



The Bedford We Want: Shaping Our Future

A New Comprehensive Plan

**Presentation to Special Town Meeting,
November 4, 2013**



What is a Comprehensive Plan?

- It is a **periodic self-evaluation** by a community.
- The Comprehensive Plan provides well thought out **guidance** for the community's future.
- It is not a static, one-time study, but a **process** for exploring different community issues or topics.
- The Comprehensive Plan is not a substitute for more detailed topical plans.
- It's unique value lies in thinking about and **connecting** those topics; in other words, its **comprehensiveness**.



Comprehensive Plan Structure & Contents

Introduction and Executive Summary

Land Use Element

Natural & Cultural Resources Element

Economic Development Element

Transportation Element

Housing Element

Services and Facilities Element

Appendices by element

A Completely New Document

With 6 core elements
& a comprehensive
database

BEDFORD'S HOUSING SNAPSHOT

Where We Live

- 76% of units owner occupied
 - Includes 480 condo units (Bedford Assessor FY13)
 - 24% of units renter occupied
- Condition & Age**
 - 85% of Bedford's housing was constructed after 1950, between 1950 and 1970.
 - 739 building permits were issued between 2000 and 2011, averaging 22 single family homes per year.
 - 455 multifamily homes were constructed 2005 -2007.
- Housing Type**

2010: 5,046 Total Units

Source: ACS 5-year Estimates 2010

Housing Size (2011)

- Median single family: 2,040 square feet
- Single family size range: 828-6,594 square feet
- Median multifamily condo size: 2,299

Housing Cost

- Median home sale price 2011: \$505,000
- Avg single family assessed value, FY13: \$518,000
- Avg condo assessed value, FY13: \$408,000

Bedford Household Incomes, 2010

Source: ACS 5 year Estimates

Home Values in Bedford, FY13

Source: Bedford Assessor

BEDFORD'S TRANSPORTATION SNAPSHOT

Trip Generation

Jobs Based in Bedford	15,498
Live and work in Bedford	1,219
Work in Bedford, live elsewhere	13,979
Live in Bedford, work elsewhere	4,653
Total Commuters	20,279

Vehicle Traffic on Major Roads and Key Intersections

Location	Avg. Daily Volume	High Peak Hour Count
The Great Rd (TGR), west of the Great Road shopping center	20,250 (2011)	1,675 (PM)
TGR at Loomis St.		
Middlesex T Pike at Crosby Dr.		1,265 (PM)
North Carline Road		1,618 (AM)
Concord Rd at North Rd. & TGR at Middlesex Way	23,260 (2005)	2,350 (PM)
TGR/Spring/South Burlington Rd. E of Rt. 3	20,275 Saturday	2,160 (PM)
		2,060 (PM)
		2,070 (AM)

High Accident Locations (2002-2010)

The Great Road & Spring Road	20,800 (2001)	61
The Great Road & Bromfield Road	21,100 (2008)	51
Burlington Road & Ramp Rd E2 E2 to Rt 3 Rd		49

Transit Services

- Route 62: Alewife - VA Hospital, weekdays only 17+ runs
- Route 76: Alewife - Lincoln Labs and Wanscom, 20+ runs, reduced service Saturdays
- Route 351: Express Alewife/Bedford/Woods/Burlington Mall, stops along Middlesex Tpk, 13 hourly runs
- Route 352: Express Boston/Burlington
- Route 14: Lowell - Middlesex Tpk, 13 hourly runs
- Fixed routes between shopping destinations within Bedford, Burlington, and Billerica
- On-demand door-to-door service

Pedestrians and Bicyclists

- 41% of roads in Bedford (excluding Route 3) have sidewalks on at least one side.
- 30-80 bicyclists per hour use the Minuteman Bikeway at peak times, highly dependent on the weather.

