



# BROADACRES FARM COMMUNITY DESIGN CHARRETTE

PRESENTED TO THE SUDBURY BOARD OF SELECTMEN  
FEBRUARY 11, 2020





# AGENDA

Charrette  
Preparation

Design Charrette

Concept Design  
Alternatives

Thank you &  
questions



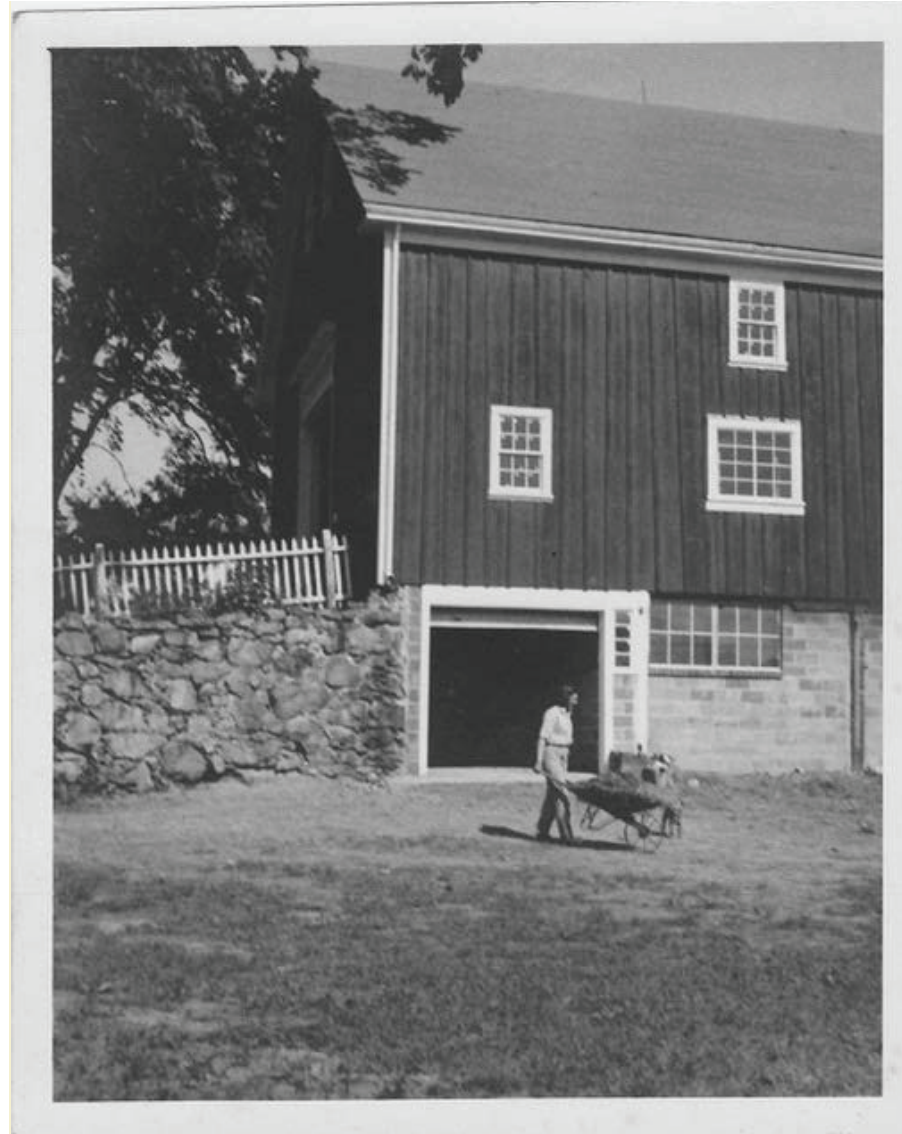
# CHARRETTE PREPARATION

## DILIGENCE: SITE MEETING WITH TOWN





# CHARRETTE PREPARATION

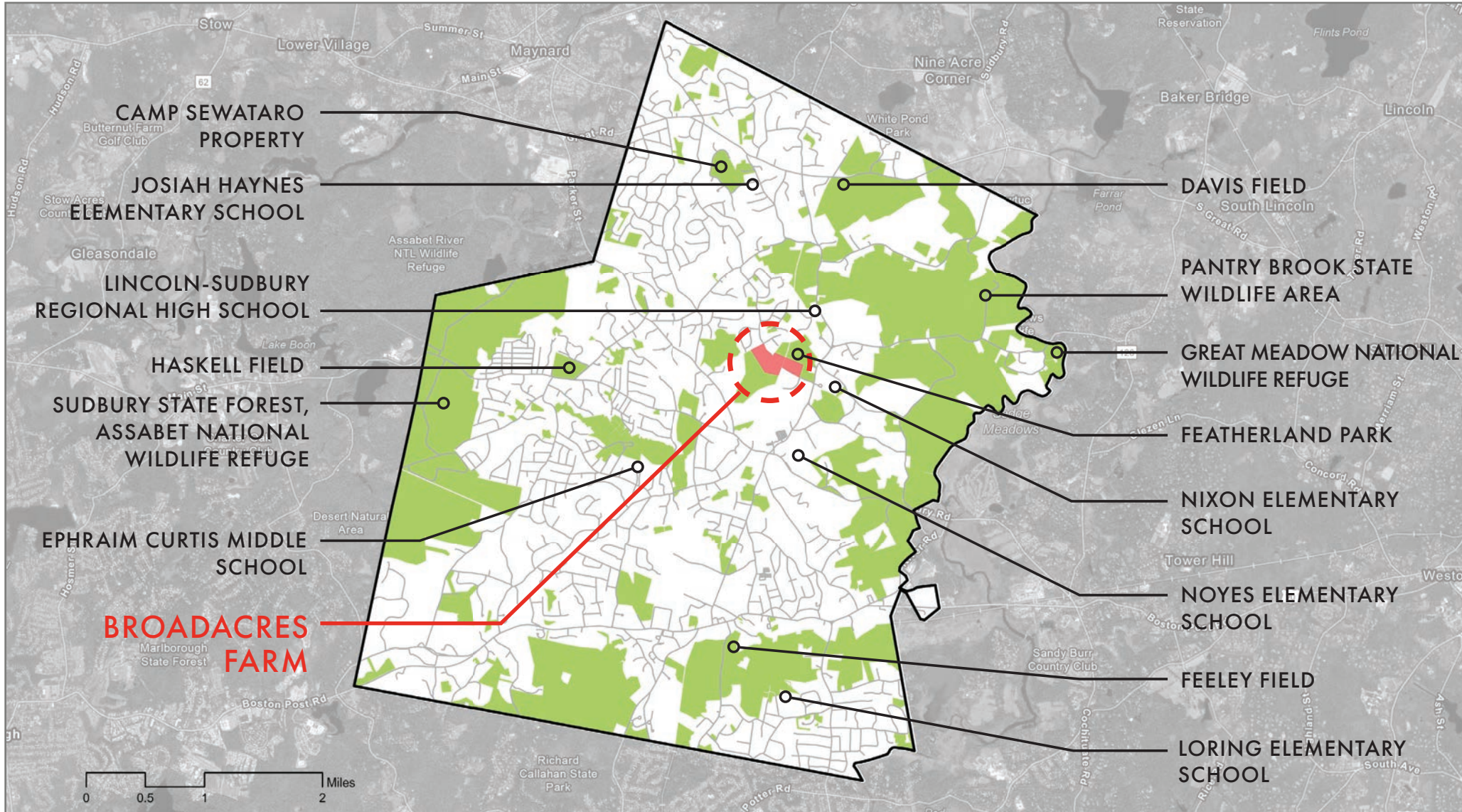


