

# CAMBODIA TOWN NEIGHBORHOOD PLAN

A Community-Driven Vision for the Future of Lowell's Cambodia Town



March 1, 2023

# ACKNOWLEDGMENTS

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- ▶ Cambodia Town, Inc.
- ▶ Clemente Park Committee
- ▶ Volunteers

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# EXECUTIVE SUMMARY

## INTRODUCTION

The Cambodia Town Neighborhood Plan is an ongoing partnership between the Lowell Department of Planning (DPD), Lowell Community Health Center (Lowell CHC), Lowell Community Health Center’s REACH LoWELL Program (Lowell CHC REACH LoWELL), and the Cambodian Mutual Assistance Association (CMAA). This work is funded through the Centers for Disease Control (CDC) via Lowell CHC REACH LoWELL and is aimed at reducing health disparities in Southeast Asian and Hispanic/LatinX communities. The Planning Team first approached this initiative through a lens of increasing physical activity by addressing mobility challenges in Cambodia Town, but through the community engagement process it became clear that mobility was not the only built environment factor contributing to negative health outcomes. The project evolved into this Neighborhood Plan addressing four inter-twined focus areas:

This Plan captures the concerns and aspirations of the diverse Cambodia Town community. Community engagement is not just a box that was checked off, but the foundation that this Plan was built on. The engagement strategy incorporated an array of accessible, multilingual activities. The Planning Team made every effort to reduce barriers to participating in engagement by offering both digital (remote) and analog (in-



## MOBILITY + CONNECTIVITY



## ENVIRONMENT + SUSTAINABILITY



## CULTURAL IDENTITY



## ECONOMIC DEVELOPMENT



person) engagement platforms, translating all materials and offering live translations, bringing public meetings to where people already were by hosting “pop-ups” at various locations and events, and offering child-friendly activities and engagement opportunities.

The feedback received throughout the community engagement process is summarized in the “CHALLENGES + OPPORTUNITIES” section of this Plan. These challenges and opportunities informed the creation of the Action Plan which follows. Several actions have already been completed including a new crosswalk and sidewalk in front of Bayon Market, road striping, and traffic studies. In-progress actions include the renovation of Clemente Park.

## STUDY AREA + CONTEXT

Cambodia Town is a vibrant community primarily located in Lowell's Lower Highlands neighborhood. At the core of Cambodia Town is the commercial center around Pailin Plaza and Clemente Park. The exact boundaries of Cambodia Town are difficult to define, spreading across multiple neighborhoods and even expanding across the River during events like the Southeast Asian Water Festival. This blurry, fluctuating boundary is united by community resources and cultural traditions. Lowell's Cambodia Town is home to the second largest population of Cambodian immigrants, refugees, and Cambodian-American citizens in the

country. Since the 1980's the Cambodian population in Lowell has grown to about 20,000 and "the Khmer community is now one of the biggest...contributors to Lowell's reinvigorated economy" (Clancy 2020). Tourists come from all over the world travel to visit Cambodia Town. The Southeast Asian Water Festival, which Lowell has hosted for twenty years, attracts an average of 60,000 people to the city.

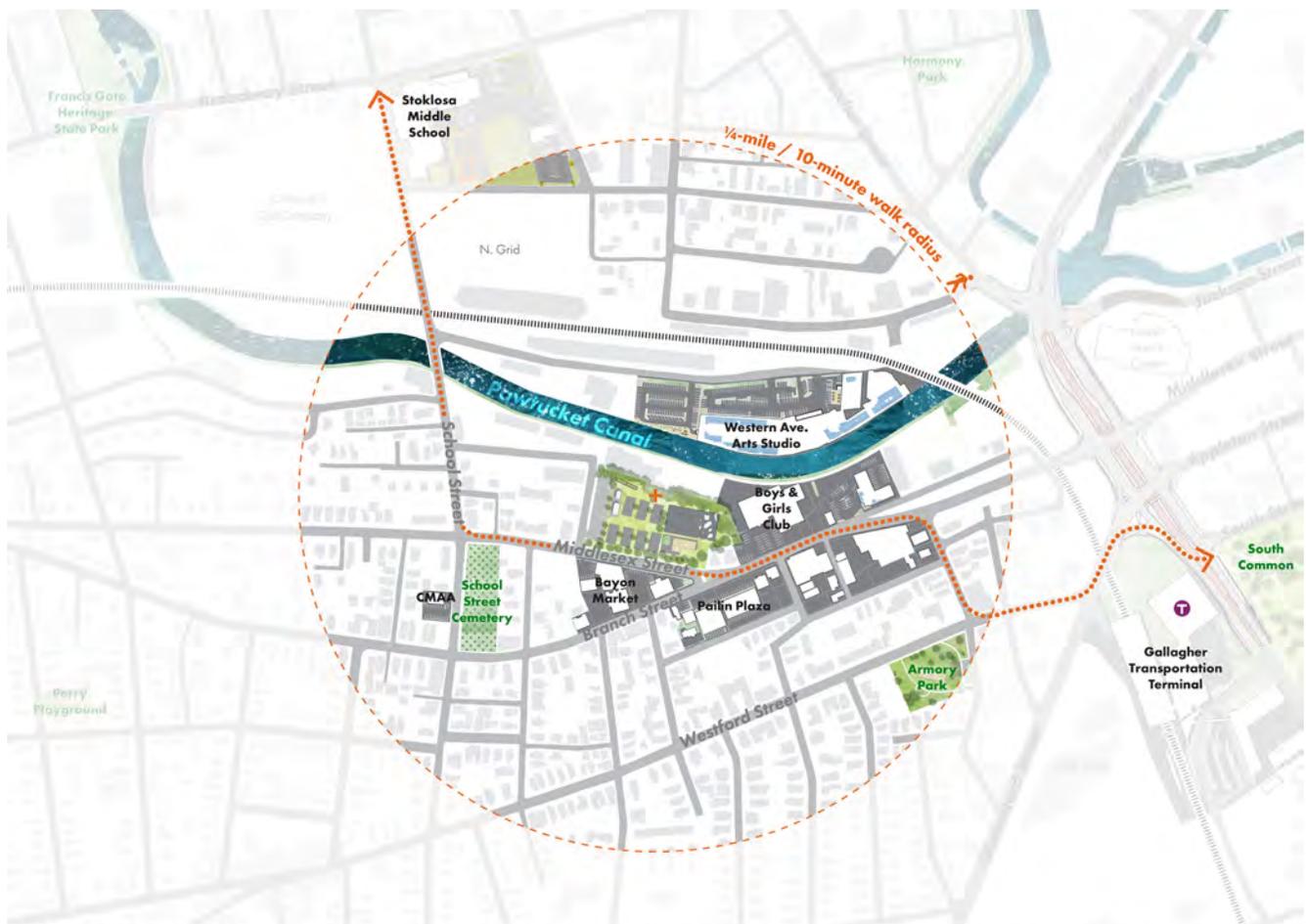
Sources:

<https://newengland.com/yankee-magazine/today/welcome-to-Cambodia-town-a-celebration-of-Cambodian-culture-in-Lowell-Massachusetts/>

<https://www.census.gov/quickfacts/lowellcitymassachusetts>

<https://datacommons.org/place/geoid/25017311200?hl=fr>

<https://newengland.com/yankee-magazine/today/welcome-to-Cambodia-town-a-celebration-of-Cambodian-culture-in-Lowell-Massachusetts/>



# BUILT ENVIRONMENT + HEALTH

## WHAT DOES THE BUILT ENVIRONMENT HAVE TO DO WITH PUBLIC HEALTH?

The built environment intersects with public health outcomes in many ways. When most people think about improving public health, they think about things like protecting drinking water or funding cancer research, rather than installing crosswalks or planting trees. Whether someone lives in a well-connected, green neighborhood with a strong sense of community and opportunities for upward economic mobility vs. an isolated neighborhood with little green space or social infrastructure in place has a strong influence on that person's physical and mental health.



- ▶ **MOBILITY:** Mobility encompasses vehicular transportation, public transit, pedestrian infrastructure, and bicycle infrastructure. A neighborhood that offers a broad range of well-designed and well-maintained mobility infrastructure can expand access to health care, jobs (economic mobility), recreational facilities (physical activity), and markets (food security). A walkable/bikable neighborhood also encourages increased physical activity which has both physical and mental health benefits.

- ▶ **SUSTAINABILITY + ENVIRONMENT:** Access to parks and open spaces provides opportunities for physical activity. This might be organized sports like a soccer league, or a pickup game of basketball at a neighborhood park. These types of intensive physical activity have significant impacts on physical and mental health. Access to more passive open spaces offer amenities for leisurely activities, which can reduce stress and improve mental health. A green neighborhood also offers a robust urban tree canopy and areas of natural habitat which can reduce the impacts of urban heat island effect and heat-related illnesses, as well as help clean the air and water.

- ▶ **CULTURAL IDENTITY:** It may not seem obvious, but cultural identity plays a role in determining health and happiness as well. A neighborhood with a strong sense of place, unique architectural vocabulary, and a strong presence of culturally-relevant public art is typically a neighborhood with strong social infrastructure and community support. This is especially important in minority communities where residents often report feelings of isolation and detachment.

- ▶ **ECONOMIC DEVELOPMENT:** Economic development is important to public health because a community that has opportunities for upward economic mobility is one that can improve resident's lives by improving their economic status. Increasing wealth in low-income communities improves access to quality health care, safe housing, and nutritious food.

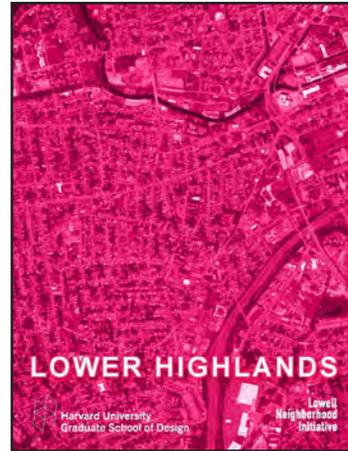
# ALIGNMENT WITH CITY GOALS

The Cambodia Town Neighborhood Plan stitches together previous planning efforts in this area and aligns with City Goals in the Sustainable Lowell 2025 Comprehensive Plan, the 2019-2026 Open Space and Recreation Plan, the 2009 MIT Lower Highlands Neighborhood Plan, and the 2021 Harvard GSD Lower Highlands Neighborhood Plan.



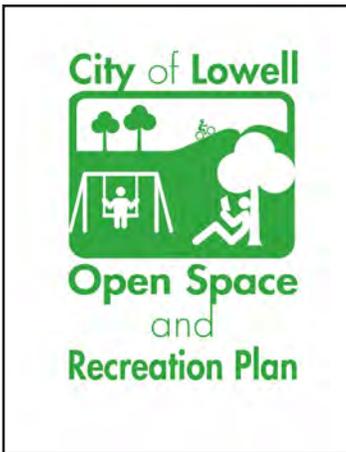
## Sustainable Lowell 2025 City of Lowell

*“Promote Lowell as a welcoming, safe, and attractive urban hub that serves the needs of residents, businesses, visitors, and other stakeholders.”*



## Lower Highlands Neighborhood Plan 2021 Harvard

*“We recommend providing bus stops with easily visible signage, seating areas, lighting, and shade structures.”*



## Open Space and Recreation Plan 2026 City of Lowell

*“Identify and improve intersections and locations utilized regularly by pedestrians where there is currently no appropriate infrastructure in place.”*



## Lower Highlands Neighborhood Plan 2009 MIT

*“To upgrade and create better connections between the naturally complementary uses in and around Pailin Plaza, thereby making it a more inclusive, productive, and enjoyable area.”*

# VISION STATEMENT

## 2030

A group of high school students **walk and bike** the tree-shaded route from downtown to Cambodia Town after school. As the students turn onto Middlesex Street, they pass under the new **Cambodia Town Gateway Arch** - an iconic Cambodian-style monument which lets visitors know that they are entering some place special. Several of the students decide to stop for a treat at one of the local **bubble tea shops and bakeries**, while the others make their way to the recently **renovated Clemente Park**. At the park, some students join in a game of volleyball while others make their way to one of the picnic areas to study and relax.

A dad pushes his toddler in a stroller on his way to pick up his older child at Stoklosa Middle School. Together they walk to Cambodia Town where the older child is dropped off to attend an **after school program**. Dad takes the younger child to the nearby playground at Clemente Park. The toddler, who is autistic, immediately feels welcomed in the **inclusive playground** which offers a wide variety of play equipment catering to different ages and abilities. Dad is able to watch from the covered picnic area while the child plays and makes friends.

A senior resident of Cambodia Town, who has witnessed the neighborhood transform over the past 40 years, takes her daily walk to get a cup of tea from her favorite café across the street from the park. She used to ask a neighbor to drive her once per week, but since the **sidewalks have been repaired** and **traffic has slowed down** in the area she feels much safer walking on her own. She notices the volleyball game at the park and walks over with her tea to watch. She recognizes some of the children from her block and cheers them on. She waves to another neighbor who is tending their community garden plot.

The owner of the café is happy to see more regular patrons. Since **community events** have grown in recent years, the café has benefited from a boom in publicity. Now that they can offer **outdoor dining**, they can serve more people at a time. The increased revenue has given them the opportunity to hire a new employee and update the café's facade and signage.

A family or tourists visiting from California get off the train from Boston and quickly find the bus to Cambodia Town. There is hardly any wait for the bus and it drops them off close to the relative's home where they are staying. The family enjoys buying fresh, hard-to-find ingredients from the local **markets** to make their favorite Khmer dishes at home, and they celebrate their last night in Lowell by going out to eat at one of the **beloved local restaurants**.

**Cambodia Town's built environment finally reflects and celebrates the thriving cultural destination that it has long been. It is easier and safer than ever to navigate the neighborhood whether by foot, bike, bus, or car. Upgraded parks offer more opportunities for recreation and exercise. A lush urban tree canopy cleans the air and water and reduces the overall temperature in the neighborhood. Businesses are thriving and growing, providing job opportunities and upward economic mobility. For all of these reasons, residents of Cambodia Town are healthier and happier.**

# GOALS



- ▶ **Protect Public Health:**  
Improve public health outcomes by addressing issues in the built environment.



- ▶ **Break Down Barriers:**  
Improve access and circulation for all modes of transportation with an emphasis on pedestrian and cyclist safety.



- ▶ **Integrate Intergenerational Spaces + Programs:**  
Provide spaces and activities for all ages and abilities.



- ▶ **Celebrate Local Culture:**  
Expand place-making and public art to enhance the cultural identity of the neighborhood, and improve infrastructure to support cultural events and festivals.



- ▶ **Improve Climate Resiliency:**  
Introduce more vegetation and green infrastructure to mitigate the effects of urban heat islands and climate change.



- ▶ **Support Local Businesses:**  
Promote the economic growth and development of local businesses.



- ▶ **Plan Ahead:**  
Facilitate an inclusive bottom-up planning process and improve transparency and communication between the City and the community.

# YEAR 1 ENGAGEMENT

## OVERVIEW

Please see Appendix A for a full report of all year 1 community engagement results.



**Year 1 focused on mobility and the built environment in Cambodia Town with the goal of addressing community health disparities by improving walkability and encouraging physical activity.**

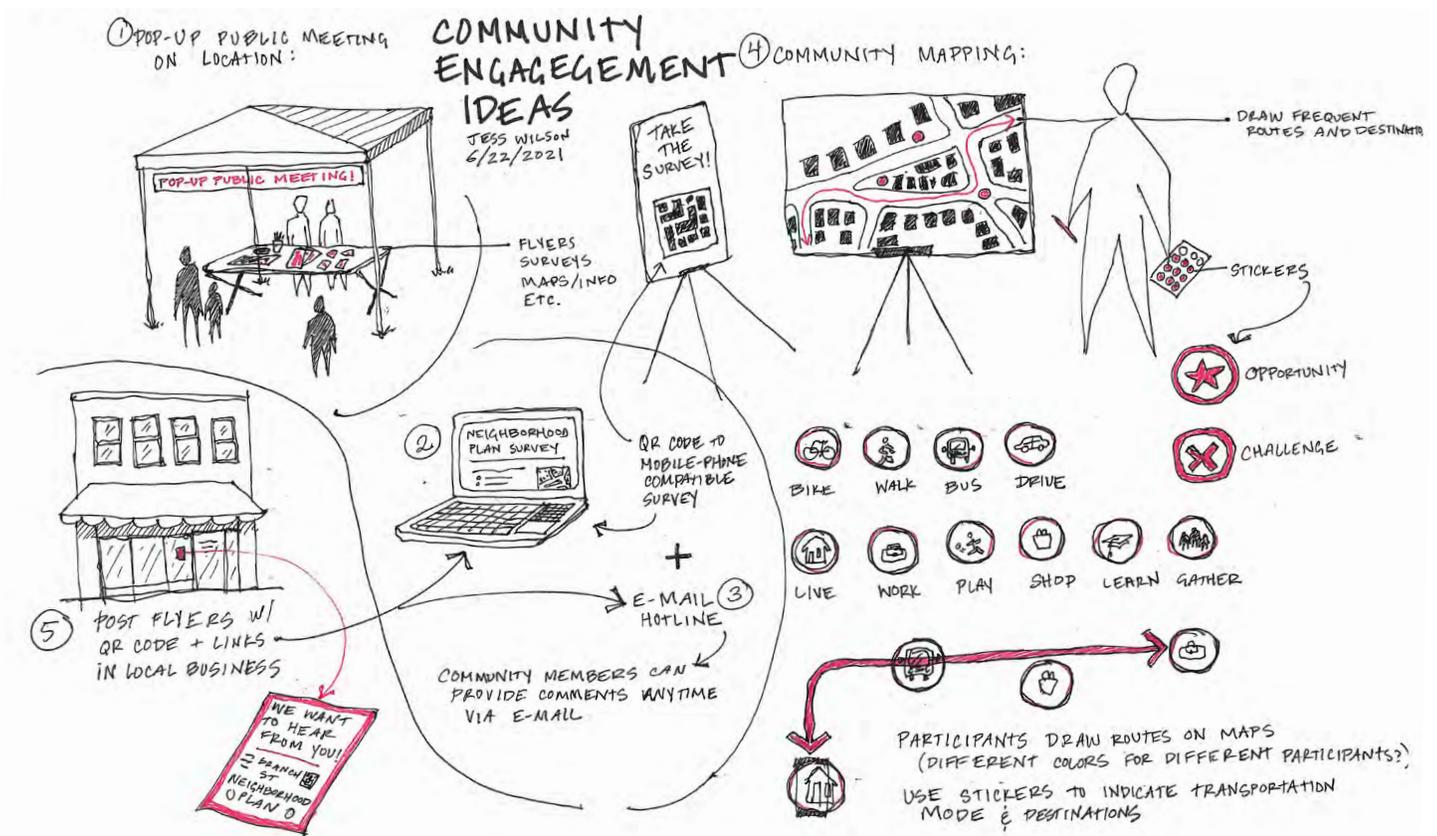
Community members provided feedback on the destinations they visit most often, the routes and mode of transportation they use to get there, and the daily challenges they face. This informed a number of actions taken by the City including striping roads, installing a new crosswalk, and conducting studies on the safety of key intersections.

## METHODS

- ▶ **Stakeholder Audits:** Early in the process, Watson Active was hired as a consultant to advise on mobility-related challenges and opportunities in the neighborhood. WA organized stakeholder interviews, conducted walk audits to document existing conditions, and provided recommendations for improvements.
- ▶ **Virtual Webinar:** A virtual webinar was held on Thursday, July 8, 2021 at 6:00 pm to introduce the project to the community members and stakeholders, outline project objectives, explain the roles of who is involved with the project, provide an overview of the existing conditions and challenges identified, discuss project goals and opportunities, and provide an overview of the timeline and next steps. The presentation was followed by a brief Q and A session.



- ▶ **Multilingual Online Survey:** A multilingual online survey was live between June 24th and July 21st, 2021. The survey was hosted using the Google Forms platform and was available in English, Spanish, Portuguese, and Khmer. It was advertised via social media, community networks, and word of mouth. QR codes allowed for easier access to the survey links and encouraged mobile participation. The Survey asked about frequent destinations, modes of travel, challenging intersections, and biking and walking in Cambodia Town.



Concept sketch for the Cambodia Town Neighborhood Plan community engagement strategy. 6/22/2021.

► **Pop-up Public Meeting:** A “pop-up” public meeting was held on Saturday, July 12, 2021 from 10:00 am to 2:00 pm at the intersection of Branch and Middlesex Streets across from Pailin Plaza. The goal of the pop-up event was to break away from the traditional public meeting format which requires members of the community to set aside time in their schedules. Spanish and Khmer interpreters were available at the event and played an important role in facilitation. The event expanded on the data gathered through the webinar

and online survey, while also creating a visual presence in Cambodia Town signifying that renewed investment and positive changes are coming.

“The state of the roads is a deterrent to the entire area, that and the multiple detours around the city, bridges out, etc.”

# YEAR 2 ENGAGEMENT

## OVERVIEW

Please see Appendices B and C for a full report of all year 2 community engagement results.

Year 2 expanded on the year 1 scope of planning for Cambodia Town to incorporate cultural identity, environmental sustainability, and economic development, in addition to connectivity.

The community identified and prioritized neighborhood needs which informed the City's response and funding strategy.

## METHODS

- ▶ **Pop-up Public Meetings + Youth Workshops:** Given the success of the first pop-up public meeting in Year 1, 8 more pop-ups were facilitated in Year 2. These pop-ups included 2 held at Clemente Park, 1 at a neighborhood "CHOP" dinner, 1 at the CMAA Rising Star Youth Summer Camp, 1 at Boys & Girls Club, 1 at the South-east Asian Water Festival, and 2 that focused specifically on Clemente Park - 1 at the Clemente Park Volleyball Tournament and another at the Bon Kathen Festival/Vaccine Drive at Glory Buddhist Temple. By working with local community organizations and piggy-backing on larger, well-attended events, The Planning Team was able to bring more diverse voices to the engagement process. The workshops at CMAA and BGC were aimed at engaging the youth who walk and bike more than any other demographic in the neighborhood. Youth participants ranged in age from 6 to 16. Flyers for the

meetings were distributed throughout the neighborhood and shared on social media in the weeks leading up to the first meeting and throughout the summer.

- ▶ **Visual Preference Survey Board:** *What do you want to see in Cambodia Town?* Participants at pop-up public meetings and workshops were given stickers with colors that represented the four focus areas that the engagement covered: connectivity, sense of place/cultural identity, environment, and economic development. Under each focus area were potential future initiatives that the City could pursue with support from the community. Using the stickers to vote, participants prioritized initiatives under each focus area. They were also encouraged to discuss their choices with the meeting facilitators and each other.





► **Best Uses Mapping Activity Board:**

*What's missing in Cambodia Town?*

Participants were given stickers representing each of the potential future initiatives that were featured in the Visual Preference Survey. On an enlarged map of the neighborhood, they could place the stickers in the locations they felt were most appropriate. They were also encouraged to discuss their strategies with the meeting facilitators and each other.

► **Mapping Activity: Where is Cambodia Town?**

Participants were provided with maps of Lowell and asked to draw their perceived boundaries of Cambodia Town. This activity aimed to define the area of future work and made sure that the City was not excluding any spaces that are significant to the community.

► **Online and Analog Survey:**

A multi-lingual online survey was live beginning on June 1, 2022. The survey was hosted using the Jotform platform and was available in English and Khmer. It was advertised via social media, community networks, and word of mouth. QR codes allowed for easier access to the survey links and encouraged mobile participation. The survey asked about modes of travel, walking and biking in Cambodia Town, the cultural uniqueness of the neighborhood, environmental conditions of the neighborhood, and ways to support Cambodia Town's local businesses.

► **Clemente Park Materials:**

DPD staff prepared a number of additional materials honing in on Clemente Park including boards, digital and analog surveys, comment cards, an email hotline, and an interactive physical model of the Park. participants placed flags in the model indicating areas of the park that they either love and want to keep, or areas that they think should be changed or fixed.

# CHALLENGES + OPPORTUNITIES

The following challenges and opportunities were identified through the community engagement process. The valuable input gathered from the Cambodia Town community informed the prioritization of actions in the Implementation section of this Plan. Year 1 began with a focus on mobility and connectivity, but the community recognized that this topic cannot be looked at separately from the neighborhood’s cultural, environmental, and economic resiliency. These issues are intricately related and vital to the quality of life for all who live, work, learn, shop, or play in Cambodia Town.



## MOBILITY + CONNECTIVITY

### Year 1 + 2 Engagement Results

#### ► Roads + Intersections:

- **Dangerous Intersections:** Several intersections in Cambodia Town were identified as challenging for pedestrians and bicyclists to safely traverse. The intersection between Pailin Plaza and Clemente Park is particularly notorious for causing confusion for drivers and fear for pedestrians, who almost always run to the other side. Some of the intersections are poorly designed such that they encourage speeding and some do not have adequate ramp access to crosswalks or proper traffic signalization.

[See Actions #1, #2, #3](#)

- **Inadequate + Missing Traffic Signals:** Inadequate traffic signals contribute to longer wait times for pedestrians to cross busy streets while they are exposed to the elements and limited time for them to get to the other side. Pedestrians often have to run to make it across in time, and those who can not run are forced to cross under dangerous conditions. Many intersections don't have and traffic signals for pedestrians at all, creating even riskier crossing conditions.

[See Action #2](#)

- **Speeding Cars:** Speeding was frequently reported as a challenge in the neighborhood. Wide travel lanes, a lack of street parking, poorly designed intersections, and poor signage all encourage speeding.

*See Actions #1, #2, #3, #7*

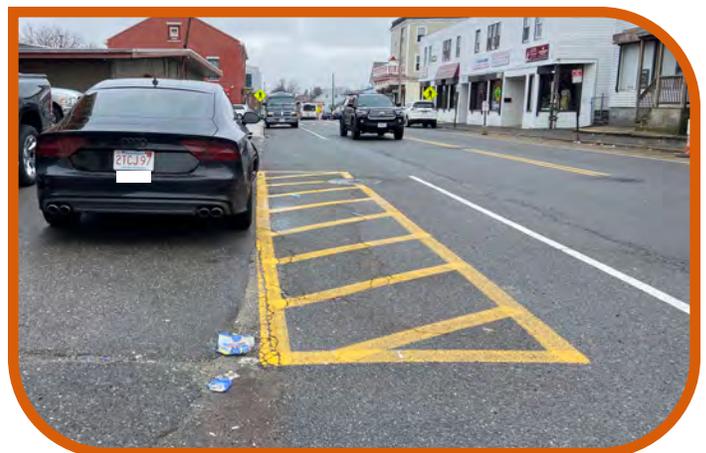
- **Excessive Curb Cuts:** Many commercial and industrial properties in the neighborhood have curb cuts that stretch the entire length of their parking lot, such as Pailin City which has a 72' curb cut, when only 1 or 2 12'-24' curb cuts are needed to allow access. This creates unsafe conditions for pedestrians, cyclists, and drivers alike as it allows drivers to unpredictably enter and exit at any point and in some cases encourages drivers to back out into traffic. The current zoning for the Neighborhood Business District sets a maximum curb cut of 25'. It also requires parking lots to be set back from sidewalks and buildings to incorporate more greenspace, opportunities for trees, and improve stormwater management. Many business owners in Cambodia Town and throughout Lowell are deterred from upgrading their parking lots, because meeting these new requirements would cause a reduction in the number of parking spaces which would bring them out of compliance with the City's high parking minimums.

*See Actions #1, #6*

### ► **Sidewalks + Crosswalks:**

- **Missing + Broken Sidewalks:** One of the most frequent comments the Planning Team received throughout the public engagement process was the state of the sidewalks throughout the neighborhood. There are many areas that don't have any sidewalks at all and where they do exist, they are severely cracked and uneven. It is extremely difficult for someone with a wheelchair, walker, or stroller to maneuver on the sidewalks.

*See Actions #1, #6*



- **Snow Clearing:** Many community members complained that sidewalks are not properly cleared during snow events. Either they are not properly cleared causing slippery conditions, or they are not cleared at all which forces pedestrians to walk in the streets where lane widths are also further reduced by the snow. In some areas, the City is responsible for clearing sidewalks, but in most locations property owners are the ones responsible for clearing the sidewalks of snow and ice in front of their properties.

- **Missing + Inaccessible Crosswalks:** There are several intersections in Cambodia Town that don't have crosswalks where they should, and many have crosswalks that have severely faded over time. Other crosswalks are not up to ADA accessibility standards. Many participants indicated that they would feel more motivated to shop in the area if there were more crosswalks connecting to nearby shopping areas.

*See Actions #1, #2, #4*

## ► **Parking**

- **Cars Parked on Sidewalks:** Cars park on sidewalks throughout Cambodia Town due to a lack of sufficient sidewalk curbs separating pedestrians from the street. This creates obstructions for pedestrians and cyclists and is particularly cumbersome for those with a wheelchair, walker, or stroller to navigate. Parking on sidewalks occurs even in locations where there is adequate road width for street parking, partly due to lack of striping and signage.