Bedford Employment by Industry, 2011

Source: MA EOLWD

Jobs to Labor Force Ratio, 2011

Bedford jobs	19,818
Bedford resident labor force	6,937
Jobs/Labor Force Ratio	2.86

Source: 2012, EOLWD (infogroup, Omaha, NE)

Transportation to Work, 2010*

* 20,179 Bedford Commuters (Residents and Employees Combined) Source: ACS

Drove alone	88.0%
car, truck or van - pool	7.3%
Public transit	1.2%
walked or other	1.5%
worked at home	2.0%

Travel Time to Work

Source: ACS

Travel Time (minutes)	2010 (%)	2000 (%)
< 15	32.3%	29%
15 - 29	37%	32%
30 - 44	25%	27%
45 - 59	8%	10%
60 +	6%	6%

ECONOMIC DEVELOPMENT SNAPSHOT

Competitive Advantages Comparison of Sector Share (2011)

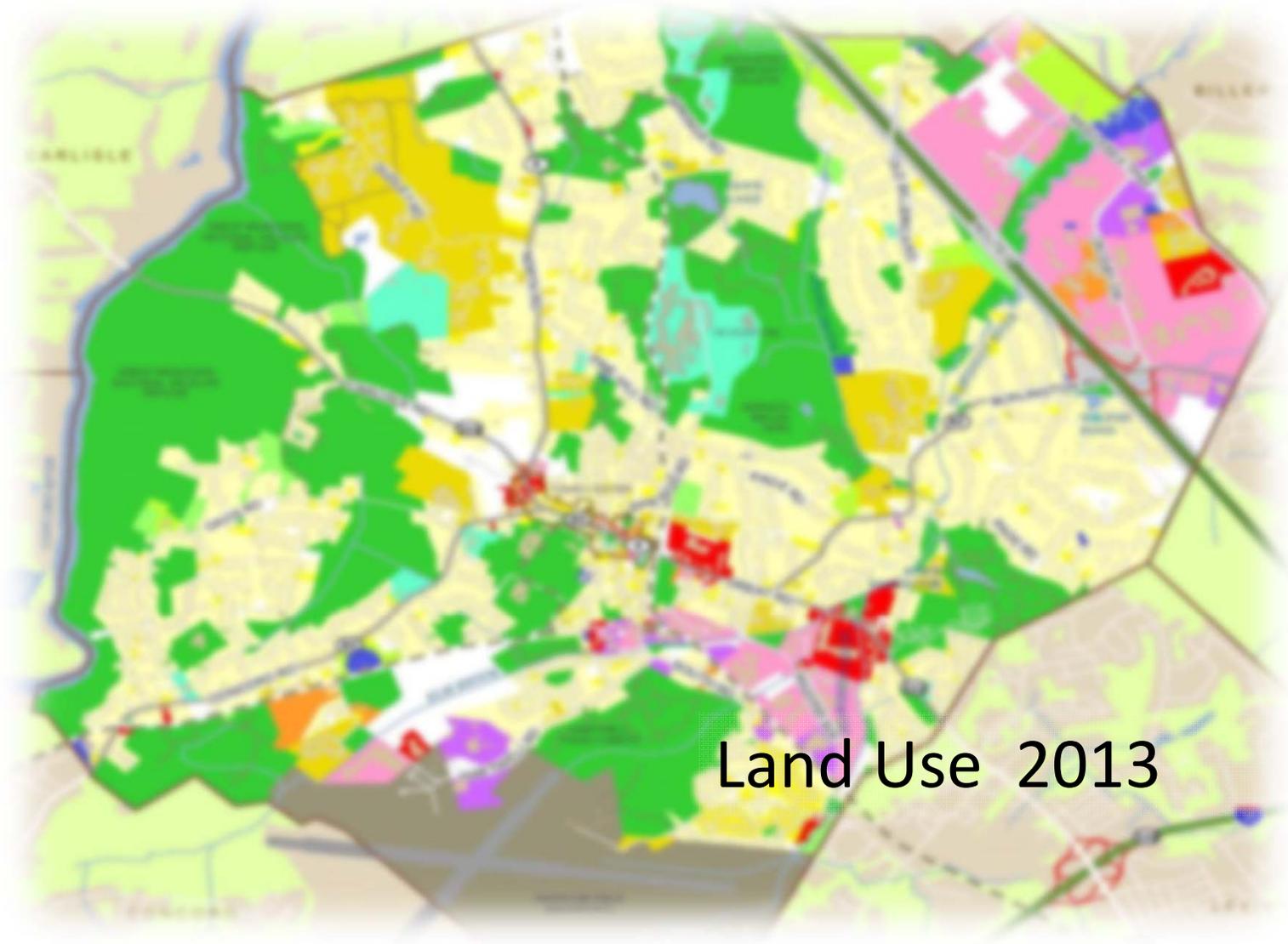
	Bedford to NECTA*	Bedford to State
23 - Construction	0.43	0.40
31-33 - Manufacturing	1.57	1.24
42 - Wholesale Trade	0.47	1.21
44-45 - Retail Trade	1.24	1.48
48-49 - Transportation and Warehousing	0.47	1.21
51 - Information	0.51	0.43
52 - Finance and Insurance	3.02	0.50
53 - Real Estate and Rental and Leasing	0.34	3.54
54 - Professional and Technical Services	1.09	0.39
55-56 - Mgmt, Admin & Waste Services	2.37	1.20
61 - Educational Services	0.37	2.85
62 - Health Care and Social Assistance	0.66	0.40
71-72 - Leisure, Hospitality, Food Service	0.83	0.64
81 - Other Services, Ex. Public Admin	0.47	0.45
* New England City & Town Area: Boston-Cambridge-Quincy Index of 1.0 means sector has same share of employment.	0.27	0.25

