

Armory Village Revitalization Project – Phase II



TOWN OF MILLBURY, MASSACHUSETTS

Presented by: Laurie Connors, Director of Planning & Development

Michael Moonan, Project Manager from BL Companies, Inc.

EXISTING CONDITIONS

PARKING SPACES

77 | PARKING AREAS
38 | STREET PARKING
115 | TOTAL



SCALE: 3/16"=1'



MILLBURY, MA
DOWNTOWN REDEVELOPMENT PHASE II
JUNE 2020

Existing Conditions – Elm Street (west)



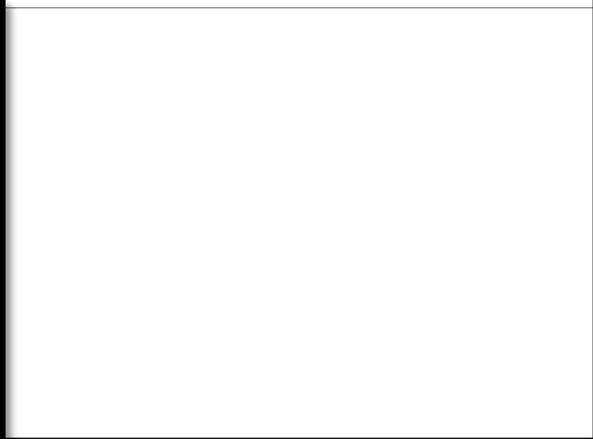
Existing Conditions – Municipal Parking Lot



Existing Conditions – Municipal Parking Lot



Existing Conditions – Private Parking Lots



Existing Conditions – Access Points



Existing Conditions - ADA Violations



PROPOSED IMPROVEMENTS

Reconfigure parking lots to increase the number of parking spaces & efficiency of movement

Create/enhance pedestrian connections to/between parking lots emphasizing function, attractiveness & safety

Construct ADA-compliant sidewalks, driveway aprons, crosswalks & ramps

Install sharrows, bike racks, & way-finding signage

Narrow road widths to decrease crossing distances & enhance safety

Create pedestrian plazas at Veterans Memorials at 127 Elm Street & intersection of Elm/Waters Street