**DILIGENCE:  
BROADACRES  
HISTORIC CONTEXT**



# CHARRETTE PREPARATION

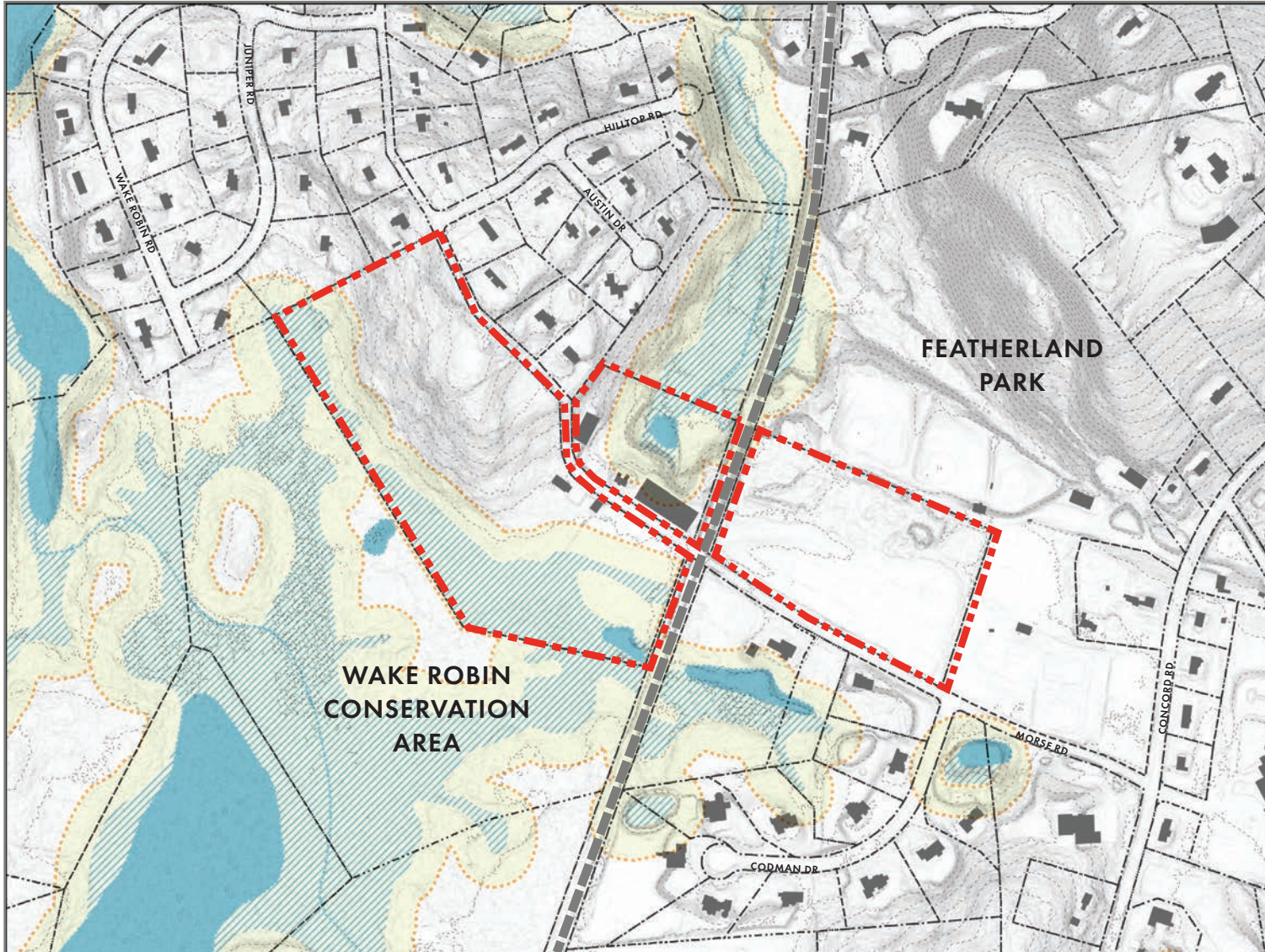
## SUDBURY CONTEXT





# CHARRETTE PREPARATION

## ANALYSIS: WETLANDS & TOPOGRAPHY

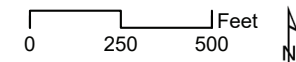


### LEGEND

- Parcels
- Building Footprints
- Wetlands
- 100ft Wetlands Buffer
- Streams
- Ponds
- 5ft Contours

