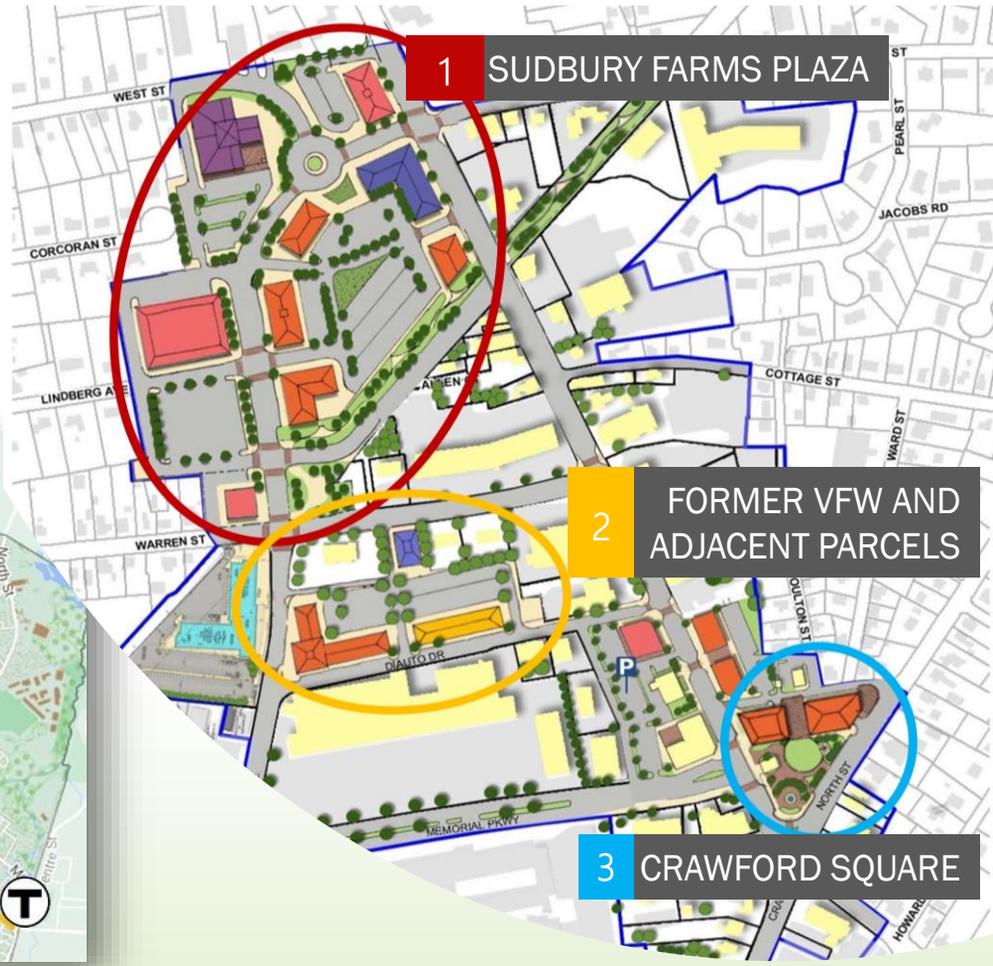


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Following a two-year planning process, the Randolph Redevelopment Authority (RRA) is taking the first steps toward a long-term vision of transforming the Town's Crawford Square Business District into a more vibrant commercial and cultural area that is reflective of the diverse population of the town.

### Opportunity Areas

The Crawford Square Urban Revitalization Plan (CSURP) identifies three catalytic redevelopment areas chosen for their strong development potential and urban design opportunities. The CSURP is a state approved urban renewal plan, which allows the RRA to partner with developers to achieve economic development goals and the vision for downtown Randolph.

### Advantages

- + *Randolph is located 15 miles south of Boston, with commuter rail access along the MBTA Middleborough/Lakeville line.*
- + *Crawford Square is Randolph's downtown business district, which has transformed into a more walkable area over the past decade through significant infrastructure investments.*
- + *The heart of downtown has high visibility with annual average daily traffic of 31,954 passing through the Crawford Square business district.*
- + *Current downtown zoning is intended to encourage a higher density of small establishments in order "... to recognize and enhance the Crawford Square area as the Town's principal focus for civic, cultural and social functions." Dwellings in upper floors of business buildings are permitted.*

# Crawford Square Urban Revitalization Plan Overview

# Opportunity Area 1: Sudbury Farms Plaza



## Existing Parcel Information

The 18.4-acre Sudbury Farms Plaza opportunity area consists of 13 parcels ranging in size from .1 to 6.55 acres, is accessible from Routes 28 and 139, and is fully serviced by municipal water and sewer. This opportunity area has the potential for phased redevelopment.

## Opportunity Area Goal

The goal for the Sudbury Farms Plaza area is to develop new mixed-use buildings (retail, residential, and commercial) along a new circulation network that provides enhanced access and visibility.