Tax Base: Assessed Valuation by Use, 2003-2013

Residential Uses: 74.6% (2003), 76.5% (2008), 78.5% (2013)
Commercial Share of Tax Base: 25.1% (2003), 23.3% (2008), 21.4% (2013)

A Series of Eighteen New Maps

Portraying Bedford's Built & Natural Assets & Systems



Each Element Includes:



Example of One Land Use Concept

FROM LAND USE VISION: As a historically significant town of increasing regional importance, Bedford establishes a stronger identity, building on its many assets and creating or restoring more memorable community places that avoid the purely functional suburban uniformity of the past six decades...

1. Issues/Opportunities:

Business areas lack a consistent identity, and do not complement neighborhoods.

2. Goals:

Amend zoning bylaw.

3. Strategies:

Apply specific tools and incentives in each targeted area.

4. Actions:

Create zoning overlay districts with those incentives.

5. Possible Participants:

Planning Board, other boards and committees, residents, business community.





Bedford Comprehensive Plan Process

- April – December 2011: Discussions with key town boards, committees, and departments
- Spring 2012: Two public workshops covering all Plan elements
- Summer 2012: Establishing of Ad Hoc Advisory Committee



Bedford Comprehensive Plan Process

- Sept 2012 – June 2013: 6 elements drafted & reviewed at 6 public meetings with Ad Hoc Committee.
- July 2013 – October 2013: Elements fully redrafted, Action Plans added, all reviewed at 4 public meetings with Ad Hoc Committee.



Schedule

- **Homestretch – Final Draft**, will be released end of November.
- Written comments may be submitted to the Planning Department by December 31.
- Final public discussions early 2014.
- Planning Board votes to adopt Plan by spring, 2014.
- Publication and posting online to follow.



Stephen Carluccio

Finance Committee

David Cormier

Chamber of Commerce

Jaci Edwards

Arbor Resources Committee

Suzy Enos

Energy Task Force

Terry Gleason

Bicycle Advisory

Amy Hamilton

Recreation Director

Tom Kinzer

Board of Health

Suzanne Koller

Chamber of Commerce

Brian O'Donnell

Transportation Advisory

Michael Oleksinski

At-large

Carla Olsen

Healthy Bedford

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Margot Fleischmann

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If you have questions:

- E-mail any staff (addresses on website)
- Call Planning Department at (781) 275-1548.

