

Crawford Square Urban Revitalization Plan

Community Forum No. 1 Summary Report



September 2019

RANDOLPH REDEVELOPMENT AUTHORITY



Introduction and Meeting Background

Randolph community stakeholders including residents, property owners, business managers and other representatives came together for the first Crawford Square Revitalization Plan community forum on September 14, 2019. Forty-six (46) community members participated in the workshop held at the Randolph Intergenerational Community Center. The purpose of the community forum included introducing the Crawford Square revitalization plan process and soliciting the community's thoughts, opinions, and ideas for the future of the Crawford Square Business District. This report provides a summary of the input received.



Community Outreach

A flyer was created and translated into both Vietnamese and Haitian Creole to promote the meeting to the broader Randolph community. Outreach efforts included posting the flyer and meeting information on the Town's website, The Hub @ Stetson Hall social media, and other local social media outlets. The flyer was distributed to the families of Randolph Public Schools students via ConnectEd, at the Turner Free Library, at the Randolph Intergenerational Community Center, and to the business distribution list maintained by the Town Planner. Hard copies of the flyer were also distributed at various locations including the Randolph Town Hall. An article about the community forum was posted to the local news outlet, Wicked Local Randolph, on August 15th.¹

Come learn about the revitalization plan process and help craft a vision for the future of the Crawford Square Business District!

Crawford Square: It's Our Future!

Free coffee and snacks
Transportation available
Children's activities
Tradikayon disponib an Kreol
Translation available in Vietnamese and Haitian Creole
Chung lòt cung cấp dịch vụ phiên dịch tiếng Việt

Crawford Square Revitalization Plan Community Forum

WHERE: Randolph Intergenerational Community Center, 128 Pleasant Street - Multipurpose Room

WHEN: Saturday, September 14, 2019

TIME: 9:00 am - 11:45 am

SPONSORED BY THE RANDOLPH REDEVELOPMENT AUTHORITY

Vini aprann de plan sou revitalizasyon e kouman ou ka ede bati plan si-la e ede bati yon vizyon pou fiti Crawford Square Business District-la!

Crawford Square: Se fiti nou

Kafe gratis ak amizgel
Transportasyon disponib
Ov gen dwa vire ak pitit ou
Tradikayon disponib an Kreol

Fowum Kominote pou plan Revitalizasyon Crawford Square

KI KOTE: Randolph Intergenerational Community Center, 128 Pleasant Street - Nan Chanm yo fe tout aktivite yo

KI JOU: Samdi, 14 Septanm, 2019

LE: 9:00 am - 11:45 am

LI PATWONE PA RANDOLPH REDEVELOPMENT AUTHORITY

Hãy đến tìm hiểu về quy trình lập kế hoạch phục hồi và giúp xây dựng một tầm nhìn cho tương lai của khu thương mại Crawford Square!

Quảng trường Crawford: Đó là tương lai của chúng ta

Cà phê và đồ ăn nhẹ miễn phí
Có giao thông vận
Trẻ em thân thiện
Chúng tôi cung cấp dịch vụ phiên dịch tiếng Việt

Diễn đàn cộng đồng kế hoạch phục hồi

Ở đâu: Randolph Intergenerational Community Center, 128 Pleasant Street - Phòng Multipurpose

Khi nào: Thứ Bảy, ngày 14 tháng 9 năm 2019

Thời gian: 9:00 sáng - 11:45 sáng

Được tài trợ qua Randolph Redevelopment Authority

Meeting Flyer in English, Haitian Creole, and Vietnamese

¹ <https://randolph.wickedlocal.com/news/20190815/randolph-wants-to-be-straight-on-square>

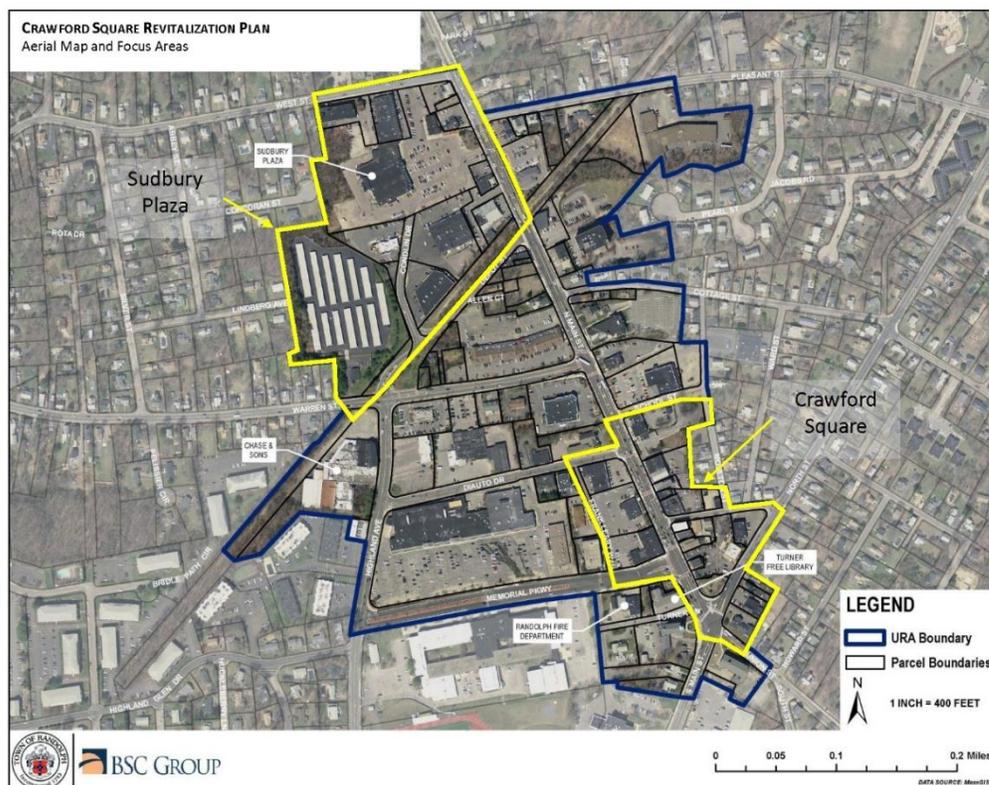
Meeting Overview

Randolph Redevelopment Authority Board Chair, Jack Smolokoff, Esq., kicked the meeting off. BSC Group staff followed the introductory remarks with a PowerPoint presentation (see Attachment A). Meeting objectives included:

