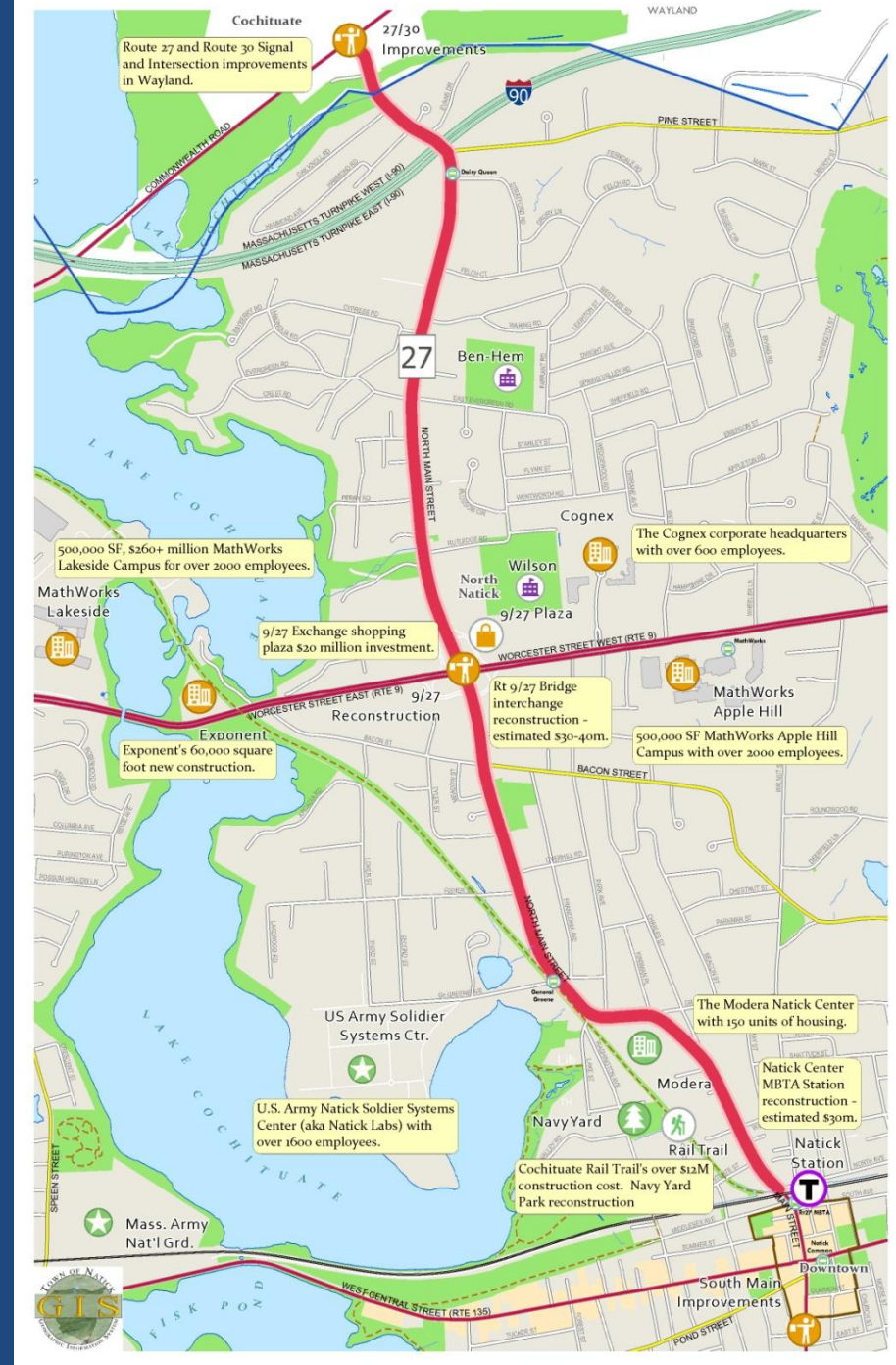


Route 27 North Main Street Improvements

MassDOT Project # 605034

Natick - 01760



- \$3.6M spent/appropriated for design & right of way
- 2+ Miles, 2 schools, 5 parks
- Over 200 impacted properties
- Over 22,000 daily trips
- \$100M Public Investment along the corridor
- \$400M Private Investment serviced by the corridor
- Updated cost estimate - \$18.5M



