

# Article 54: Red Acre Road Design Funds

Stow Municipal Affordable Housing Trust  
Annual Town Meeting 2020

# Red Acre Road Parcel Activities Timeline

- ✓ Land purchase [\$225,000] (2018)
- ✓ Barn, Stable, and Riding Arena demolition and disposal [\$50,000] 2019
- ✓ Pre-Engineering studies [\$11,000] (2019)
  - ✓ Soil & Percolation Tests
  - ✓ Site analysis: topographic, wetlands
- Community Engagement and Communication (Fall 2020)
  - Neighborhood Input needed and encouraged
  - Provide guidance for subsequent steps
  - Visualization of development options
- Request for Proposal/Qualifications (2021)
  - Define project to realize what community desires
  - Develop constraints and requirements for permitting/zoning

# Why are these funds needed now?

- First SMAHT project at this scale will require more planning than in past
  - “An ounce of prevention is worth a pound of cure”
- Design concepts will drive discussion during Community Input phase
- Important that development options are realistic and based on specific site
  - Topography, setbacks, site constraints
- Full consideration of project options now will avoid delays and costs
- SMAHT’s Housing Consultant to remain focused on overall housing goals
  - Design role has been necessary for rapid response to Chapter 61 withdrawal but not ideal
  - Maintain role as SMAHT technical resource, not as creative asset

\$25,000 will cover site examination, conceptual alternatives, zoning options