*See Action #6*



- **Perceived Lack of Parking Availability:** Some participants shared that they struggle to find parking when and where they need it, but most participants also stated that they did not know about the large lot available behind Pailin Plaza. Inadequate wayfinding to less visible parking areas drives up demand for the parking spaces in front of businesses. Parking is especially challenging during popular events such as the Khmer New Year celebration and the South East Asian Water Festival.

► **Public Transportation:**

- **Inconvenient Bus Stops + Routes:** Residents shared that they are deterred from using public transportation because there are no bus stops within walking distance of their homes. Others shared that the bus routes are too long or circuitous and in general are an inconvenient and unreliable option.

*See Action #8*

- **Unsafe Bus Stops:** Several participants reported that they feel unsafe at the bus stop nearest to where they live. Poor lighting, a lack of “eyes on the street,” infrequent buses, and an unreliable bus schedule all contribute to unsafe conditions at bus stops.

*See Action #8*

► **Bicycle Infrastructure:**

- **Bike Lanes:** Community members expressed that they do not feel safe biking in Cambodia Town, and often resort to biking on the sidewalks. Most participants indicated that they would bike more frequently if there were separated bike lanes, more bike racks, and reduced traffic speeds.

*See Action #9*

- **Bike Racks:** Bicyclists stated that they have a difficult time finding bike racks in the area to store their bikes while they shop, visit the park, etc.

*See Action #9*

► **Wayfinding:**

- **Missing + Inadequate Signage:** Drivers, pedestrians, and cyclists all suffer from a lack of adequate wayfinding signage which indicates traffic directions and rules of the road. Without these cues, drivers are more prone to speeding and improper use of the roads. Directional confusion often causes vehicles to make illegal u-turns unexpectedly. Wayfinding is equally important for pedestrians and cyclists to know what destinations are in the area and the most convenient and safest routes to get there.

*See Action #5*

## CULTURAL IDENTITY

### Year 2 Engagement Results

#### ► **Storefronts + Signage:**

##### ■ **Historical/Educational Signage:**

While Lowell is known for its heritage as the birthplace of the industrial revolution, the equally important history of areas like Cambodia Town are often overlooked. Before refugees from Cambodia flocked to Lowell in the 1980s fleeing the Khmer Rouge, the area population was primarily Portuguese, and other immigrant groups came before that. It has long been a welcoming community for immigrants and refugees to land on their feet in America. Community members indicated that they would like to see this history celebrated and reflected in educational signage. Providing educational information about the historical significance and cultural heritage of the neighborhood will benefit both the visitors who come from around the world to see Cambodia Town, as well as the long-time residents who may not be aware of the history that surrounds them.

*See Actions #11, #12*

- ##### ■ **Multilingual Signage:** Khmer is the predominant language spoken in Cambodia Town. Many residents speak little to no English, so it is critical that all signage is translated.

*See Actions #11, #12, #15*

##### ■ **Generic Architectural**

**Vocabulary:** Several participants commented that Cambodia Town does not feel different from any other neighborhood in Lowell. Apart from some signs in Khmer and the small monuments that welcome visitors to Cambodia Town at the intersection of Middlesex and Branch Streets, you wouldn't necessarily know that you are entering into a culturally significant area. The architectural vocabulary throughout the neighborhood is typical of most dense New England communities. The few exceptions where ornate Cambodian architectural elements adorn homes, businesses, and temples contribute to the neighborhood's cultural identity, but are few and far between.

*See Actions #10, #11, #15*

#### ► **Public Art:**

##### ■ **Cambodia Town Archway:**

The proposal for a Cambodia Town entrance arch (similar to the one in Boston's China Town but with a Cambodian architectural vocabulary), came about organically through the community engagement process in year 1. In year 2 the idea was widely shared and garnered widespread support, coming out as the number 1 priority for enhancing Cambodia Town's cultural identity.

*See Action #10*

- **Banners:** One way of incorporating art that contributes to a sense of place and cultural identity is by installing banners designed by local artists on light poles throughout the neighborhood. This provides a visual queue to visitors that they are entering a unique destination, and reflects the local culture through art.

*See Action #11*

- **Art in Parks:** At the heart of Cambodia Town is the 3-acre Clemente Park, which is the most used park per square foot in the City. Within a ten minute walk a Armory Park, a slightly smaller neighborhood Park. Both parks offer the space and visibility to accommodate public art installations. Art that incorporates solar-powered light would be especially desirable to introduce creative lighting during the darker months. The proposed renovation of Clemente Park also includes several new mural locations.

*See Actions #11, #12, #13*

### ► **Lighting:**

- **Dark Streets + Parks:** Many community members expressed that a lack of adequate lighting along sidewalks and in parks contributes to feelings of danger, especially during the winter months when it gets dark very early.

*See Actions #11, #12, #15*

### ► **Events + Programs:**

- **Markets / Night Markets:** Cambodia Town is perhaps most well-known for its cuisine, drawing visitors from across the region and the globe to dine. According to the *Lowell Community Food Assessment Prepared by Mill City Grows and Lowell CHC REACH LoWELL*, “residents in this area shop less frequently at supermarkets, and ranked small markets as an important food source. These smaller markets are largely available in this zip code, and taxi and Ubers were more commonly used as transport compared to other areas in Lowell. Highlands residents were split between feeling that they had enough money to buy the foods they wanted: 55% of respondents felt that they did, however 45% of respondents felt that they did not have enough money. Residents in this area felt that they had enough food in their households, but not the type of foods they wanted to eat. However, residents agreed that they could easily find and afford cultural foods... In the Highlands, [the] quality of fruits and vegetables were largely very fresh across retailers in this area, however most places offered 3 or less options. Meat availability was also limited, with 48% of retailers not offering meat options.” To address these gaps in the food network, residents requested outdoor markets, and nighttime markets in the Summer when heat deters attendance.

*See Actions #11, #12*

- **Khmer Food Festival:** Participants advocated for a vibrant array of programs and events that they would like to bring to Cambodia Town. One suggestion was a Khmer Food Festival, similar to the one held at FDR Park in Philadelphia.

See Actions #11, #12

- **Music + Performance Arts:** Many participants indicated that they would like to see more outdoor performance art such as concerts and dance demonstrations by the local Angkor Dance Troupe, and suggested installing a stage and infrastructure at Clemente Park.

See Actions #11, #12



Angkor Dance Troupe.

Source: <https://twitter.com/angkordance/status/1294749735484456960/photo/1>

- **Movies in the Park:** In addition to concerts and markets in Clemente Park, many participants also indicated that they would like to attend outdoor movie screenings in the park. This proposal was especially popular among youth participants.

See Actions #11, #12

## ENVIRONMENT + SUSTAINABILITY

### Year 2 Engagement Results

#### ► Climate Resiliency:

- **Insufficient Tree Canopy Contributing to Urban Heat Island Effect:** 2/3 of survey respondents shared that there are no shade-providing trees near their homes. A lack of trees reduces property values, increases utility costs, and contributes to heat-related illnesses in the community. Participants indicated their willingness to actively participate in greening the neighborhood by planting on their private properties through participation in the City's Greening the Gateway City grant program.

See Actions #12, #13, #14

- **Widespread Flooding:** Almost all survey respondents reported that the street they live on is often flooded when there are heavy rain events.

See Actions #12, #14

#### ► Waste Management:

- **Lack of Trash Receptacles:** Many participants said that it is difficult to find trash receptacles around Cambodia Town, which contributes to littering in the neighborhood.

See Action #15

## ECONOMIC DEVELOPMENT

### Year 2 Engagement Results

#### ► **Street Life:**

##### ■ **Outdoor Dining / Streateries:**

The COVID-19 Pandemic inspired a wave of outdoor dining and “streateries.” As society has transitioned following the pandemic, it has become clear that streateries are here to stay. People enjoy the unique experience it offers and it is great for local businesses. The challenge is that roads were not designed with this function in mind. As streets are upgraded throughout Cambodia Town, widening sidewalks and creating space for outdoor dining in front of businesses should become standard practice as the built environment is adapted to meet the evolving needs of the community.

*See Actions #15, #16*

- **Foot Traffic:** Studies show that foot traffic generates far more business than car traffic, and that a walkable destination will be far more successful than one that offers parking but is car-dependent. Addressing the mobility and connectivity challenges in Cambodia Town is vital to promoting foot traffic and supporting local businesses.

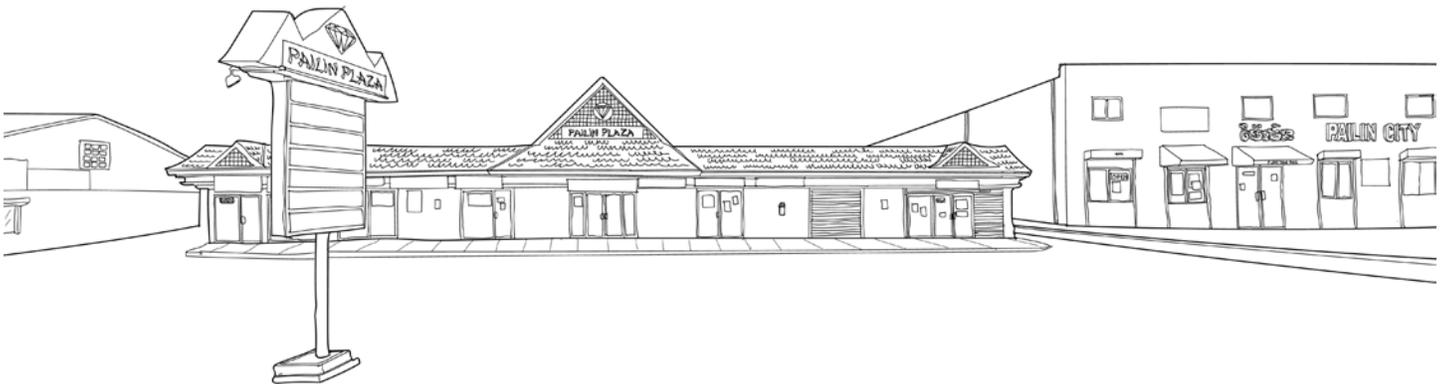
*See Action #16*

#### ► **Supporting a Thriving Commercial District:**

##### ■ **Design Standards for Storefronts + Signage:**

As mentioned in the Cultural Identity section, Cambodia Town suffers from a generic architectural vocabulary. There is no sense of cohesion among building, facade, and sign typology and materials. Creating design guidelines for businesses would promote a stronger sense of identity and cohesion and give Cambodia Town the appearance of the thriving community that it is.

*See Action #15*



*Pailin Plaza. 12/21/2022.*

# COMPLETED ACTIONS



## CROSSWALK + SIDEWALK UPGRADES

Crosswalks were repainted at the intersections of School and Branch, School and Middlesex, Smith and Branch, and in front of Boys and Girls Club.

A new ADA-accessible crosswalk, along with repaired sidewalks, helps address food insecurity by improving access to Bayon Market (photo, left)



## ROAD STRIPING

Centerline and shoulder striping was completed on School, Wilder, Thorndike, Branch, Westford, and Middlesex streets, which will discourage speeding and clarify street parking.



## TRAFFIC STUDIES

Following feedback from the community in Year 1, the City conducted traffic studies using cameras to identify hazardous areas. This informed the intersection redesign project that is currently underway (see in-progress actions).



### CLEMENTE PARK BOCCE COURT

The City completed the renovation of the beloved Bocce Court in Clemente Park. The brand new custom-built court is protected by a permanent aluminum roof structure.

### CLEMENTE PARK MASTER PLAN

*Please see Appendix C for the full Clemente Park Master Plan.*

The Clemente Park Committee was awarded \$110,000 in CPA funds for upgrades to Clemente Park, and DPD secured an additional \$500,000 in CDBG funds. DPD has prepared a conceptual master plan that reflects the community's input and shared values.



# ACTION PLAN

#	Action	ANTICIPATED TIMELINE							
		2023	2024	2025	2026	2027	2028	2029	2030
<b>MOBILITY + CONNECTIVITY</b>									
1	Redesign Branch Street x Middlesex Street Intersection								
2	Improve Safety of Pedestrian Crossing and Bus Stop in front of Boys and Girls Club								
3	Road Safety Audit								
4	Repaint Existing Crosswalks and Install New Crosswalks Where Needed								
5	Replace Movable A-Frame Pedestrian Crossing Signs with Permanent Signage								
6	2023 Roadway Pavement and Sidewalk Reconstruction								
7	Implement Shared Streets Pilot Projects								
8	Work with LRTA to Improve Bus Service + Stops								
9	Expand Bicycle Infrastructure								
<b>CULTURAL IDENTITY</b>									
10	Cambodia Town Gateway Arch								
11	Funding Public Art + Events								
<b>SUSTAINABILITY + ENVIRONMENT</b>									
12	Clemente Park Renovation								
13	Armory Park Splash Pad								
14	Greening the Gateway Cities								
<b>ECONOMIC DEVELOPMENT</b>									
15	ARPA Storefront Improvement Program								
16	Support Businesses by Implementing Mobility + Connectivity, Cultural Identity, and Environment + Sustainability Actions								

# CAMBODIA TOWN ACTION PLAN MAP



**Cambodia Town**  
Lowell, MA

Drawn By: Jisu Wilson  
Date: 11/15/2022

Projection: Lambert\_Conformal\_Conic  
Coordinate: NAD\_1983\_StatePlane\_Massachusetts\_Mainland\_FIPS\_2001  
Source: City of Lowell, Parcels, Buildings (2022), Aerial (2020);  
Open Space, Parks, Roads (2017), Vegetation (2005)

Disclaimer: Any map printed from this system is considered unofficial unless it has been stamped/signed/ certified by the Office of the City Assessor. The City of Lowell makes no warranty of representation as to the accuracy, timeliness or completeness of any of the data. The City of Lowell shall have no liability for the date or lack thereof, or any decision made or action taken or not taken in reliance upon any of the data.

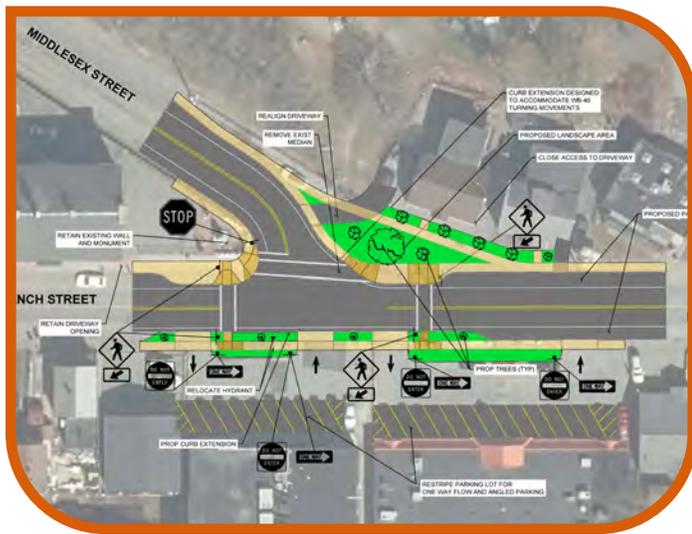
Scale: 1" = 100' - 0"  
100 200 300 400 500

6 = GoLowell Proposed Bike Routes

7 = GoLowell Proposed Pilot Bus Route (Modified with Middlesex Loop)

## MOBILITY + CONNECTIVITY

- 1) Redesign Branch Street x Middlesex Street Intersection:** The City is designing the reconfiguration of the intersection at Branch and Middlesex Streets, including sidewalk, crosswalk, ADA accommodations and landscape improvements to the area. The proposed design includes the installation of new curb extensions and crosswalks to provide traffic calming. This redesign will make this intersection safer for pedestrians, calm traffic, and create a more cohesive connection between Clemente Park and the rest of the neighborhood. Construction is anticipated to begin in 2024.



Branch St. x Middlesex St. Concept Design.  
Prepared by TEC. 9/30/2022.

- 2) Improve Safety of Pedestrian Crossing and Bus Stop in front of Boys and Girls Club:** A recent collision between a child and a bus in front of the Boys and Girls Club on Middlesex Street has highlighted the

need to study this particular crossing and bus stop location. In conjunction with the redesign of the Branch Street x Middlesex Street Intersection, the City should look at what design improvements could be made to make the crosswalk and bus stop more safe. This may involve slightly relocating the bus stop, adding sidewalk bump-outs to reduce the length of the crosswalk, and adding more visible signage or a flashing beacon.

- 3) Road Safety Audit:** DPD will be using funds from the Lowell CHC REACH LoWELL grant program to fund a Road Safety Audit of three high-crash intersections along School Street at Broadway Street, Middlesex Street, and Branch Street. The intersection of School Street at Branch Street is ranked 31 in the top 200 crash clusters by NMCOG. This designation qualifies the intersections to be eligible for Federal Highway Safety Improvement Program (HSIP) funding through MassDOT's Safe Routes to School program. The Safe Routes to School grant program provides funding to design and construct major upgrades to intersections and corridors that will significantly improve the walkability and bikeability for students to elementary or middle schools, such as Stoklosa Middle School. The first step in being awarded HSIP funding is through the performance of a Road Safety Audit. The Audit will specifically identify infrastructure needs to increase safety for all roadway users. Conducting the Audit will help define a Safe Routes to School grant funding application.

**4) Repaint Existing Crosswalks and Install New Crosswalks Where Needed:**

The City will be repainting faded crosswalk throughout the City beginning in Spring 2023. The City also plans to install a new crosswalk at Tyler Park across Westford Street at Rutland Street.

**5) Replace Movable A-Frame Pedestrian Crossing Signs with Permanent Signage:**

A number of Crosswalks in Cambodia Town have movable A-frame pedestrian crossing signs which property owners are responsible for moving during snow events, etc. Many of the signs get moved or knocked down and are not put back. The City should replace these with permanent, highly visible signage at all pedestrian crossings.



**6) 2023 Roadway Pavement and Sidewalk Reconstruction:** The City has identified the following locations for road and sidewalk repairs in 2023:

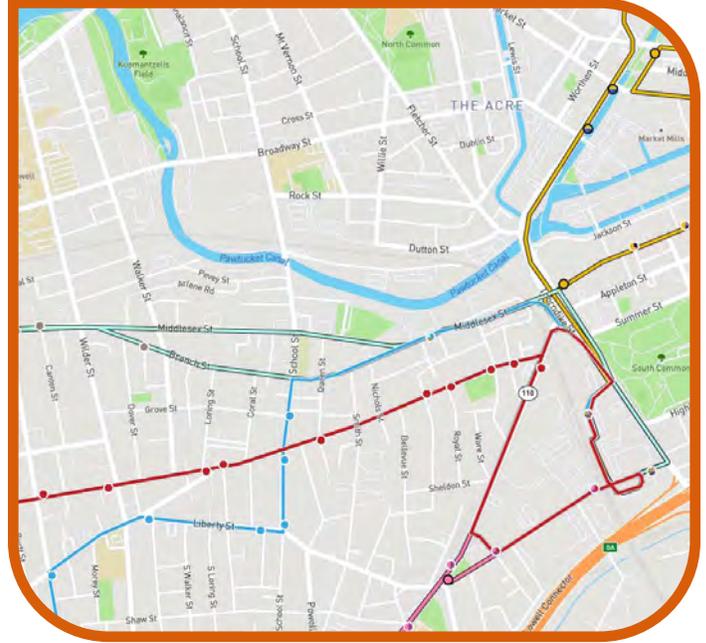
- **Middlesex Street** from Thorndike Street “Bridge” to Grand Street/ Boys and Girls Club (new sidewalks will meet with the upcoming intersection redesign at Middlesex and Branch Streets.)
- **Carl Street** (Westford Street to Technology Drive)
- **Hale Street** (YMCA Drive to End)
- **Highland Avenue** (Pine Street to Parker Street)
- The City also plans to seal cracks on **Parker Street** (Powell Street to Wilder Street).

**7) Implement Shared Streets Pilot Projects:** The City plans to implement shared streets pilot projects on Campbell Street and Wedge Street beginning in Spring 2023. This would include testing out traffic-calming strategies such as the introduction of speed humps or speed cushions and collecting data on the impact to determine whether a permanent intervention is warranted.

**8) Work with LRTA to Improve Bus Service + Stops:** There are 4 bus lines that service Cambodia Town. All lines start and end at the Gallagher Transportation Terminal on the eastern edge of Cambodia Town and only make trips every 1-2 hours. The #16 skirts around Cambodia Town and dips into Chelmsford. The #4 cuts through Cambodia Town North to South and the

#5 cuts through upper Cambodia Town from East to West. During the holiday season (December/January) the #19 travels down Middlesex Street, stopping at Boys and Girls Club, and then continues all the way to the Pheasant Lane Mall in Nashua, NH. This is the only route that stops near Pailin Plaza, the most frequented destination in Cambodia Town, and it is only in service 2 months out of the year. [GoLowell](#), a 2021 Multimodal Complete Streets Plan, proposes piloting a new “Crosstown Express” bus route that would “travel from Stadium Plaza in Belvidere to Drum Hill in North Chelmsford during peak hours. This would provide a faster, more direct one-seat trip from these locations to Downtown and to one another. This could also provide a pilot satellite parking location at Cawley Stadium.” This route could better serve Cambodia Town by making a slight detour off of Westford Street to loop around to a stop near Pailin Plaza and Clemente Park. [GoLowell](#) also makes the following recommendations which would benefit public transit in Cambodia Town:

- #14: Conduct a bus stop audit and systematically improve bus stops starting with the priority routes established in this plan. Collect data on bus stop accessibility, maintenance, amenities, accurate signage, and shelter.
- #15: Improve transit app to provide reliable real-time transit information accessible from a variety of platforms. Install real-time travel information at high frequency and high-transfer bus stops.



Cambodia Town Bus Routes.  
Source: <https://lrta.com/system-map/>

- 9) **Expand Bicycle Infrastructure:** In alignment with the [GoLowell](#) Plan, the City intends to install a network of separated bike lanes throughout Cambodia Town and the entire City. Priority corridors in Cambodia Town include Middlesex Street, Westford Street, and Chelmsford Street. The Plan also recommends the installation of adequate bicycle storage at key destinations along these routes.

## CULTURAL IDENTITY

**10) Cambodia Town Gateway Arch:** The City of Lowell received \$200,000 in earmark funding for the engineering and design of a gateway arch to the entrance of Cambodia Town. Community engagement has identified the intersections of Thorndike and Middlesex Streets as the most popular and practical location for the archway. DPD is working closely with arts and community groups to pair a local Cambodian artist with an engineering team that will create a structurally sound and culturally relevant arch that will make Cambodia Town stand out as the cultural hub and tourist attraction that it is known for.



Entrance Gate at Cambodian Buddhist Temple of Georgia.  
Source: <https://georgiameditation.org/Cambodian-Khmer-Buddhism-georgia.html>

**11) Funding Public Art + Events:** In February 2023, the City of Lowell will apply for the Bloomberg Philanthropies' Public Art Challenge, which offers up to \$1 million to mid-sized cities to fund temporary public art installations with the purpose of enhancing urban identity, encouraging public-private collaborations, and strengthening local economies. The City and community partners are still in the process of selecting a project to apply for, but have developed a short list of proposals:

- **Cambodia Town Archway:** The grant could be used toward the installation of a temporary archway (ie. a banner) and engagement events promoting the arch while the design process unfolds and funding is secured for construction.
- **Clemente Park - Community Engagement + Public Art:** Phase 1 of the Clemente Park Master Plan calls for the incorporation of 2 public art projects. One is a proposal to incorporate "sidewalk stamps" with quotes from local artists and poets into the new ADA-accessible concrete paths to be installed in Clemente Park. The second is a proposal for a public art installation which uses solar power to incorporate light and color in the park. Phase 2 of the Plan involves the construction of a stage and storage for events, which would provide great surfaces for murals.

- **Angkor Dance Partnership:** The Angkor Dance Troupe is a Cambodian performance art organization that performs at many local cultural events. The grant funds could go toward the creation of a dedicated performance space for the group in Cambodia Town where they could host community workshops and engage with audiences. This could also be a space to host artists-in-residence from abroad.
- **Evening/Night Event:** For all its cultural vibrancy, Cambodia Town lacks a nightlife. In response to input from the community, the grant could fund an evening/night-time event in Clemente Park such as an outdoor movie, activation of the basketball courts, food trucks, and/or a concert or other performance. This event would be geared toward all ages.

- **Branding, Marketing + Wayfinding:** Investing this grant into branding, marketing, and wayfinding materials for Cambodia Town would help promote the neighborhood as a destination while providing a sense of cultural identity and visual cohesion throughout the neighborhood. New wayfinding materials would help clarify routes and popular destinations for visitors who are unfamiliar with the area, and might highlight some hidden treasures for locals. This project would also include re-installing light post banners featuring culturally-relevant art, a request that has been brought forth by the community on several occasions.



2022 Mural by Cambodian-Canadian Artist FONKI at Middlesex Community College in Lowell. Source: <https://www.facebook.com/photo?fbid=781175923326413&set=a.456181705825838>

## ENVIRONMENT + SUSTAINABILITY

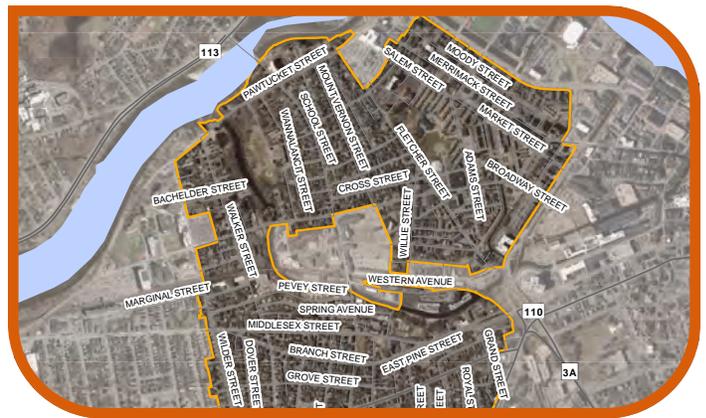
**12) Clemente Park Renovation:** The Clemente Park Committee was awarded \$110,000 in CPA funds for upgrades to Clemente Park, and DPD secured an additional \$500,000 in CDBG funds. DPD has prepared a conceptual master plan that reflects the community's input and shared values. The major renovation will provide more inter-generational spaces, improve access and circulation within the park, upgrade recreational features, and create space for outdoor events and programs such as movies and concerts. DPD anticipates completing designs in 2023 and breaking ground in early 2024.

*Please see Appendix C for the full Clemente Park Master Plan.*



**13) Armory Park Splash Pad:** Armory Park, which features a playground and community garden, will be getting a new splash pad in 2023 as an additional cooling resource for neighborhood families to combat the effects of urban heat islands.

**14) Greening the Gateway Cities:** Each year, the City of Lowell applies for a \$20,000 grant from the State's Greening the Gateway Cities program to go toward efforts to increase the urban tree canopy in areas that are heavily impacted by urban heat island effect. Most of Cambodia Town falls within the state-designated planting zone and therefore qualifies for free trees through this program. In collaboration with the Lowell Parks and Conservation Trust, the City works to prepare sites for tree planting on public land, as well as partner with property owners to plant on private lands. The City looks forward to continue implementing this impactful program and spreading awareness among the community.



Greening the Gateway Cities Program Lowell Tree Planting Zone. Prepared by DCR.

## ECONOMIC DEVELOPMENT

### 15) ARPA Storefront Improvement

**Program:** The City is re-vamping its Storefront Improvement Program with ARPA funds. In the past, business and property owners have been able to apply for a grant of \$2,000 to go towards facade and signage improvements. The limited funding amount has been unsuccessful at incentivizing owners to make upgrades. With an influx of ARPA funding, the City intends to offer the following grant options:

- 90% matching grant up to \$20,000 for ADA improvements to entrance, including ramps, lifts, doors hardware and automatic openers, accessible parking, and signage
- 50% matching grant up to \$15,000 for other facade improvements, including better windows, paneling, architectural details and restoration of historic features
- 50% matching grant up to \$2,500 for signage, lighting and awning improvements

The City and Community Partners will actively spread awareness of this upcoming opportunity throughout Cambodia Town so that owners are prepared to take advantage of these funds.

### 16) Support Businesses by Implementing Mobility + Connectivity, Cultural Identity, and Environment + Sustainability Actions:

Apart from funding for storefronts and signage, one of the best ways the City can support economic development in Cambodia Town is by addressing the recommended actions for Mobility + Connectivity, Cultural Identity, and Sustainability + Environment. Reducing car-dependency so that more patrons can safely and conveniently walk, bike, or take a bus will increase foot traffic and bring more customers. Developing more culturally relevant monuments, programs, and events will also draw more visitors and tourists to the neighborhood to patronize businesses. Sustainability + Environment upgrades will make Cambodia Town more attractive to visitors as well as prospective commercial tenants. Increasing tree cover will raise property values while reducing energy costs. By taking a holistic approach to the built environment, the City can help support Cambodia Town as a thriving cultural and commercial destination for many years to come.

# APPENDIX A

## YEAR 1 COMMUNITY ENGAGEMENT

### Cambodia Town Neighborhood Plan



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## ONLINE SURVEY ..... 34

Figure 1: To assist with mapping neighborhood travel patterns, please enter your home address (number and street name), or identify the nearest street intersection to your home.