### Slope -Degrees

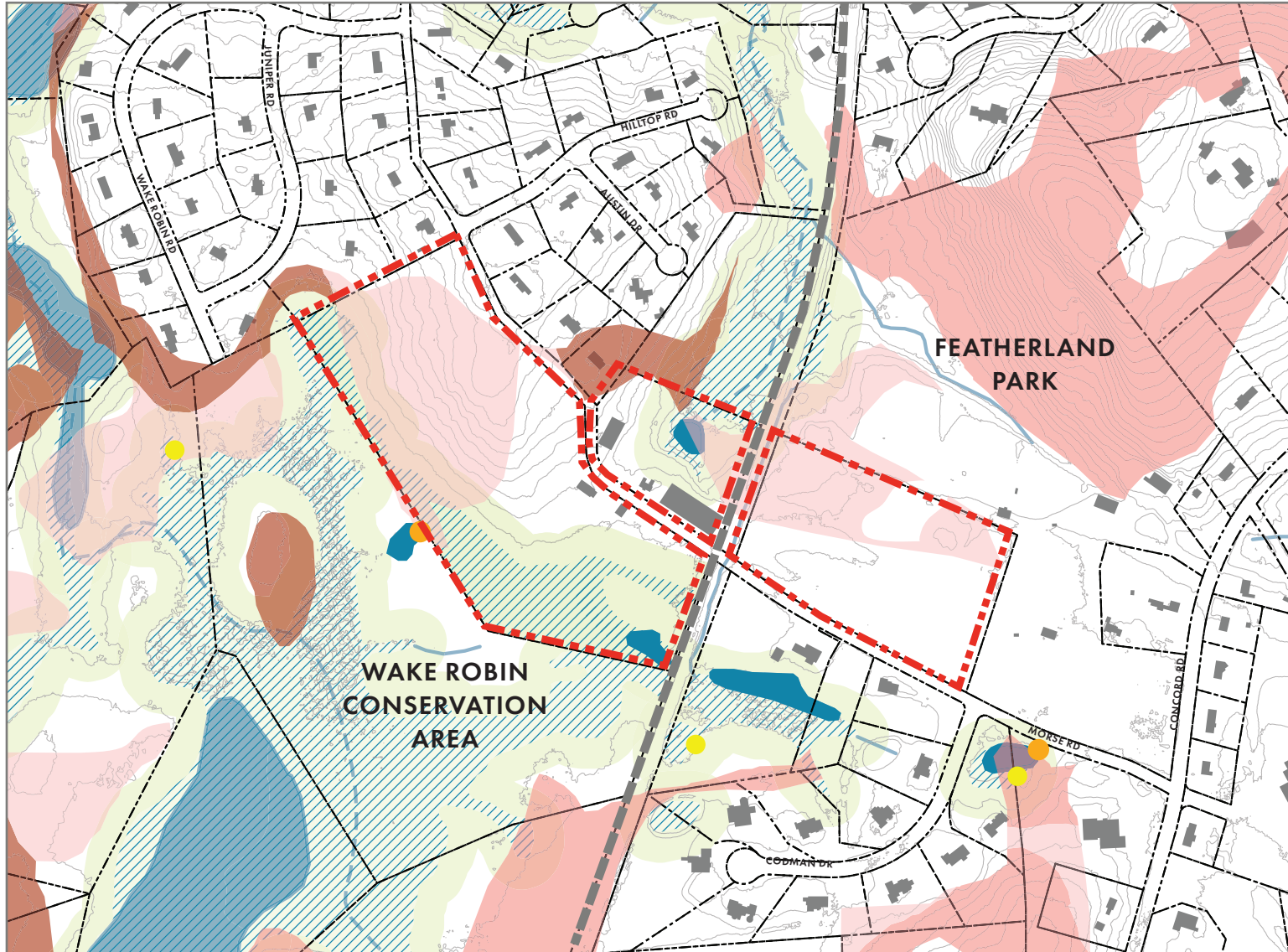
- High : 44
- Low : 0














# CHARRETTE PREPARATION




## ANALYSIS: HABITAT

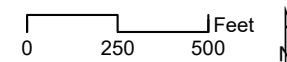


### LEGEND

-  Certified Vernal Pools
-  Potential Vernal Pools
-  Parcels
-  Sudbury Building Footprints
-  5ft Contours
-  Ponds
-  Wetlands
-  Wetlands Buffer
-  Intermittent Streams

### Prime Forest

-  Prime 1
-  Prime 2
-  Prime 3





# DESIGN CHARRETTE

## FIVE ACTIVITIES

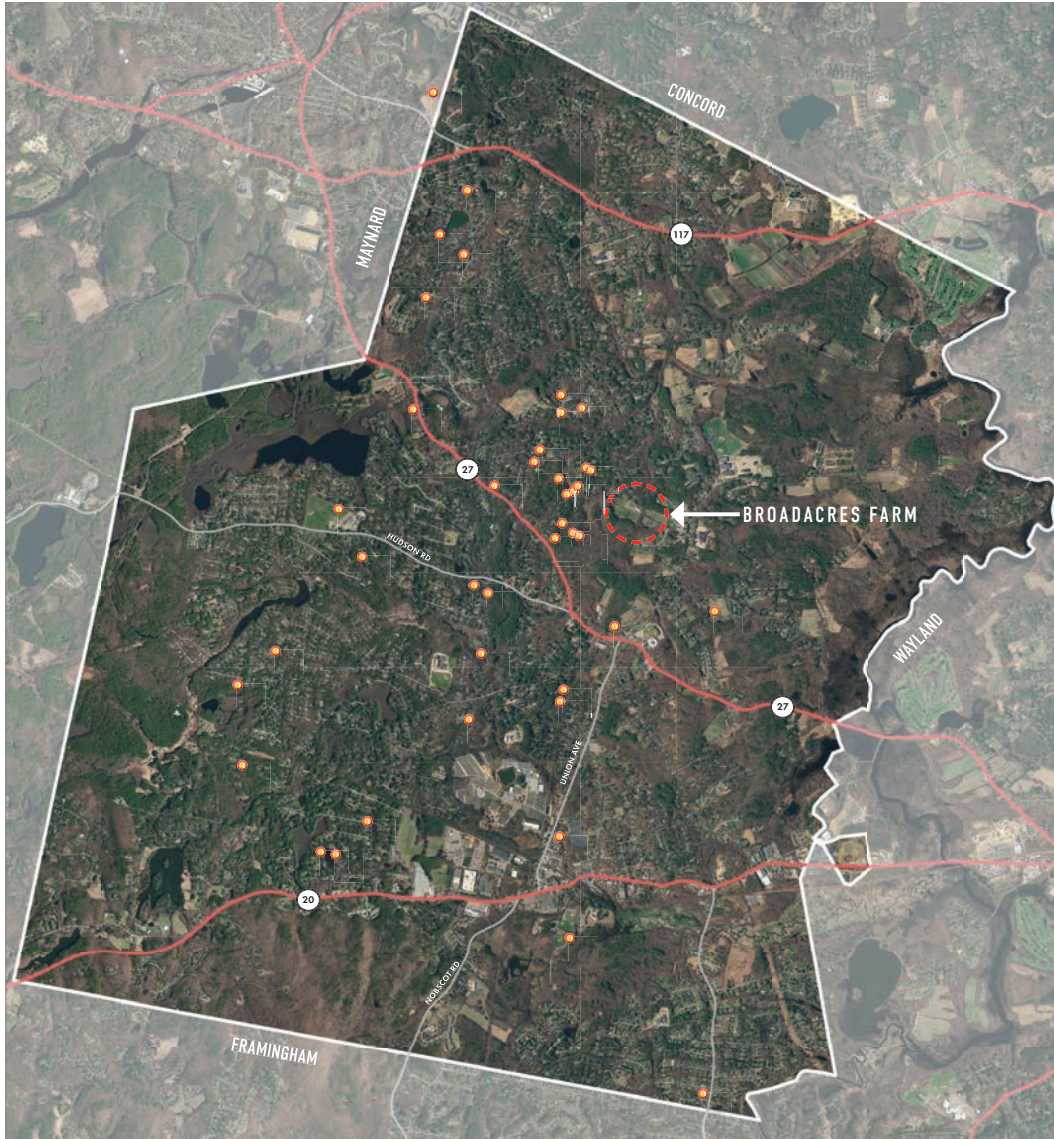




# DESIGN CHARRETTE

FIVE ACTIVITIES

WHERE DO YOU LIVE?





# DESIGN CHARRETTE

FIVE ACTIVITIES  
WHERE DO YOU LIVE?  
I AM / I WISH

## I AM / I WISH

**BROADACRES FARM COMMUNITY DESIGN CHARRETTE**  
Take a moment and introduce yourself to the people sitting around you. Once you've introduced yourself, ask the person what their greatest wish is for Broadacres Farm and then share your greatest wish. Below tell us about yourself and describe your one greatest wish for Broadacres Farm.