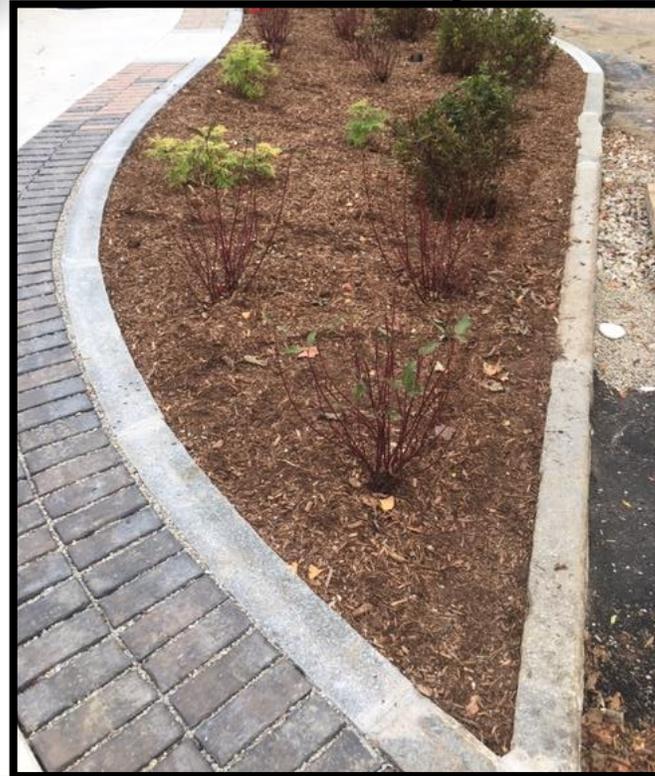
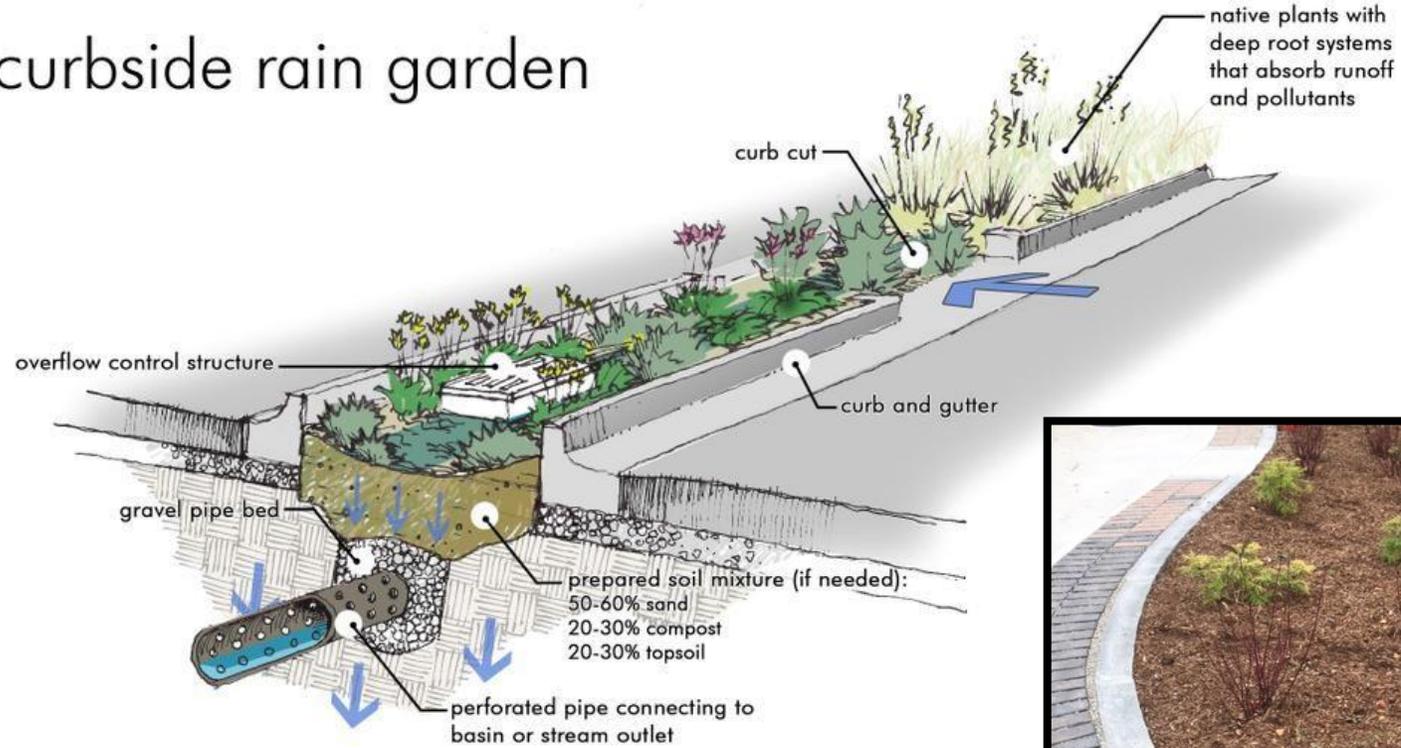
Upgrade drainage infrastructure