Figure 2: Please tell us HOW OFTEN you visit each of the following neighborhood destinations:

Figure 3: If there are any places in the neighborhood you would like to visit more often but there is something preventing you from visiting, please name the place and explain what is preventing you from visiting.

Figure 4: Thinking about how you get to the neighborhood destinations you visit, please indicate how often you go to those places using the following transportation options:

Figure 5: Think about how it feels to cross the street at each of the following locations, and choose the answer you most agree with for each location:

Figure 6: If you ride a bicycle in the neighborhood, please answer the following questions:

Figure 7: If you walk in the neighborhood, please answer the following questions:

Figure 8: Is there anything else you want to tell us about getting around the neighborhood?

Figure 9: How did you find out about this survey?

## POP-UP PUBLIC MEETING ..... 43

Figure 10: How do you move around Cambodia Town?

Figure 11: Please post your comments here!

Figure 12: Please use [a red dot] to indicate crossings and intersections that feel unsafe or difficult to cross; please use [a green dot] to indicate which places you visit more frequently:

Figure 13: If you ride a bicycle in the neighborhood, please answer the following questions:

Figure 14: If you walk in the neighborhood, please answer the following questions:

# VIRTUAL WEBINAR

A virtual webinar was held on Thursday, July 8 at 6:00pm to introduce the project to community members and stakeholders, outline the project objectives, explain the roles of who is involved with the project, provide an overview of the existing conditions and challenges, discuss project goals and opportunities, and provide an overview of the timeline and next steps. The presentation was followed by a brief Q and A session.



## PROJECT OBJECTIVES

- ▶ Enhance the physical environment by improving its sidewalks, streetscape, and roadways that connect the community to the Park, services, and amenities.
- ▶ Encourage walkability around the area and promote physical activity.

## NEIGHBORHOOD CHALLENGES

- ▶ Challenges with pedestrian safety and ADA accessibility.
- ▶ Faded and uneven crosswalks.
- ▶ Cracked, damaged, or missing sidewalks.
- ▶ Insufficient signage at mid-block crossings.
- ▶ High crash record in specific points throughout the entire corridor.
- ▶ Vehicle-oriented corridor; no room for people.
- ▶ Unsafe for bicyclists.
- ▶ Uninviting for bus riders.
- ▶ Inaccessible for wheelchairs.

## MOBILITY GOALS + OPPORTUNITIES

- ▶ Convenience
- ▶ Safety
- ▶ Comfort
- ▶ Access
- ▶ Affordability
- ▶ Reasonable travel time
- ▶ **Walking**
  - Slower traffic
  - Safer, shorter crossings
  - Sidewalk networks
  - Maintenance
  - Trees and landscaping
  - Places to sit
- ▶ **Bicycling**
  - Slower traffic
  - Bike Lanes
  - Connected corridors
  - Safer intersections
  - Bike Parking
- ▶ **Business**
  - Better organized parking
  - Places for pickup/dropoff/loading
  - Seating Areas

# ONLINE SURVEY

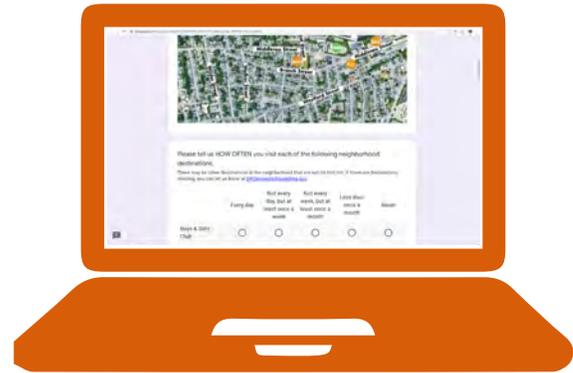
# 23

**COMMUNITY  
MEMBERS  
RESPONDED  
TO THE ONLINE  
SURVEY.**

A multi-lingual online survey was live between June 24th and July 21st, 2021. The survey was hosted using the Google Forms platform and was available in English, Spanish, Portuguese, and Khmer. It was advertised via social media, community networks, and word of mouth. QR codes allowed for easier access to the survey links and encouraged mobile participation.

The comprehensive survey overlapped with the online webinar and the pop-up public meeting, which provided opportunities for technical assistance to those who needed it.

The survey asked about frequent destinations, modes of travel, challenging intersections, and biking and walking in Cambodia Town. The feedback gathered from the 23 respondents help paint a picture of the challenges and opportunities for mobility throughout the area. The survey allowed community members to engage on their own time and provide more in-depth feedback and comments.

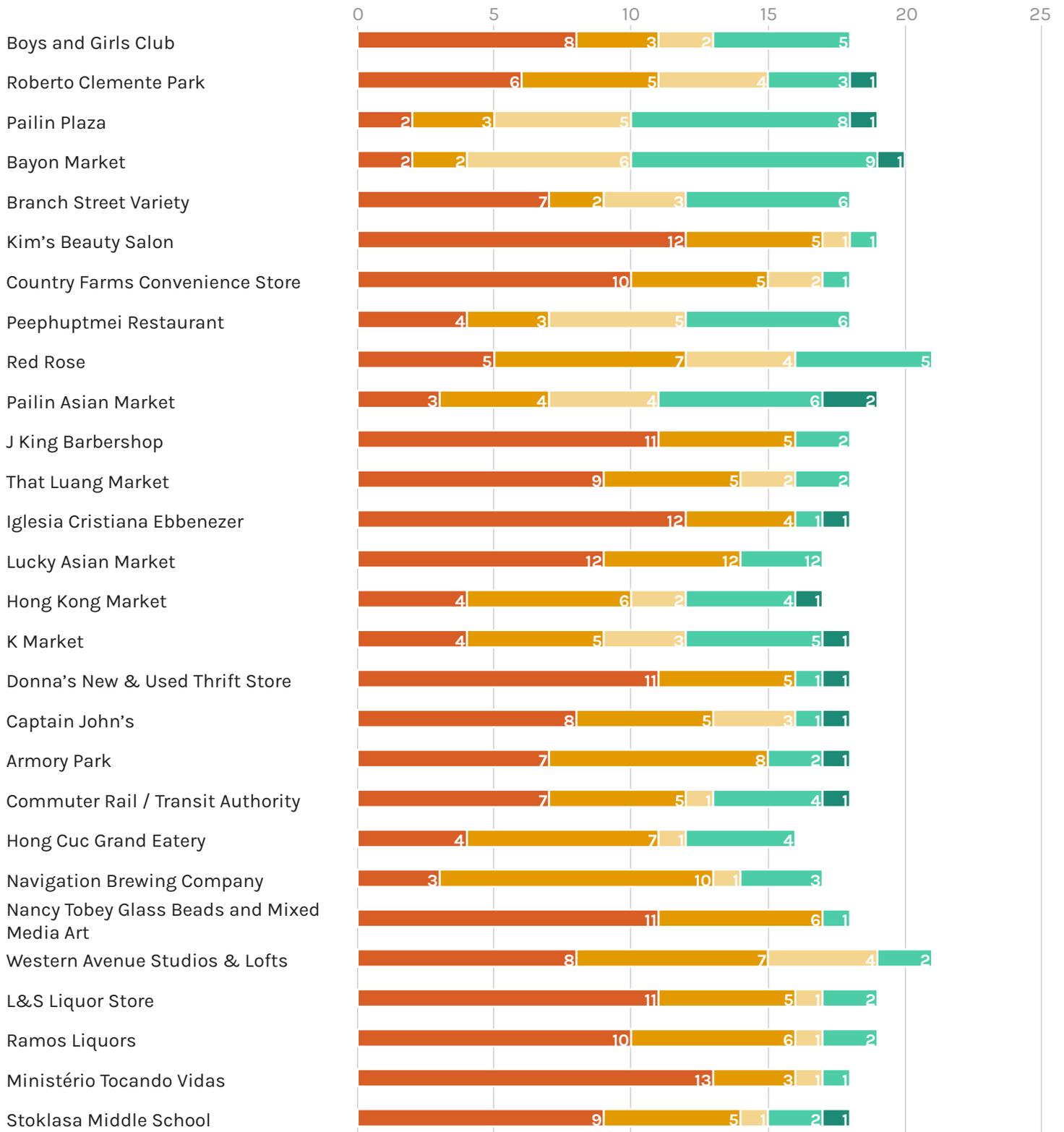


**Figure 1: To assist with mapping neighborhood travel patterns, please enter your home address (number and street name), or identify the nearest street intersection to your home.**

- ▶ Cambridge Street x Hale Street
- ▶ 200 Market Street
- ▶ Walker Street x Middlesex Street
- ▶ 240 Jackson Street
- ▶ 40 Geana Lane
- ▶ Angle Street x Manufacture Street
- ▶ Newhall Street x Chambers Street
- ▶ Mammoth Street
- ▶ Vinal Square @ Middlesex Street x Tyngsboro Road (Chelmsford/North Chelmsford)

- Never
- Less than once a month
- Not every week, but at least once a month
- Not every day, but at least once a week
- Every day

**Figure 2: Please tell us HOW OFTEN you visit each of the following neighborhood destinations:**



**Figure 3: If there are any places in the neighborhood you would like to visit more often but there is something preventing you from visiting, please name the place and explain what is preventing you from visiting.**

**“Yummy Express and Bayon Market. The traffic going in and out is awful. Limited parking spaces.”**

**“Roberto Clemente park would be visited way more often if they provided shade for the playground and regular cleanups.”**

**“Too many homeless people follow you when you shop.”**

**“Acre market basket. The parking lot next to the swimming pool specifically.”**

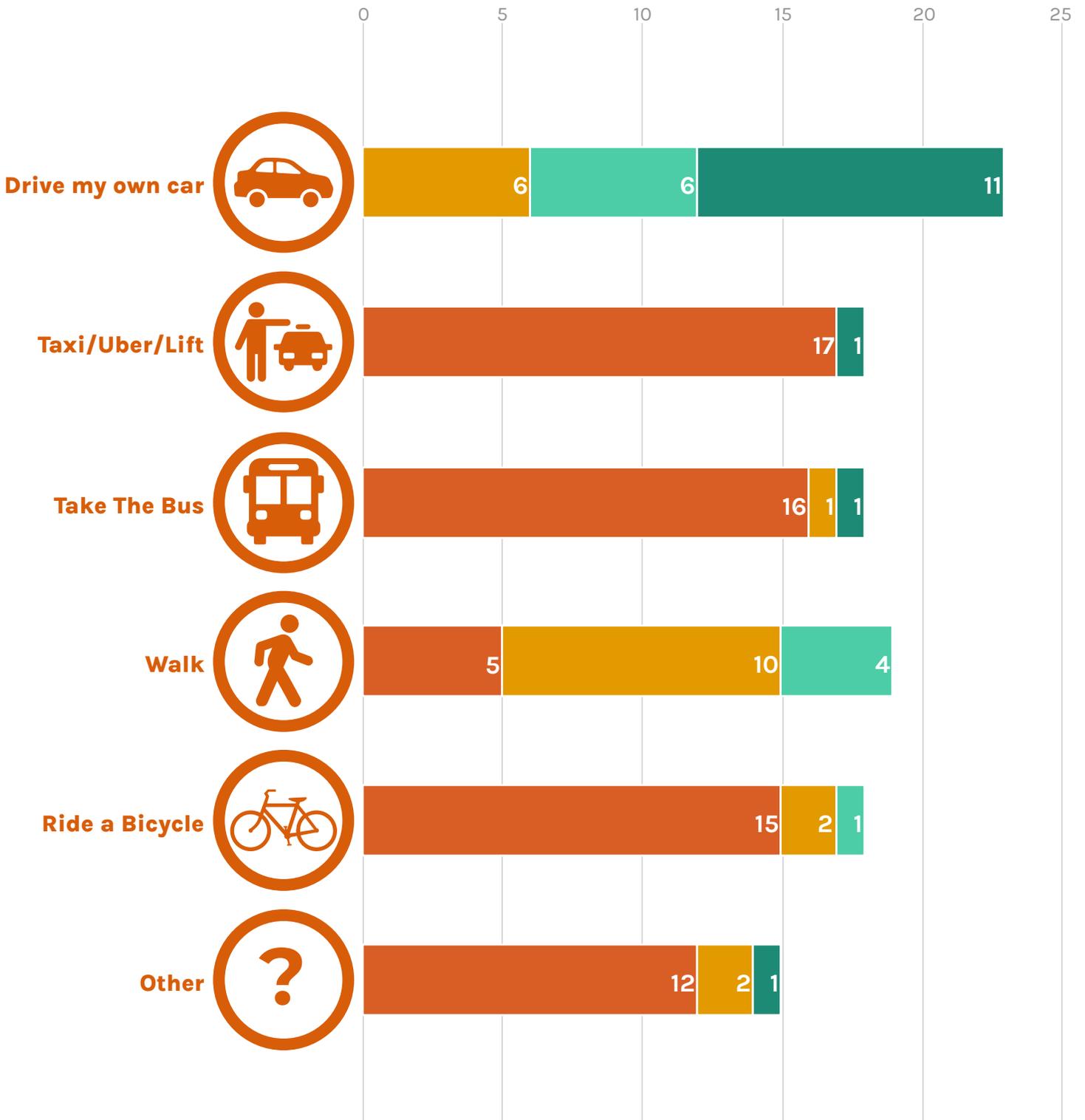
**“The state of the roads is a deterrent to the entire area, that and the multiple detours around the city, bridges out, etc.”**

**“Bayon and all small shop around there.”**

**“Lack of safe parking.”**

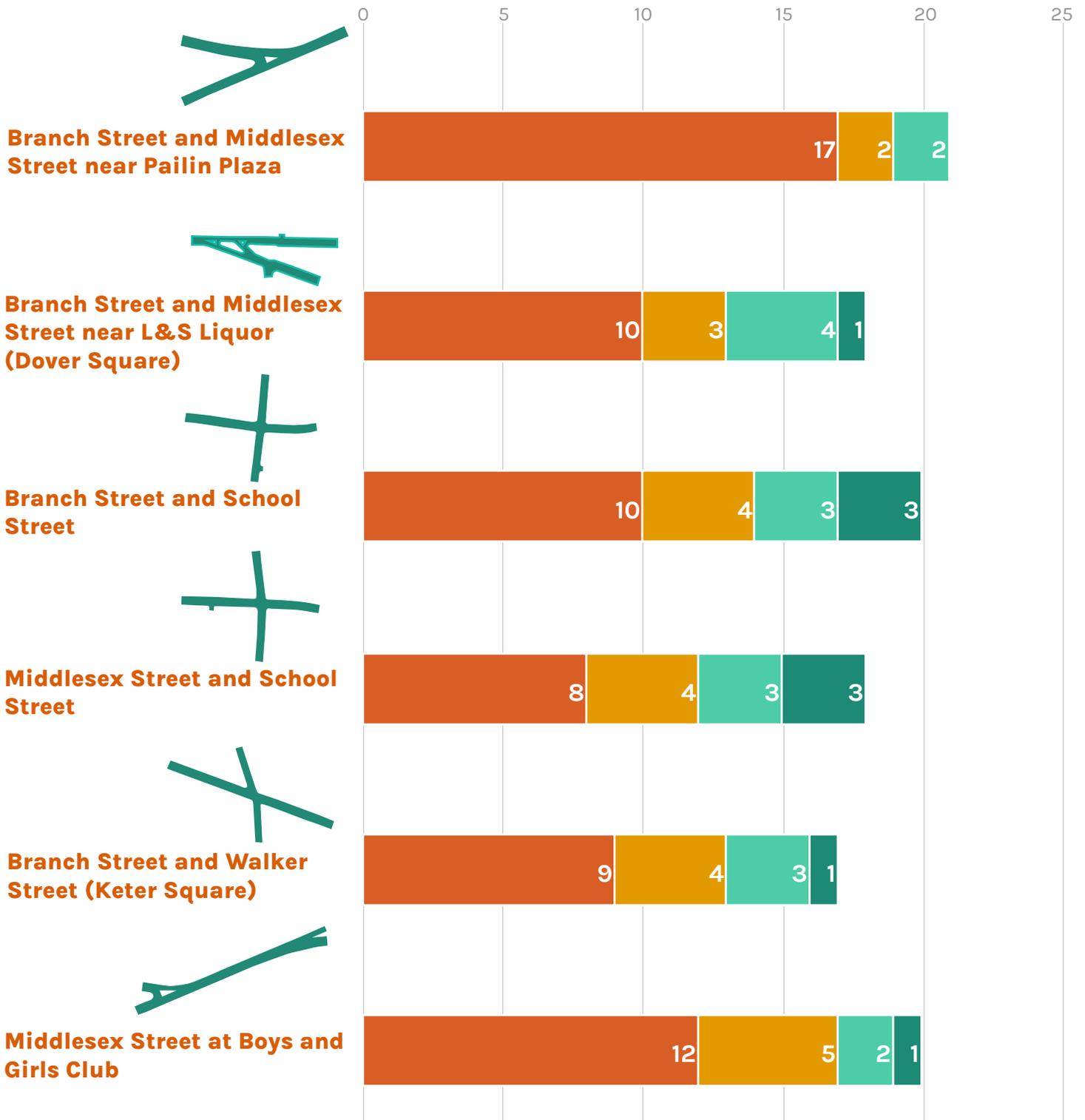
- Never
- Some Trips
- Most Trips
- Every Trip

Figure 4: Thinking about how you get to the neighborhood destinations you visit, please indicate how often you go to those places using the following transportation options:



- Feels unsafe / difficult to cross
- I never cross there
- I don't know
- Feels safe / easy to cross

Figure 5: Think about how it feels to cross the street at each of the following locations, and choose the answer you most agree with for each location:





Branch Street and Middlesex Street near Pailin Plaza



Branch Street and Middlesex Street near L&S Liquor (Dover Square)



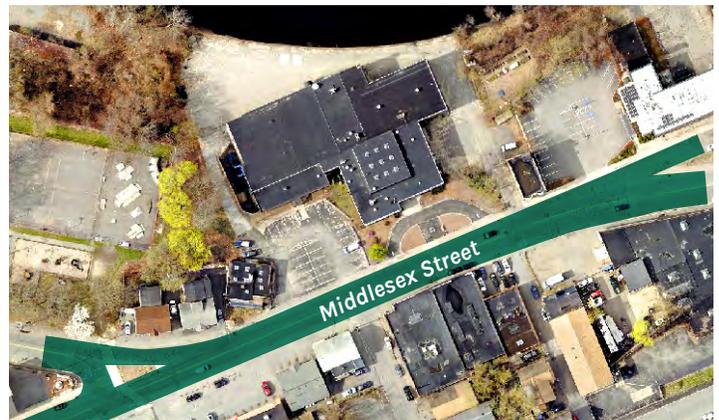
Branch Street and School Street



Middlesex Street and School Street



Branch Street and Walker Street (Keter Square)

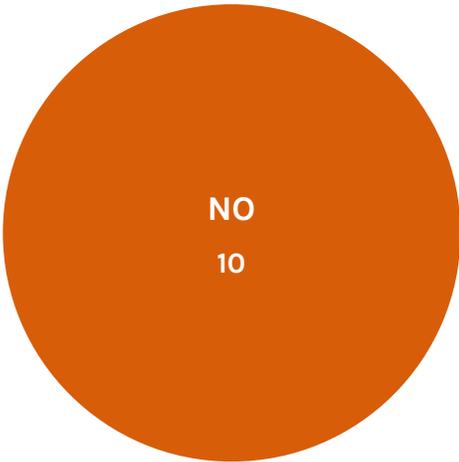


Middlesex Street at Boys & Girls Club

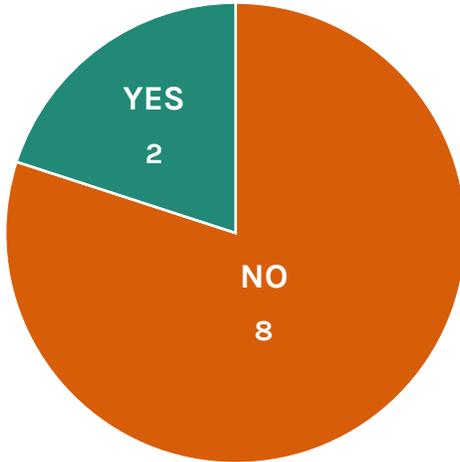


Figure 6: If you ride a bicycle in the neighborhood, please answer the following questions:

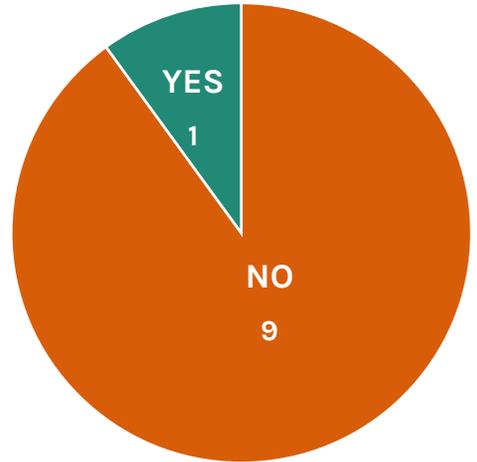
Do you feel safe biking on busy streets?



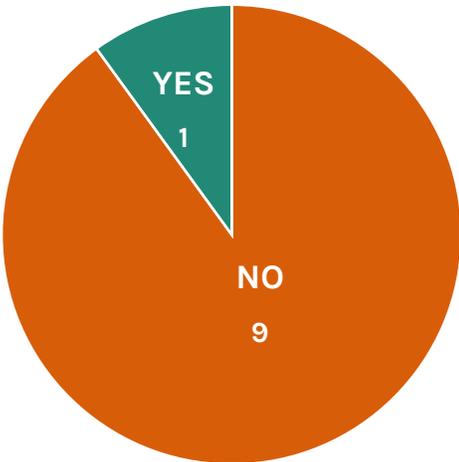
Do you often bike on the sidewalk?



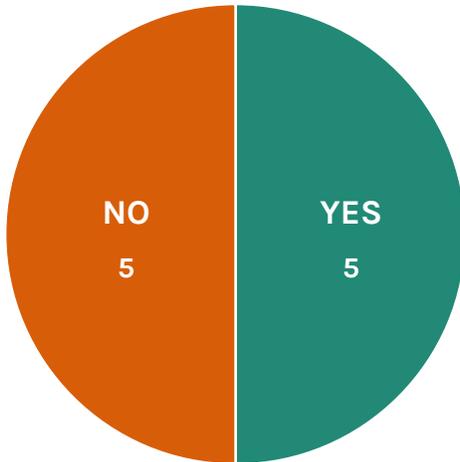
Can you usually find a bike rack to park your bike?



Do you use your bicycle for transportation (to get to work, school, shopping, appointments, etc.)?



Do you use your bicycle for fun or exercise?



Would you ride a bike in the neighborhood more often if there were bike lanes to separate bikes from cars?

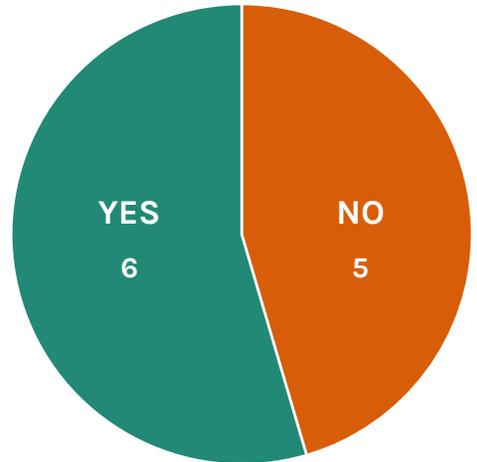
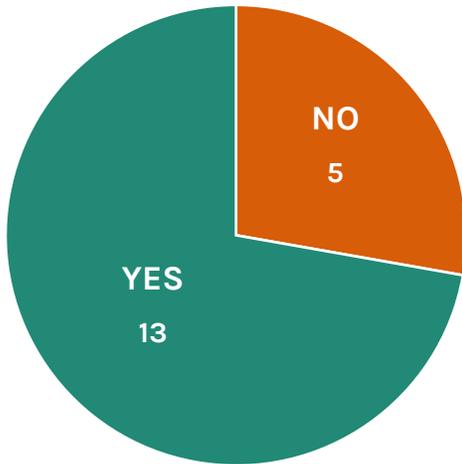


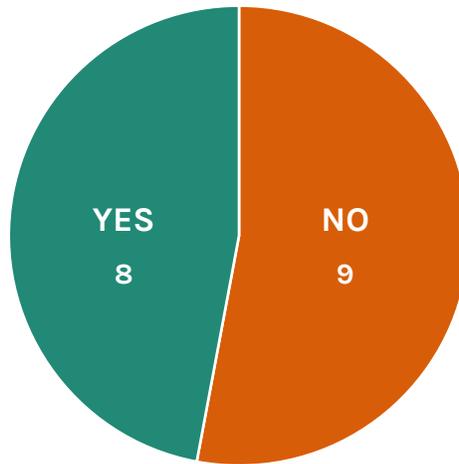


Figure 7: If you walk in the neighborhood, please answer the following questions:

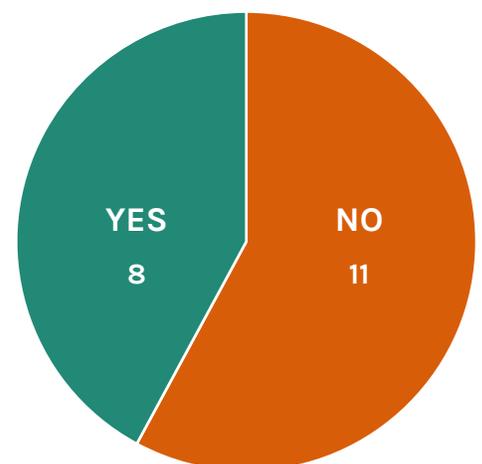
Are there sidewalks where you need them?



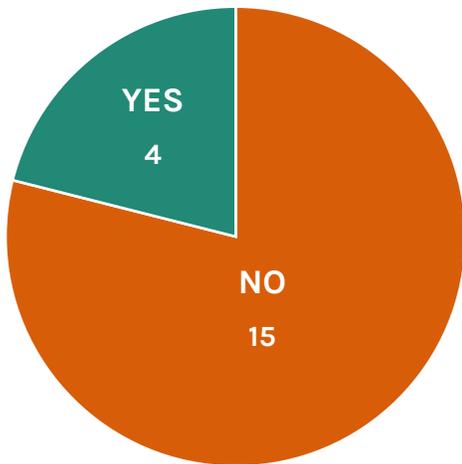
Do you often have to walk in the street?



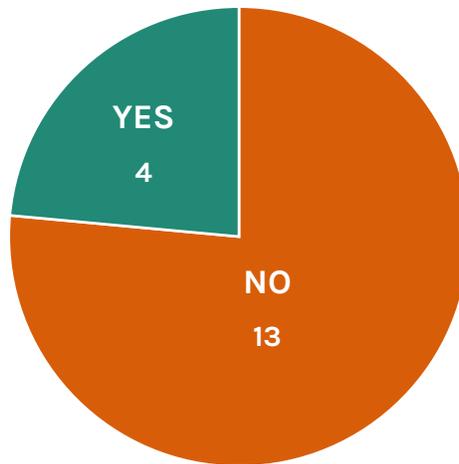
Are the sidewalks you use in good condition?



Do the sidewalks get cleared of snow in the winter?



Do you walk for transportation (to get to work, school, shopping, appointments, etc)?



Do you walk for fun or exercise?

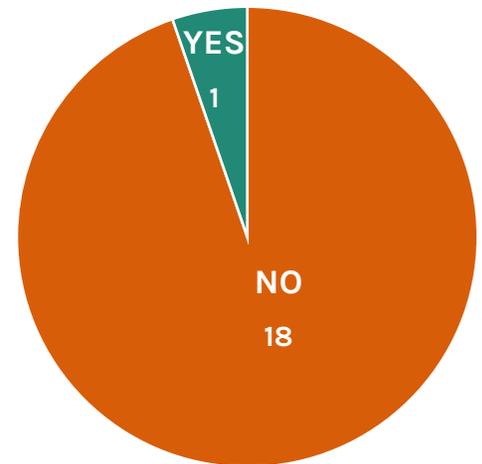
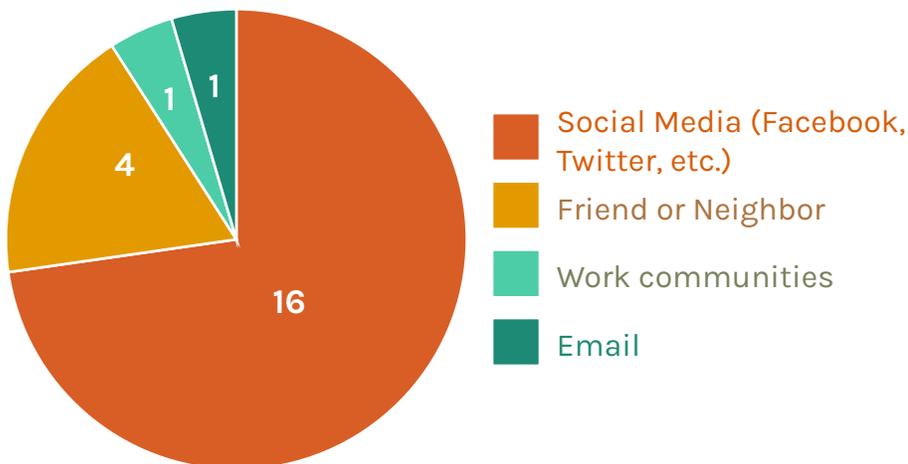


Figure 8: Is there anything else you want to tell us about getting around the neighborhood?