Route 27 Design History

- 2009 – Initial 25% design submission & approval
- 2010 to 2015 – Project delay (General Green Way, others)
- July 2017 – Resubmission of updated 25% design
- Fall 2017 – 25% design approved
- July 2018 – 75% design submission
- Fall 2018 – 75% design approved
- October 2018 – Initiate Right of Way (ROW) acquisition work
 - Appraisals, Legal, etc
- March 2019 – 100% design submission
 - Pending MassDOT approval

Route 27 Public Meetings/Hearing

- 2009 – Initial 25% design Public Hearing (MassDOT Required)
- June 2017 – Update 25% design Public Hearing (MassDOT Required)
 - Public Hearing Notice /Advertisement – May 2017
 - Notice to all impacted property owners – May 2017
- 2018 Right of Way (ROW) Meetings with Property Owners
 - North of Route 9 section on November 5
 - South of Route 9 section on November 7
 - Notice to all impacted property owners
- Regular updates at Board of Selectmen Meetings, Town Meetings, and others as requested





Route 27 Additional Outreach

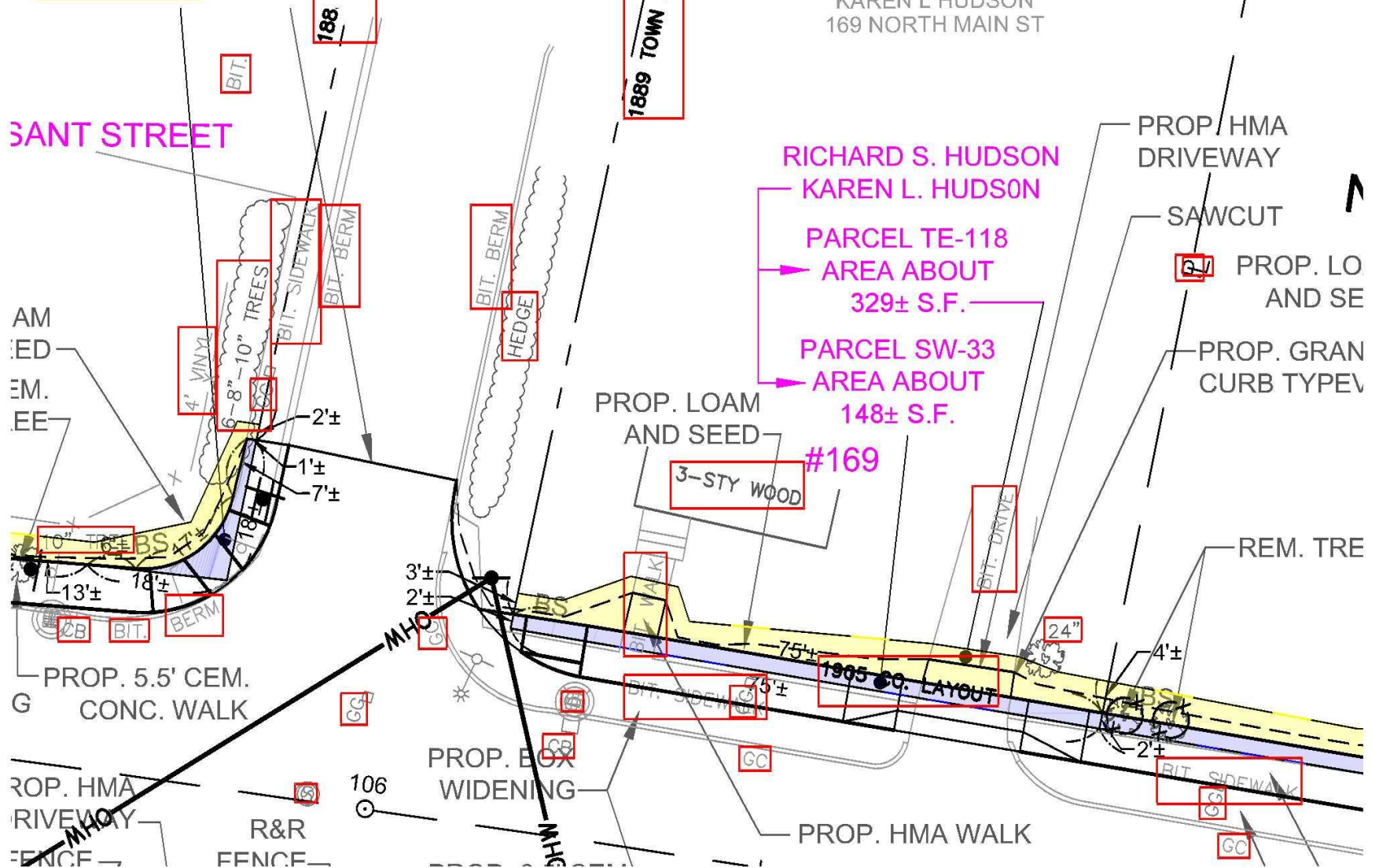
- Early 2015 – Targeted meeting with impacted property owners south of Rt. 9
- Fall/Winter 2018
 - Appraisal engagement packet sent (certified mail)
 - Federal Aid Acquisition Guide Packet sent (certified mail)
- Ongoing meetings with heavily impacted property owners
- Diary of contact with all property owners – Federal Requirement
- Property owners encouraged to contact CED throughout

