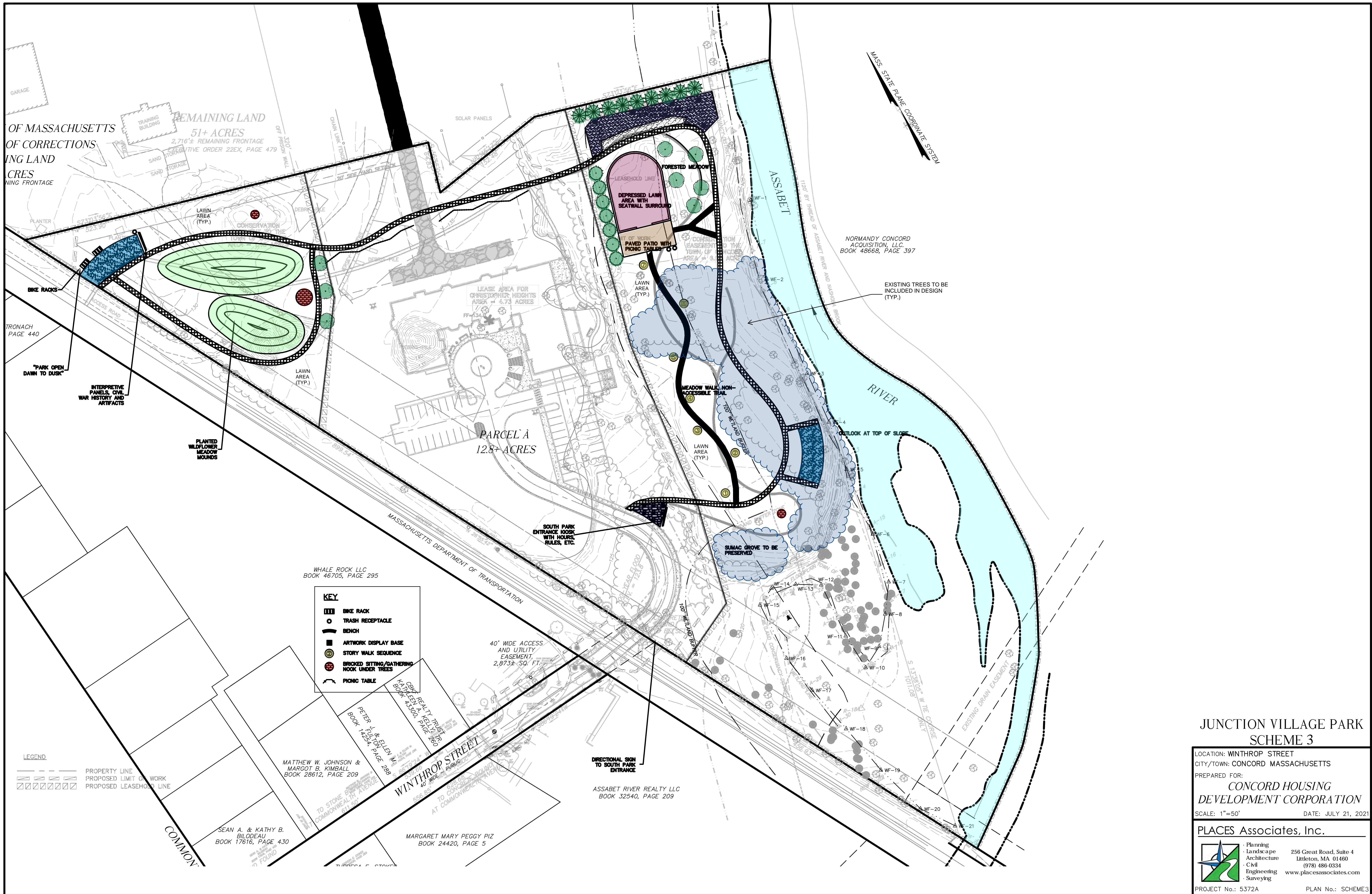
LOCATION: WINTHROP STREET
 CITY/TOWN: CONCORD MASSACHUSETTS
 PREPARED FOR:
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 SCALE: 1"=50' DATE: JULY 21, 2021

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PROJECT No.: 5372A PLAN No.: SCHEME2



**JUNCTION VILLAGE PARK
SCHEME 3**

LOCATION: WINTHROP STREET
 CITY/TOWN: CONCORD MASSACHUSETTS
 PREPARED FOR:
**CONCORD HOUSING
DEVELOPMENT CORPORATION**
 SCALE: 1"=50' DATE: JULY 21, 2021

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PROJECT No.: 5372A PLAN No.: SCHEME3