Figure 9: How did you find out about this survey?



# POP-UP PUBLIC MEETING

A “pop-up” public meeting was held on Saturday, July 17, 2021 from 10:00am to 2:00pm at the intersection of Branch and Middlesex Streets across from Pailin Plaza. The goal of the pop-up event was to break away from the traditional public meeting format which requires members of the community to set aside time in their schedules. The pop-up format allowed the project

team to capture feedback from members of the community who may not otherwise have the availability, access, or technological literacy to participate in a formal public meeting. Spanish and Khmer translators were available at the event and played an important role in facilitation. The event expanded upon the data gathered through the webinar and online survey,

while also creating a visual presence in Cambodia Town signifying that renewed investment and positive changes are coming. There were five (5) 30” x 40” boards at the event which simplified and visualized some of the key questions on the survey regarding destinations, transportation modes, and neighborhood challenges.



- Never
- Sometimes
- Always

Figure 10: How do you move around Cambodia Town?

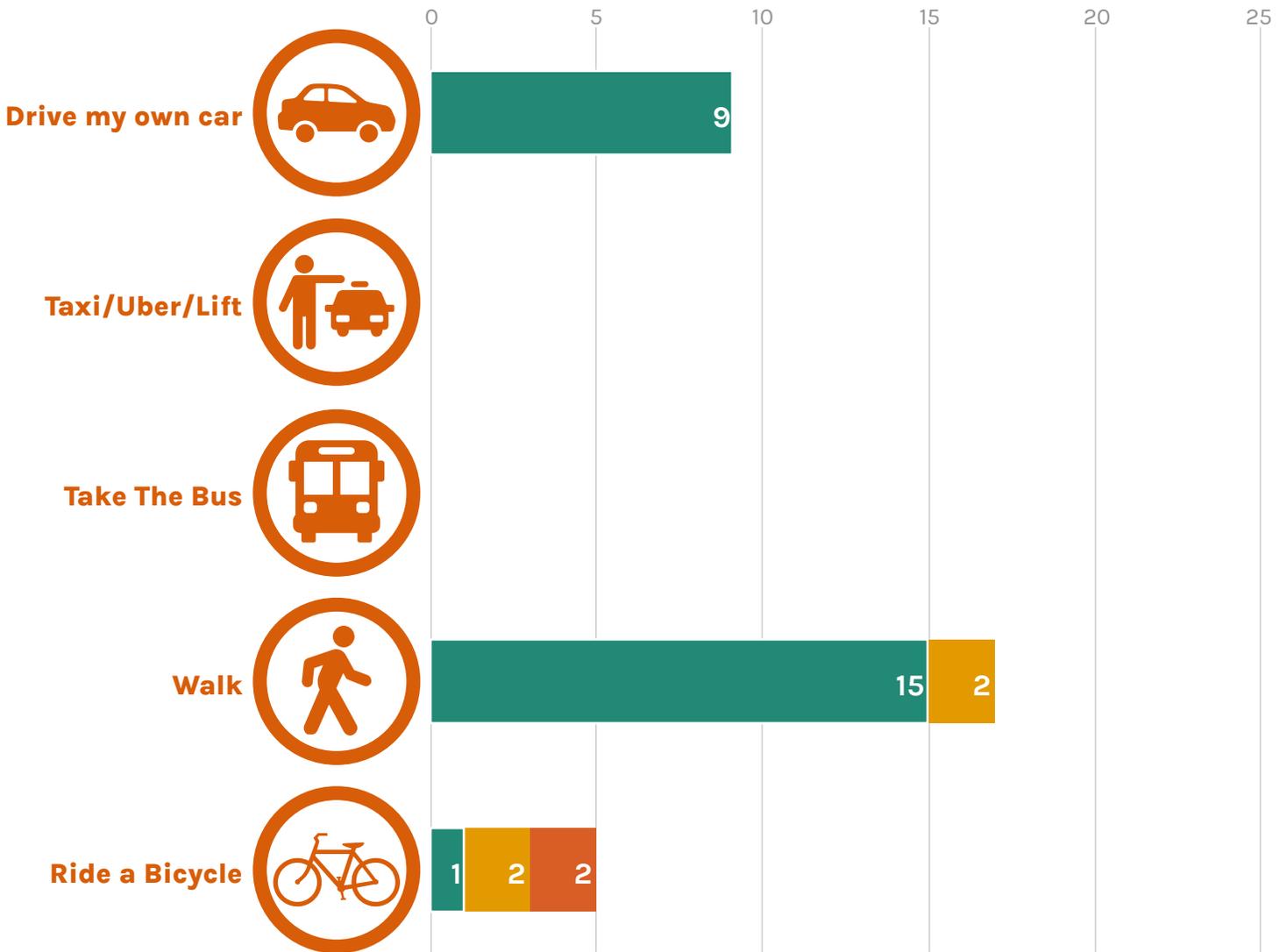


Figure 11: Please post your comments here!

“Reconfiguration of traffic flows for pedestrians; create an island at Khmer town center.”

“Need new sidewalks.”

“It’s difficult to push a stroller on the uneven sidewalks.”

“Highest number of people use Clemente Park relative to green space and square feet.”

“Parents stop in street to pickup / drop off at Boys and Girls club, which backs up traffic.”

Figure 12: Please use [a red dot] to indicate crossings and intersections that feel unsafe or difficult to cross; please use [a green dot] to indicate which places you visit more frequently:

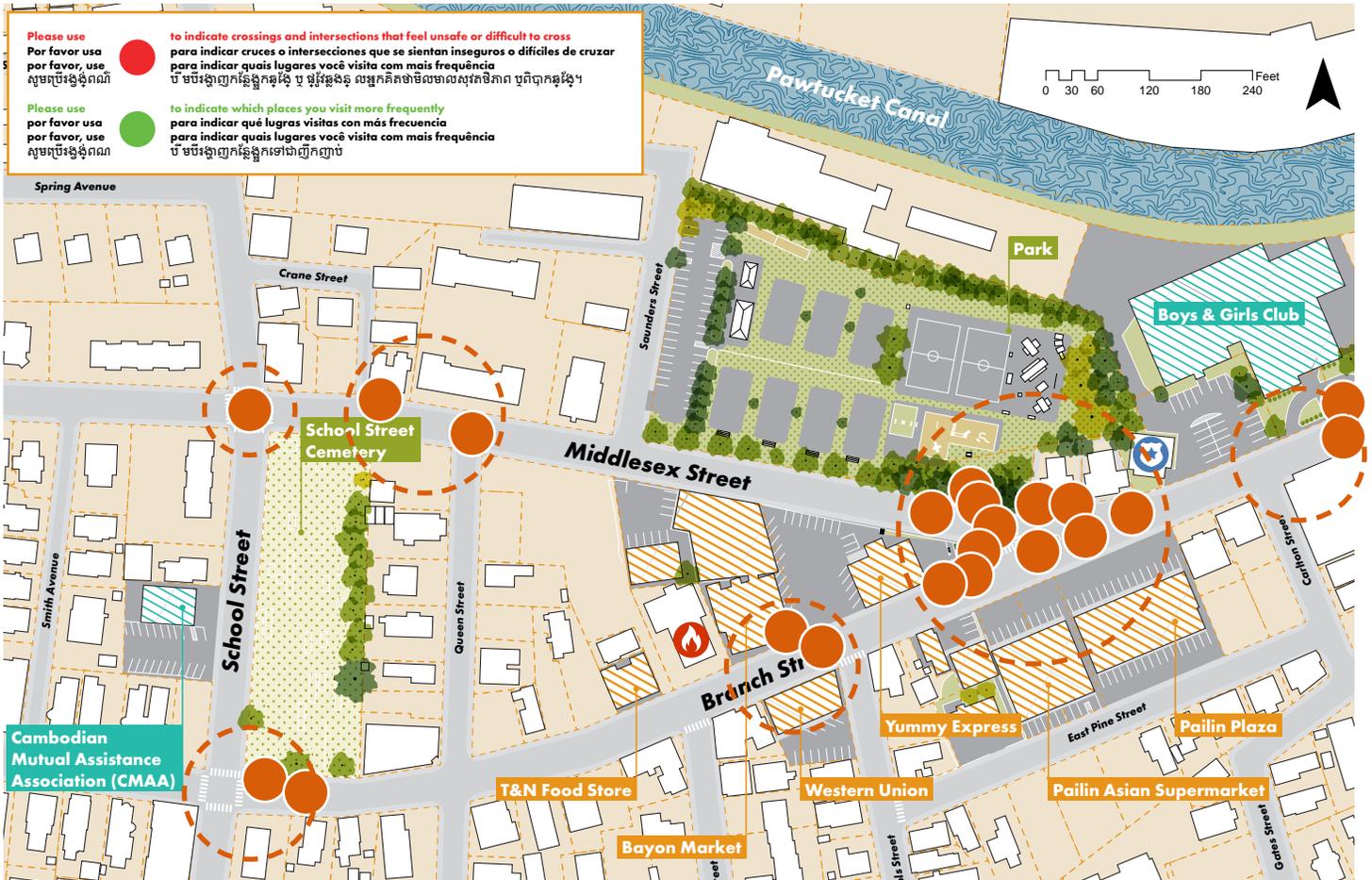
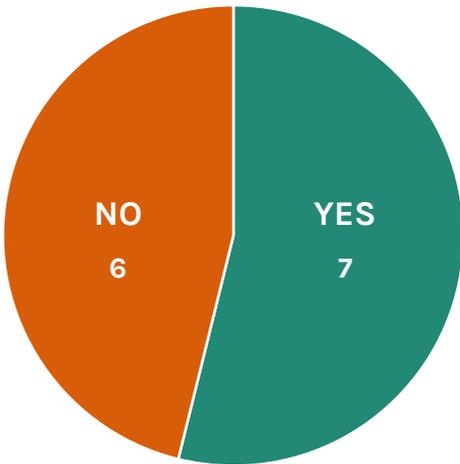


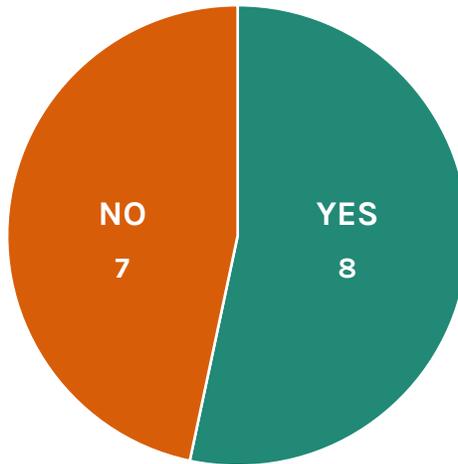


Figure 13: If you ride a bicycle in the neighborhood, please answer the following questions:

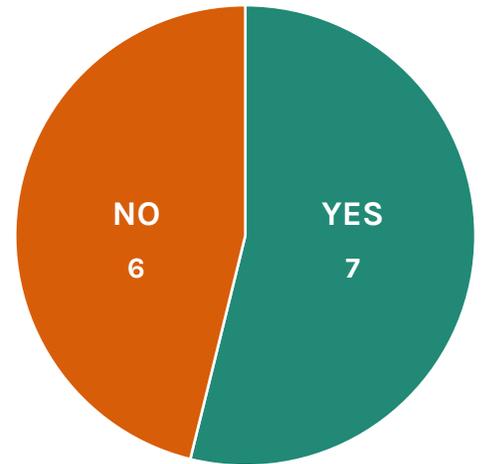
Do you feel safe biking on busy streets?



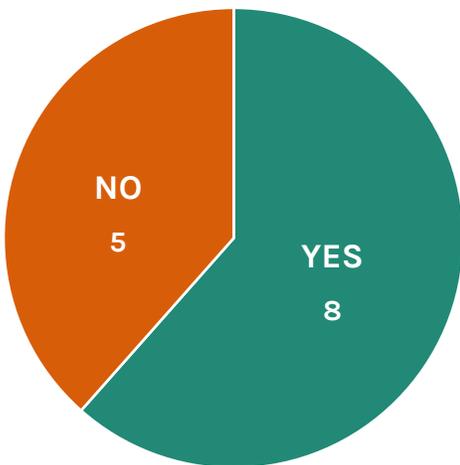
Do you often bike on the sidewalk?



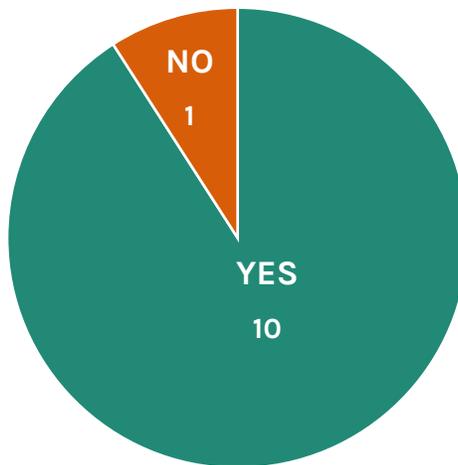
Can you usually find a bike rack to park your bike?



Do you use your bicycle for transportation (to get to work, school, shopping, appointments, etc.)?



Do you use your bicycle for fun or exercise?



Would you ride a bike in the neighborhood more often if there were bike lanes to separate bikes from cars?

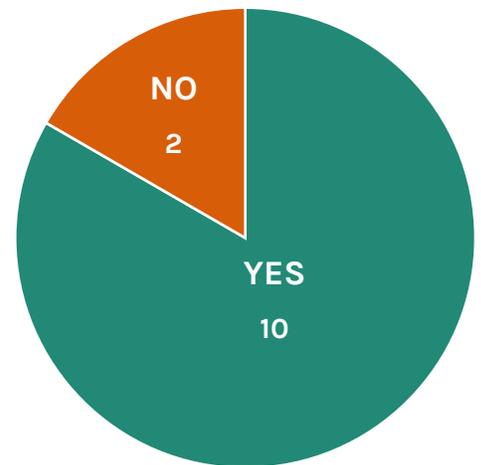
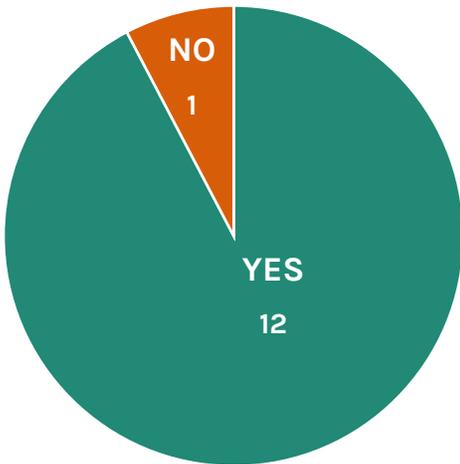


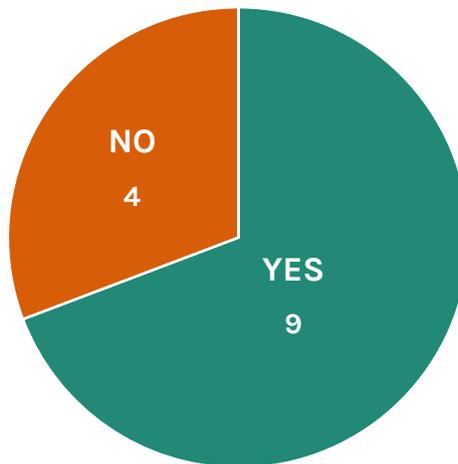


Figure 14: If you walk in the neighborhood, please answer the following questions:

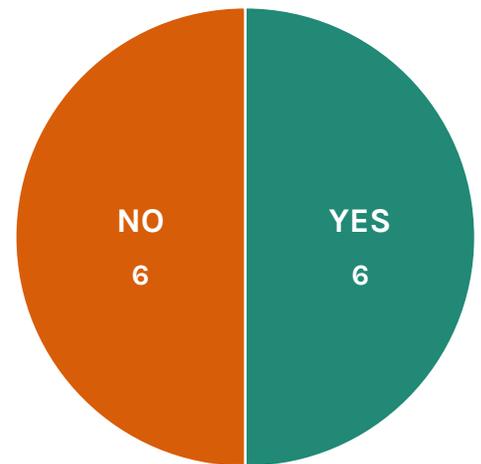
Are there sidewalks where you need them?



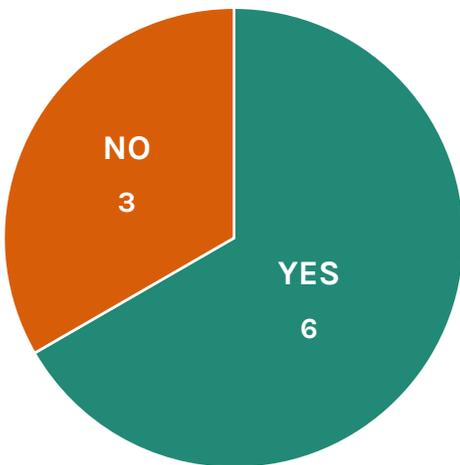
Do you often have to walk in the street?



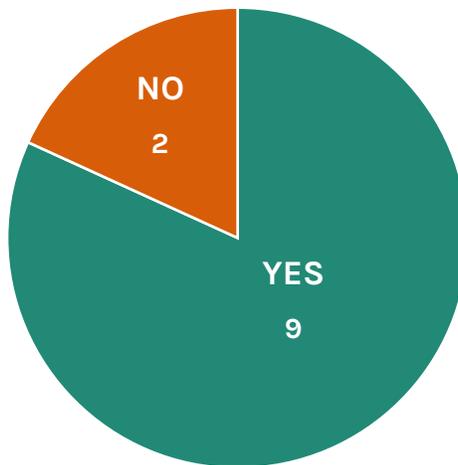
Are the sidewalks you use in good condition?



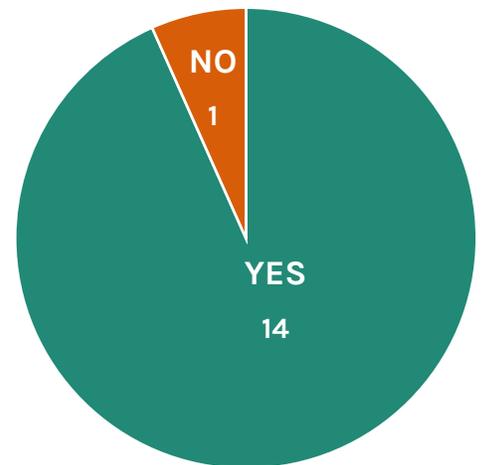
Do the sidewalks get cleared of snow in the winter?



Do you walk for transportation (to get to work, school, shopping, appointments, etc)?



Do you walk for fun or exercise?



# APPENDIX B

## YEAR 2 COMMUNITY ENGAGEMENT

Cambodia Town Neighborhood Plan



**LOWELL**  
FORWARD



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Figure 2: Best Uses Mapping Board: What’s missing in Cambodia Town?

Figure 3: Anecdotal Feedback Gathered at Pop-Up Public Meetings.

## SURVEY RESULTS ..... 65

Figure 4: Please tell us HOW OFTEN you visit each of the following categories of neighborhood destinations:

Figure 5: Thinking about how you get to the neighborhood destinations you visit, please indicate how OFTEN you go to those places using the following transportation options:

Figure 6: How often do you walk in the neighborhood?

Figure 8: Think about how it feels to cross the street at the following locations, and choose the answer you most agree with for each location.

Figure 7: Why do you walk in the neighborhood?

Figure 9: Can you easily walk to any neighborhood destinations from where you live?

Figure 10: Are there sidewalks where you need them?

Figure 11: Do you often have to walk in the streets?

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Figure 13: Do the Sidewalks get cleared of snow in the winter?

Figure 14: Do you feel safe biking in this neighborhood?

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Figure 17: Do you use your bicycle for fun or exercise?

Figure 18: Do you often bike on the sidewalks?

Figure 19: Can you usually find a bike rack to park your bike?

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- Figure 21: What would make you bike more in this neighborhood?
- Figure 22: What keeps you from easily accessing public transportation?
- Figure 23: How do you feel Cambodia Town fits in with the rest of Lowell?
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# “POP-UP” PUBLIC MEETINGS

While Year 1 focused on mobility issues, Year 2 engagement expanded the scope to address cultural identity, environment and sustainability, and economic development. Year 2 built upon the successes and momentum of Year 1 resulting in a full calendar of pop-up public meetings and youth workshops. Remote/digital and in-person/physical engagement materials were offered in English and Khmer.

Pop-up public meetings were a key part of this engagement. The goal of these meetings were to collect input from the community about improvements they would like to see in Cambodia Town. They were also an opportunity for DPD to learn more about the history of the neighborhood, and which developments may or may not have worked in the past. The meetings were held in visible, frequently-visited locations in Cambodia Town on weekend afternoons when people would likely be outside in the neighborhood.

Members from several prevalent community organizations were consulted in the planning process and included in the public meetings. Their involvement was crucial because they work closely with the community on a daily basis, and are well known to the people who live and work in Cambodia Town. They also helped with translating between English and Khmer at the meetings. CMAA provided all of the translation services for the printed and online outreach materials. CMAA, Lowell CHC REACH LoWELL, Clemente Park Committee and Cambodia Town Lowell Inc. largely contributed to advertising the event via social media.

## POP-UP PUBLIC MEETINGS:

- ▶ **June 26, 2022:** Clemente Park
- ▶ **July 17, 2022:** CMAA
- ▶ **July 27, 2022:** CHOP Dinner at the Senior Center
- ▶ **August 20, 2022:** Southeast Asian Water Festival

## YOUTH WORKSHOPS:

- ▶ **July 27, 2022:** CMAA Rising Stars Summer Program
- ▶ **August 16, 2022:** Boys & Girls Club Summer Teen Program



## OUTREACH TOOLS

- ▶ **Paper surveys:** Paper surveys were available at all pop-up public meetings.
- ▶ **Online surveys:** Online surveys were available beginning June 1.
- ▶ **Visual Preference Survey Board: *What do you want to see in Cambodia Town?***  
Participants of the public meeting were given stickers with colors that represented the four focus areas that the engagement covered: connectivity, sense of place/cultural identity, environment, and economic development. Under each focus area were potential future initiatives that the City could pursue with support from the community. Using the stickers, participants could vote for one initiative they'd like to see most under each focus area. They were also encouraged to discuss their choices with the meeting facilitators and each other.
- ▶ **Best Uses Mapping Activity Board: *What's missing in Cambodia Town?***  
Participants were given stickers representing each of the potential future initiatives that were featured in the Visual Preference Survey. On an enlarged map of the neighborhood, they could then place the stickers in the locations they felt were most appropriate. They were also encouraged to discuss their strategies with the meeting facilitators and each other.

- ▶ **Mapping Activity: *Where is Cambodia Town?***

Participants were provided with maps of Lowell and asked to draw their perceived boundaries of Cambodia Town. This activity aimed to define the area of future work and made sure that the City was not excluding any spaces or people that should be included. This Activity did not yield any responses but did spark some anecdotal feedback about the fluctuating nature of the boundary.

- ▶ **Flyers:** In order to reach as many people as possible, Flyers were posted in businesses on Branch Street in Cambodia Town, as well as on community websites and Facebook pages. They displayed the date and times of the pop-up public meetings, and the general purpose of the meetings. A QR code on the flyer could be scanned or clicked (if viewed online) to access the online survey.

\*All materials used to aid community engagement were offered in English and Khmer.



9. If you answered no, what keeps you from easily accessing public transportation?

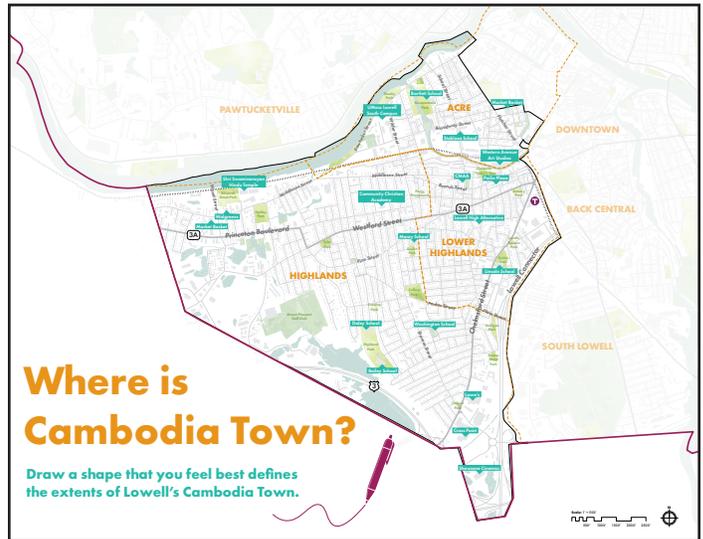
- It's too far away from where I live
- It feels unsafe to walk or bike to a bus stop or train station
- The bus stop or train station nearest to me feels unsafe
- The stops are inconvenient
- The bus comes too infrequently
- The destinations I visit are too far from a bus or train station
- Other (write-in)

10. Think about how it feels to cross the street at each of the following locations, and choose the answer you most agree with for each location:

	Feels unsafe / difficult to cross	I never cross there	I don't know	Feels safe / easy to cross
Branch Street and Middlesex Street near Fallon Plaza				
Branch Street and Middlesex Street near 185 Equoy (Deer Square)				
Branch Street and School Street				
Middlesex Street and School Street				
Branch Street and Walker Street (Keten Square)				
Middlesex Street at Boys & Girls Club				

11. If you ride a bicycle in the neighborhood, please answer the following questions:

- Do you feel safe biking in this neighborhood?
  - Yes
  - No
- Please specify which street(s) feel unsafe and why.
  - Open response
- Do you often bike on the sidewalks?
  - Yes



**What do you want to see in Cambodia Town?**

Please place a sticker under the focus area you feel is most important.

Your answers will help us build a better neighborhood!

If you have questions, comments, or need assistance, please contact the Department of Planning and Development at [DPDprojects@lowellma.gov](mailto:DPDprojects@lowellma.gov)

REACH Lowell and the City of Lowell's Department of Planning and Development are collaborating to strengthen Cambodia Town and we want to hear from you!

<p><b>What do you think is most important for improving connectivity in Cambodia Town?</b></p> <ul style="list-style-type: none"> <li>Bike lanes, bike racks, etc.</li> <li>Improved sidewalks and crosswalks</li> <li>Improved access to public transportation</li> <li>Traffic calming measures like speedbumps</li> </ul>	<p><b>What do you think is most important for enhancing Cambodia Town's unique sense of place/cultural identity?</b></p> <ul style="list-style-type: none"> <li>A new gateway arch near the entrance to Cambodia Town</li> <li>Cultural monuments</li> <li>Murals and public art</li> <li>Cultural programs and events</li> </ul>
<p><b>What do you think is most important for improving the environment in Cambodia Town?</b></p> <ul style="list-style-type: none"> <li>Green infrastructure like rain gardens</li> <li>More street trees and planters</li> <li>More parks and open space</li> <li>Biological restoration and access to the Pawtucket Canal</li> </ul>	<p><b>What do you think is most important for improving economic development in Cambodia Town?</b></p> <ul style="list-style-type: none"> <li>Sign and facade improvements for businesses</li> <li>More programs and events (markets, concerts, art festivals, etc.)</li> <li>Improved night life (lighting, activity, etc.)</li> <li>Improved tourism and marketing</li> </ul>

Cambodia Town 2022 Neighborhood Pop-up Public Meeting

**What do you want to see in Cambodia Town?**

REACH Lowell, CMAA, and the City of Lowell's Department of Planning and Development are collaborating to strengthen Cambodia Town and we want to hear from YOU!

The Department of Planning and Development will be in Cambodia Town to ask for your input:

**May 22**  
Cambodia Town Monument  
21 Branch Street

**June 26**  
Roberto Clemente Park  
Middlesex Street

**July 17**  
CMAA Parking Lot  
465 School Street

**11:00 AM - 2:00 PM**

Cambodia Town Survey 2022

If you have questions, comments, or need assistance, please contact the Department of Planning and Development at [DPDprojects@lowellma.gov](mailto:DPDprojects@lowellma.gov)

2022 Neighborhood Pop-up Public Meeting

**What's missing in Cambodia Town?**

Please place a sticker in the appropriate location for the uses you think should be added on the map.

Your answers will help us build a better neighborhood!

If you have questions, comments, or need assistance, please contact the Department of Planning and Development at [DPDprojects@lowellma.gov](mailto:DPDprojects@lowellma.gov)

REACH Lowell and the City of Lowell's Department of Planning and Development are collaborating to strengthen Cambodia Town and we want to hear from you!