### I AM

Name, age, where you live, your email, what you do for a living, where you go to school, what you like to do for fun, anything you feel comfortable sharing with us!

TANIA VITVITS  
RETIRED BUT VOL  
WITH CULTURAL COOP  
FOOD PARTNER  
3 NON-PROFITS  
+ 1 in LIBERTY  
I LIVE IN THE  
HOUSING ON HUDS

## I AM / I WISH

**BROADACRES FARM COMMUNITY DESIGN CHARRETTE**  
Take a moment and introduce yourself to the people sitting around you. Once you've introduced yourself, ask the person what their greatest wish is for Broadacres Farm and then share your greatest wish. Below tell us about yourself and describe your one greatest wish for Broadacres Farm.

### I AM

Name, age, where you live, your email, what you do for a living, where you go to school, what you like to do for fun, anything you feel comfortable sharing with us!

EMMA SCHMIDT  
RETIRED  
HIKING, MILLING

## I AM / I WISH

**BROADACRES FARM COMMUNITY DESIGN CHARRETTE**  
Take a moment and introduce yourself to the people sitting around you. Once you've introduced yourself, ask the person what their greatest wish is for Broadacres Farm and then share your greatest wish. Below tell us about yourself and describe your one greatest wish for Broadacres Farm.

### I AM

Name, age, where you live, your email, what you do for a living, where you go to school, what you like to do for fun, anything you feel comfortable sharing with us!

BILL SCHNEIDER 52  
37 JARMAN RD  
I work in CAMBRIDGE  
MAKING SOFTWARE FOR  
CAPITAL ONE  
I like hiking, curling,  
walking my dogs,  
skiing  
For real fun, I'm a Selectman  
and our neighbors will bring  
I care about my neighbors well being  
& history.

### I WISH

You might have lots of ideas for the Broadacres Farm property, but what is the one biggest wish you have?

### I WISH

You might have lots of ideas for the Broadacres Farm property, but what is the one biggest wish you have?

### I WISH

You might have lots of ideas for the Broadacres Farm property, but what is the one biggest wish you have?

to NOT develop it  
place to stroll from  
town center all the  
way to high school  
and let my dogs  
run a little



# DESIGN CHARRETTE

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## FIVE ACTIVITIES

### WHERE DO YOU LIVE?

### I AM / I WISH

“Provide attractive affordable housing to ensure that our beautiful town can reflect our country’s wonderful diversity.” - Ann

“Do not use Parcel 2 for a residential use, which will be a contrast to the surrounding uses, and incompatible.” - Jim

“Woodland paths / trails and conservation for wildlife. Expanded community exercise facilities. New senior center. Don’t need more sports fields.” - Richard

“Walking paths and picnic tables, connection to the Bruce Freeman Rail Trail. Readaptive re-use of historic buildings.” - Jennifer

“Enhance accessibility to nature for the growing disability and aging community in town” - Kay



# DESIGN CHARRETTE

## QUESTION 1:

### WHAT DO YOU LOVE ABOUT BROADACRES FARM NOW?

## FIVE ACTIVITIES

WHERE DO YOU LIVE?

I AM / I WISH

NOW & FUTURE

**NOW & FUTURE BROADACRES FARM COMMUNITY DESIGN CHARRETTE**  
Now that you have introduced yourself to your neighbors and started the conversation about Broadacres Farm, let's talk about what you think about it now and how you would like to feel about it in the future. As we unveil each question on the projector, take a moment to write down a one sentence response. Don't think too much, just write the first thing that pops into your head!  
Once you've jotted down your first thought, talk about what you wrote and why with your neighbors - we'll also ask some to share with the larger group!

**QUESTION #1**  
- Pastoral beauty  
- serene

**QUESTION #2**  
- Make it accessible to all  
- Shore up fencing

**QUESTION #3**  
Multiple / dense housing  
commercial use

**NOW & FUTURE BROADACRES FARM COMMUNITY DESIGN CHARRETTE**  
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**QUESTION #1**  
- EXEMPT LAND USES OF HISTORIC NEW SPACES

**QUESTION #2**  
MORE IT MORE USABLE DESIGNING PEOPLE WHO OWNERS

**QUESTION #3**  
COMPLETELY OVERGROWN FOREST / WILD LANDS

**NOW & FUTURE BROADACRES FARM COMMUNITY DESIGN CHARRETTE**  
Now that you have introduced yourself to your neighbors and started the conversation about Broadacres Farm, let's talk about what you think about it now and how you would like to feel about it in the future. As we unveil each question on the projector, take a moment to write down a one sentence response. Don't think too much, just write the first thing that pops into your head!  
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**QUESTION #1**  
The open pastoral setting, original historic feel. It's just so original and Saltery trees, is and hopefully continue to be.

**QUESTION #2**  
Nothing! - If change is inevitable then a playground with gardens and a non-baseball field on parcel 4.

**QUESTION #3**  
Housing or parking lot on parcel 2. And no DPW facilities

**QUESTION #4**  
That it's a place I can take my kids to as weekend enjoy a playground, a garden a walk or a bike ride in a non-busy, forest environment.







# DESIGN CHARRETTE

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## QUESTION 1:

### WHAT DO YOU LOVE ABOUT BROADACRES FARM NOW?

"A property with potential for various beneficial uses"

"Open field, panoramic views, open space"

"Agrarian character, rolling topography, long open views, historic snapshot of Sudbury's past"

"Open space offering a beautiful, changing environment throughout the seasons. Absolutely stunning due to the winding, hilly approach to the fields"

## FIVE ACTIVITIES

WHERE DO YOU LIVE?

I AM / I WISH

NOW & FUTURE



# DESIGN CHARRETTE

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QUESTION 2:

**WHAT IS ONE THING YOU WOULD LIKE TO CHANGE ABOUT BROADACRES FARM?**

“More usable for all ages (kids, older people)”

“Remove and renovate falling down buildings”

“Make it more usable to more people without drastically changing the character”

“Easier access to all the beautiful parts of the land, discrete parking area, trail map / habitat that explains the significant features”

FIVE ACTIVITIES

WHERE DO YOU LIVE?

I AM / I WISH

NOW & FUTURE



# DESIGN CHARRETTE

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## QUESTION 3:

WHAT IS THE ONE THING YOU DO NOT WANT BROADACRES FARM TO BE IN THE FUTURE?

“Housing. More than one or two units.”

“Over-developed so the historic character is lost from the views along Morse Road.”

“Another Featherland Park. All active programming with no character. Terracing required for fields and parking would seriously impact the beautiful topographic conditions.”

“Anything that takes away from original open farm-like character and streetscape. Try to preserve the sense of place.”

FIVE ACTIVITIES

WHERE DO YOU LIVE?

I AM / I WISH

NOW & FUTURE



# DESIGN CHARRETTE

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## QUESTION 4:

### WHAT DO YOU WANT TO LOVE IN THE FUTURE ABOUT BROADACRES FARM?

“That it remains a nod to the open space and farm past. A place that we can enjoy from the road but also through walking, exploration, and peaceful passive enjoyment.”