- Introduce the purpose of an Urban Revitalization Plan (URP) for Crawford Square
- Describe how the URP will build on recent planning efforts
- Provide an overview of the proposed plan area
- Request input regarding four Focus Areas:
 - Crawford Square Commercial Corridor
 - Sudbury Plaza
 - Overall Plan Area
 - Open Space and Public Infrastructure

The meeting concluded with a breakout session in which attendees reviewed wall maps, interacted with BSC Group facilitators, and provided feedback on post-it notes. The breakout session requested feedback for three specific questions:

1. What do you like about the Focus Area?
2. What could be improved in the Focus Area?
3. What would the Focus Area look like if you had the power to make it any way you wanted?
 - What uses would you like to see – what's missing?
 - What would improve circulation paths (for pedestrians, bicycles, cars)?



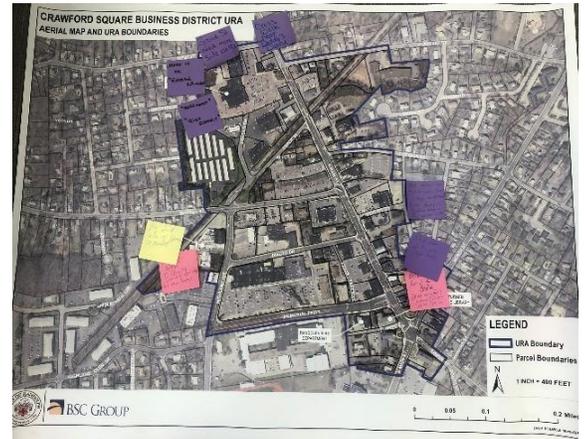
Comments by Focus Area

Several themes emerged from the break out session exercise as participants worked in their groups. Attachment B contains raw written responses to these questions, and the responses are summarized by Focus Area and theme below.

Overall Plan Area

Circulation and transit (vehicle, pedestrian, bicycle, and public transit)

There was an overwhelming response regarding the need to address **traffic and road safety** issues, particularly for North Main Street (Route 28). Responses included: conduct a traffic study; realign parking and add handicap spaces; implement traffic calming measures to increase safety; and provide/upgrade crosswalks (provide raised crosswalks along Route 28 and paint crosswalks using school colors for those located near schools). Multiple responses also centered on the desire for **additional/improved bicycle facilities** to make the area more bike-friendly, including the addition of bike lanes, bike trails (in general and along Depot Street), and a bike rental/bike share at the former Burger King site.



Other responses related to public transit included a request for:

- Bus stop shelters
- More bus stops
- Shuttle bus service to get places in town
- Transportation for community events
- Bringing MBTA Red Line to Depot Street

One attendee noted that there is an informal foot path from Corcoran Street to the Wendy's located in the Plan Area, and shared their desire to see it formalized.

Parking

Parking was another popular topic of discussion. Suggestions included constructing two-level public parking garages, potentially off Short Street and off North Street, and developing public parking (and open space) at the former Burger King site. Other ideas/suggestions indicate a need for a parking management plan for the Crawford Square area, including:

- Complete a parking study (commercial and public parking)
- Assign controlled public parking locations
- Provide parking wayfinding

Open space

Multiple comments were received that called for more open and green space in the area:

- New park for families
- Make it an "Emerald Necklace"

Parking

Parking also emerged as a major challenge for the focus area. A variety of changes were suggested, including:

- Improve the parking configuration between North Main Street and Moulton Street (parcels located at 67, 73, 79, and 95 North Main Street)
- Move parking behind buildings
- Remove street parking and provide parking right outside of Crawford Square as a means to get people out of their cars and walking down Main Street
- Provide better signage for public parking that indicates private versus public parking
- Add on-street handicap parking between Memorial Parkway and Diauto Drive

Open space

Most of the comments related to open space were made regarding the central green at 1 North Main Street, which was viewed in a positive light. While there was a call for more green space in the Crawford Square area in general, several attendees called for ***expanding and revitalizing the Town green*** – in particular by reconfiguring the parking area on the abutting vacant parcel (formerly Burger King).

Building and land uses

While some attendees expressed a desire to see mixed-use development, other attendees stated that they do not want to see residential uses in Crawford Square – including mixed-use with a residential component – because of their concerns about traffic and existing congestion.

A number of comments were received regarding specific properties in Crawford Square. A few responses focused on the Corkin Building, a Town-owned building at 19 North Main Street, and the desire to see it used as a restaurant/pub or café with outdoor seating. Other properties and suggested uses included:

- 30 North Main Street – Mixed-use with strategic commercial development
- 84 North Main Street – Outdoor seating in the southeastern corner of the parcel
- 86 North Main Street – Move the building to front the street and relocate parking in the rear of the building
- 18 North Street (former Burger King) – Tear down the building and/or expand the Town green onto the parcel

Placemaking emerged as a theme underlying many of the suggestions for the Crawford Square area. The general consensus was that Crawford Square should be a destination, which could be achieved by attracting retail and commercial establishments such as small cafés, a deli, a bakery, niche retail, restaurants, and providing outdoor/sidewalk seating. Other suggestions included:

- Increase walkability
- Provide more safe public areas to sit and eat
- Establish a façade program for small businesses
- Add trash cans and paint hydrants
- Clearly brand and promote Crawford Square

Sudbury Plaza

Overall feedback from attendees at the Sudbury Plaza break out table indicates that the focus area could benefit from a revitalization project given challenges with vehicular circulation, the configuration of existing buildings and parking lots, vacant storefronts, excess paved surfaces, and the need for improved walkability and bikeability.