**Legend**

- Blue lines: Streets, etc.
- Green outline: Potential Cultural and other uses
- Green outline: Potential access to public transportation
- Green outline: Traffic calming measures like speedbumps
- Green outline: Green infrastructure like rain gardens
- Green outline: More street trees and planters
- Green outline: More parks and open space
- Green outline: A new gateway arch near the entrance to Cambodia Town
- Green outline: Cultural monuments
- Green outline: Murals and public art
- Green outline: Sign and facade improvements for businesses
- Green outline: More programs and events (markets, concerts, art festivals, etc.)
- Green outline: Improved night life (lighting, activity, etc.)
- Green outline: Improved tourism and marketing

Cambodia Town 2022 Neighborhood Pop-up Public Meeting

## JUNE 26, 2022 POP-UP PUBLIC MEETING AT CLEMENTE PARK

The first pop-up public meeting was held between 11:00 AM and 2:00 PM on Sunday, June 26 at Roberto Clemente Park. A tent, table, and chairs were set up along with the outreach materials between the playground and sidewalk. The location was chosen in order to be visible to people in the park, those visiting the businesses on Branch Street, and people who may be driving through the area.

Facilitators from DPD, CMAA, Lowell CHC REACH LoWELL, Clemente Park Committee, and Cambodia Town Lowell Inc. led participants through the activities described above. Due to

the windy weather conditions, paper surveys and maps were difficult to distribute, so the large majority of input was gathered through the activities which were on boards.

Two meeting facilitators from DPD and Lowell CHC REACH LoWELL elected to approach people in Clemente Park with the visual preference survey and best uses mapping activity in order to boost participation. Many of those who offered their input were not comfortable with sharing personal information, so it was difficult to track the number of participants with sign-in sheets. However, based on the number of responses that were received through the board activities, the number of participants most likely fell between 35 and 55 people.



## JULY 17, 2022: POP-UP PUBLIC MEETING AT CMAA

The second pop-up public meeting was held between 11:00 AM and 2:00 PM on Sunday, July 17 at the Cambodian Mutual Assistance Association (CMAA). Due to the high outdoor temperatures, the meeting was held indoors in the classroom just off of the CMAA lobby. A table and chairs were set up in a U-shape around the room. Sign-in sheets, flyers, surveys, “Where Is Cambodia Town” mapping activities, writing utensils, and bottles of water were placed at the entrance to the classroom. DPD also provided free pin-back buttons featuring the monument in Cambodia Town in order to thank participants for attending, and to promote the meeting. Boards displaying visual preference surveys and a best uses mapping activity were placed along one side of the U-shaped tables, with stickers for participants to use. Facilitators from DPD, CMAA, Lowell CHC REACH LoWELL, Clemente Park Committee, and Cambodia Town Lowell Inc. led participants through the activities mentioned above. Approximately 10 people participated in the pop-up public meeting.



## JULY 27, 2022: CMAA RISING STARS SUMMER PROGRAM

In an effort to boost participation from youth in the area, DPD visited the Rising Stars Summer Program with the Visual Preference Survey and Best Uses Mapping Activity. The program includes kids between the ages of 6 and 16, many of whom live in Cambodia Town. The participants in this program begin their day at CMAA before walking to Stoklosa Middle School via School Street at around 11:00 AM. DPD joined the kids on their walk to give them the opportunity to point out things that could be improved on their route to the school. The participants were encouraged to discuss their ideas and work together on the activities.



## JULY 27, 2022: CHOP DINNER AT THE SENIOR CENTER

The Lowell Community Health Center extended an invitation DPD to table at The Working Cities Lowell Initiative’s CHOP Dinner at the Senior Center on Wednesday, July 27. This offered an opportunity to speak with people who are there to discuss strategies to promote healthy lifestyles in their communities. Attendants of the dinner are free to circulate and engage in a number of initiatives and services, including diabetes management and COVID vaccinations.

DPD’s table displayed both interactive board activities, paper surveys, “Where is Cambodia Town” mapping activities, and flyers advertising the remaining pop-up public meetings and featuring a QR code to the online survey. Ten participants approached the table to offer their input. Most of them added to the Visual Preference Survey and Best Uses Mapping Activity, and some took flyers to share with friends and family.

## AUGUST 16, 2022: BOYS & GIRLS CLUB SUMMER TEEN PROGRAM

Lowell DPD collaborated with the Boys & Girls Club to expand outreach to youth in the area. Teenagers, specifically, had been underrepresented in previous engagement efforts in Cambodia Town, so DPD was connected with participants of their teen-oriented summer program. Only some of the program participants were residents of Cambodia Town, but their involvement in the Boys & Girls Club frequently brings them to this neighborhood.

On Wednesday, August 16, DPD brought the Visual Preference Survey and Best Uses

Mapping Activity to engage participants of teen-oriented summer programs. Approximately ten individuals offered their input and perspectives on necessary improvements the City should make in Cambodia Town.

## AUGUST 20, 2022: SOUTHEAST ASIAN WATER FESTIVAL

On Saturday August 20, 2022, DPD set up a pop-up table at the Southeast Asian Water Festival on Pawtucket Boulevard from 9:00 AM to 12:00 PM. As people enjoyed the festival and explored the various booths, they were welcomed to offer their input on the built environment in Cambodia Town. All of the typical materials from previous pop-up public meetings were offered at this event. Within three hours, about 30 people approached the booth to offer their feedback.

Lowell CHC REACH LoWELL made sure that DPD’s table was located next to theirs so that they could assist with translations when needed. Representatives from CMAA were also there.



Figure 1: Visual Preference Survey Board: What do you want to see in Cambodia Town?

**What do you think is most important for improving connectivity in Cambodia Town?**

-  Bike lanes, bike racks, etc.
-  Improved sidewalks and crosswalks
-  Improved access to public transportation
-  Traffic calming measures like speed bumps

**What do you think is most important for improving the environment in Cambodia Town?**

-  Green infrastructure like rain gardens
-  More street trees and planters
-  More parks and open space
-  Ecological restoration and access to the Pawtucket Canal

**What do you think is most important for enhancing Cambodia Town's sense of place/cultural identity?**

-  A new gateway arch near the entrance to Cambodia Town
-  Cultural monuments
-  Murals and public art
-  Cultural programs and events

**What do you think is most important for improving economic development in Cambodia Town?**

-  Sign and facade improvements for businesses
-  More programs and events (markets, concerts, art festivals, etc.)
-  Improved night life (lighting, activity, etc.)
-  Improved tourism and marketing

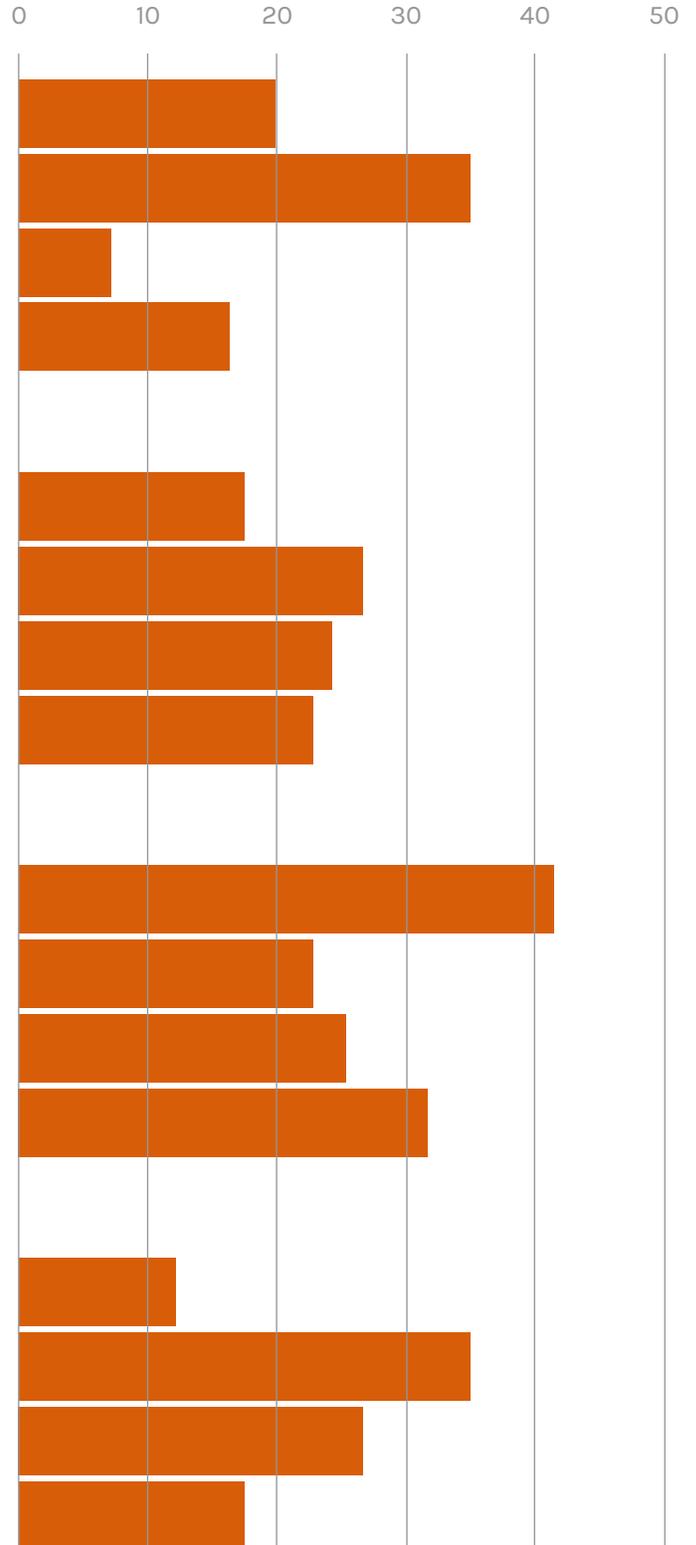


Figure 2: Best Uses Mapping Board: What's missing in Cambodia Town?

## MOBILITY + CONNECTIVITY



### **Bike lanes, bike racks, etc.** (13 total stickers placed)

- ▶ Middlesex Street between Yummy Express and Pailin Plaza (9)
- ▶ School Street (33)
- ▶ Lawton Street x Spring Street (23)
- ▶ Boys and Girls Club (7)
- ▶ Broadway x School Street (2)
- ▶ Middlesex Street x Thorndike Street (28)
- ▶ Branch Street x Middlesex Street (10)



### **Improved sidewalks and crosswalks** (10 total stickers placed)

- ▶ Branch Street x Middlesex Street (28)
- ▶ Grand Street (22)
- ▶ Arch Street (3)
- ▶ School Street x Broadway Street (2)
- ▶ School Street (33)
- ▶ School Street x Middlesex Street (27)
- ▶ School Street x Pevey Street (35)



### **Improved access to public transportation** (7 total stickers placed)

- ▶ Boys and Girls Club (7)
- ▶ School Street (33)
- ▶ Branch Street x Smith Street (9)
- ▶ Rock Street x Cushing Street x Fletcher Street (31)
- ▶ Gallagher Transportation Terminal (1)
- ▶ Stoklosa School (2)



### **Traffic calming measures like speed bumps** (9 total stickers placed)

- ▶ Branch Street x Nichols Street (9)
- ▶ Broadway Street x School Street (2)
- ▶ CMAA (16)
- ▶ Middlesex Street x Thorndike Street (28)
- ▶ School Street (33)
- ▶ Branch Street x School Street (11)
- ▶ Pevey Street (30)
- ▶ Middlesex Street x Queen Street (26)

## SUSTAINABILITY + ENVIRONMENT



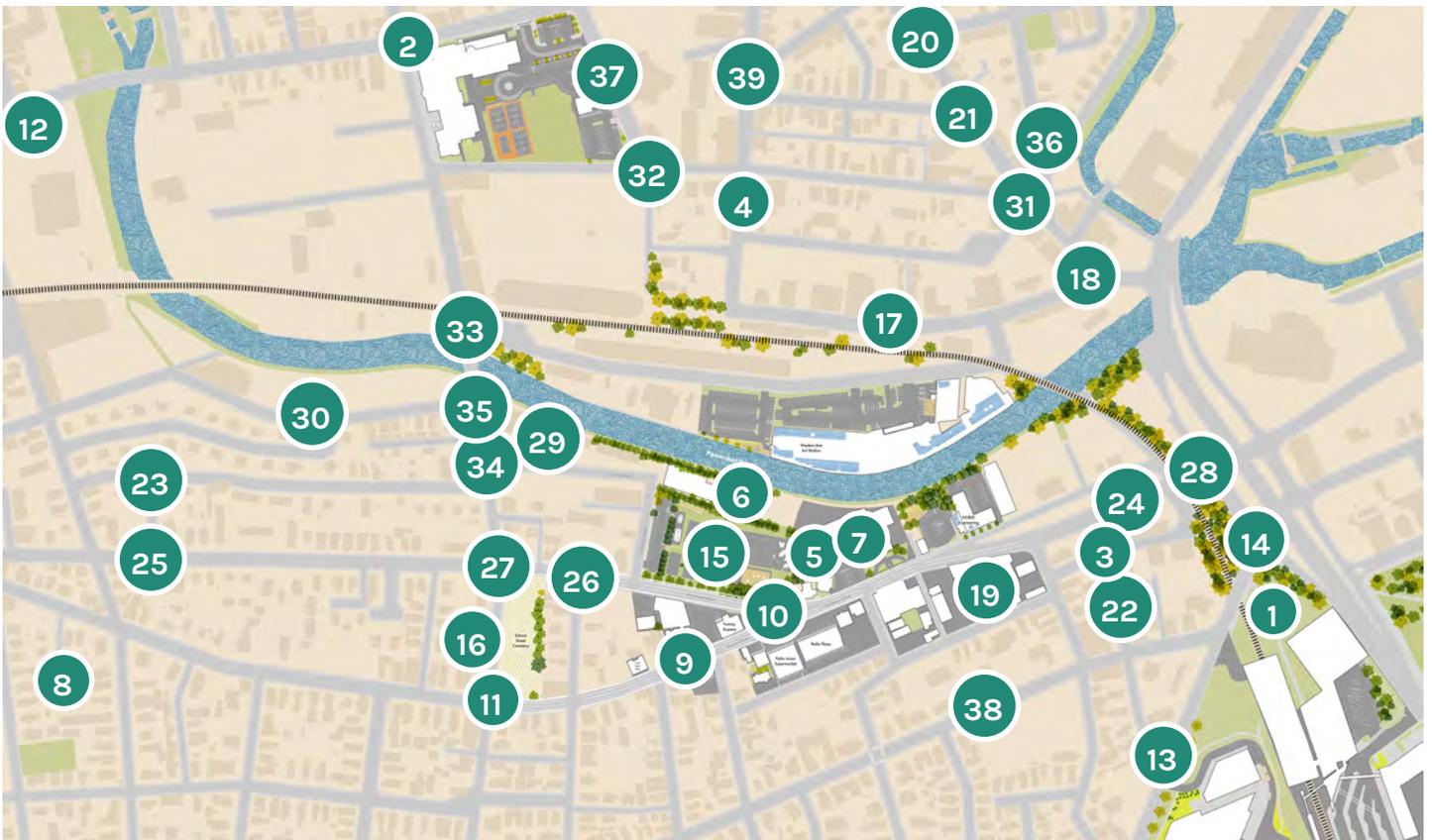
### Green infrastructure like rain gardens (7 total stickers placed)

- ▶ Stoklosa School (2)
- ▶ The residential area between Middlesex Street and Branch Street west of CMAA (16)
- ▶ Franklin Street x Fletcher Street (20)
- ▶ Willie Street between Rock Street and Cushing Street (4)
- ▶ Gallagher Transportation Terminal (1)



### More street trees and planters (6 total stickers placed)

- ▶ Branch Street x Middlesex Street (10)
- ▶ Middlesex Street x Lawton Street (25)
- ▶ Stoklosa School (2)
- ▶ Saunders Street north of Payne Street south of the Pawtucket Canal (29)





1			X		X										
2	X	X	X	X	X	X	X			X	X				
3		X													
4					X										
5												X			
6							X								
7	X		X												
8											X				
9	X		X	X											
10	X					X								X	
11				X											
12													X		
13											X				
14								X							
15							X			X	X			X	
16				X	X					X		X			
17											X				
18											X				
19								X		X	X	X	X	X	X
20					X								X		
21															X
22		X													
23	X														
24											X				
25						X									
26				X					X						
27		X						X	X					X	
28	X	X		X				X						X	
29						X									
30				X											
31			X												
32							X								
33	X	X	X	X			X								
34							X								
35		X													
36															X
37									X						
38						X			X		X				
39															X



**More parks and open space (7 total stickers placed)**

- ▶ Between Clemente Park and Pawtucket Canal (6)
- ▶ Broadway Street x School Street (2)
- ▶ Westford Street between Gates Street and Grand Street (38)



**Ecological restoration and access to the Pawtucket Canal (6 total stickers placed)**

- ▶ Clemente Park (15)
- ▶ School Street x Western Avenue (33)
- ▶ School Street x Payne Street (34)
- ▶ Rock Street x Wiggin Street (32)

**CULTURAL IDENTITY**



**A new gateway arch near the entrance to Cambodia Town (15 total stickers placed)**

- ▶ Thorndike Street x Middlesex Street (28)
- ▶ School Street x Middlesex Street (27)
- ▶ Chelmsford Street x Thorndike Street (14)
- ▶ Pailin Plaza (19)



**Cultural monuments (7 total stickers placed)**

- ▶ Vernon Street by Stoklosa School (37)
- ▶ Middlesex Street x School Street (27)
- ▶ Westford Street x Royal Street / Armory Park (38)
- ▶ Middlesex Street by Queen Street (26)
- ▶ Stoklosa School (2)
- ▶ Pailin Plaza (19)
- ▶ Fletcher Street x Rock Street (21)



**Murals and public art (7 total stickers placed)**

- ▶ Clemente Park Healing Garden (15)
- ▶ Branch Place (8)
- ▶ Across from Stoklosa School (2)
- ▶ East Pine Street x Nichols Street / Behind Pailin Plaza (19)
- ▶ Chelmsford Street x Howard Street (13)
- ▶ CMAA (16)



**Cultural programs and events** (11 total stickers placed)

- ▶ Clemente Park (15)
- ▶ Dutton Street West of Thorndike Street (17)
- ▶ Westford Street South of Marshall Street (38)
- ▶ Between Boys and Girls Club and Clemente Park (5)
- ▶ Middlesex Street East of Thorndike Street (24)
- ▶ Dutton Street x Fletcher Street (18)
- ▶ Pailin Plaza (19)

**ECONOMIC DEVELOPMENT**



**Sign and facade improvements for businesses** (5 total stickers placed)

- ▶ Pailin Plaza (19)
- ▶ CMAA (16)



**More programs and events (markets, concerts, art festivals, etc.)** (2 total stickers placed)

- ▶ Broadway Street x Walker Street (12)
- ▶ Fletcher Street x Dublin Street (20)



**Improved night life (lighting, activity, etc.)** (13 total stickers placed)

- ▶ Clemente Park (15)
- ▶ Middlesex Street / Thorndike Street (28)
- ▶ Middlesex Street x Branch Street (10)
- ▶ Middlesex Street x School Street (27)
- ▶ Pailin Plaza (19)



**Improved tourism and marketing** (5 total stickers placed)

- ▶ Suffolk Street x Adams Street (36)
- ▶ Pailin Plaza (19)
- ▶ Willie Street x Brooks Street x Franklin Street (39)
- ▶ Franklin Street (21)

### Figure 3: Anecdotal Feedback Gathered at Pop-Up Public Meetings.

The following is a summary of other notes that were recorded during the meetings from discussions between the meeting facilitators and members of the public. They are not verbatim, but they represent topics that were brought up frequently and/or discussed in length. Because the meeting facilitators already worked closely with the community, many of the issues and concerns they brought up came directly from public feedback.

- ▶ There is interest in adding a stage at Clemente Park, similar to Kerouac Park, where community groups could hold events.
- ▶ People would like to see night markets and daytime festivals in Cambodia Town.
- ▶ Road and sidewalk repairs came up frequently in conversation, especially on Middlesex Street. One CMAA Board member mentioned she had never seen Middlesex Street repaved for as long as she lived and worked in the area.
- ▶ Grand Street and Marshall Street feel unsafe because the roads and sidewalks are in disrepair and there is insufficient lighting.
  - People often avoid using the parking spaces in this area, adding to the street parking on Branch and Middlesex Streets.
- ▶ Temporary lighting could be used at the future gateway arch location(s) to draw more attention to the area.
  - Similar to night market lights.
  - The bushes just in front of the skate park should be removed and replaced with a tree.
- People often use the hidden area as a place to relieve themselves, creating an unpleasant and potentially hazardous problem.
- ▶ Clemente Park lacks lighting in general.
- ▶ The area is in need of resources to support people who may be homeless.
  - Shelter, food, water, public restrooms
- ▶ Some conversations led to discussions about areas outside of Cambodia Town. Those topics are noted here:
  - The intersection of High Street and Merrimack Street feels unsafe due to fast traffic, and could be improved by adding a stop sign and crosswalk.
  - The intersection of Broadway Street and Fletcher Street feels unsafe for pedestrians, and could be improved by adding a four-way stop and pedestrian crossing.
- ▶ There is need for water amenities in Clemente Park, including drinking water for people and pets, hand washing stations, and misting stations.
  - It was noted that having free drinking water could potentially create conflicts with the owners of the concessions building.
- ▶ Pailin Plaza would benefit from shade trees.

- Some suggested choke cherry trees and flowering trees.
- ▶ Temporary lighting could be used at the future gateway arch location(s) to draw more attention to the area.
  - Mentioned at previous pop-up public meeting as well.
- ▶ Some key locations where street/sidewalk lighting is needed:
  - Middlesex/Branch Street intersection (by monument)
  - Pailin Plaza
  - Clemente Park
- ▶ Interest in building a small temple by the river
- ▶ Clemente Park should be cleaned weekly
- ▶ Garbage on the corner of Middlesex Street and School Street has not been collected in several weeks
- ▶ School Street should have bike lanes
- ▶ No stop signs on the corner of School Street and Western Ave
  - Older kids on bicycles block the intersection to allow others to cross on their way from CMAA to Stoklosa
- ▶ One of the participants felt it was important to have elements of Khmer culture near the Stoklosa Middle School in order to present more students with the opportunity to learn about it, and its significance in the history of Lowell.
- ▶ A woman visiting from New Hampshire shared that she often makes the trip

to Lowell to dine at the restaurants in Cambodia Town

- ▶ Someone suggested having a ‘Cambodia Town Hall’ as an avenue for people to have their needs met while being able to speak to someone from their community that they are already familiar with.
  - The ‘Cambodia Town Hall’ would be an extension of City Hall and a liaison between the Khmer community and City government
- ▶ Cambodia Town is too dark at night
- ▶ Regular night markets could be a way to boost local businesses and give people opportunities to try new foods from around Lowell
  - Could be held in the same location as the Water Festival
- ▶ Cambodia Town needs more parking
- ▶ There should be better transparency overall of the current events and opportunities in Cambodia Town
- ▶ Bulletin board or central location to post information
  - People can learn about what’s going on in Cambodia Town when they visit the area
  - Not everyone is closely involved in the neighborhood groups, but everyone should have access to the same information
- ▶ Financial literacy programs should be available at CMAA, especially for young people

# SURVEY RESULTS

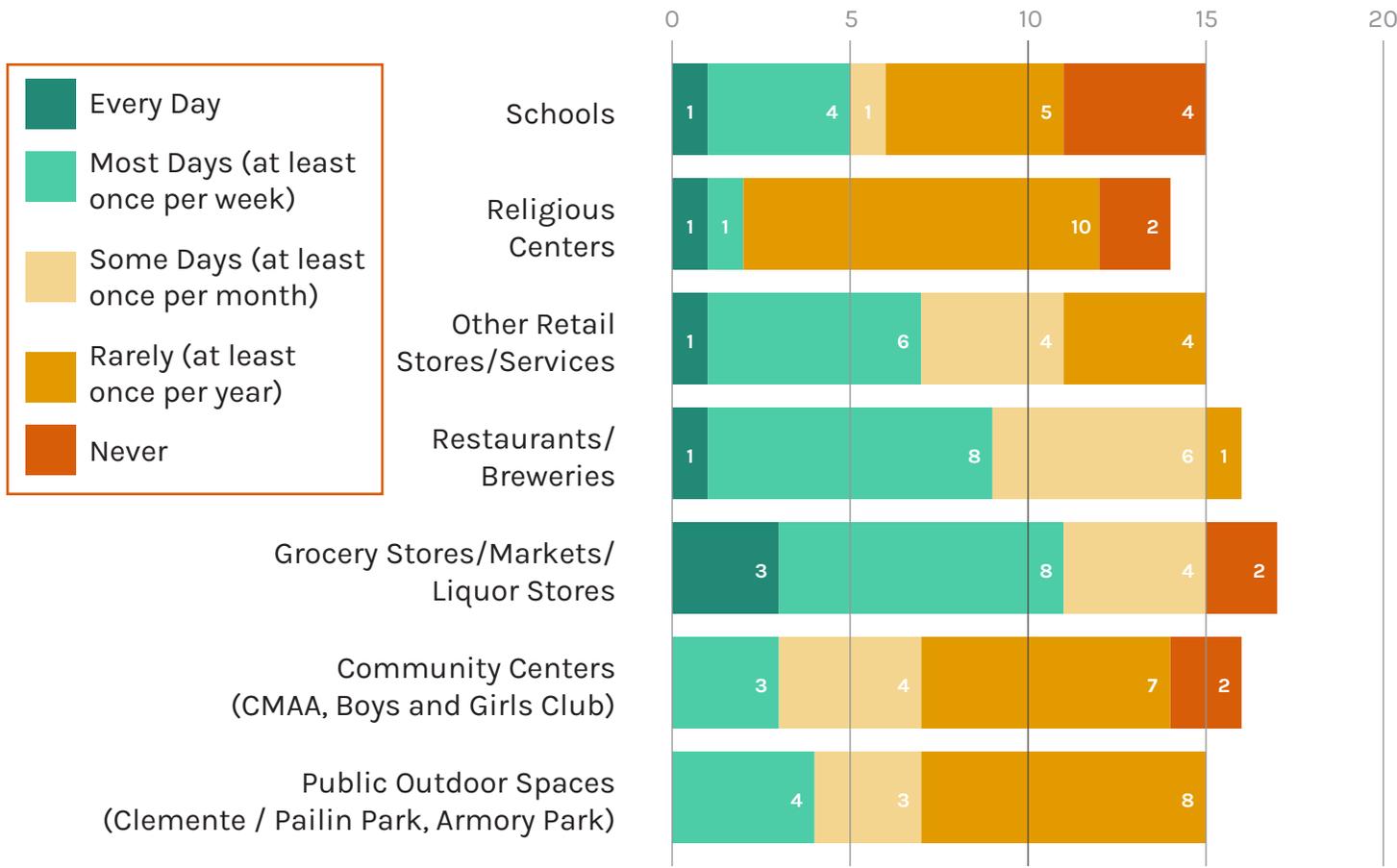
A multi-lingual online survey was live beginning on June 1, 2022. The survey was hosted using the Jotform platform and was available in English and Khmer. It was advertised via social media, community networks, and word of mouth. QR codes allowed for easier access to the survey links and encouraged mobile participation.