“Used in creative ways that address the needs and wishes of ALL people. Attractive and coherent affordable housing, nature walking trails and birds, innovative use of buildings.”

“Her house restored, annual town picnic, bird watching, connection to schools and bike path, user fee, reinforce sense of calm, community gathering and gardens.”

FIVE ACTIVITIES

WHERE DO YOU LIVE?

I AM / I WISH

NOW & FUTURE



# DESIGN CHARRETTE



FIVE ACTIVITIES  
WHERE DO YOU LIVE?

I AM / I WISH  
NOW & FUTURE

WHAT DO I WANT?  
WHERE DOES IT GO?

# DESIGN CHARRETTE

## PARCEL ONE STICKER RESULTS

Stickers	Activity
26	Walking Trails
20	Conservation
17	Playground
15	Dog Park
6	Parking
6	Ultimate Frisbee
5	Soccer
4	Picnic
2	Pavilion / Bandstand
1	Football
1	Baseball
1	Hockey
1	Rugby

FIVE ACTIVITIES

WHERE DO YOU LIVE?

I AM / I WISH

NOW & FUTURE

WHAT DO I WANT?  
WHERE DOES IT GO?



# DESIGN CHARRETTE

## PARCEL ONE STICKER RESULTS



FIVE ACTIVITIES

WHERE DO YOU LIVE?

I AM / I WISH

NOW & FUTURE

WHAT DO I WANT?  
WHERE DOES IT GO?

# DESIGN CHARRETTE

## PARCEL TWO STICKER RESULTS

Stickers	Activity
25	Historic Site
18	Walking
16	Conservation
14	Housing
13	Parking
13	Equestrian
11	Picnic
10	Wildlife Observation
8	Community Garden
8	Performance Space
7	Small Farm
4	Dog Park
1	Indoor Ultimate Frisbee
1	Stables
1	Home Office / Artist Studios in Stables
1	Skeeball

FIVE ACTIVITIES

WHERE DO YOU LIVE?

I AM / I WISH

NOW & FUTURE

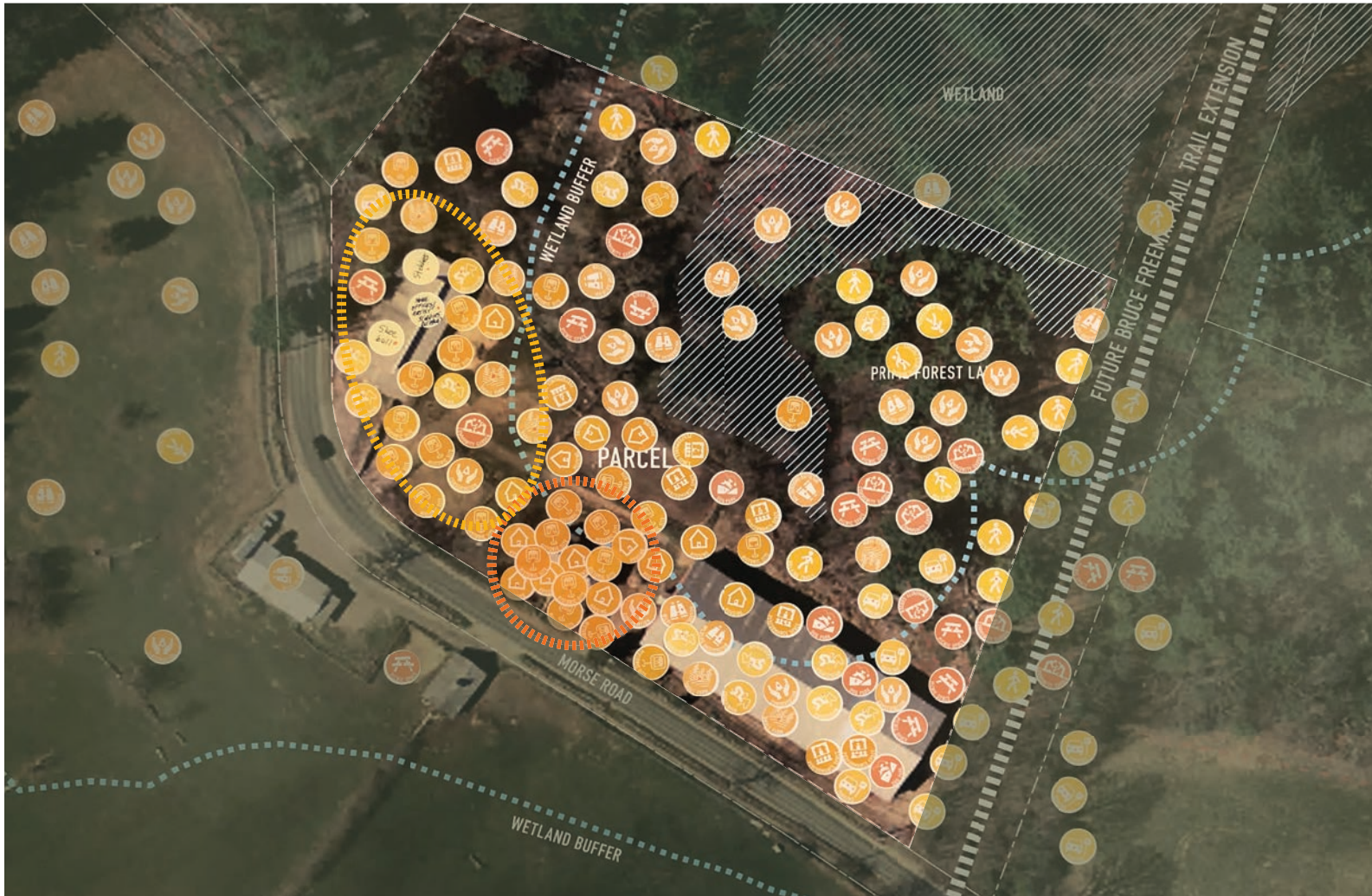
WHAT DO I WANT?

WHERE DOES IT GO?



# DESIGN CHARRETTE

## PARCEL TWO STICKER RESULTS



FIVE ACTIVITIES

WHERE DO YOU LIVE?

I AM / I WISH

NOW & FUTURE

WHAT DO I WANT?

WHERE DOES IT GO?

# DESIGN CHARRETTE

## PARCEL THREE STICKER RESULTS

Stickers	Activity
24	Conservation
24	Walking Trails
17	Wildlife Observation
13	Snowshoeing
13	Cross country skiing
11	Community Garden
9	Small Livestock
5	Picnic
4	Small Farm
4	Camping
2	Farmstand
2	Parking
1	Dog Park

FIVE ACTIVITIES

WHERE DO YOU LIVE?