Connectivity, circulation and transportation (vehicle, pedestrian, and bicycle)

Attendee responses highlighted issues around **access, flow, and connectivity**. Both vehicular and pedestrian flows are impeded by the current built environment, particularly at the plaza entrances and through the parking lots. Suggestions included demolishing current buildings and constructing new buildings closer to the street; making traffic improvements on North Main Street and realigning West Street and Pleasant Street; improving the connection between the Randolph Intergenerational Community Center and downtown Randolph via Sudbury Plaza; and reducing space dedicated to parking and increasing/improving walkways. Wayfinding signage also emerged as a need/desire.

Open Space/Green Space/Community Space Desires

Several attendees made comments regarding open space/green space in the Sudbury Plaza area. Responses indicate a desire to **decrease the amount of paved surface** dedicated to parking and **increase the amount of green space**. The walkway/bike path along the abandoned railroad bed could also be improved and connect directly to Sudbury Plaza. Responses also call for the provision of amenities such as a community garden, a walking path, outdoor seating, and more trees. One attendee suggested condensing retail spaces and centering them around a walkable green space.

Building and land uses

As noted above, many of the comments point to the community's desire to redevelop the Sudbury Plaza area and to replace/reconfigure existing buildings. Like many of the comments received for the overall Plan area, attendees shared their desire to expand/bring in more **commercial establishments** and entertainment venues, particularly restaurants and cafés. There were calls for diversifying existing retail and services, and attracting a coffee shop, bakery, microbrewery, comedy club, and a music venue. Responses also generally indicate a desire for **mixed-use development** in the Sudbury Plaza area. A couple of responses also call for addressing the self-storage facility through either relocation or aesthetic improvements that would obscure it from public view. Lastly, one attendee suggested the creation of a master plan for the Sudbury Plaza area.

Placemaking

The idea of placemaking weaved through many of the comments left for Sudbury Plaza. From the open-ended suggestion to "make it a destination" to the specific recommendation that visual arts be used to temporarily



enhance vacant buildings, attendees generally expressed a desire to make Sudbury plaza more attractive, family-friendly, inviting and safe. Other suggestions included:

- Add/improve lighting
- Improve signage
- Encourage consistent storefront facades, and
- Provide a map of downtown restaurants

Open Space and Public Infrastructure

Attendees at the Open Space and Public Infrastructure break out table provided recommendations related to **multimodal circulation** and **public amenities** that could build on existing assets and strengths of the area, such as Randolph’s location in relation to key destinations including Boston and Rhode Island. The following summary is organized by the general themes that emerged from this exercise:

Desired Bicycle Accommodations

- Upgrade the existing bike trail along the abandoned railroad bed
- More bike paths – ways to get around safely
- Remove street parking and add bike lanes on Main Street
- Add bike lane to the MBTA station (located on Union Street but outside of the proposed Plan area)

Desired Pedestrian Accommodations

- Widen sidewalks and improve curbing
- Add street trees and benches
- Add a “heart healthy” path and/or a jogging path
- Ensure ADA compliance
- Additional lighting
- Crosswalk repainting

Vehicular Traffic Recommendations

- Implement traffic calming measures to improve safety for motorists, pedestrians and cyclists
- Make it a destination not a throughway

Public Transit

- Expand bus service (in general and to west Randolph)
- Improve ability to get around via MBTA – need to connect rest of Randolph to Main Street and North Street

Connectivity



- Improve connectivity to the dog park (Goldstein Open Space, located to the west of the proposed plan area)
- Create a bike path to connect parks to schools and trails
- Make Belcher Park more accessible
- Increase ability to get around via MBTA – need to connect the rest of Randolph to Main Street and North Street

Other Amenities

- Tear down the former Burger King building and create a larger Town green
- Provide public spaces with outdoor seating

Attachment A: Community Forum Presentation

Randolph Redevelopment Authority

Crawford Square Urban Revitalization Plan

Community Forum

September 14, 2019





Agenda

- **Welcome and Introductions (RRA and CAC)**
- **Why an Urban Revitalization Plan for Crawford Square?**
- **Building On Recent Planning Efforts**
- **Overview of Proposed Plan Area**
- **Crawford Square Opportunities**
- **Break Out Session**
- **Report Back**



Randolph Redevelopment Authority

- **Members:**

- Jack I. Smolokoff, Chair
- Arthur Goldstein
- Maureen Pasquantonio
- Sean Fontes
- Arnold Johnson

- **Role**

- Develop, approve and implement Urban Renewal Plan on behalf of the Town of Randolph