The survey included some of the same questions as in the previous year’s community engagement in order to measure the City’s progress on improving connectivity in

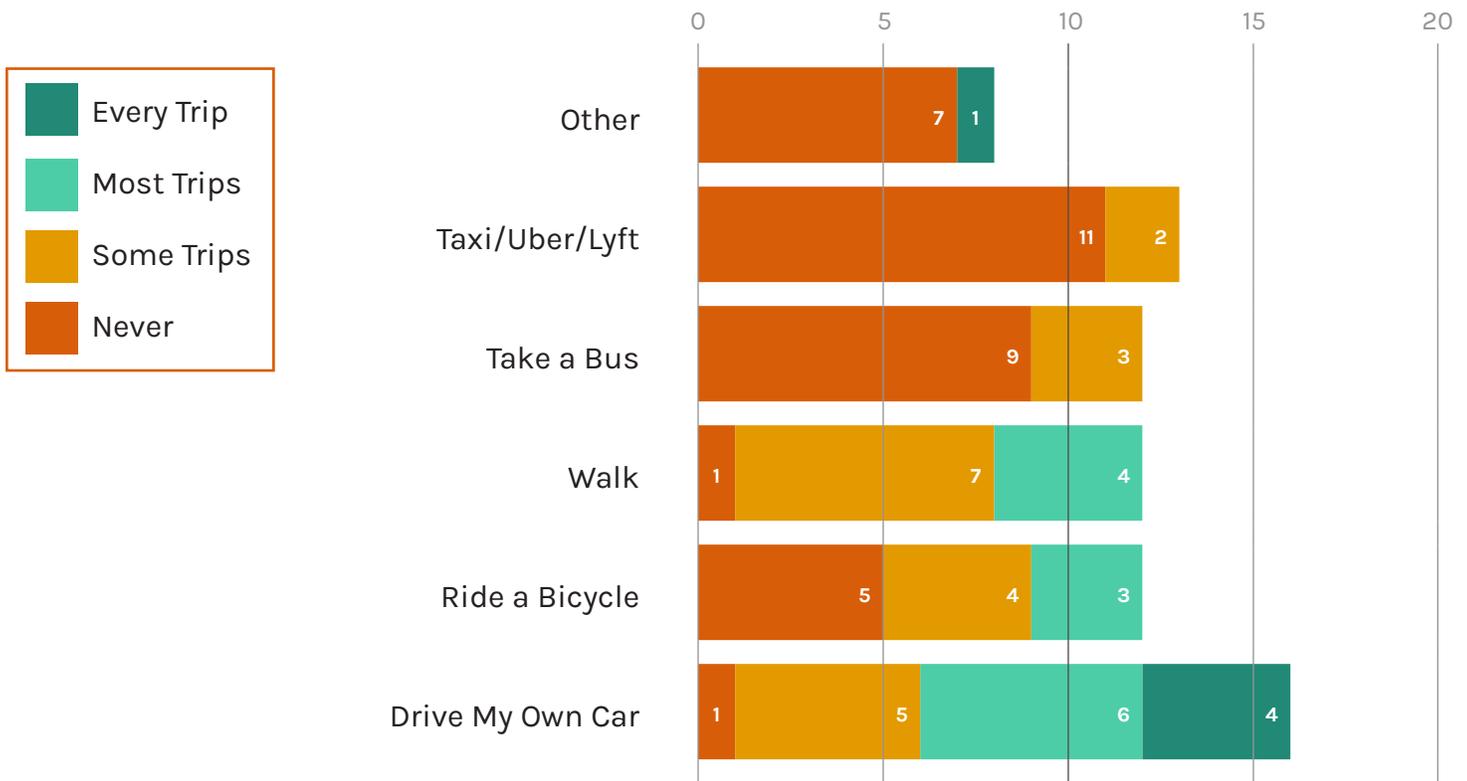
Cambodia Town. It also included questions on the additional topics of environment, economic development, and the cultural identity of the neighborhood. This is in recognition that, while physical movement is undeniably a large contributor to health, the City would like to adopt a more holistic approach to address the well-being of its residents.

There was a total of eighteen (18) survey responses.

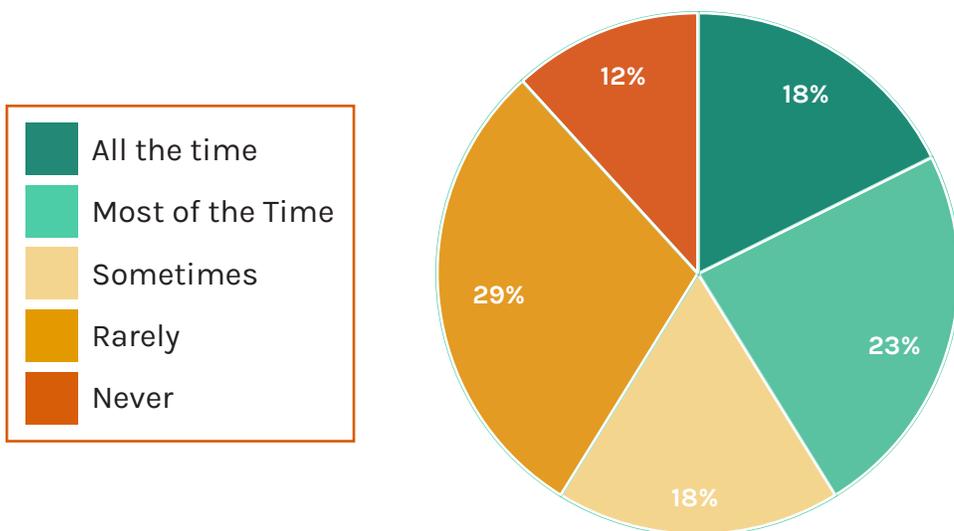
**Figure 4: Please tell us HOW OFTEN you visit each of the following categories of neighborhood destinations:**



**Figure 5: Thinking about how you get to the neighborhood destinations you visit, please indicate how OFTEN you go to those places using the following transportation options:**



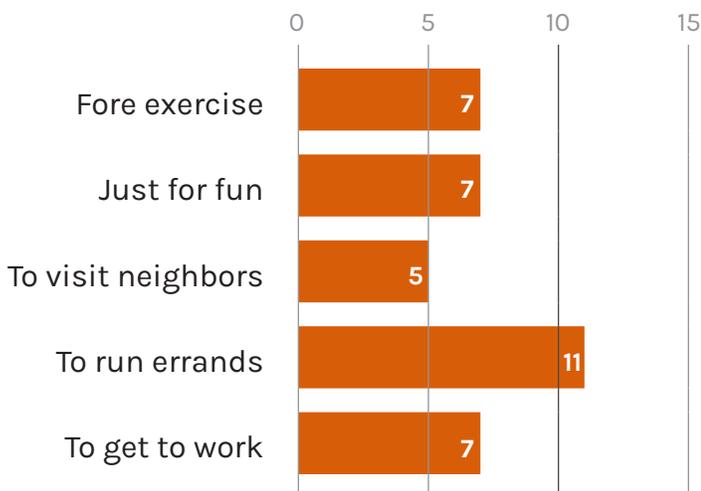
**Figure 6: How often do you walk in the neighborhood?**



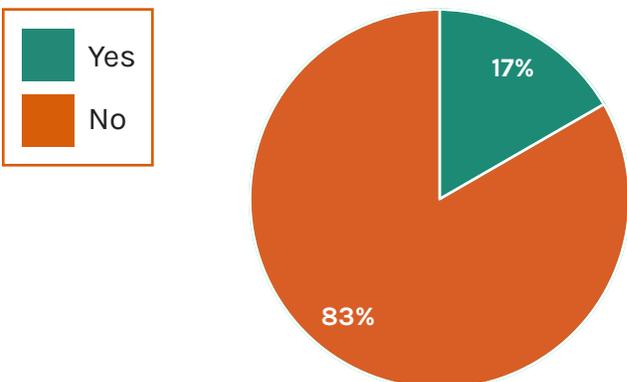
**Figure 8: Think about how it feels to cross the street at the following locations, and choose the answer you most agree with for each location.**



**Figure 7: Why do you walk in the neighborhood?**



**Figure 9: Can you easily walk to any neighborhood destinations from where you live?**



## WALKING AND PEDESTRIAN INFRASTRUCTURE

Most of the participants reported that they walk in the neighborhood at least sometimes, and most often to run errands, get to work, and for fun and exercise. However, they find that the sidewalks are often in poor condition, they are not cleared of snow in the winter months, and therefore pedestrians find themselves frequently having to walk in the street instead. In many places, there are not sidewalks where they are needed. In addition, most of the participants said that most, if not all, of the major intersections in the area feel unsafe to cross.

The neighborhood destinations people visit the most in Cambodia Town typically include food markets, restaurants, and retail stores. But because it is difficult to walk to these destinations from their homes, many resort to using their personal vehicles to get there. Some participants expressed that if destinations like Clemente Park, local restaurants, and retailers were more accessible, they would be likely to visit more often.

Figure 11: Do you often have to walk in the streets?

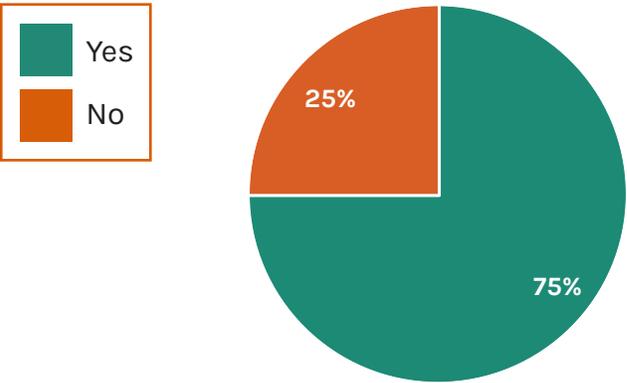


Figure 12: Are the Sidewalks you use in good condition?

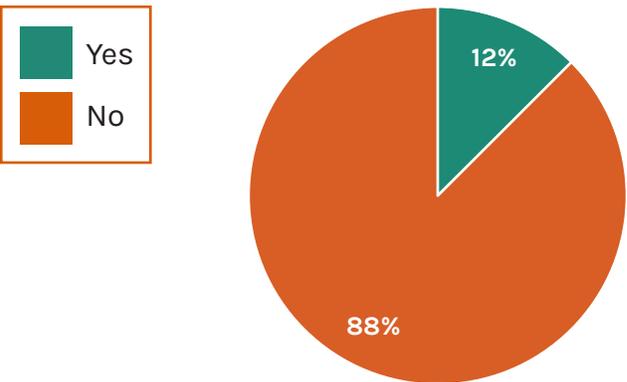


Figure 10: Are there sidewalks where you need them?

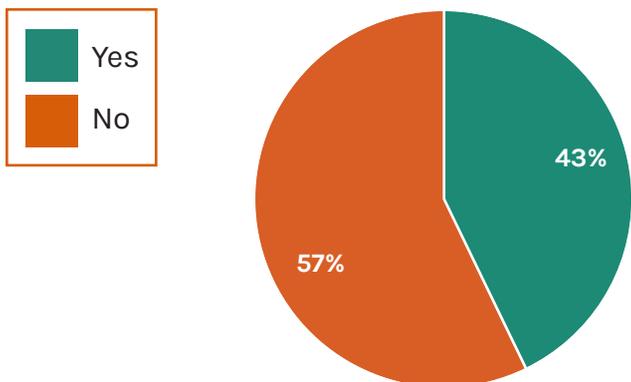
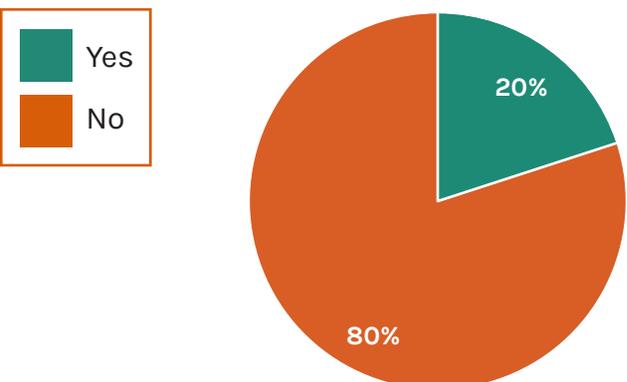


Figure 13: Do the Sidewalks get cleared of snow in the winter?



## BIKING AND BICYCLE INFRASTRUCTURE

Participants of the public meetings and surveys reported that they still feel unsafe riding their bikes in the neighborhood. They often have to bike on the sidewalks, and usually cannot find bike racks in the area to store them while they shop, visit the park, etc. Most who bike only do so for exercise or fun, but would like the opportunity to bike for transportation. They said that they would feel more encouraged to bike in the neighborhood if there were bike racks available, if the roads included separated painted bike lanes with bollards, and if vehicle speeds in the area were reduced.

Figure 15: Do you use your bicycle for transportation (to get to work, school, shopping, appointments, etc.)?

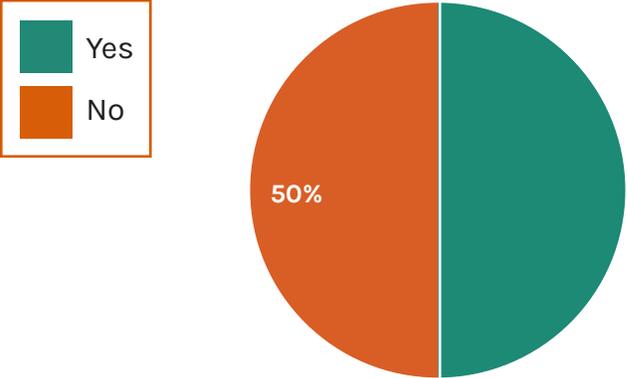


Figure 14: Do you feel safe biking in this neighborhood?

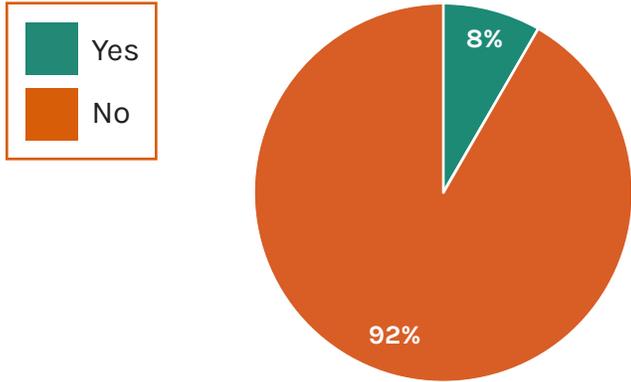


Figure 16: Can you easily bike to any neighborhood destinations from where you live?

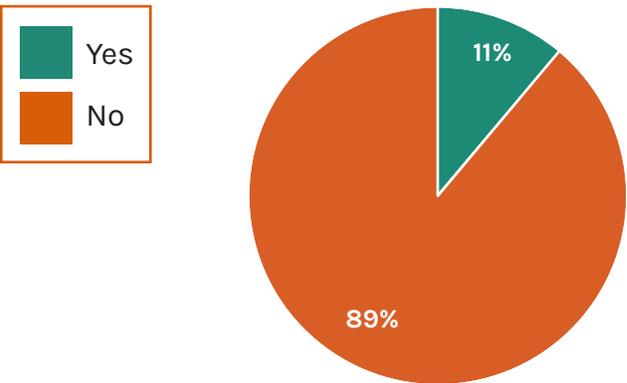


Figure 17: Do you use your bicycle for fun or exercise?

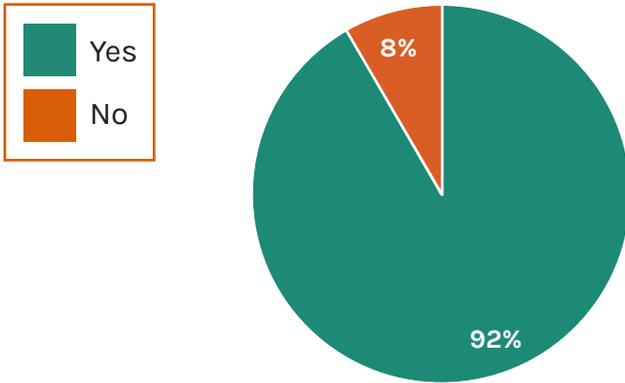


Figure 18: Do you often bike on the sidewalks?

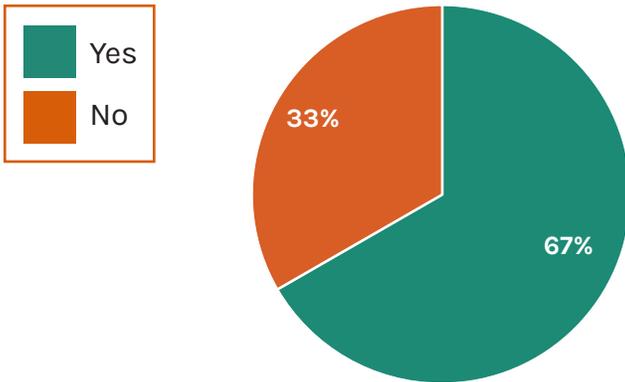
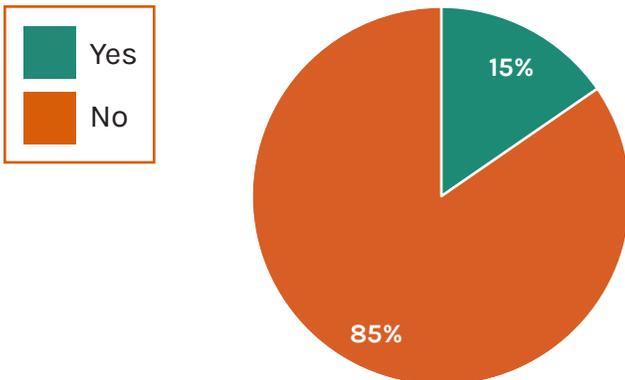


Figure 19: Can you usually find a bike rack to park your bike?



## PUBLIC TRANSPORTATION

Although public transportation is available in the area, residents do not often use the service because the stops are too far from their homes and the destinations they are trying to reach. Several people also reported feeling unsafe at the bus stops nearest to them. Additional barriers to accessing public transportation include infrequent and inconvenient stops, and lack of pedestrian and bicycle-friendly infrastructure in the area.

Figure 20: Can you easily access public transportation from where you live?

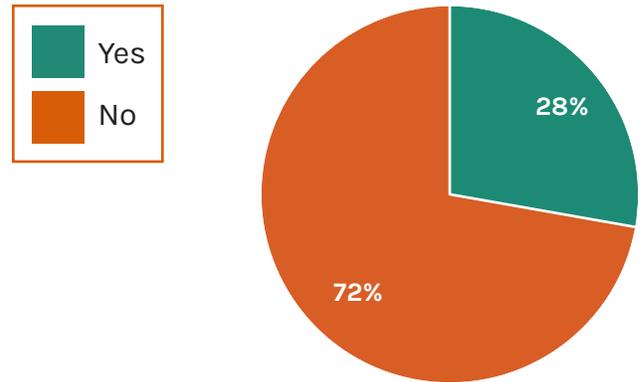
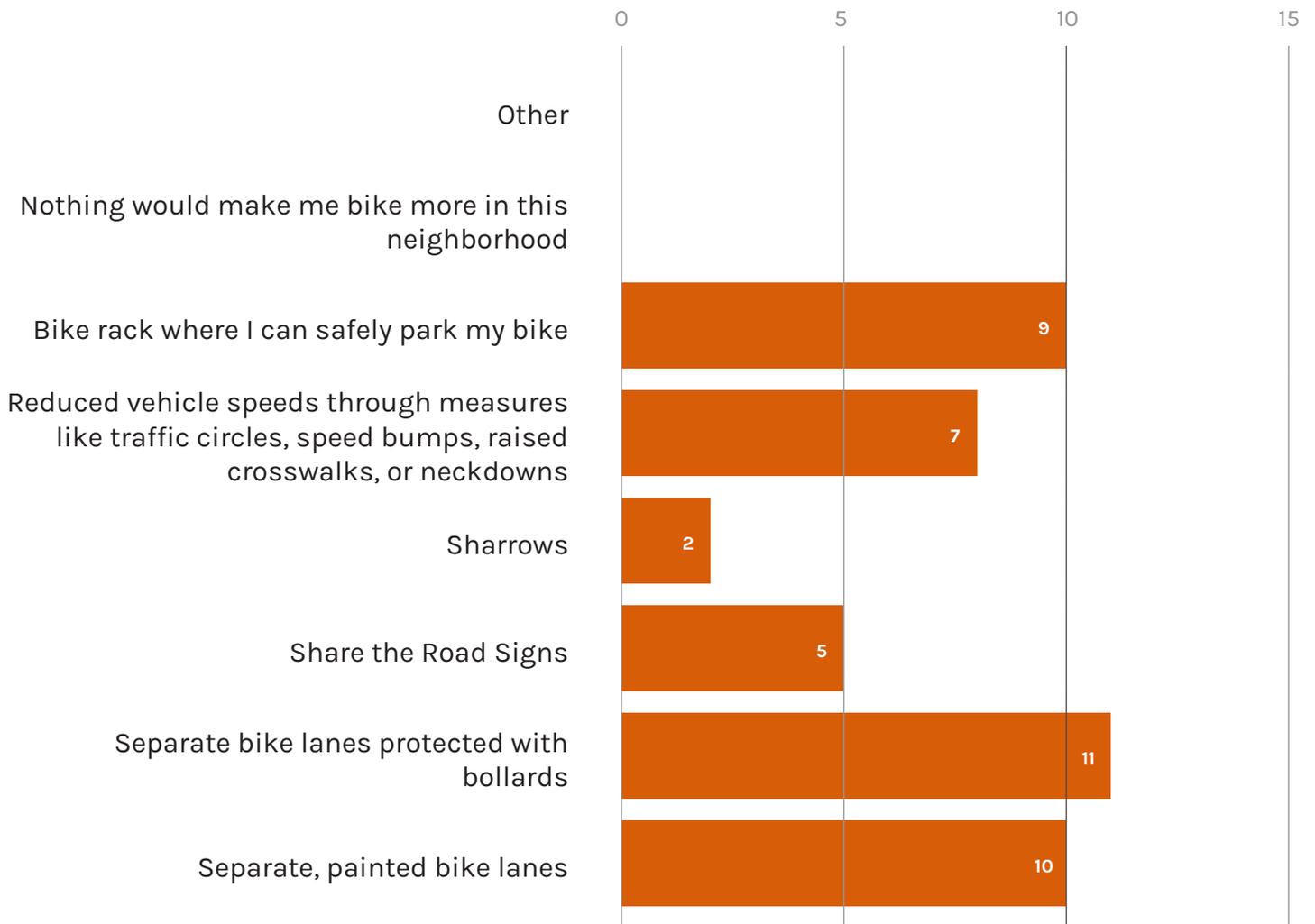
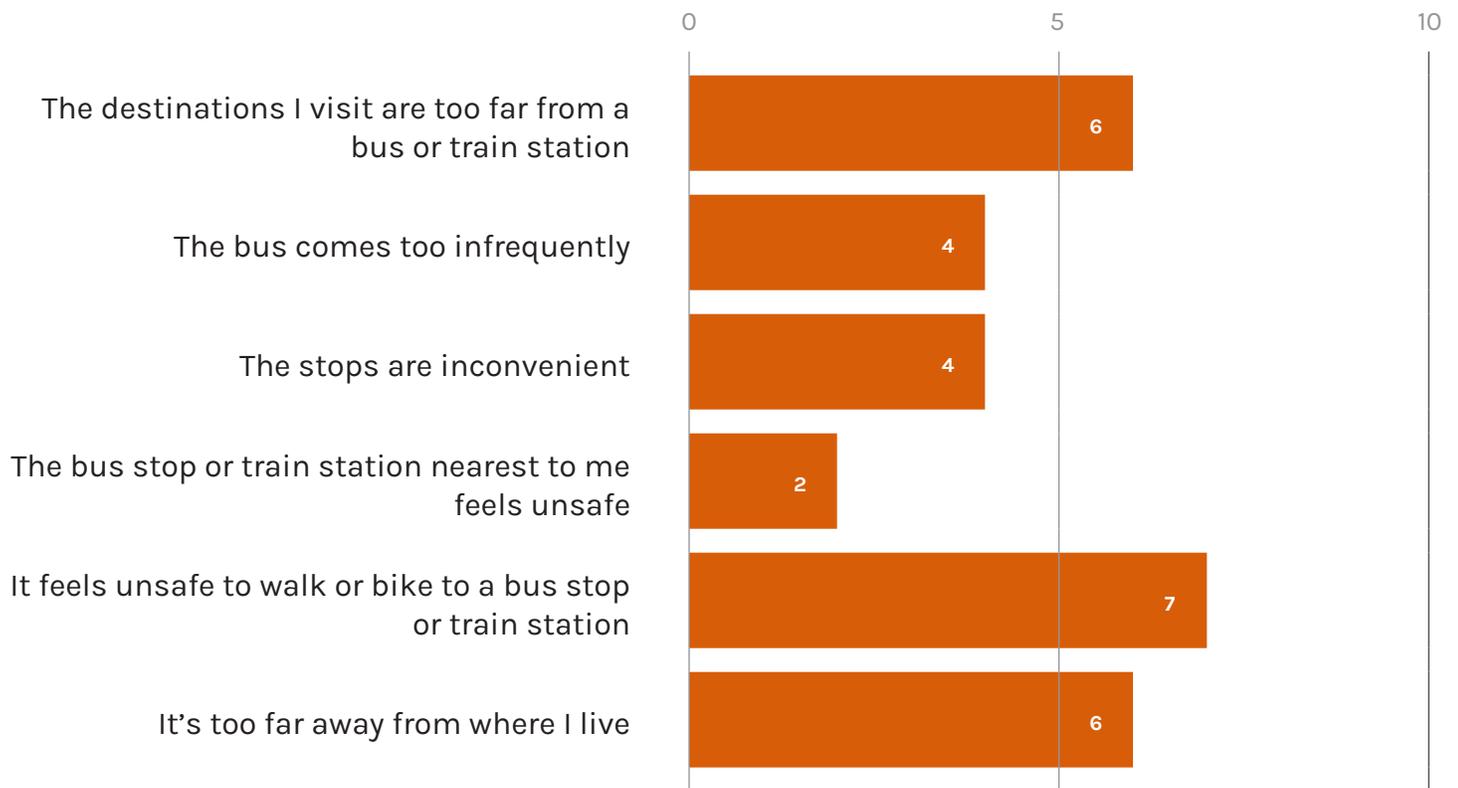


Figure 21: What would make you bike more in this neighborhood?



**Figure 22: What keeps you from easily accessing public transportation?**



## SENSE OF PLACE AND CULTURAL IDENTITY

Survey respondents feel that although Cambodia Town offers stores, services, and atmosphere unlike anywhere else in Lowell, the neighborhood does not differ from the rest of Lowell in appearance. That being said, they still feel a very strong personal connection to the area. Participants and survey respondents were in favor of all of the suggested items to improve the cultural identity of Cambodia Town, including culturally relevant public art, public displays of information about Cambodia Town’s history in Lowell, more signage in Khmer, unique lighting for the neighborhood, and more public events like festivals that focus on Khmer food, art, music, and holidays.

Figure 24: How strong of a personal connection do you feel to Cambodia Town?