## Proposed Redevelopment Program

Residential	54 Units
Retail Space	117,600 SF
Office Space	55,200 SF
Food Market	48,000 SF

# Opportunity Area 2: Former VFW and Adjacent Parcels



## Existing Parcel Information

The 3.44-acre Former VFW and Adjacent Parcels opportunity area consists of 3 parcels ranging in size from .50 to 2.22 acres, is accessible from Route 139, and is fully serviced by municipal water and sewer. This opportunity area has the potential for phased redevelopment.

## Opportunity Area Goal

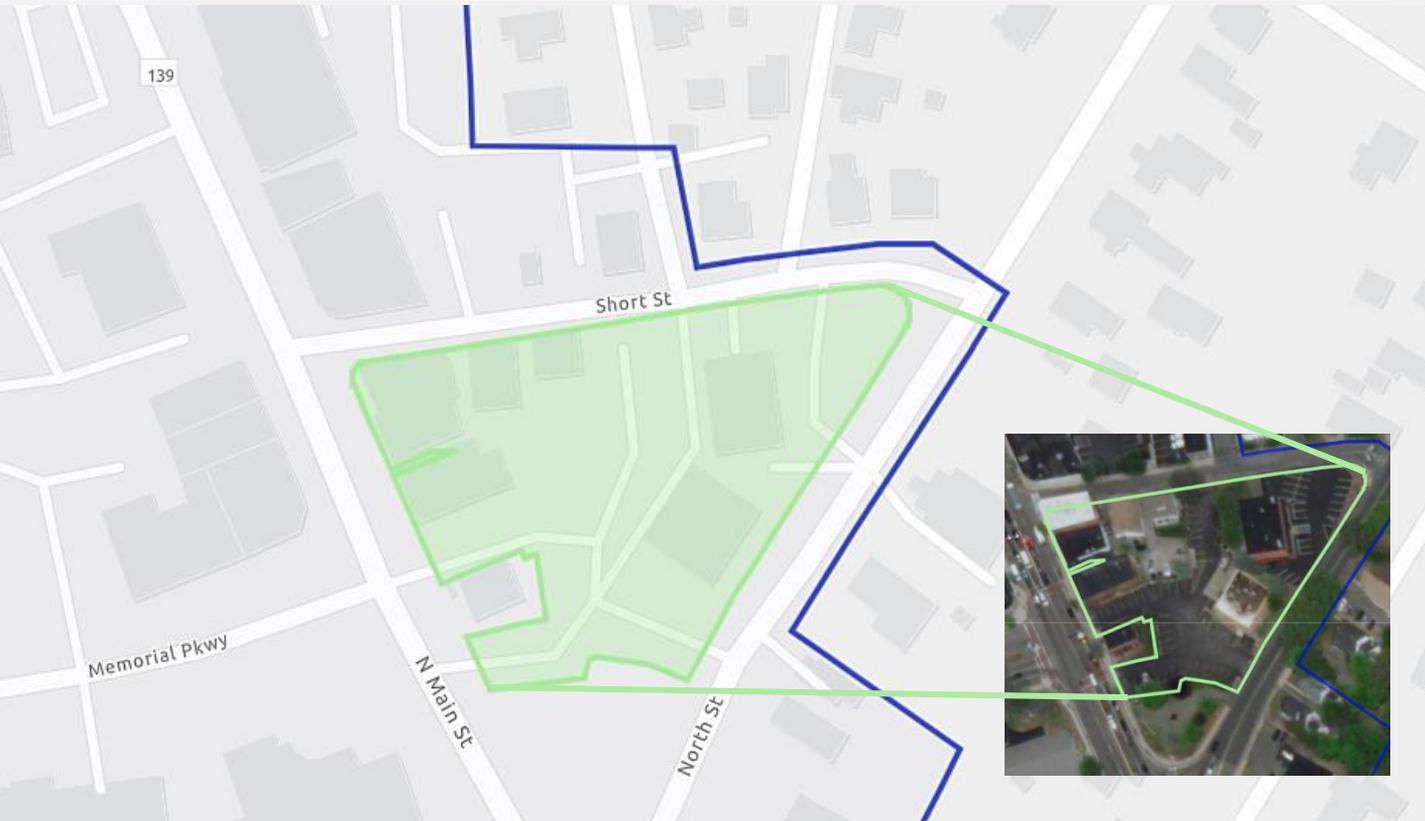
The goal for the Former VFW and Adjacent Parcels opportunity area is to maximize the site's urban design opportunities and provide a denser mix of uses including commercial and residential development.



## Proposed Redevelopment Program

Commercial	34,200 SF
Residential	54 Units

# Opportunity Area 3: Crawford Square



### Existing Parcel Information

The 1.02-acre Crawford Square opportunity area consists of 6 parcels ranging in size from 0.06 to 0.36 acres and is at the intersection of Routes 28 and 139. It is fully serviced by municipal water and sewer.

### Opportunity Area Goal

The goal for the Crawford Square opportunity area is to develop commercial and residential uses and expand open space amenities that reinforce downtown Randolph as a destination.



### Proposed Redevelopment Program

Commercial	27,000 SF
Residential	29 Units
Green Space	By Town