Citizen's Advisory Committee

- **Members:**

- Jeanette C. Travaline

- Paul Meoni

- Donald LaLiberte

- Richard Brewer

- Marc St. Clair

- Joseph O'Toole

- Adam Hawk

- Triet Ngo

- Tina Beasley Rose

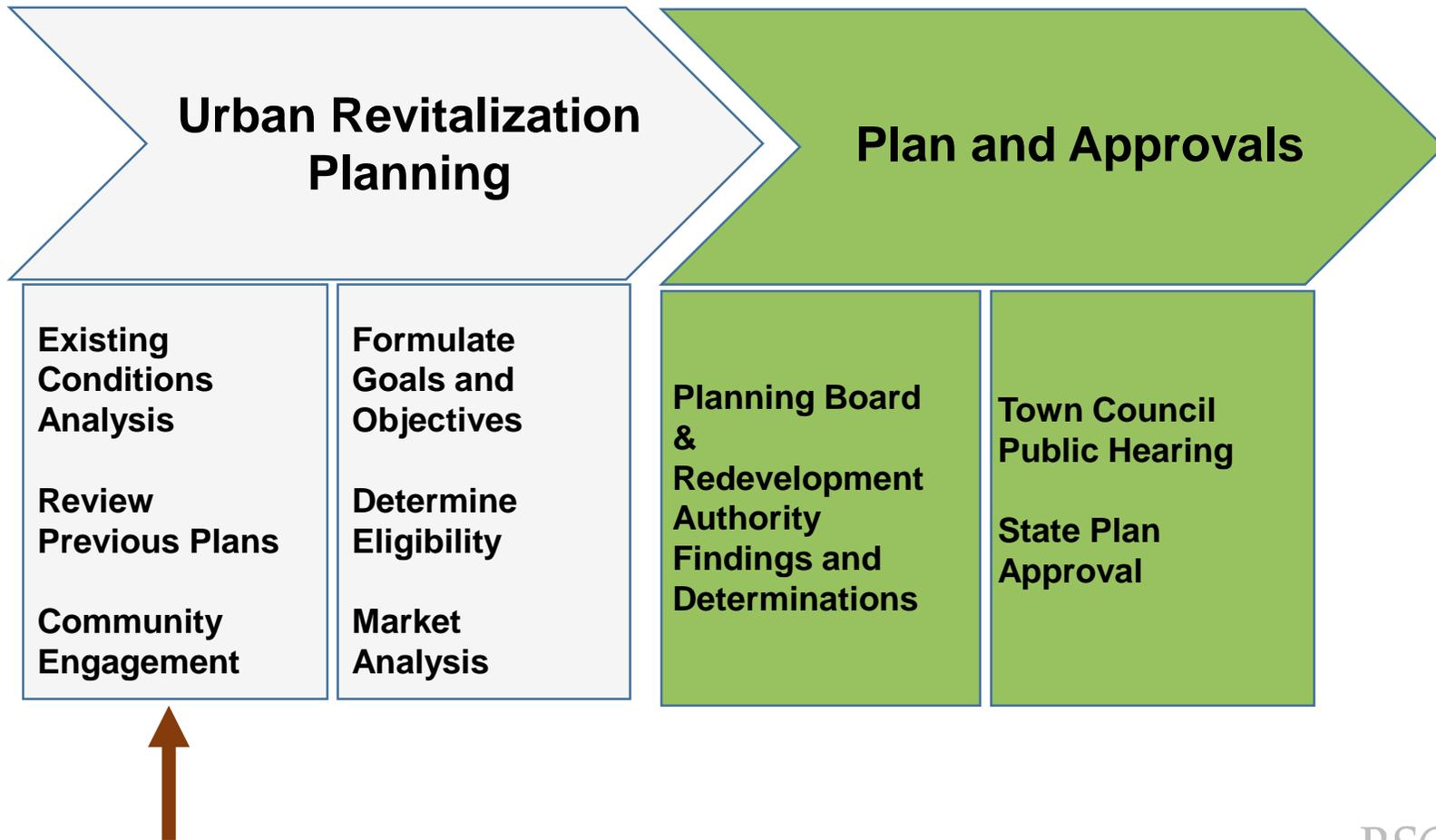


Why an Urban Revitalization Plan for Crawford Square?

- Provides a framework and priorities for implementing the community's vision
- Identifies and provides needed infrastructure that supports new development
- Enables land assembly and acquisition when needed and appropriate
- Allows redevelopment agency to negotiate sales for property disposition
- Enhances and encourages private investment
- Identifies opportunities for job creation/retention
- Improves quality of life for all



Crawford Square Urban Revitalization Planning Process



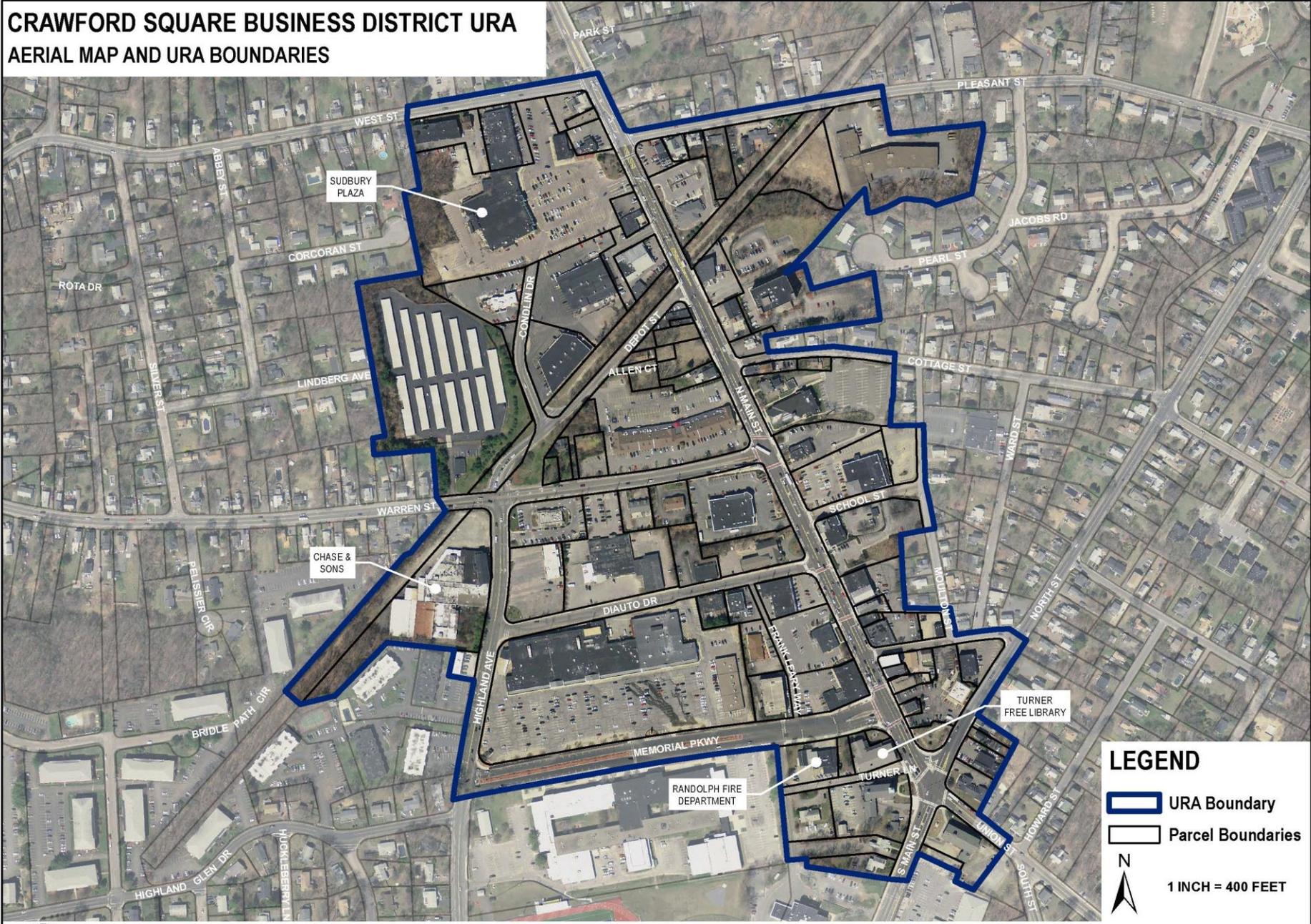




Approach to Neighborhood Revitalization Planning

- Engage local property owners, residents, businesses to identify community priorities
- Understand the area's economic characteristics
- Explore a mix of uses and redevelopment options
- Create distinct places that respond to local context
- Evaluate current zoning as needed
- Identify public investment needs
- Consider transportation and circulation options
- Include vision and imagination that is economically feasible