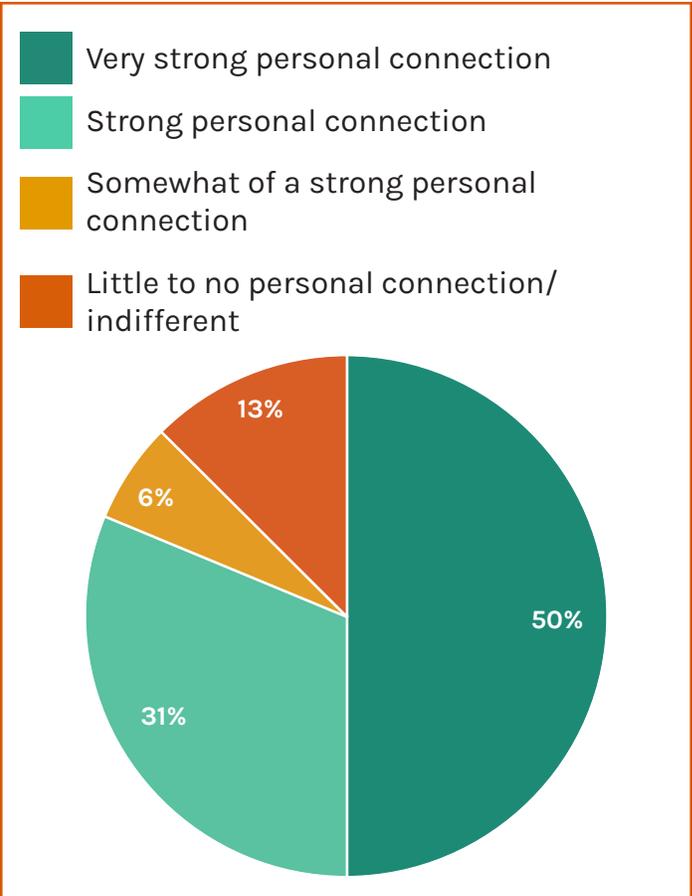
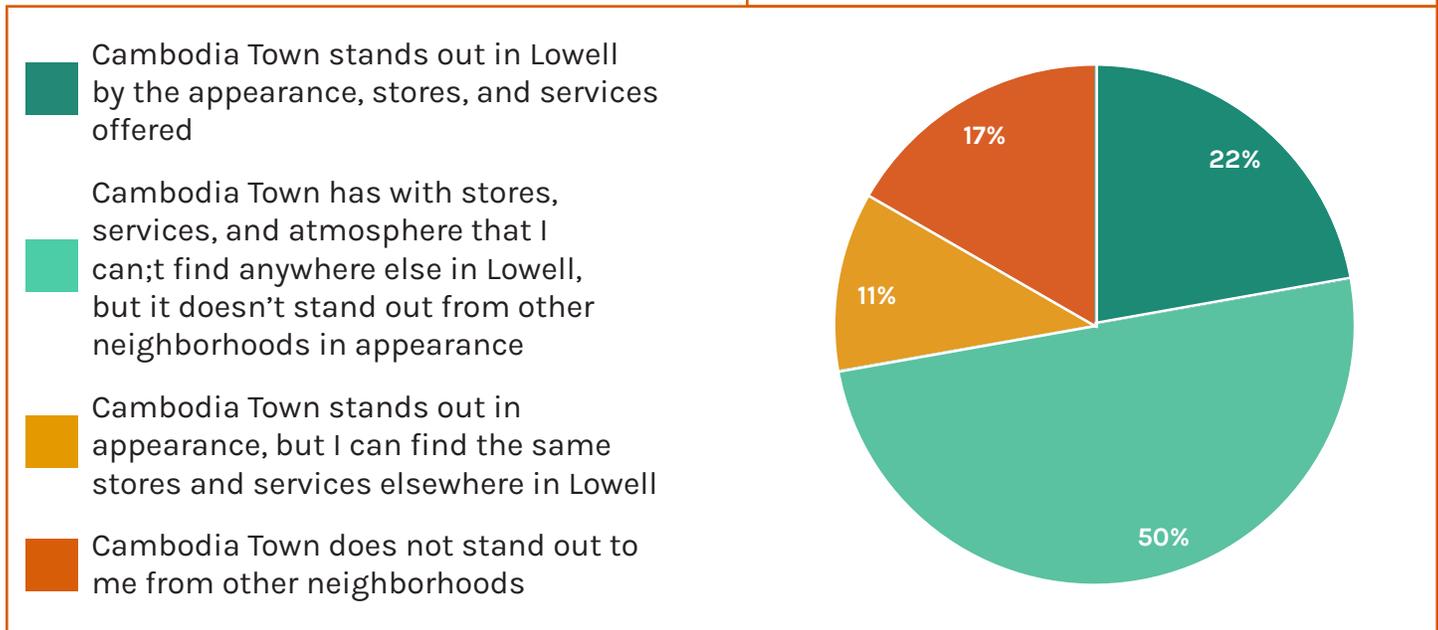
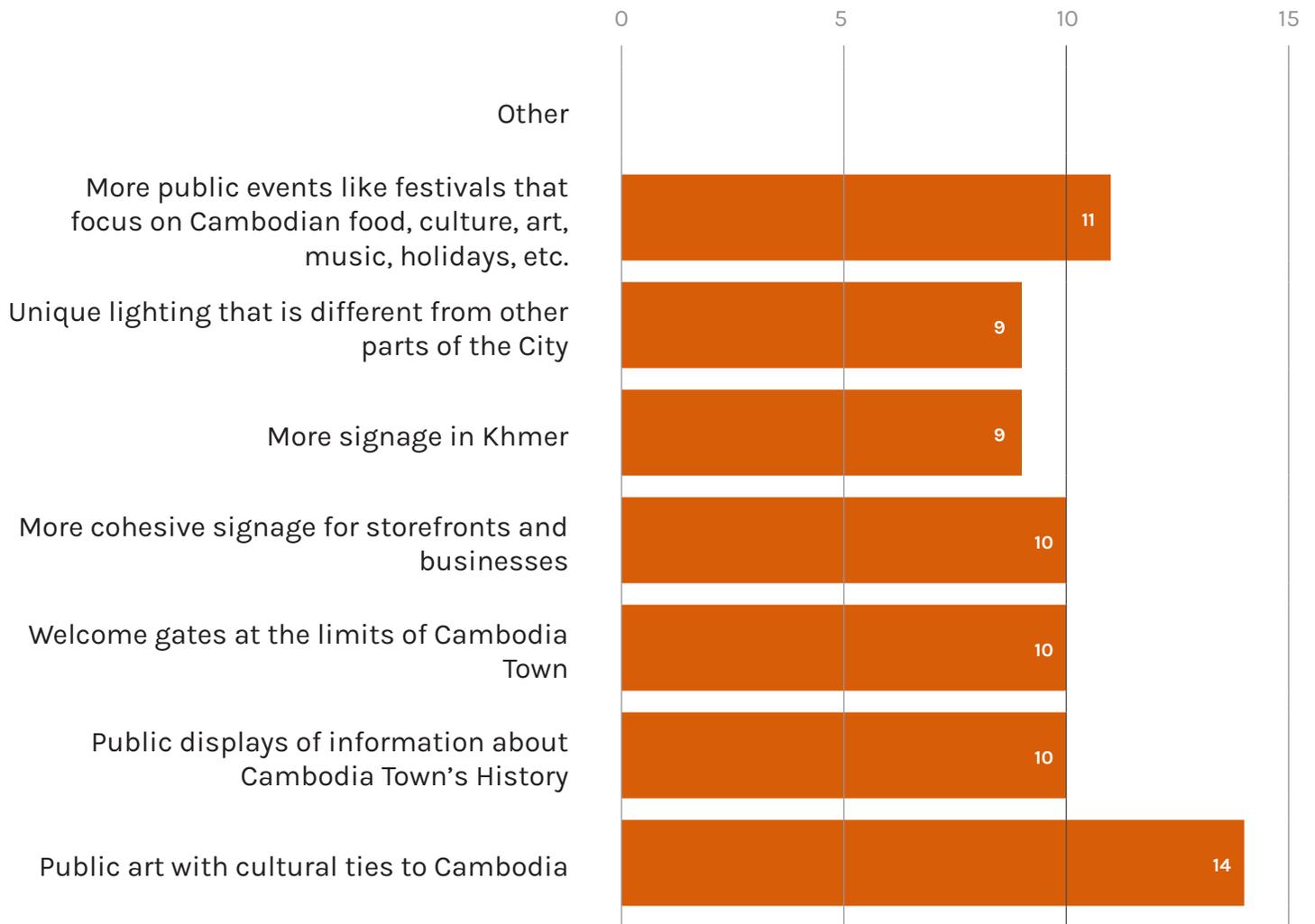


Figure 23: How do you feel Cambodia Town fits in with the rest of Lowell?



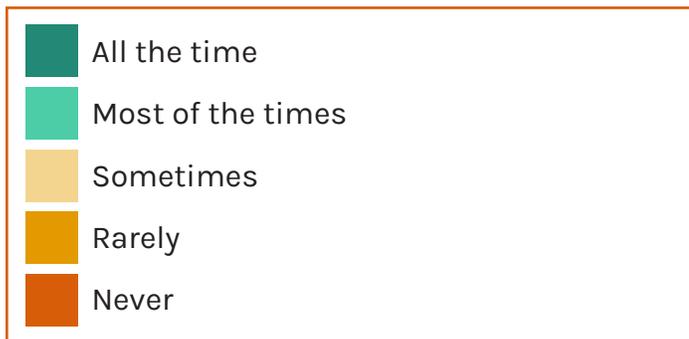
**Figure 25: What would most improve the uniqueness and identity of Cambodia Town?**



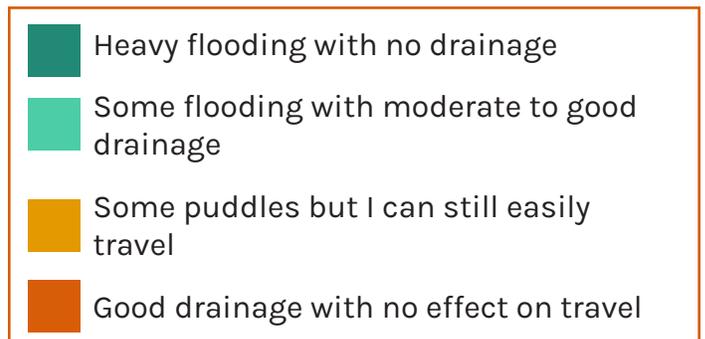
## ENVIRONMENT AND SUSTAINABILITY

Almost all survey respondents reported that the streets they frequently visit are often flooded when there are heavy rain events, and two-thirds said that there are no shade-providing trees near their homes. Many also said that it was difficult to find garbage receptacles around Cambodia Town. Participants were in favor of all of the suggested items to improve the neighborhood’s environment, but the most popular were to plant more trees in the area, incorporate more flowers and other plants into the built environment, and to improve drainage on streets and sidewalks. A large portion of participants and survey respondents were also willing to plant trees on their personal properties.

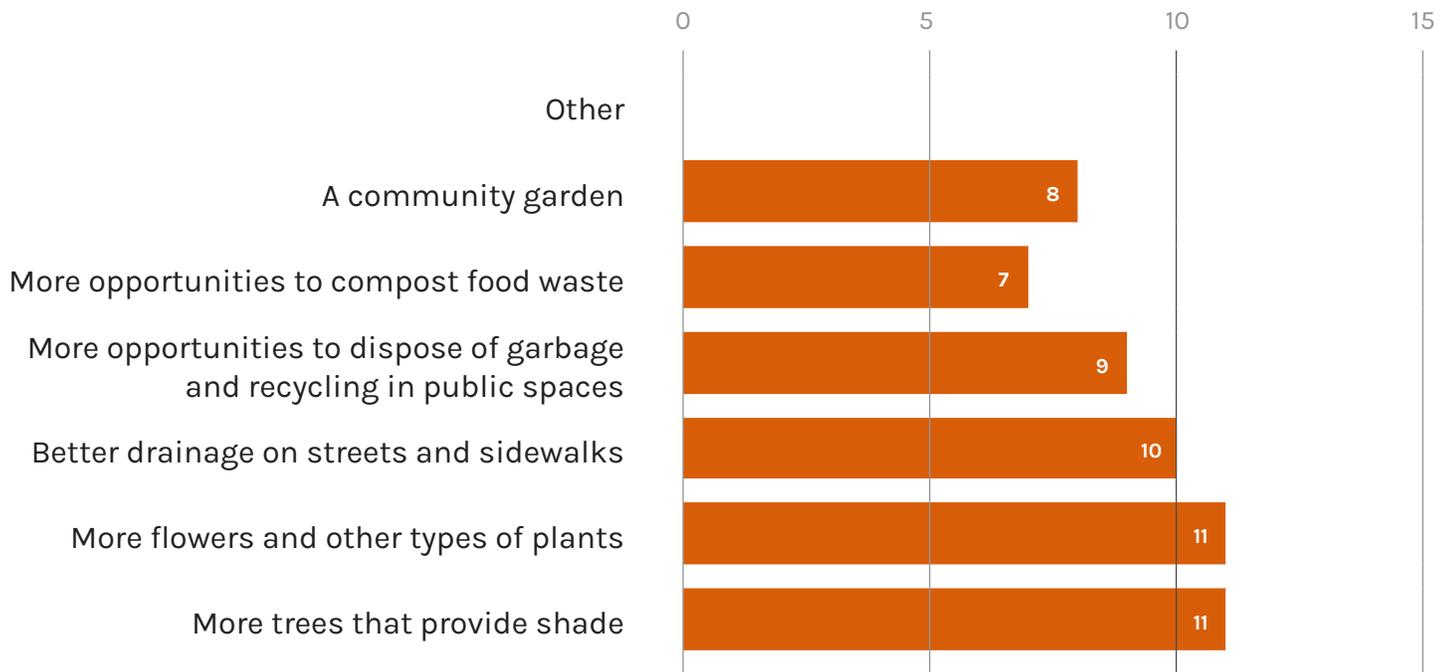
**Figure 26: How often can you find a trash bin when you need one in Cambodia Town?**



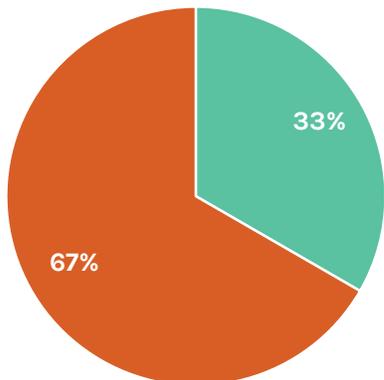
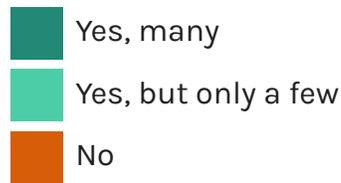
**Figure 27: When it rains, what do the streets you most visit look like?**



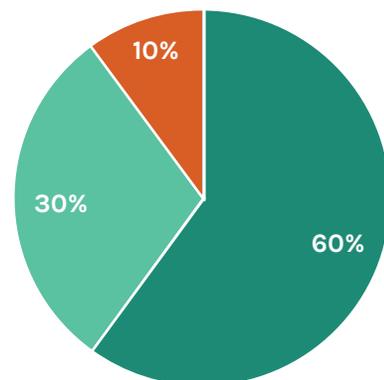
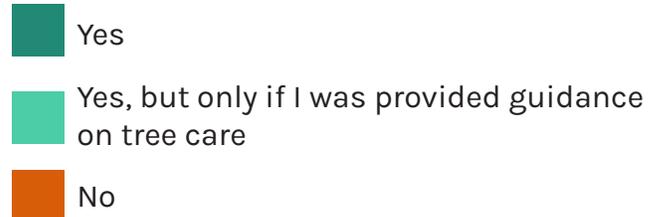
**Figure 30: What would you most like to see in Cambodia Town?**



**Figure 28: Are there shade-providing trees in close proximity to where you live?**



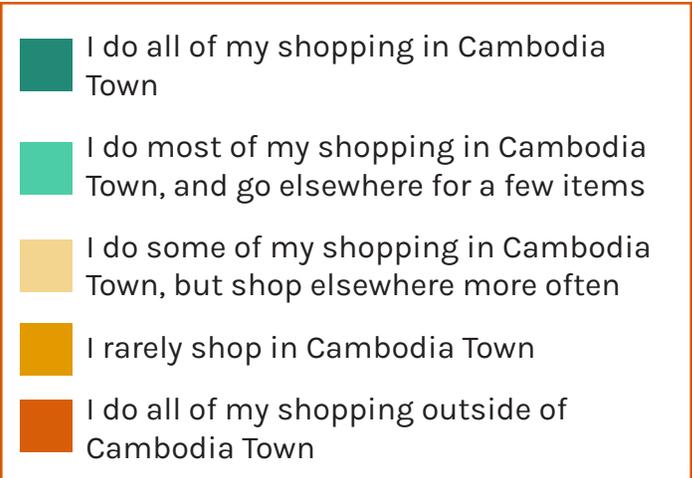
**Figure 29: For business and home owners: would you be willing to have a tree on your property?**



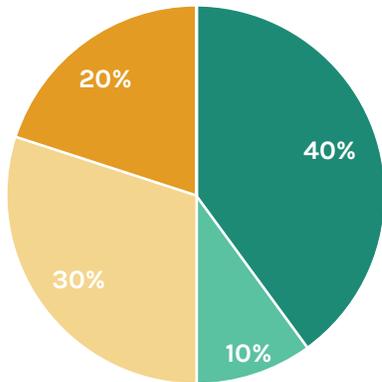
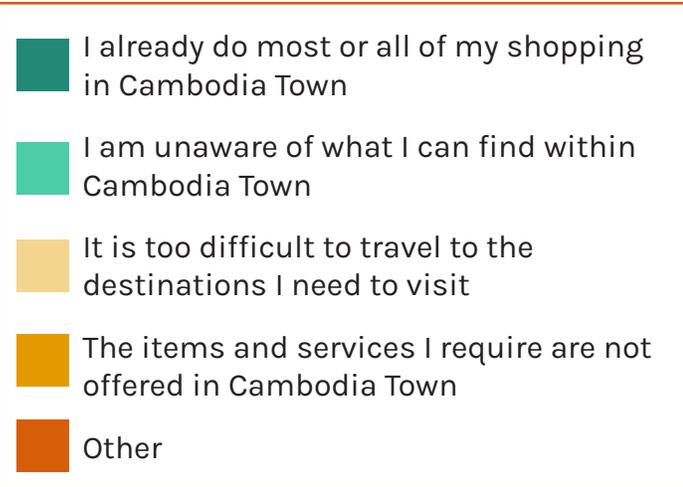
## ECONOMIC DEVELOPMENT

Survey respondents reported that they do some, but not all of their shopping in Cambodia Town, and listed the fact that it feels too difficult as the most common reason why. More specifically, many find it too difficult to travel to the destinations they need to visit. However, they would feel more motivated to shop in the area if there were more crosswalks connecting nearby shopping areas, if the sidewalks were repaired so it was more comfortable to walk to local businesses, if there was better lighting on the streets and sidewalks, and if there was more information about what is available in Cambodia Town. Business owners said that repaired sidewalks and outdoor seating would make the greatest improvements to their businesses. They also said that the City could best support their businesses by improving pedestrian infrastructure in the area and advertising more of their businesses online and around Lowell.

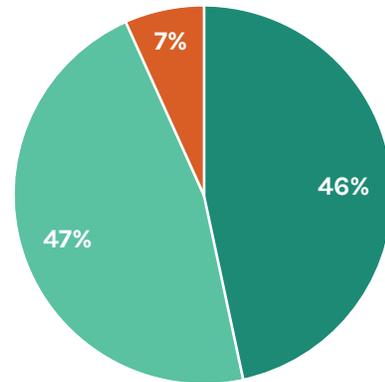
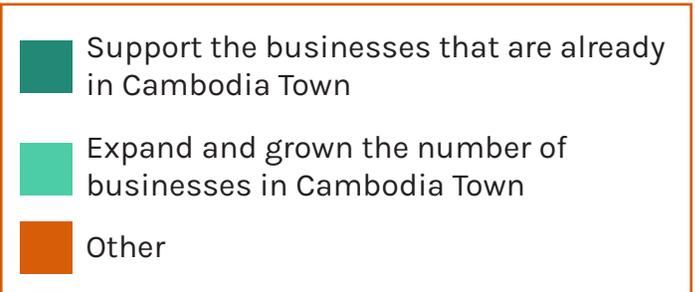
Figure 31: How often do you shop and seek out services in Cambodia Town?



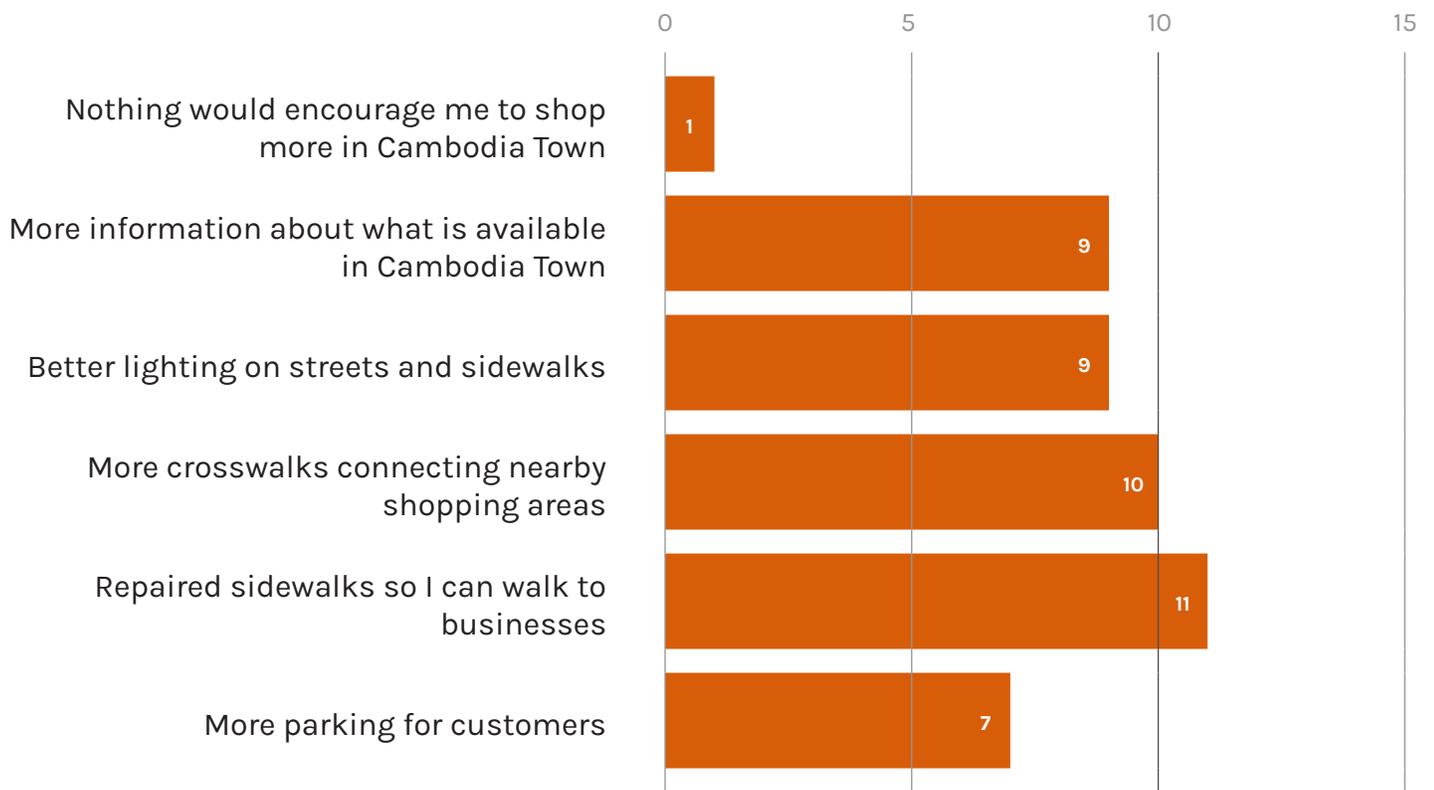
**Figure 32: If you do most or all of your shopping outside of Cambodia Town, why?**



**Figure 33: What do you think the overall goal should be in terms of economic development in Cambodia Town**



**Figure 34: What would encourage you to shop more in Cambodia Town?**



**Figure 35: How can we best support businesses in Cambodia Town?**

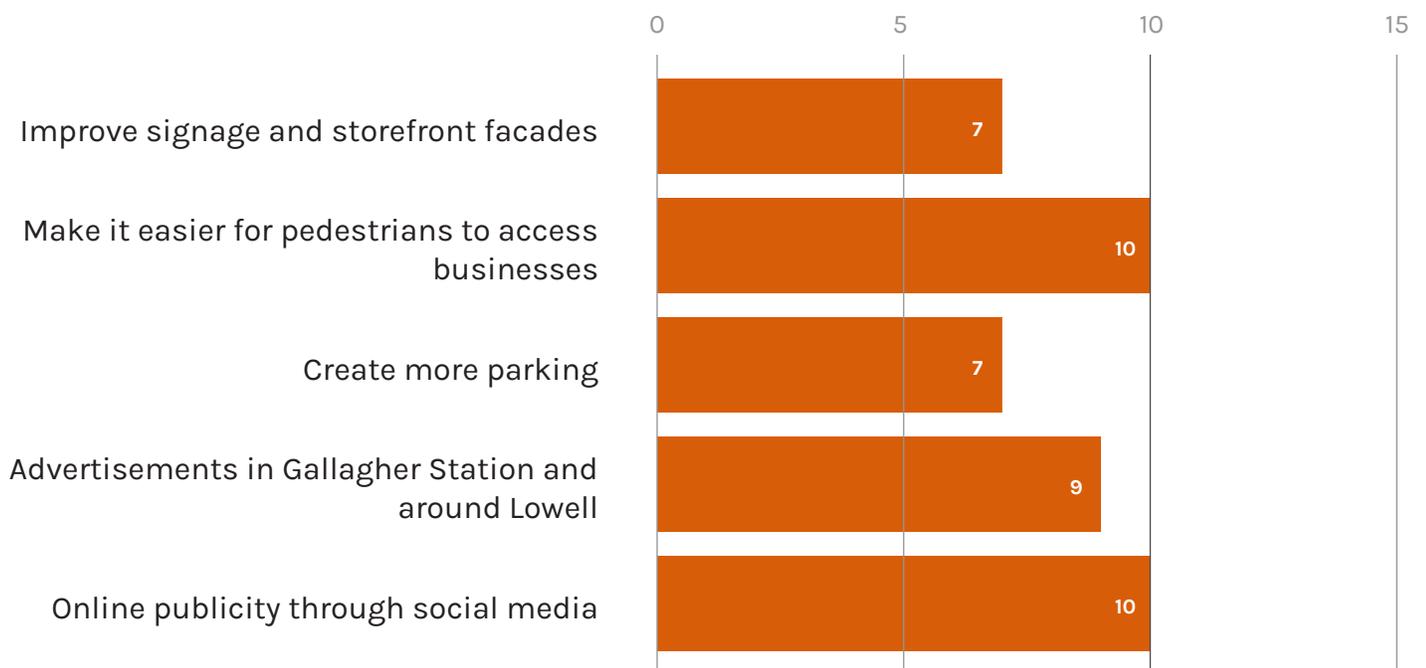


Figure 36: What would best improve your business in Cambodia Town?

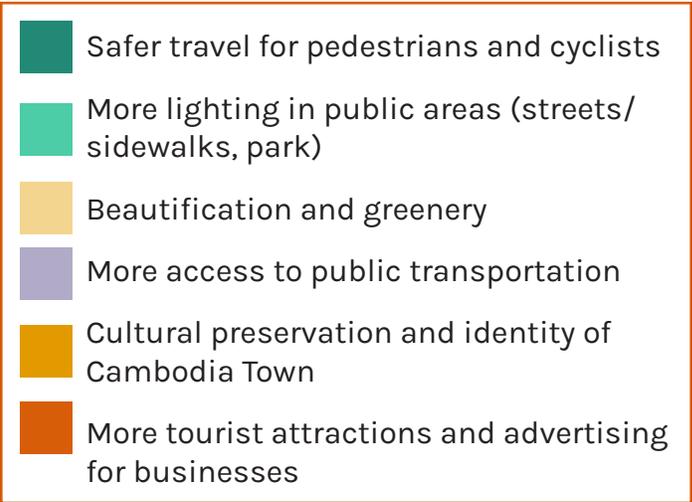


## CONCLUSIONS

At the conclusion of the survey, respondents were asked to reflect on the themes that were addressed and share what they feel would make the greatest immediate impact in Cambodia Town. The majority responded that safer travel for pedestrians and cyclists would make the greatest impact in their lives, followed by improved lighting and preserving Cambodia Town’s cultural identity.

They were also asked to share any concerns that may not have been addressed in the survey questions. Many of the comments focused on improving accessibility and connectivity in the neighborhood, including the repair of sidewalks, and the addition of bus stops and information about scheduling. Other comments were directed towards the City and ways it could support the local businesses through tax incentives for real estate development and substantial renovation projects. Finally, others expressed the desire for an “Asian night market” in the summer and early fall, similar to the events that have taken place in other cities like Fresno and Anaheim in California.

Figure 37: Which focus area would make the most impact to your daily life?



# APPENDIX C

## CLEMENTE PARK MASTER PLAN

Cambodia Town Neighborhood Plan



**LOWELL**  
FORWARD



# Clemente Park Master Plan

A Department of Planning and Development Proposal

March 1, 2023



**LOWELL**  
FORWARD



# Introduction

Roberto Clemente Park (802 Middlesex Street; Lowell, MA) is a 3.02 acre park in Lowell’s Lower Highlands / Cambodia Town neighborhood. It is located directly across from Pailin Plaza, a popular shopping and dining destination, and is known locally as “Pailin Park.” **Per square foot, it is the most used park in the City.** Park features include 2 bocce/boule courts (upgraded in 2022), 7 volleyball courts, 2 basketball courts, a skate park, a playground, and a “healing garden” / monument.

**The Lower Highlands is home to 11% of the City’s population, but holds only 2% of the City’s park space.** Clemente Park is located within census tract 3112, which is a state-designated environmental justice area meeting the criteria for minority and income. The median household income in this tract is \$37,448, which is 65% of the City-wide median income and only 44% of the State-wide median. 72% of households are minorities, and 10% of households experience language isolation.

DPD has been conducting **community engagement** in the Cambodia Town neighborhood for the past two years and has collected extensive feedback on the **prioritization** of improvements and the **long-term vision** for Clemente park. DPD has also been working closely with stakeholders including the Clemente Park Committee, the Cambodian Mutual Assistance Association (CMAA), the Lowell Community Health Center (Lowell CHC), and Lowell Community Health Center’s REACH LoWELL Program (Lowell CHC REACH LoWELL). This proposal was developed in response to the challenges and opportunities raised through the engagement process.

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<b>5</b>	<b>Community Engagement Results</b>
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<b>8</b>	<b>Context</b>
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<b>10</b>	<b>Phase 1 Demolition</b>
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<b>17</b>	<b>Phase I Scope + Cost Estimate</b>
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## Vision Statement

**2027**

*Roberto Clemente Park is an active and vibrant park that serves as a community hub at the heart of Lowell's Cambodia Town. The upgraded volleyball and basketball courts attract players from all over the City. The new inclusive playground and solar-powered picnic pavilion have made the park more welcoming to families and children. Clemente Park is the first park in the City to offer space specifically oriented toward teens and young adults outside of organized sports and has become a favorite hangout for high school students after school. In the new community garden, neighbors are growing a lush urban farm. Terraced seating along the Middlesex Street sidewalk, new ADA-accessible paths throughout the park, and a new ADA entrance at the playground have opened up access and circulation to and through the park. A lush rain garden welcomes visitors at the playground entrance while also helping to slow and purify stormwater runoff from the street into the park. On weekends and some evenings, the community flocks to Clemente Park to attend markets, concerts, and outdoor movie screenings on the new stage. The flexible event space has created many opportunities for creative programs at the park and rotating public art exhibits draw visitors to the park from near and far. Clemente Park has become an inclusive space that truly represents the vision and the values of the community for whom this park is a vital part of their lives.*

## Goals

- + Facilitate a truly inclusive bottom-up planning and design process.**
- + Foster stewardship and a sense of pride in the park.**
- + Improve access and circulation to and through the park; remove physical and social barriers.**
- + Diversify park uses and park usership; ie. create inclusive spaces for women, children, seniors, and teens/young adults.**
- + Create flexible spaces for programs and events.**
- + Introduce culturally-significant public art.**
- + Upgrade recreational facilities (volleyball and basketball).**
- + Improve park safety.**

# Community Engagement

DPD has been conducting community engagement in Cambodia Town over the past 2 years in collaboration with the Lowell Community Health Center’s REACH LoWELL Program and the Cambodian Mutual Assistance Association (CMAA). Engagement has touched on a wide range of topics related to the built environment throughout Cambodia Town, as well as honed in specifically on Clemente Park.