I AM / I WISH

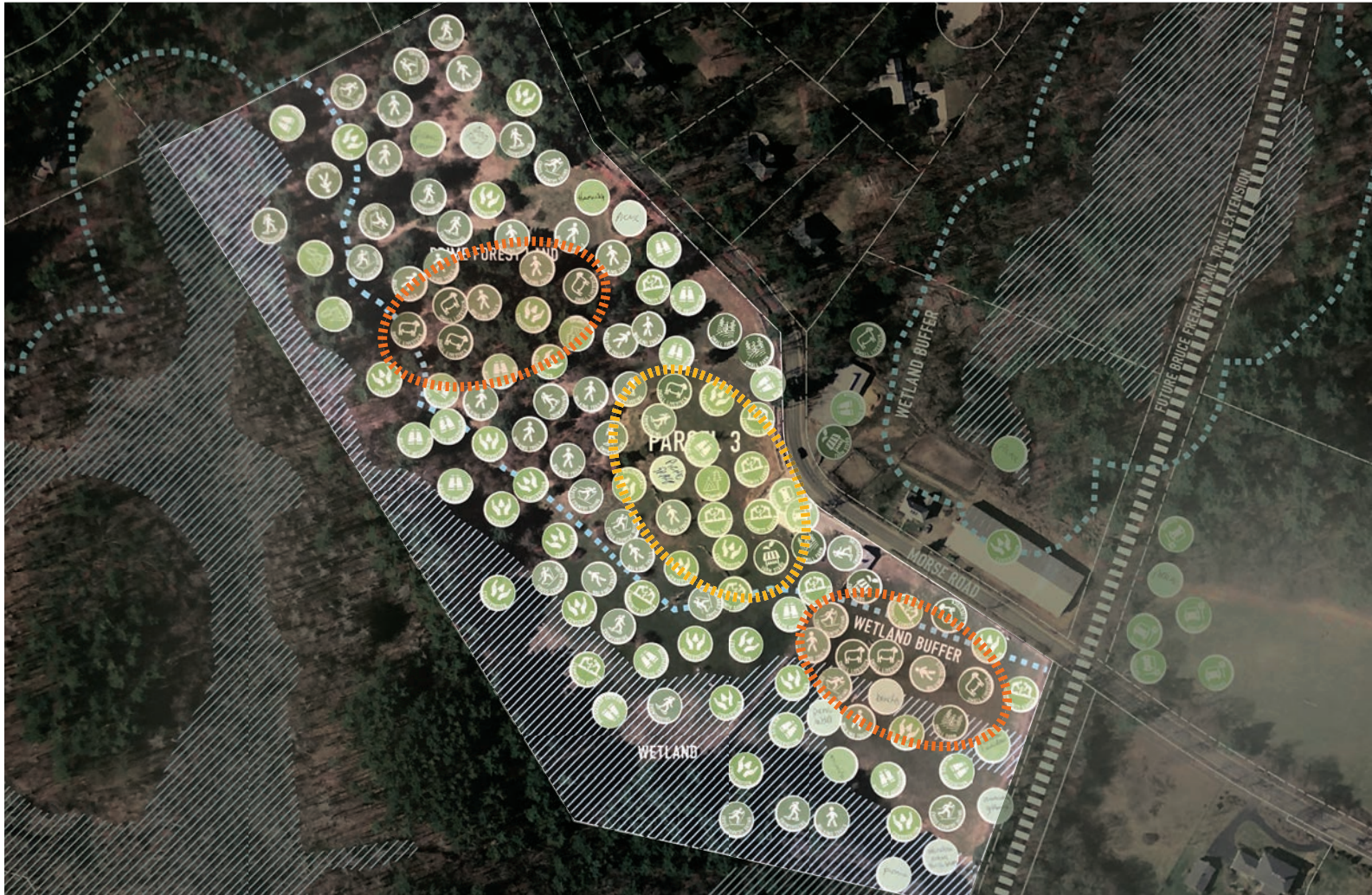
NOW & FUTURE

WHAT DO I WANT?  
WHERE DOES IT GO?



# DESIGN CHARRETTE

## PARCEL THREE STICKER RESULTS



FIVE ACTIVITIES

WHERE DO YOU LIVE?

I AM / I WISH

NOW & FUTURE

WHAT DO I WANT?  
WHERE DOES IT GO?



# DESIGN CHARRETTE



FIVE ACTIVITIES

WHERE DO YOU LIVE?

I AM / I WISH

NOW & FUTURE

WHAT DO I WANT?

WHERE DOES IT GO?

HOW DOES IT LOOK?



# DESIGN CHARRETTE

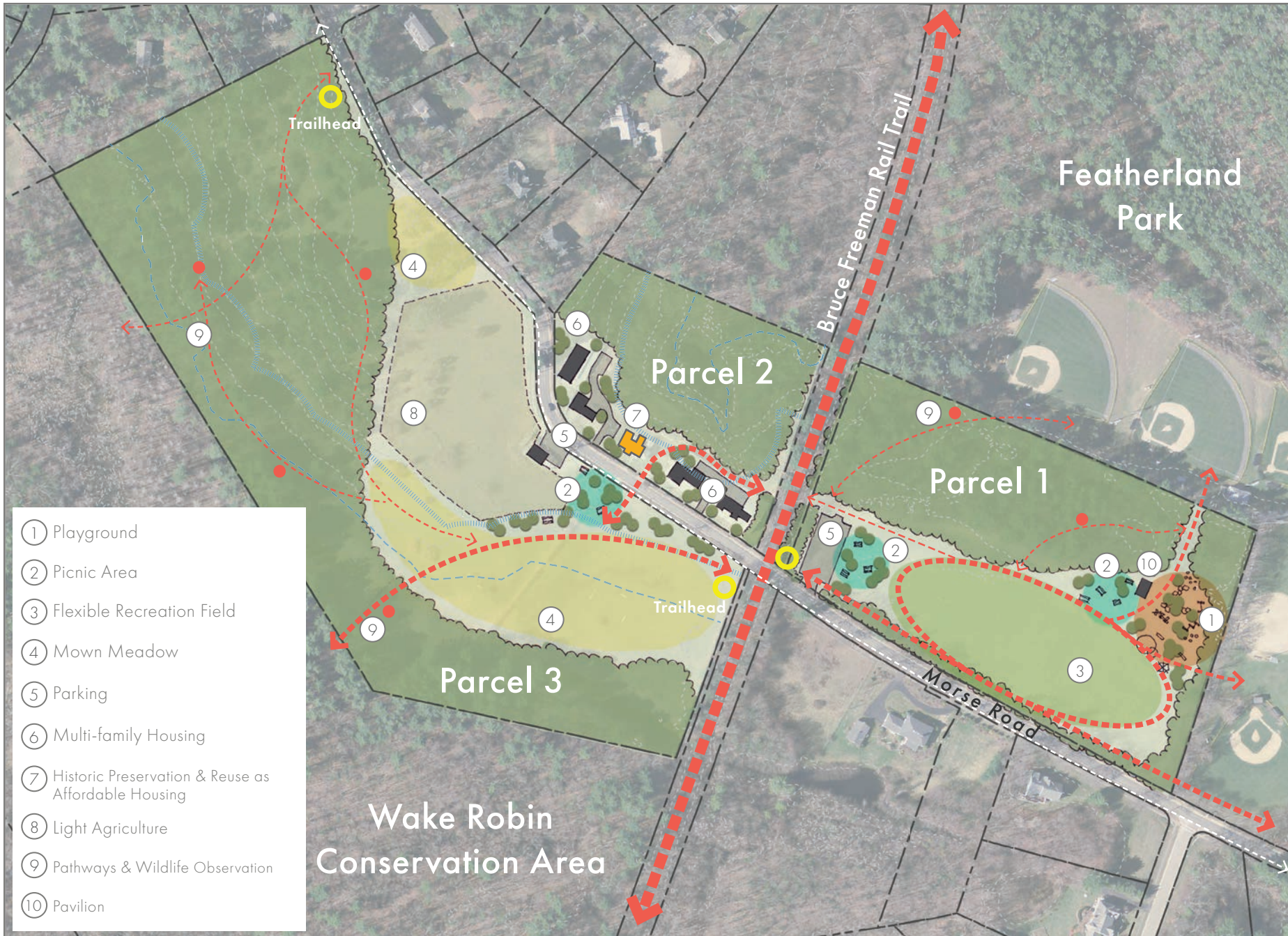
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FIVE ACTIVITIES  
WHERE DO YOU LIVE?  
I AM / I WISH  
NOW & FUTURE  
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HOW DOES IT LOOK?