CRAWFORD SQUARE BUSINESS DISTRICT URA AERIAL MAP AND URA BOUNDARIES



LEGEND

- URA Boundary
- Parcel Boundaries

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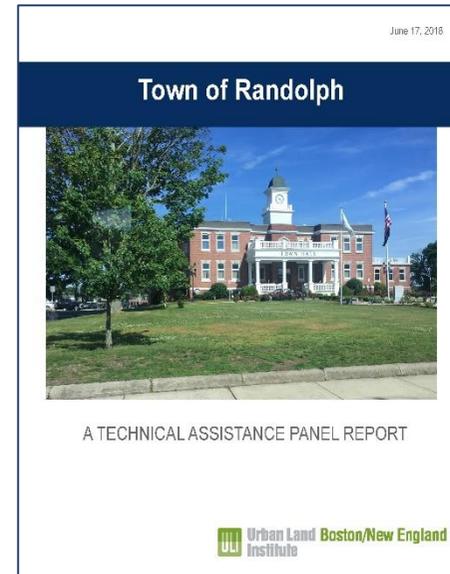
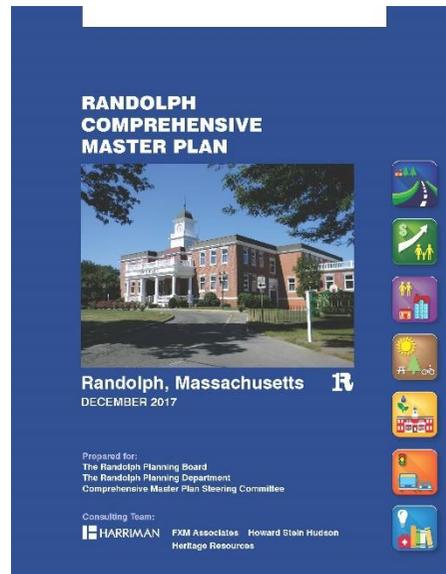
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DATA SOURCE: MassGIS

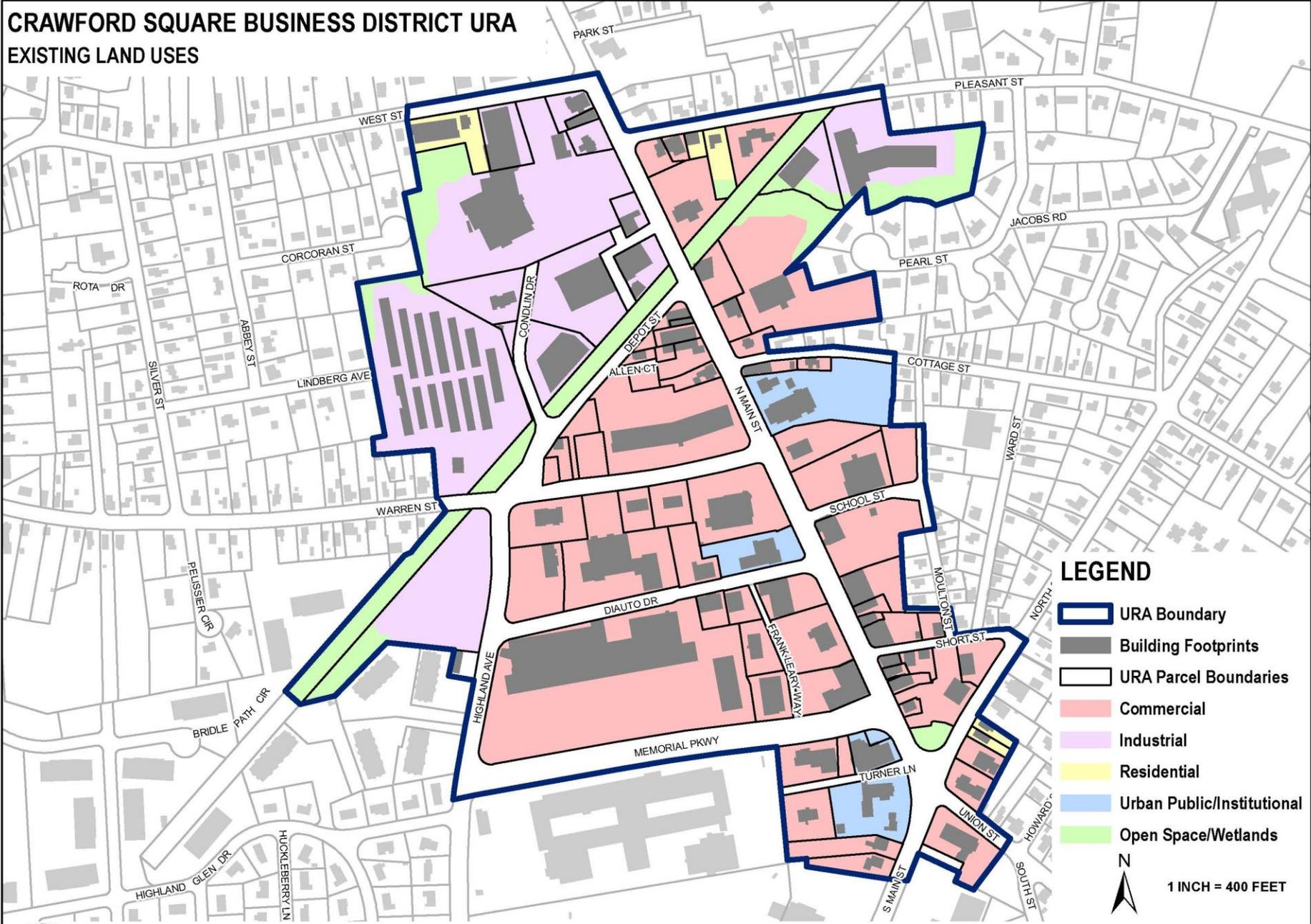
Building on Past Planning Efforts

- Town of Randolph Comprehensive Master Plan (2017)
- Urban Land Institute Technical Assistance Panel Report – Crawford Square Business District (2018)



