

SIGNIFICANT NEW DEVELOPMENT IN BEDFORD

There is a development boom underway in Bedford, undoubtedly due to pent up demand from projects that did not get built during the recession years. Many of these proposed projects, at least in part, will fall under some Planning Board regulatory jurisdiction during the spring and summer of this year. This slate of development permitting cases includes a particularly diverse array of projects, ranging from large scale industrial/office redevelopment to small scale cottage-type dwellings. Some will add to the municipal revenue stream and help stabilize taxes for homeowners; some will further the vision of the town's future growth, as expressed in the 2014 Comprehensive Plan. While not every one of the projects will end up being filed, the majority of them are expected to quickly move forward into the permitting pipeline, and, if approved, into construction in the next couple of years.

Recently approved projects in economic development include:

- Full rehabilitation for business use at 15 Fletcher Street, approved as part of the Blake Block project under the town center mixed use overlay district in 2007
- A café or retail/services business in the bike shop building at Depot Square, with an outdoor "parklet" amenity and direct access to the Minuteman Bikepath at its present terminus
- Adjustments to the parking location and site plan for the Bedford Woods office park, at present only 50% built-out, and offering the largest undeveloped industrial site in Bedford...
- Adjustments to site plan at newly-rehabilitated 201 Burlington Road building, to accommodate Keurig Co. on one floor

Possible projects in economic development include:

- A multi-phased, master planned redevelopment of an existing office/industrial campus on Crosby Drive, under the new Industrial Mixed Use special permit zoning
- A possible new mixed use building on Crosby Drive.
- A possible hotel at an as yet unspecified location
- Other industrial/office redevelopment projects still in the early discussion stages

Known and possible residential and mixed use projects include:

- A 9 unit cottage cluster on South Road, 1/5 mile south of Depot Square, with first floor master bedrooms and grouping of houses around common outdoor green space.
- A cluster subdivision on Chelmsford Road which could combine priority conservation and open space objectives for the community, at no cost to the taxpayers, with private housing development.
- A potential cluster subdivision in the southeast part of town.
- A possible expansion of a residential school-conversion from more than 30 years ago. Other potential subdivisions.
- A potential mixed use project in one of the overlay districts, location not yet certain.

The Planning staff and Board work closely with prospective developers to help guide projects to the best possible outcomes for the community, where various objectives are furthered, whether in the areas of fiscal benefit, protecting community character, meeting housing needs, or other fundamental aspects of Bedford's life. Staff also works closely with the town's economic development coordinator on business projects.