Add rain gardens, street trees & attractive landscaped areas

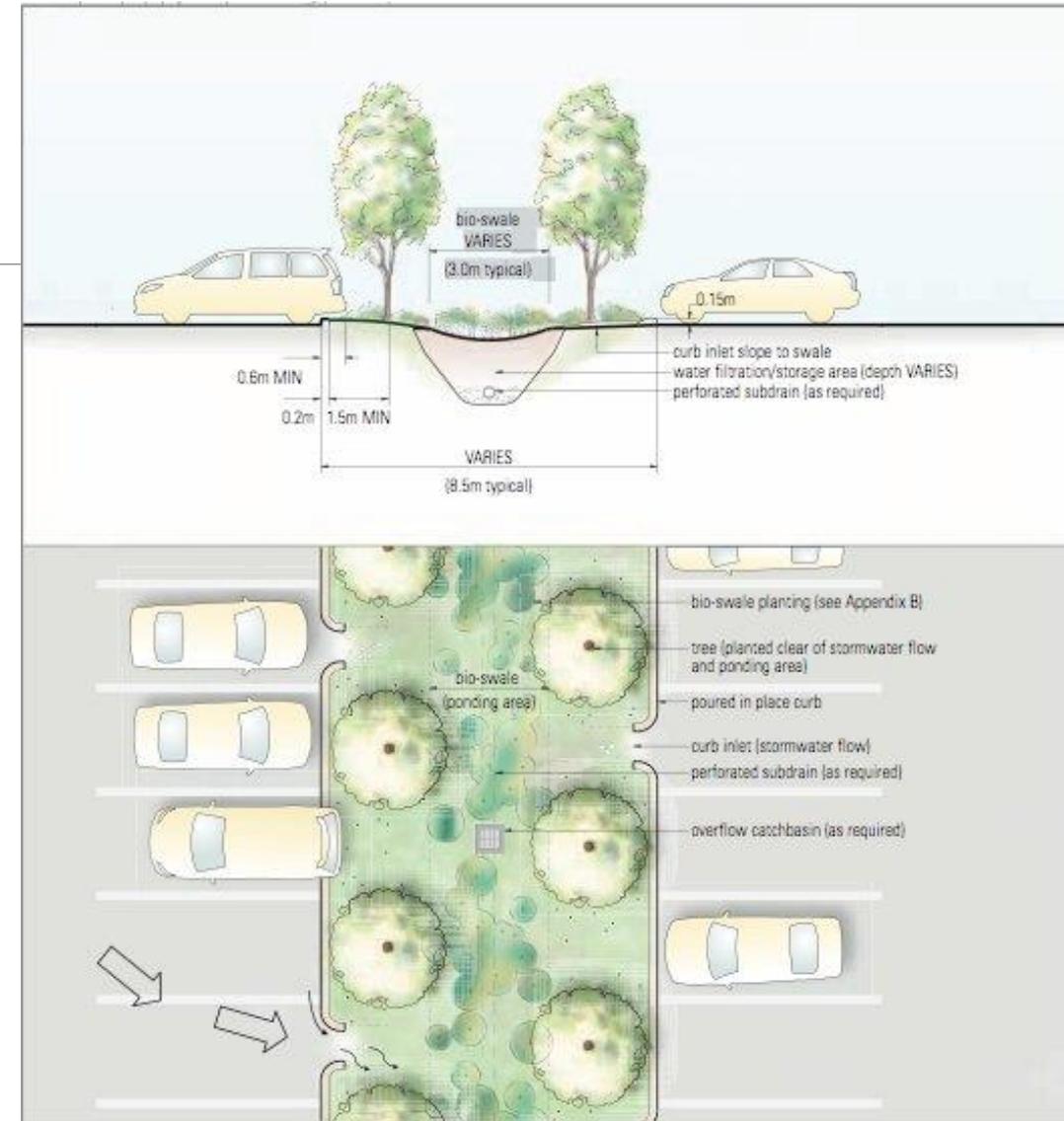
Install bioretention bumpouts at crosswalks to improve pedestrian safety, infiltrate & cleanse storm water

Install informational signage

curbside rain garden



Parking Lot Rain Garden



Vegetated Bumpout or Curb Extension

What is it?

- A traffic calming measure which extends the width of the sidewalk and curb line at crosswalks and other locations

Why downtown Millbury?

- Calms traffic;
- When paired with crosswalks, pedestrians are easier to see and the crossing distance shorter;
- Trees, plantings and engineered soils in bumpouts absorb and clean rainwater and snow melt;
- Trees provide shade, which keeps downtown cool during hot summer days;
- Adds color and beauty to downtown Millbury.