Route 27 Typical Property Impact

- Less than \$10k in value (85%)
- Temporary and/or permanent easements for:
 - Utility pole relocation
 - Sidewalk work
 - Blending of driveways
 - Reconstruction of existing retaining walls
 - Traffic control equipment
- Significant improvements at primary intersections
 - Pine St., Bacon St., Lake St.

LEGEND

-  - PARCEL LOT LINE
-  - PERMANENT UTILITY EASEMENT
-  - TAKING/PERMANENT EASEMENT
-  - TEMPORARY EASEMENT



LEGEND

RICHARD M. BRAGDON, TRUSTEE OF
RICHARD M. BRAGDON TRUST
AREA ABOUT 1067± S.F.

-  - PARCEL LOT LINE
-  - PERMANENT UTILITY EASEMENT
-  - TAKING/PERMANENT EASEMENT
-  - TEMPORARY EASEMENT

& MINDY E.
ENYSE ST.
, WALNUT
TRUST
S.F.

#5 & #57

DRIVEWAY
OP. LOAM
ID SEED
ET. TIMBERS

1905 CO. LAYOUT
TIMBERS
BIT. SIDEWALK
DIRT
GC
CB

PROP. LOAM
AND SEED
PROP. 5' CEM.
CONC. SIDEWALK
PROP. HMA
DRIVEWAY
SAWCUT

#53

LOW GRAN. WALL
BIT. SIDEWALK
DIRT

REM. & REBUILD STONE
WALL & END POSTS
PROP. LOW
CEMENTED STONE
MASONRY RET. WALL
PROP. 3'
GRASS STRIP

SAWCUT
PROP. HMA
DRIVEWAY

REM. &
REBUILD
WALL

36"
9'±
STONE

RETURN STONE STOLE
TO MATCH EXIST. WALL,
PROVIDE END POSTS

N. MAIN

152

DET WALL

— **P**

- PERMANENT UTILITY EASEMENT

- TAKING/PERMANENT EASEMENT

- TEMPORARY EASEMENT

26 192
N/F
SIRAFOS KIMON
163 NORTH MAIN S

#163

PARCEL E-2
NOT TO SCALE

PARCEL TE-124
KIMON SIRAFOS
AREA ABOUT
882± S.F.

PARCEL 10-T
NATICK INHABITANTS
OF THE TOWN
FIRE DEPARTMENT
AREA ABOUT 12± S.F.

PARCEL TE-127
NATICK INHABITANTS
OF THE TOWN
FIRE DEPARTMENT
AREA ABOUT 188± S.F.

#161

PARCEL 11-T
KIMON SIRAFOS
AREA ABOUT
838± S.F.