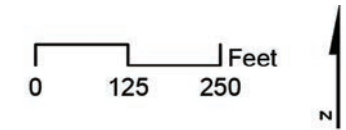
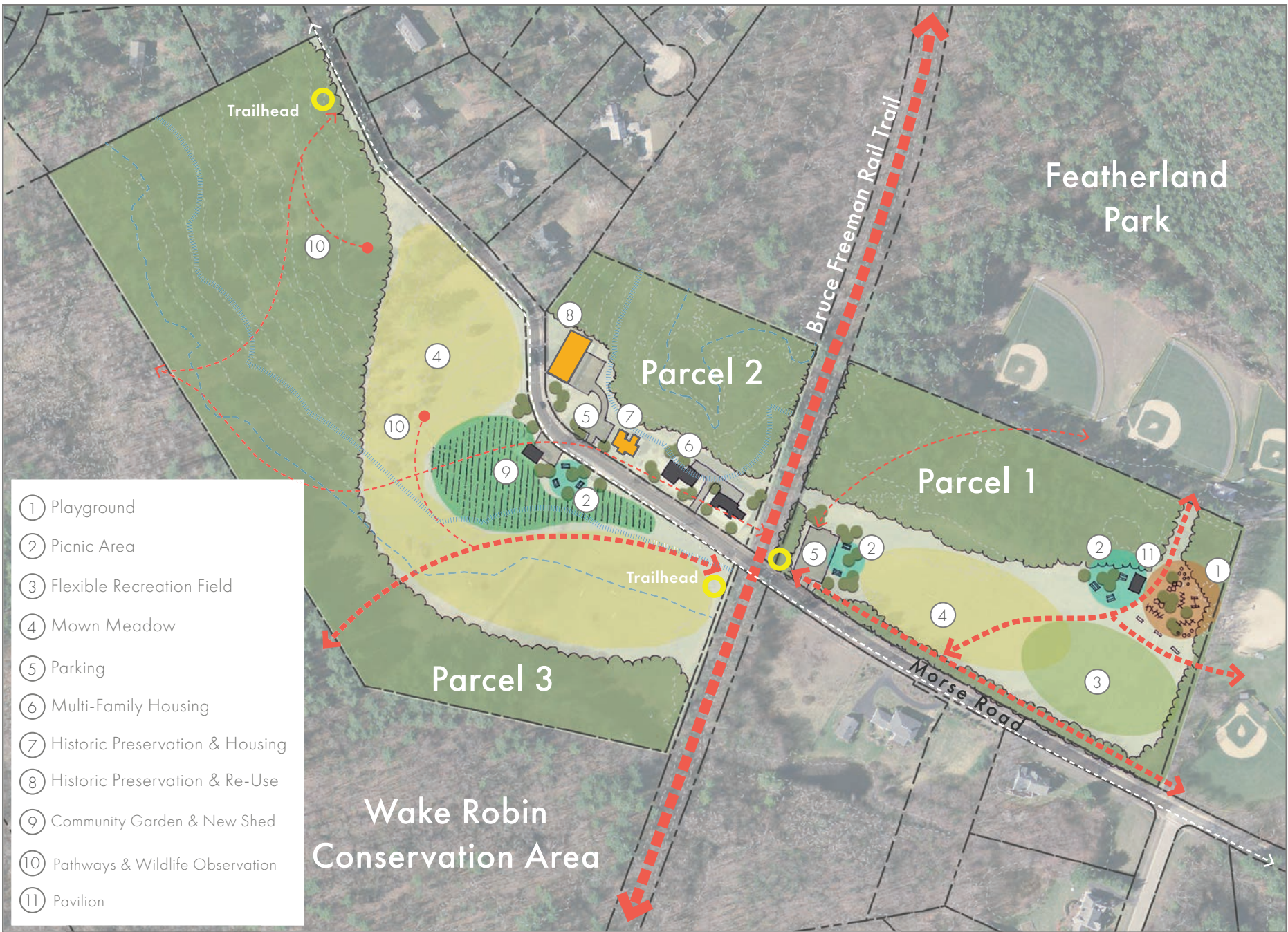