CRAWFORD SQUARE BUSINESS DISTRICT URA

EXISTING LAND USES



LEGEND

-  URA Boundary
-  Building Footprints
-  URA Parcel Boundaries
-  Commercial
-  Industrial
-  Residential
-  Urban Public/Institutional
-  Open Space/Wetlands

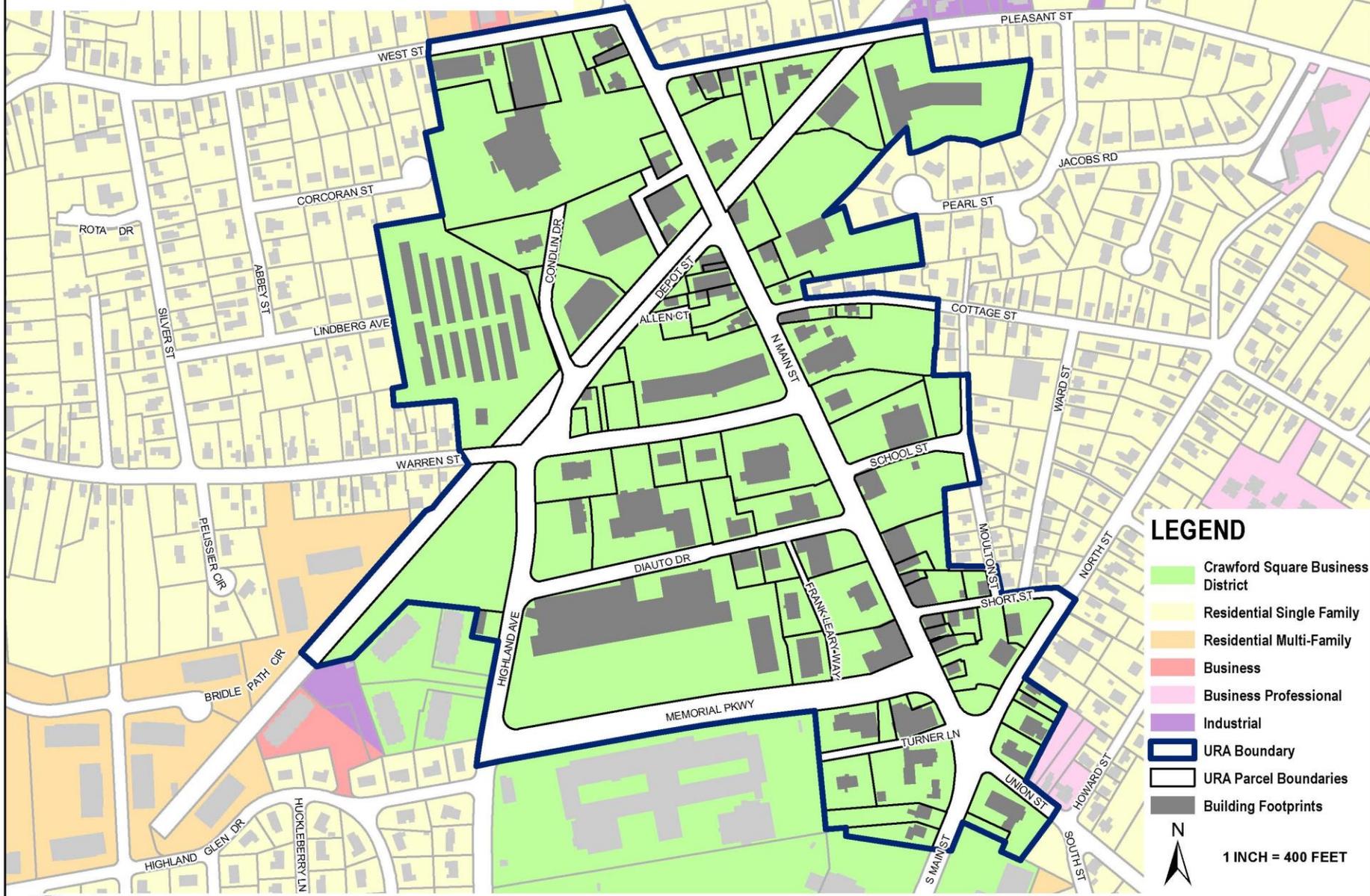


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DATA SOURCE: MassGIS

CRAWFORD SQUARE BUSINESS DISTRICT URA EXISTING ZONING

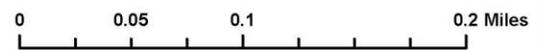


LEGEND

- Crawford Square Business District
- Residential Single Family
- Residential Multi-Family
- Business
- Business Professional
- Industrial
- URA Boundary
- URA Parcel Boundaries
- Building Footprints

N
↑

1 INCH = 400 FEET



DATA SOURCE: MassGIS



Revitalization Opportunities – What You Have

- Available Land/Buildings for Economic Investment
- Excessive Paved Surfaces
- Municipal Services in Downtown
- Opportunity for Residential
- Proximity to Boston & Linkage to Transit & Open Spaces
- Opportunities for Enhancing Placemaking
- Positive Community Character and Diversity

Buildings and Paved Surfaces





What is Your Vision?

- More Density? Taller Buildings?
- Mixed-Use Including Residential?
- Destination Retail/Restaurants
- Access to Community Services
- Walkable/Bikeable Downtown
- Buildings (not parking) that Engage the Streets



Revitalization Opportunities

- **Uses:**

- Retail Stores 
- Residential 
- Restaurants 
- Office/Business 
- Services 
- Open Space 
- Parking 
- Entertainment 

- Mixed-Use (Including Residential)





Revitalization Opportunities

- **Circulation and Public Infrastructure Improvements**
 - Accessibility Improvements 
 - Pedestrian Connections 
 - Bike Amenities 
 - Public Transportation 
 - Open Space / Parks 



Break Out Session: What would you like to see in the Crawford Square Business District?