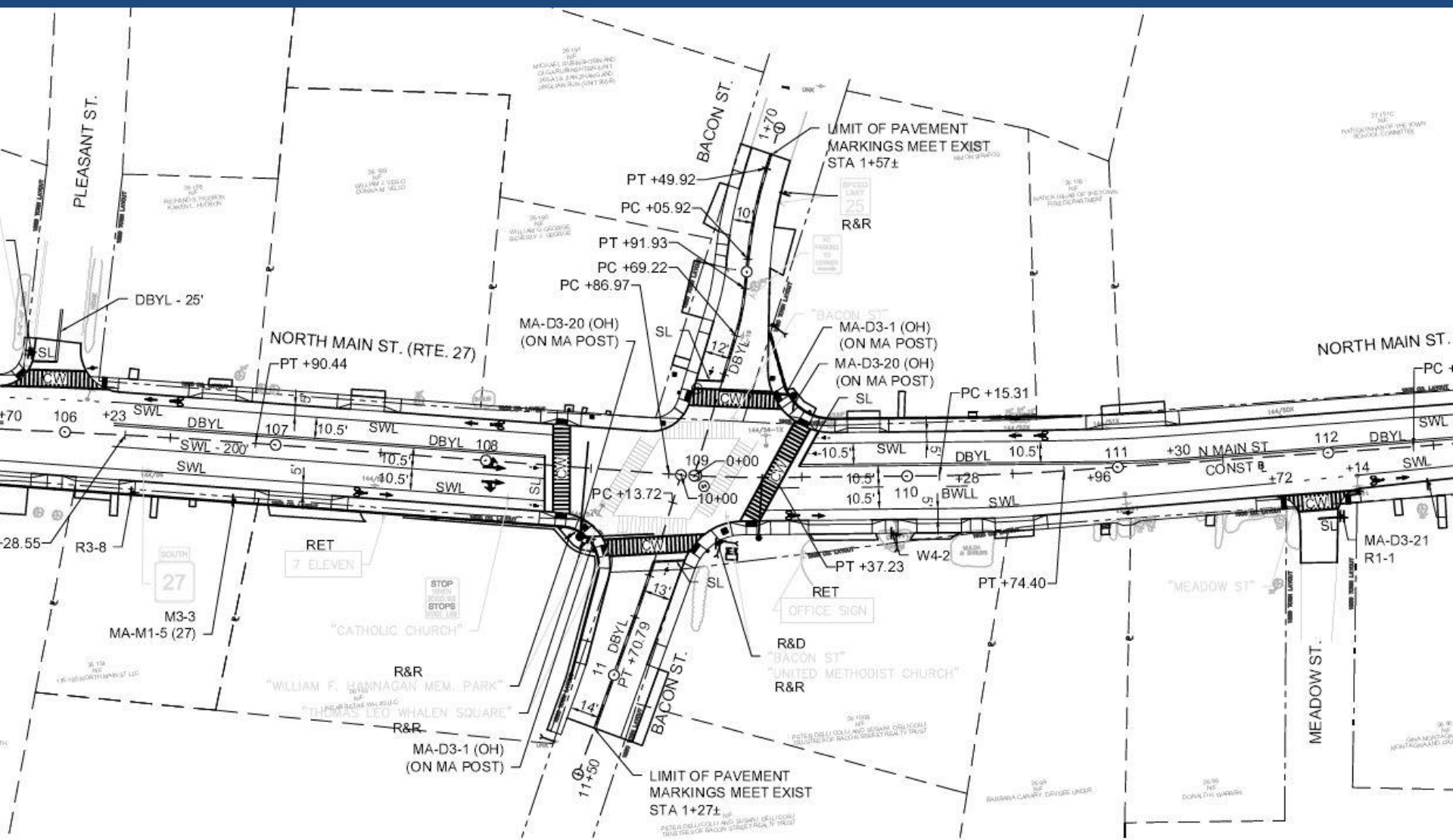
END PROP.
LAYOUT ALT.

SEE DETAIL
BELOW FOR DIM
TRIM

CONST. B

TREES

GRASS



Route 27 Next Steps

- DCR/Article 97 Legislation (tonight)
- Offer letter to impacted property owners – May 1 (certified mail)
- Board of Selectmen vote to acquire ROW & rededication of Town-owned land – June 10, 2019
- Scheduled Bid – August 2019
- Construction start Spring/Summer 2020
- Estimated 30 month construction
- Post design Items:
 - Construction Oversight services
 - Non-participating items