# CONCEPT DESIGN ALTERNATIVE: MAXIMUM INTERVENTION



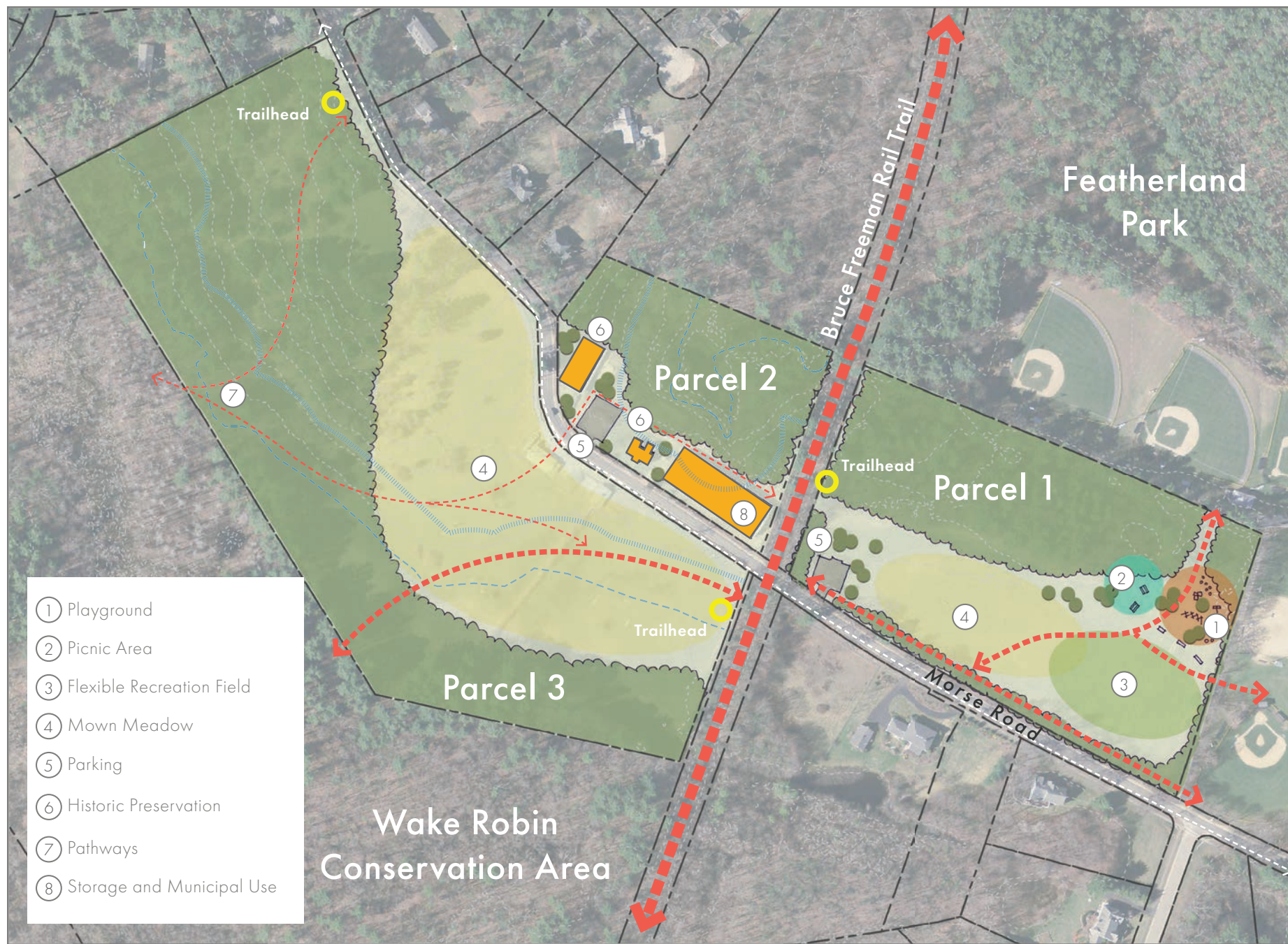


# CONCEPT DESIGN ALTERNATIVE: MEDIUM INTERVENTION

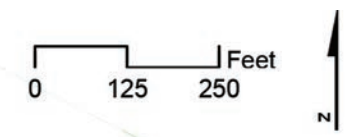




# CONCEPT DESIGN ALTERNATIVE: MINIMAL INTERVENTION

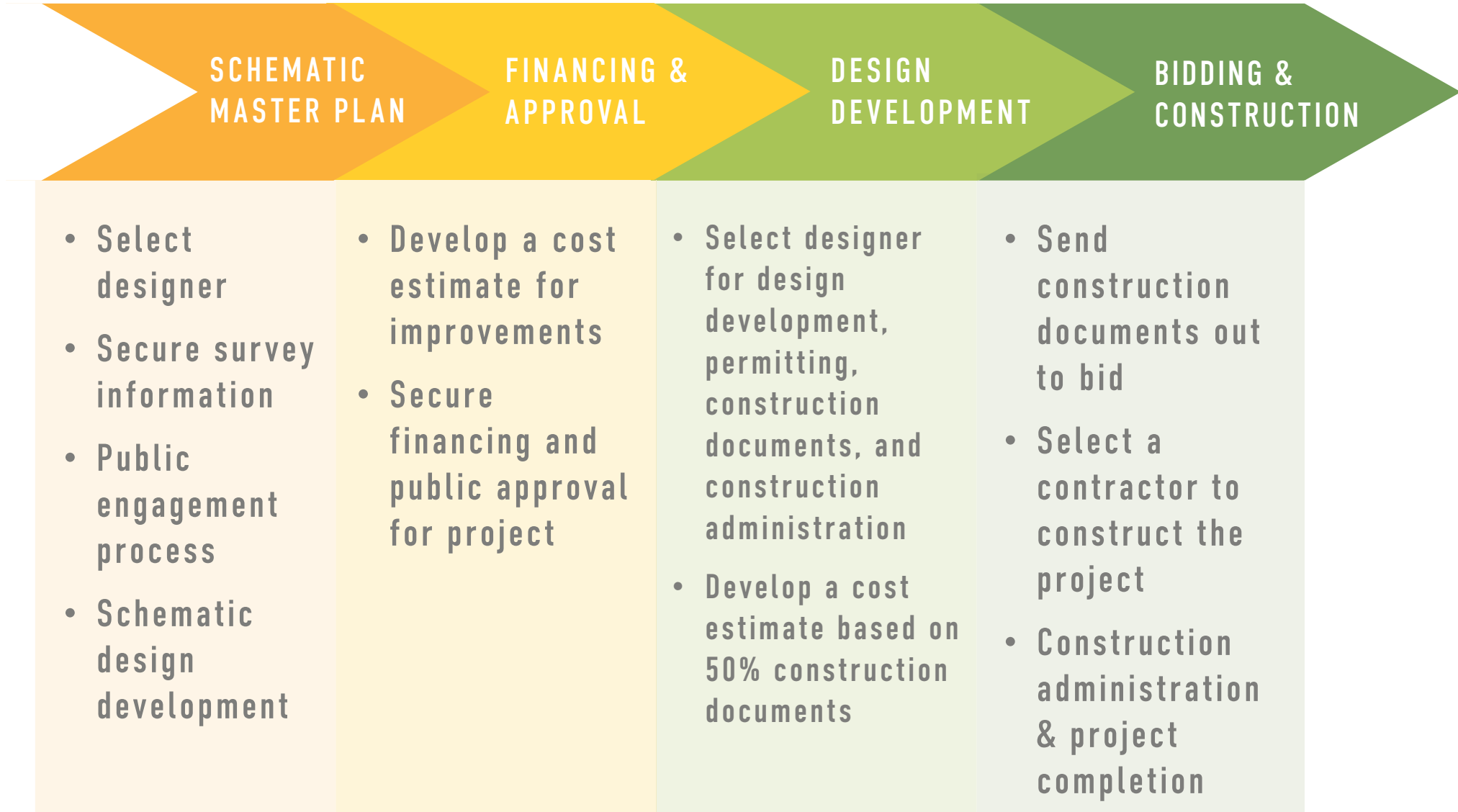


- ① Playground
- ② Picnic Area
- ③ Flexible Recreation Field
- ④ Mown Meadow
- ⑤ Parking
- ⑥ Historic Preservation
- ⑦ Pathways
- ⑧ Storage and Municipal Use





# NEXT STEPS



# THANK YOU

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WE ARE HAPPY TO  
ANSWER ANY QUESTIONS