MILLBURY DOWNTOWN REVITALIZATION- PHASE 2

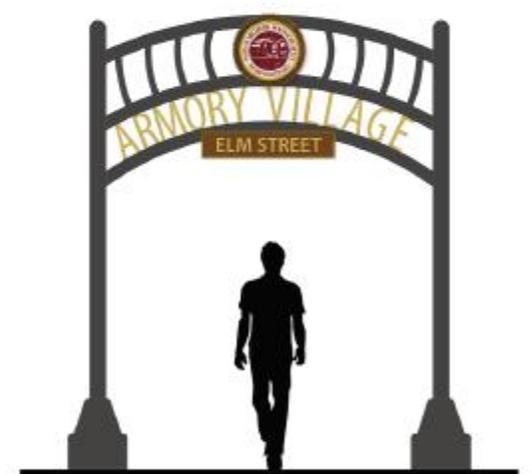
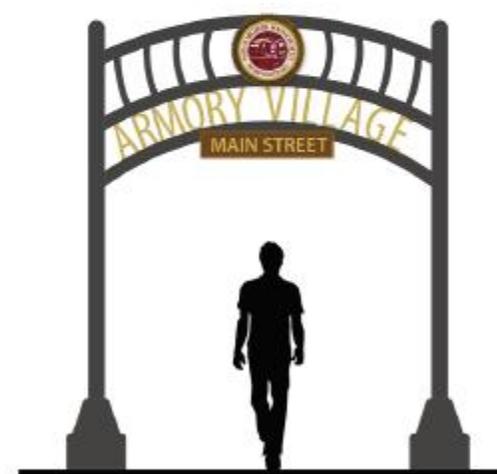
Potential Parking Lot & Access Improvements



WALL STREET ALLEY EXTENSION - CONCEPT PLAN - OPTION A



Wayfinding Signage



MILLBURY DOWNTOWN REVITALIZATION PHASE 2- SIGNAGE

PROJECT BENEFITS

Economic Development Benefits – Improved parking & welcoming public spaces will attract business, private investment & patrons!!!

Public Safety benefits – ADA improvements will make Millbury compliant with state/federal laws; shorter crosswalks will make it easier for pedestrians to navigate Millbury Center; obvious pedestrian & vehicular connections and parking lot lighting will encourage people to use municipal parking lot & walk between businesses, civic uses & open spaces.

Climate Change Benefits – Trees will reduce heat island impacts, absorb environmental pollutants, infiltrate & cleanse stormwater, & provide habitat.

Stormwater Management Benefits – Drainage improvements will address stormwater capacity & quality issues

Aesthetic Benefits – Attractive design will encourage people to not only come to Millbury Center, but STAY in Millbury Center!

Project Benefit: A Cleaner Blackstone River



THE DOMINO EFFECT....

Private investment....

New businesses...

Jobs...

A more vibrant and successful
downtown...



PHASE II DESIGN

COMMUNITY OUTREACH

Monthly design meetings with Focus Group consisting of municipal officials and downtown business & property owners

1 Community Forum

2 design updates at Board of Selectmen Meetings

Project webpage - <https://www.millbury-ma.org/planning-development/pages/armory-village-revitalization-project>

Press releases in Millbury Sutton Chronicle

DESIGN & BID DEVELOPMENT COSTS	\$197,000
MVP Action Grant	\$125,600
Town of Millbury	\$ 72,400

PHASE II CONSTRUCTION BUDGET ESTIMATE

Streetscape Improvements	\$698,075
Public Parking Area	\$575,100
Private Parking Areas	\$90,000
Lighting	\$310,000
Soft Costs (8.5%)	\$142,220
Contingency (15%)	\$250,976
Inflation (4% per year)	\$66,927
TOTAL CONSTRUCTION COSTS	\$2,133,298

PHASE II PROJECT SCHEDULE

Winter/Spring 2021 – Prepare 75% and 95% design plans, secure Post-construction Stormwater Management Permit from Millbury Planning Board, prepare/submit MVP Action Grant, DEP Section 319 Non-point Source Pollution Grant, and Complete Streets Grant applications

Summer 2021 – Complete 100% design plans & bid documents

Winter 2021/2022 – Procure contractor(s) (dependent on funding)

Spring – Fall 2022 – Construction (dependent on funding)

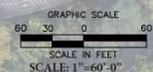
Questions and Comments for the Project Team

Millbury Project Manager – Laurie Connors, Director of Planning & Development

Millbury DPW Supervisor – Keith Caruso

BL Companies – Michael Moonan, Project Manager





MILLBURY DOWNTOWN REVITALIZATION- PHASE 2

THANK YOU FOR
PARTICIPATING!!

Laurie Connors, Director of Planning &
Development, 508-865-4754
lconnors@townofmillbury.net

For further information about the
project, visit [https://www.millbury-
ma.org/planning-
development/pages/armory-village-
revitalization-project](https://www.millbury-ma.org/planning-development/pages/armory-village-revitalization-project).