- **Stations (Focus Areas)**
 1. Sudbury Plaza
 2. Crawford Square
 3. Overall Crawford Square Business District
 4. Open Space and Public Infrastructure



Break Out Session:

What would you like to see in the Crawford Square Business District?

- **Station Questions for Each Focus Area**
 1. What do you like about the Focus Area?
 2. What could be improved in the Focus Area?
 3. What would the Focus Area look like if you had the power to make it any way you wanted?
 - a. What uses would you like to see – what's missing?
 - b. What would improve circulation paths (for pedestrians, bicycles, cars)?



Report Back and Next Steps

- Summary of Feedback
- Next Steps

Attachment B: Focus Area Written Responses

WRITTEN COMMENTS
Crawford Square Urban Revitalization Plan
Community Forum
Saturday, September 14, 2019
Randolph Intergenerational Community Center
9:15 AM – 11:45 AM

OVERALL PLAN AREA

TABLE MAP

Yellow Notes

- Big land – lots of space to build (Chase and Sons site)

Purple Notes

- Grove Street needs more sidewalks
- Crosswalk near Daddy's Dairy
- Make it an "Emerald Necklace"
- Add bike lanes and make it bike friendly
- Old McNeil School → old Senior Center change to professional business – parking in the back, change so they can get on the bus
- Blast (sp?) it, it is an eye sore

Pink Notes

- Chase and Sons site → bowling alley or family friendly activity – we have none
- Rent a bike at Burger King site so we can ride around town

WALL MAP

Yellow Notes

- 2-level parking garage off Short Street and off North Street
- Like streetscape!
- Contact high school when planning for urban redevelopment – currently oversized but what about the future? → need to go hand in hand – school and redevelopment
- Ideas/wish list: open area, bike path, plants
- Ideas/wish list: coffee shops; open eating area; local shops; consignment; Depot Street: bike trail
- Like the small town feel even though it's a city

Purple Notes

- Prioritize Burger King/WIC lots for "development" = open space and parking
- WIC office moved
- Traffic study for N Main St

- Parking alignment, safety speed, and handicap parking for N Main St
- Improve safety!
- Improve community vision/reputation
- Paint crosswalks by school in school colors
- Showcase school pride
- Not within project area, however, consider new high school at new location and use old high school location for business and residential development -- OTHER
- More green space (less parking lot)
- More green space "park"
- Partner with Chamber of Commerce on business curriculum and workshops
- Perform a retail gap analysis
- Sidewalk seating/cafes
- Opportunities to meet/talk/share
- Bus stop shelters
- Educate community about business opportunities
- Educate community on health/food
- Stimulate economy/expand business at same time as residential
- Opportunities to celebrate cultural diversity
- Community garden / growing space / affordable local produce
- Public spaces with parking
- Sidewalks
- Transportation for community events
- Parking study (commercial and public)
- Assign controlled public parking locations
- Parking wayfinding
- Emergency blue light facilities/call box
- Raised crosswalks along Route 28 and traffic calming

Pink Notes

- Mixed use including residential
- Diverse ethnic restaurants
- Elmwood Village in Buffalo, NY
- Bookstore
- Outdoor seating
- Coffee shops, ice cream, etc.
- There is a foot path from Corcoran St to the Wendy's – make it official! It's rough and unmarked now
- No trash transfer
- Farmers market to Crawford Square
- Farmers market to town hall (interim)
- Health clinic! Neighborhood health center with parking and public transportation
- More diverse restaurants
- Park needed for accessibility use
- Trader Joe's or Wegmans

- Higher end restaurants
- ADA compliant on all things being developed
- More restaurants – diverse ones
- New improved pool
- Modern strip mall
- New park for families
- Additional stoplights on North Main St
- No additional development of parking on Short St
- Build a Hollister clothing store / shopping center
- Need to find ways to get people out of their cars – need folks to want to walk down Main Street
- Green spaces
- Farmers market at high school ballfield – parking next door
- Revitalize the Crawford Square memorial
- Need a new sign for Crawford Square
- Need a new way to advertise announcements
- More bus stops
- Shuttle bus service for stores to get places in town
- We need mixed-use retail/residential in Crawford Square to draw new residents (young professionals)
- Need to tear down the high school – need a new technical high school with the resources our kids need
- Bring Red Line to Depot Street

CRAWFORD SQUARE

Facilitator's Notes

- Improve parking configuration between North Main and Moulton (parcels located at 67, 73, 79, and 95 North Main Street)
- Do not want residential or mixed-use with residential above
- High crash corridor at Crawford Square intersection
- More public areas to sit and eat
- Make it a destination
- Better signage for public parking
- Corkin Building (Town-owned building at 19 North Main Street) should be a restaurant/pub with outdoor seating

Table Map

Yellow Notes

- Town green

Pink Notes

- Little small cafes and a little deli along N Main Street
- More walkable along North Main

- Bakery, niche retail, restaurants, outdoor seating
- No trash transfer station at T station (n.b. not within URA boundary)
- Outdoor seating in southeastern corner of 84 N Main Street
- Façade program for small businesses
- Proper wayfinding signage
- Narrow N Main to one lane to allow slower traffic and bicycle accommodations
- Old Corking Building – café
- More green space
- Sidewalk cafes, more safe places to sit – need ways to get people out of their cars
- Expand town green
- Tear down Burger King building
- Improve connected walkways
- Move parking behind buildings
- Mixed-use retail/residential
- Improve access to commuter rail
- Destination café – independent not chain
- Expand green space at Crawford Square into Burger King parking lot → reconfigure parking area
- Renting out bikes and scooters
- Bike path to commuter rail down Union Street
- Farmers market (preferably by the square)
- Have big tv with advertising of the business products and services

