



Top Ten Reasons to preserve Broadacres Farm:

1. Preserve Sudbury's town character, permanently.

This is a one-time opportunity to purchase the land; *postponing a decision or declining the purchase would give control of 35 acres to a developer.* There won't be another opportunity to act. Broadacres Farm is valuable as a historical, cultural, environmental, and recreational resource, that would be available to all town residents. The property has been listed as a priority parcel for preservation by the Town since the 2009 Open Space and Recreation Plan and was designated a priority Heritage Landscape in the state's 2006 Heritage Landscape Inventory Report. Saving Broadacres would help preserve the bucolic character of the Town by permanently protecting the space from development. The Broadacres property offers uses for a wide range of residents.

2. Expand existing athletic fields.

The flat field abutting Featherland Park on two sides is an obvious area to expand athletic fields to help relieve pressure on sports scheduling and field wear & tear. The acquisition could expand the Featherland Park Complex by approximately 30% (another 2-3 fields).

3. Enhance existing conservation area.

Preserving the large, open field adjacent to the existing 48-acre town-owned Wake Robin conservation land would unlock public access to nearly 70 acres of unfragmented conservation area. Based on the land inventory in town, very few large open spaces remain available for conservation, making the preservation of Broadacres Farm even more critical.

4. Support the Rail Trail.

The Bruce Freeman Rail Trail corridor bisects the property, and purchasing Broadacres would help support the rail trail by potentially providing parking, rest stops, or simply a nice scenic stretch of trail. The Broadacres property abuts the BFRT for approximately 2,000 feet. Broadacres, when combined with other town-owned properties, would create a 1-mile section of scenic open space and recreational properties along the rail trail.

5. It makes financial sense.

The purchase price would cost an average of \$51 per household per year for 20 years, with that cost declining each year. If the land were developed into houses, the taxpayers would see an equivalent or greater demand for taxes from municipal services (increased school enrollment), which would increase annually. Additionally, *acquiring Broadacres Farm builds upon prior investments in Featherland Fields and Wake Robin Conservation Land, adding value to each of these investments as each is more valuable as part of a whole than as standalone projects.*



6. Prevent future trouble.

Sudbury residents have seen what happens when large parcels of land go up for sale – Johnson Farm 40B proposal with 313 housing units, Sudbury Station 40B proposal with 250 housing units, Melone 40B with 330 units, etc. Letting the property go to sale would surrender control to a developer, and lead to some form of dense development on the site, immediately or in the future via “land banking.” This will result in additional costs for municipal services, as well as costs in terms of traffic, public safety, resource use, environmental impact, etc., at a sensitive location between Town Center, the high school, two elementary schools, and Featherland Park.

7. Reuse the buildings.

The existing buildings on the property – a house, the large indoor arena, a shed, and a series of barns – have reuse potential. Other towns have re-purposed similar buildings for School Administration, Parks and Recreation, DPW, or other office space. With Fairbanks in deteriorating condition, rehabilitating these buildings could provide space for town staff, either temporarily while Fairbanks is repaired or permanently. The barns could be used to store maintenance equipment for Featherland Park & Nixon Elementary School or other town equipment in general (and maybe give the opportunity to re-arrange and expand Featherland more), and the indoor arena has all sorts of potential re-use options.

8. A perfect fit for CPA funds.

Community Preservation Act (CPA) funds are intended to support the preservation of historic, recreational, open space, and/or affordable housing through large purchases that the Town would not otherwise be able to afford. Broadacres has most of these elements. The size and purchase price of Broadacres make it a classic example of why the CPA was created. Broadacres was the only CPA project in spring 2018 to receive unanimous support from the Community Preservation Committee.

9. Fill the center to get 300+ acres and build connections.

Purchasing the entire 35-acre Broadacres parcel would “fill a donut hole” to create as much as 300+ acres of contiguous open space, educational, recreational, and town properties arching from Plympton Road to Morse down to Hudson roads, from Brues Woods, to Nixon School, to Featherland Park, to Broadacres Farm, to Wake Robin Conservation Land, to the Parkinson Parcel. The ability to connect and expand these existing amenities increases the value of prior investments.

10. Unanimous support.

Every board that has examined the issue – Board of Selectmen, Community Preservation Committee, Land Acquisition Review Committee, Park and Recreation, Planning Board, Conservation Commission – has voted unanimously in favor of purchasing Broadacres Farm. The Broadacres Farm proposal was the only CPC proposal to receive unanimous support in 2018. Other groups, such as the League of Women Voters of Sudbury and the Sudbury Valley Trustees, endorse the project.