Purple Notes

- Add signage marking where parking is private and public
- 86 N Main Street – move building to street front and put parking in back
- No on-street handicap parking Memorial Parkway to Diauto Drive on N Main Street
- More trash cans
- Painted hydrants
- Restaurants/pubs and churches and Stetson Hall = music venues and coffeehouses
- Mixed use with strategic commercial at 30 N Main Street
- Interconnect back parking lots off Moulton Street and add speed bumps
- Cannot walk through parking lots – no connectivity (lots off of Moulton Street)
- Work on traffic flow in Crawford Square
- Congestion – hard to get around
- Remove street parking – move to area right outside of the square – way to get people out of cars and walking down Main Street
- Need more restaurants and cafes – need more smaller shops with seating – ways to get people out of their cars
- Crawford Square Memorial area – Revitalize; can we get a directory of businesses on display?
- Clear brand promotion of Crawford Square

SUDBURY PLAZA

Yellow Notes

- Tighter, walkable, RR trail should connect to plaza, open up views to the RR trail, look at historic maps, add lighting to RR
- Restaurant cluster
- Map of downtown restaurants
- Expand Toast of the Town
- We should allow more mixed-use residential on North Main Street
- Allow people to run businesses out of their homes
- Build a mall in a big space
- We love Ace Hardware!
- Ace Hardware
- Car circulation issue through parking lots

Purple Notes (what needs to be improved)

- Standard signage for retail spaces
- See less nail salons
- Build some cultural restaurants like Irish, Scottish, German, West Indian
- Demolish the old buildings
- More parking at Powers Farm
- Community garden
- Storage space does not promote community involvement, could be moved
- Owners being pushed out through high rents
- Owner does not reinvest
- Access to N Main Street is a challenge
- Professional/technical services, food service, medical offices
- Lot is an eye sore, maybe need to be torn down and move closer to street – access is bad
- Brother's Market needs to go. Need a better anchor store, need another good grocery option
- Green space instead of so much parking lot [limit parking to certain places]
- More walking path, less car parking
- Improve façade
- Realign West and Pleasant behind business
- Taylor and Main Street re-do
- Old Annie's – mixed-use, residential, affordable
- Correct parking area – Timmy the Tailors
- Redevelop – build new buildings and move tenants in to start again
- Move high school and incorporate shopping center
- Shuttle bus from commuter rail
- Fix speed bump – not at an angle

Pink Notes

- Tear down buildings and plant trees
- No trash transfer station at T station
- Evening uses, restaurants
- Make it a destination
- Flow through pedestrian circulation

- A place to hang out, family friendly
- I wish Brother's Market had more vegetarian/vegan specialty foods
- Get Sudbury Farms / Trader Joe's
- Master plan for the Sudbury Farm area offering owners stake based on percent of current ownership
- Parking garage / Red Line
- Microbrewery
- Comedy club
- Music club
- Signage for residential/business from dog park area
- Mixed use – rear of America's Food Basket – residential/business
- Decrease pavement – more green space and green infrastructure
- Reconfigure parking lots for better use and improve access roads and entrances
- Visual arts as a short use for vacant building
- Nice signage and traffic control lights at entrance to food store
- Bakery along Sudbury Farms lot
- Consistent facades
- Need areas for potential customers to sit and relax – more trees, benches, more from Main Street
- Coffee shop to sit down and relax
- Improve connection between RICC and downtown. Improve lighting and walkway/bike path to downtown
- Nice bakery such as Montillios
- More green space – sitting area
- Storage facility is an eye sore – something to hide it better
- Supermarket that is for everyone not just specific cultures
- Better organized parking and signage
- Rail area should be bikeable/walkable leading to Sudbury Plaza
- More mixed use buildings
- I would condense the retail spaces and center them around a green space (walkable)
- Skate park at Chase and Sons building and empty lots across from McDonald's
- Walkability and pedestrian friendly
- Strip mall revamp
- Coffee shop with outdoor covered seating

OPEN SPACE AND PUBLIC INFRASTRUCTURE

Yellow Notes

- Easy to reach key destinations (Boston, RI, Cape, etc.)
- Positive walking in the early AM
- Crawford Square greenery is nicely maintained
- People look out for each other in the neighborhood

Purple Notes

- Bike lane to the MBTA

- Better curbed sidewalks and connected to dog park
- Need bus service to west Randolph
- Better traffic policing
- Widen sidewalk
- Make Main Street like Western Ave in Brighton
- Widen bike/walking path – add heart healthy path
- Drive-thru for CVS has curbing – dangerous and poorly designed
- Residential parking stickers
- T extended services
- Bike path to connect parks to school and trails and parks
- Remove street parking and add bike lanes on Main Street
- Entrance to Bank of America from Warren Street across North Main
- Parking area on side of Bank of America going north is dangerous where new ATM and nowhere to go if parking is not available
- Expand bus service to include Randolph
- Upgrade bike trail
- Move CVS to street front and create parking in the back
- Parking garage
- Tear down Burger King and create a larger Town green
- Better focal point – cohesive arrangements
- Fencourt property development (n.b., not within URA)
- Shuttle bus service to Randolph Holbrook T station
- Informational walking tour – one time
- Need to get people out of their cars
- More bike paths – ways to get around safely

Pink Notes

- Jogging path
- Better traffic control!
- Widen sidewalks and add trees. Make it inviting to stop.
- ADA compliant
- Colorful
- Family friendly
- Commuter friendly
- Transportation
- Better lighted sidewalks for elderly to come to town
- Street trees
- Paint crosswalks with school colors to identify that this Randolph – blue + white
- Shops such as card store, book store with café to sit and have coffee
- Move parking to separate lots so you can open up the center for mixed use. Make it a destination not a throughway.
- Schedule for repainting crosswalks so cars can't miss seeing people in the crosswalk
- More mixed-use retail/residential like Dedham Square
- No trash transfer station

- Make Belcher Park more accessible
- Make it walkable and possible to cross Main Street – traffic calming
- No more fast food shops
- Coffee shops with outdoor seating
- Ability to get around via MBTA – need to connect rest of Randolph to Main Street and North Street
- More benches, more trees
- Bookshops
- Coffee shops
- Walkable shopping area
- Have bus service between Randolph and Stoughton T stations