## Engagement Methods:

- Interactive Boards
- Interactive Model of Clemente Park
- Surveys (Digital + Analog)
- Comment Cards
- E-mail Hotline ([openspace@lowellma.gov](mailto:openspace@lowellma.gov))
- Stakeholder Interviews
- One-on-one/Anecdotal Engagement

“The park needs more places to sit so students and community members can do work.”

## In-Person Engagement Events:

- 7/17/2021 Pop-Up Public Meeting at Clemente Park
- 6/26/2021 Pop-Up Public Meeting at Clemente Park
- 7/27/2022 CHOP Dinner
- 7/27/2022 CMAA Rising Star Youth Summer Camp
- 8/16/2022 Boys & Girls Club Workshop
- 8/20/2022 South East Asian Water Festival
- 10/8/2022 Volleyball Tournament at Clemente Park
- 11/6/2022 Bon Kathen Festival at Glory Buddhist Temple



Pop-Up Public Meeting 7/17/2021



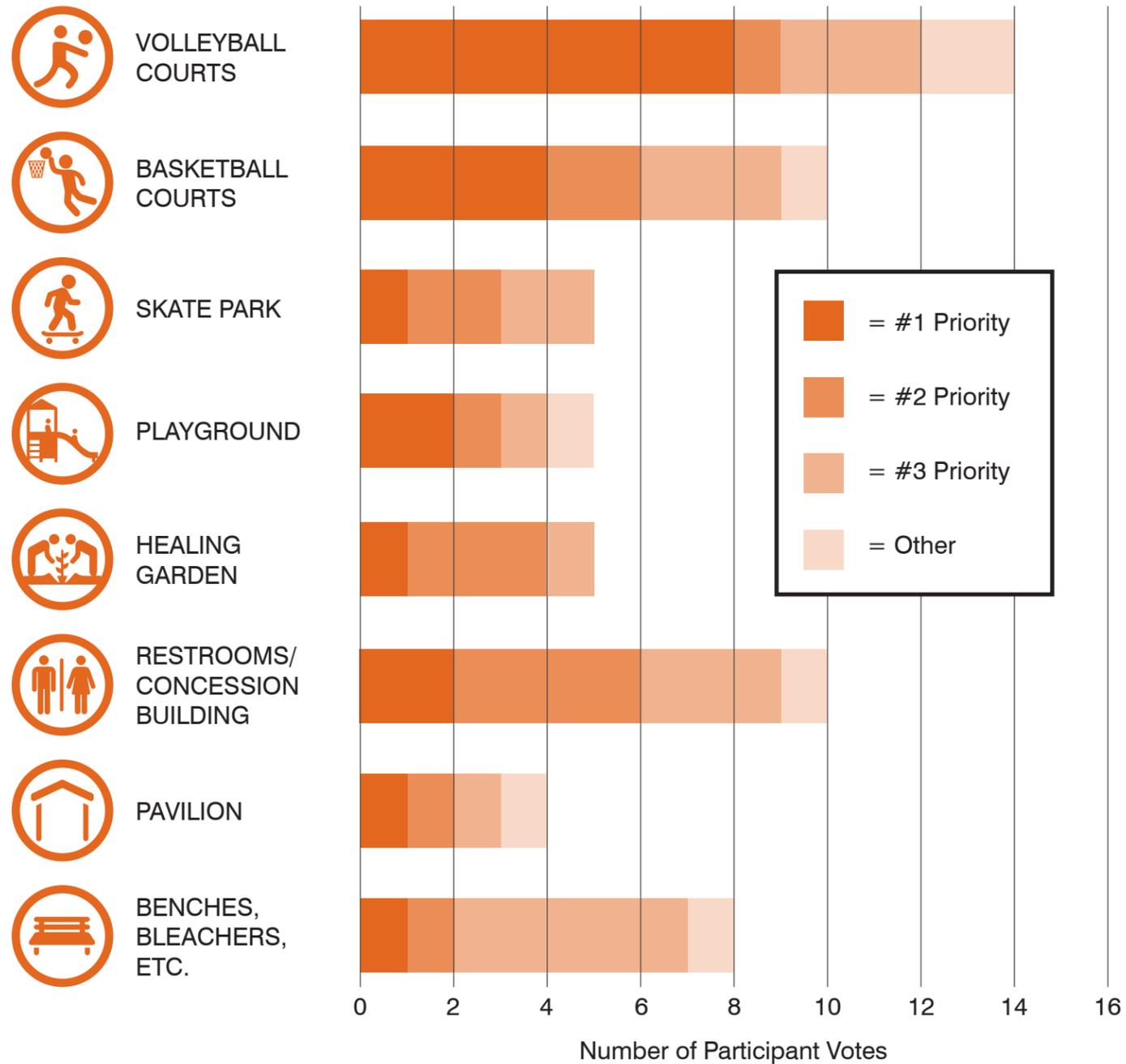
Bon Kathen Festival, Glory Buddhist Temple 11/6/2022.



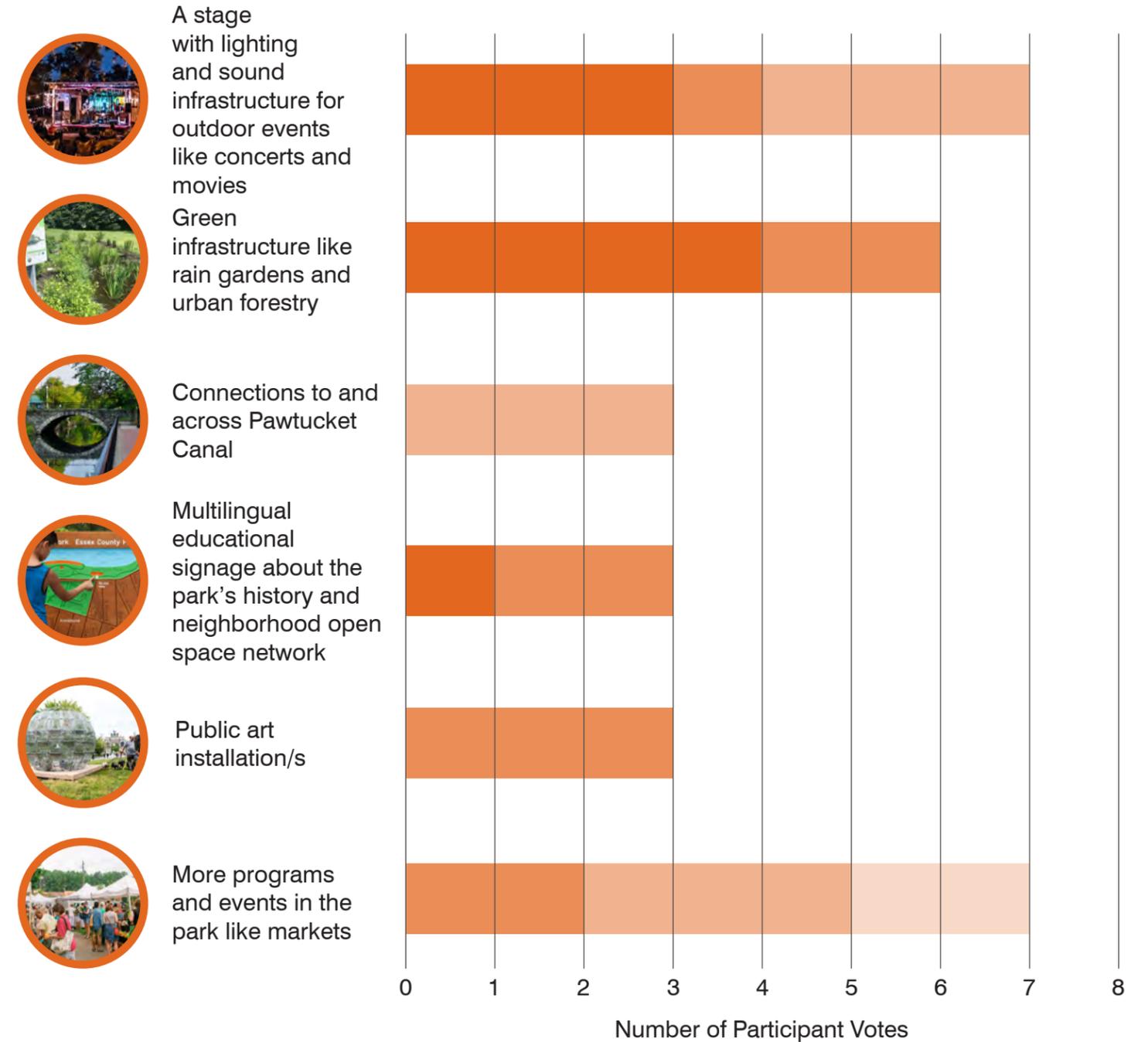
Volleyball Tournament 10/8/2022.

# Community Engagement Results

Which existing park features should the City prioritize for upgrades?



What new park features should the City consider adding to the park in the future?



# History

Sources:  
<https://richardhowe.com/2016/04/29/clemente-park-a-history/>  
<https://libguides.uml.edu/lowellsunphotos/clemente-park#:~:text=Clemente%20Park%20was%20originally%20the,Lowell%20Board%20of%20Park%20Commissioners>



**1906** Washington Park founded as a state-of-the-art 3500-seat baseball stadium. The stadium was home to the Lowell Tigers of the Professional New England Baseball League

**1909** The Lowell Tigers were sold and the new owners chose to return to their former home field (now Stoklosa-Alumni Field on Rogers Street).



**1973** Washington Park was renamed to Roberto Clemente Park after the Puerto Rican baseball hall-of-famer.

Lights were installed to allow for night games.

**1921** Lowell Board of Park Commissioners took the site by eminent domain for use as a public playground. The stadium was torn down, the park was leveled and new baseball diamond was installed.



**1980s** Thousands of Cambodian refugees immigrated to Lowell and settled in the Lower Highlands neighborhood. The baseball field was replaced with volleyball and bocce courts, which are more popular among the Cambodian community.

**2011** The concession stand was added to the park and a new playground was installed.

**2022** The Bocce/Boule Courts were upgraded with a permanent roof structure. The Clemente Park Committee and the City's Department of Planning and Development secured \$610,000 in CPA and CDBG funds to go toward additional park upgrades.



# Case Study

## FDR Park

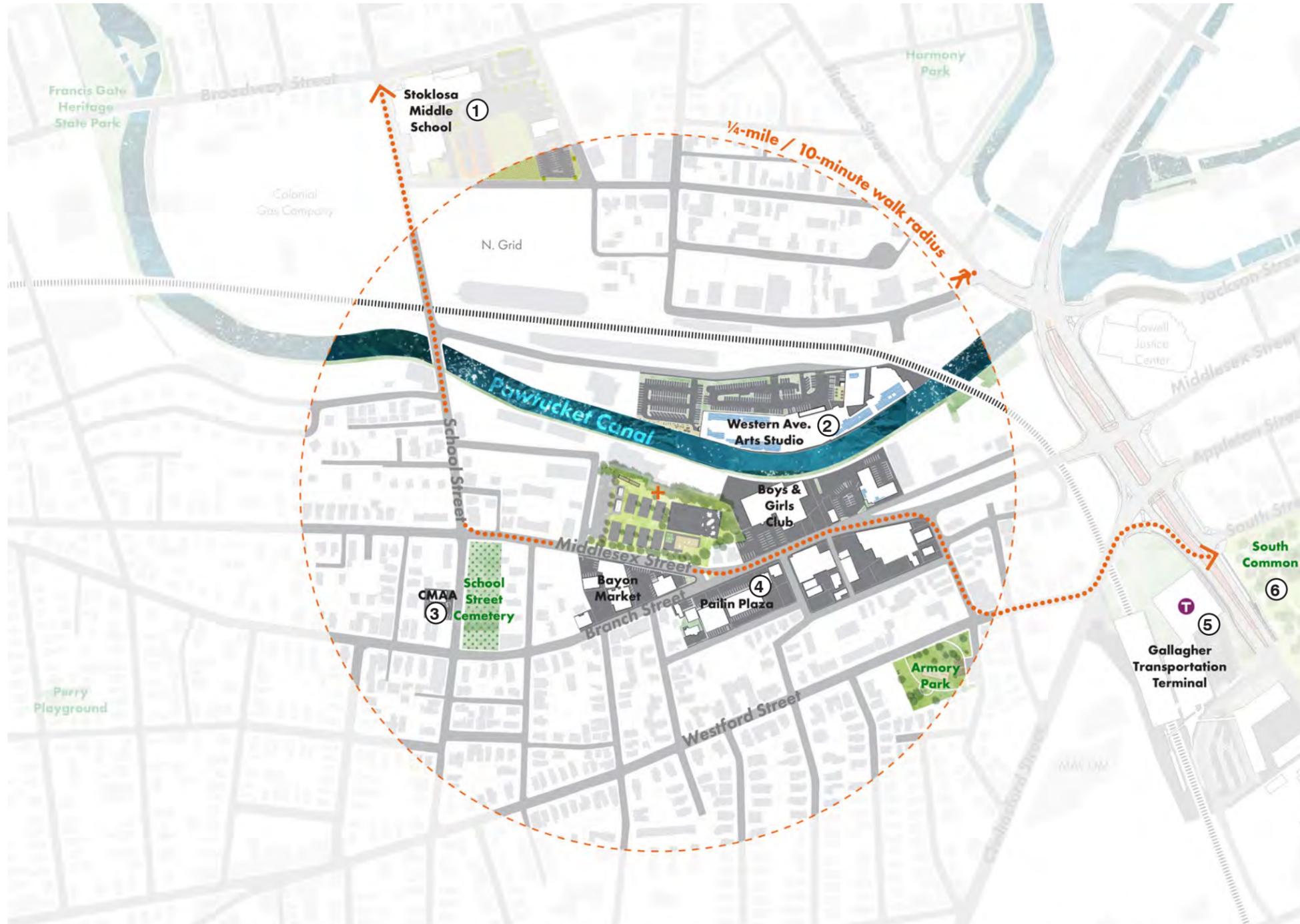
Philadelphia, PA

“In re-writing their history narrative, the Southeast Asian Market in FDR Park became a cultural landmark, no longer a place to hide, but a place of pride.”

- <https://www.fdrseamarket.com/our-story>



# Context

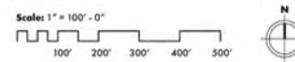


**Roberto Clemente Park Context**  
Lower Highlands / Cambodia Town - Lowell, MA

Drawn By: Jess Wilson  
Date: 11/15/2022

Projection: Lambert\_Conformal\_Conic  
Coordinate: NAD\_1983\_StatePlane\_Massachusetts\_Mainland\_FIPS\_2001  
Source: City of Lowell: Parcels, Buildings (2022); Aerial (2020); Open Space, Parks, Roads (2017); Vegetation (2005).

Disclaimer: Any map printed from this system is considered unofficial unless it has been stamped/signed/certified by the Office of the City Assessor. The City of Lowell makes no warranty of representation as to the accuracy, timeliness or completeness of any of the data. The City of Lowell shall have no liability for the data or lack thereof, or any decision made or action taken or not taken in reliance upon any of the data.



1 Stoklosa Middle School



2 Western Ave Art Studios



3 CMAA



4 Pailin Plaza



5 Transportation Terminal



6 South Common

# Existing Conditions



2 Bocce/Boule Courts



7 Volleyball Pits



2 Basketball Courts



Skate Park



Playground



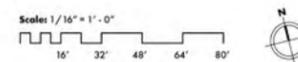
Healing Garden

**Roberto Clemente Park**  
803 Middlesex Street

Drawn By: Jess Wilson  
Date: 4/26/2022

Projection: Lambert\_Conformal\_Conic  
Coordinate: NAD\_1983\_StatePlane\_Massachusetts\_Mainland\_FIPS\_2001  
Source: City of Lowell: Parcels, Buildings (2022); Aerial (2020); Streets (2019); Open Space, Parks (2017).

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# Phase 1 Demolition



2 Bocce/Boule Courts



7 Volleyball Pits



2 Basketball Courts



Skate Park



Playground



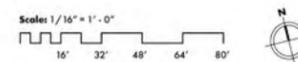
Healing Garden

**Roberto Clemente Park**  
803 Middlesex Street

Drawn By: Jess Wilson  
Date: 4/26/2022

Projection: Lambert\_Conformal\_Conic  
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# Phase 1 Improvements



**Roberto Clemente Park**  
803 Middlesex Street

Drawn By: Jess Wilson  
Date: 4/26/2022

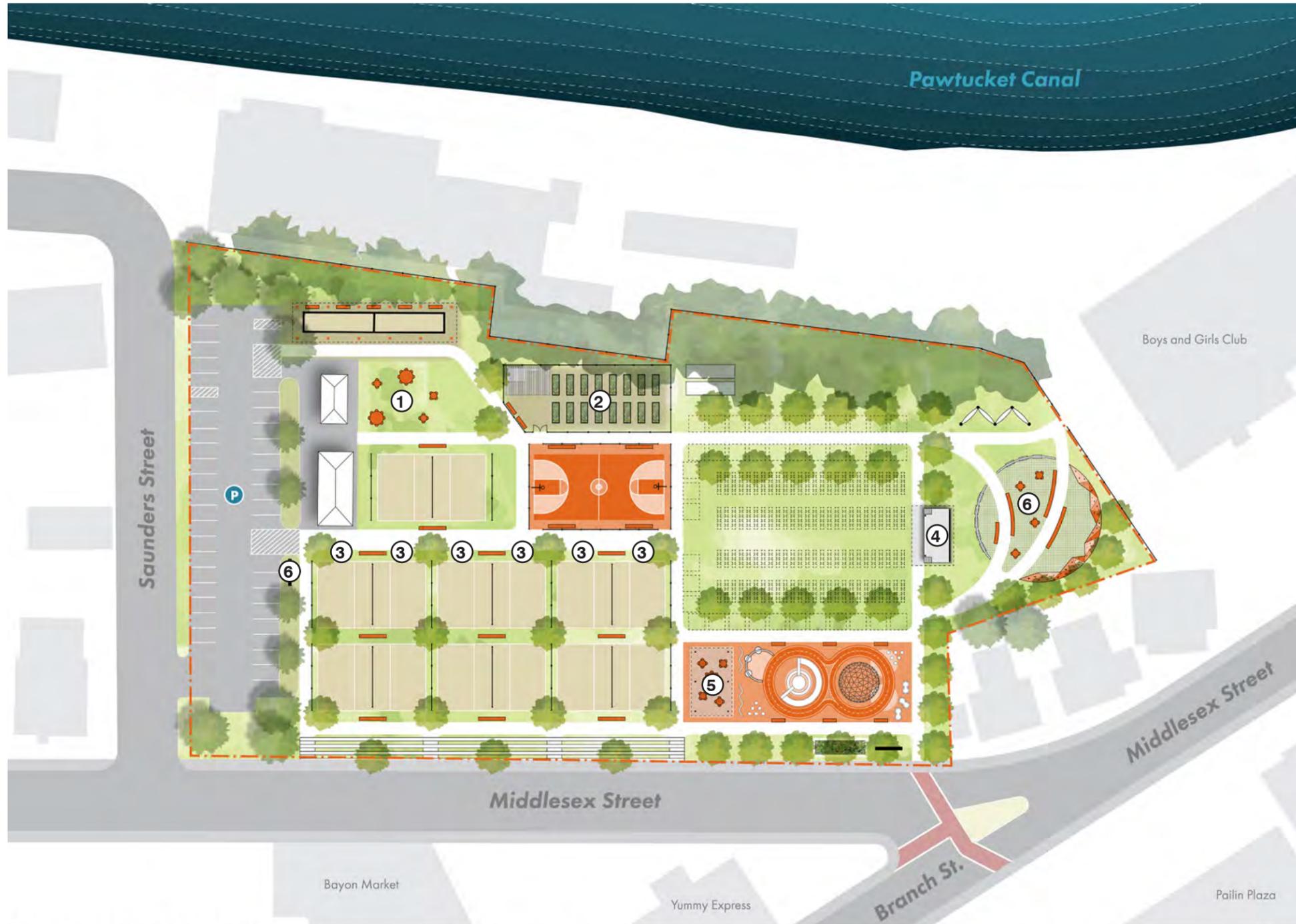
Projection: Lambert\_Conformal\_Conic  
Coordinate: NAD\_1983\_StatePlane\_Massachusetts\_Mainland\_FIPS\_2001  
Source: City of Lowell: Parcels, Buildings (2022); Aerial (2020); Streets (2019); Open Space, Parks (2017).

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Scales 1/16" = 1' - 0"  
16' 32' 48' 64' 80'



# Phase 2 Improvements



**Roberto Clemente Park**  
803 Middlesex Street

Drawn By: Jess Wilson  
Date: 4/26/2022

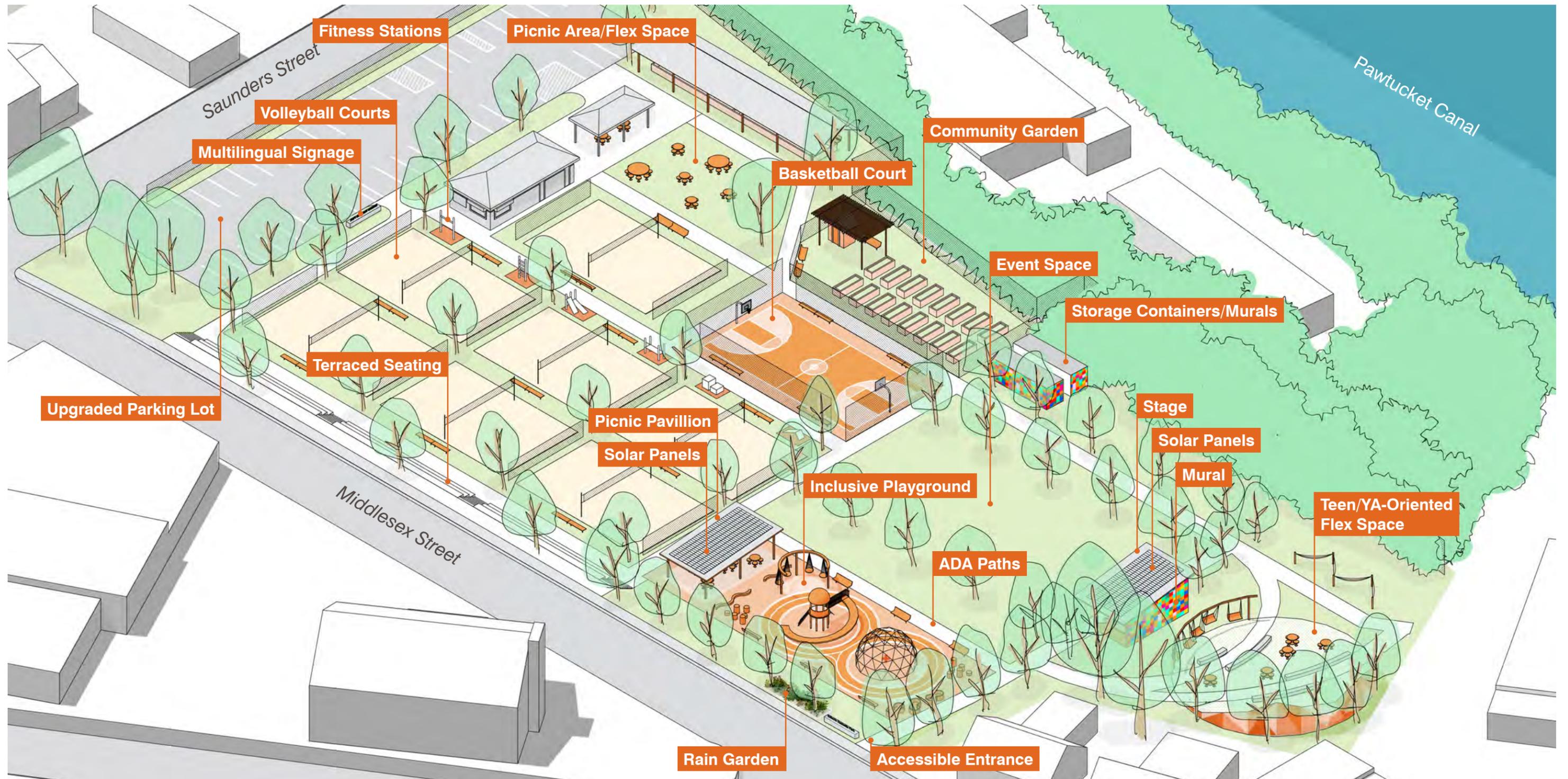
Projection: Lambert\_Conformal\_Conic  
Coordinate: NAD\_1983\_StatePlane\_Massachusetts\_Mainland\_FIPS\_2001  
Source: City of Lowell: Parcels, Buildings (2022); Aerial (2020); Streets (2019); Open Space, Parks (2017).

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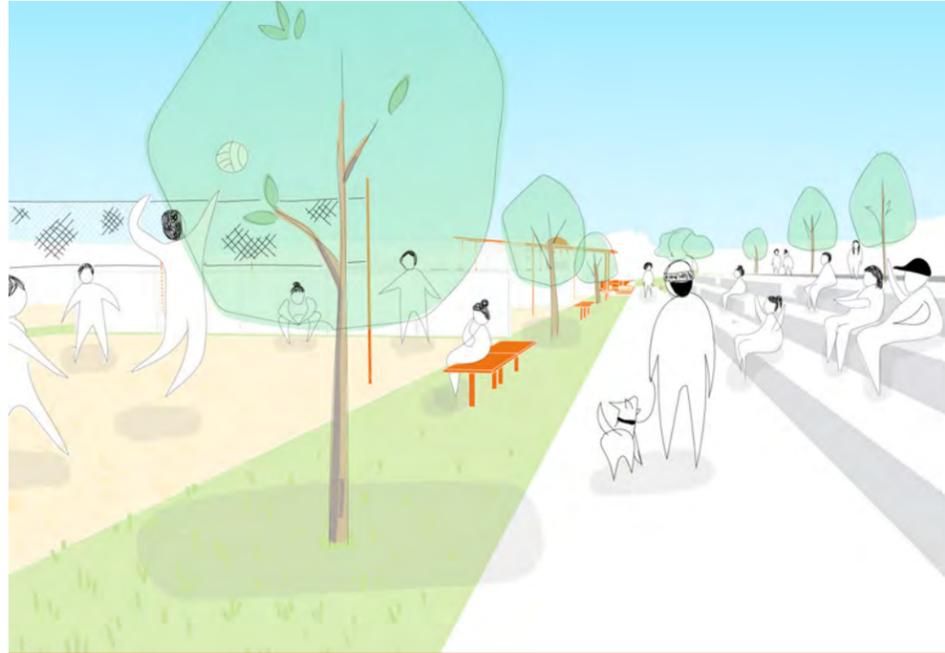
Scale: 1/16" = 1' - 0"  
16' 32' 48' 64' 80'



# Clemente Park Master Plan



# Illustrative Vignettes



**Volleyball Courts + Terraced Seating**



**Event Space + Stage**



**Inclusive Playground + Picnic Pavilion**



**Basketball Court**



**Community Garden**



**Teen/YA-Oriented Space**

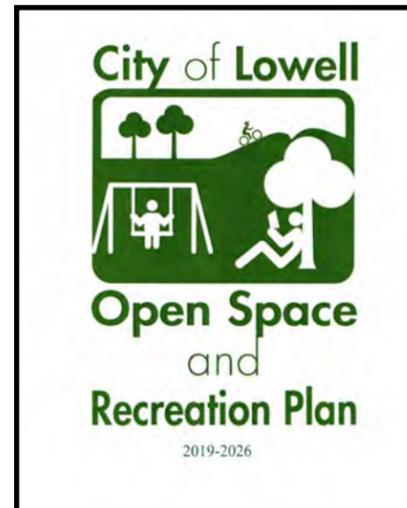
# Alignment with City Goals



## *Sustainable Lowell 2025 Master Plan*

- + Sustainable Neighborhoods
  - + Objective #3: Prioritize land-use policies that promote walkable, well-networked neighborhoods.
  - + Objective #7: Ensure the integration of nature, green space, and high quality recreational resources into the urban landscape.
- + Mobility + Access
  - + Objective #1: Promote bike and pedestrian mobility.
- + Vibrant and Unique Urban Hub
  - + Objective #1: Promote Lowell as a welcoming, safe, and attractive urban hub that serves the needs of residents, business, visitors, and other stakeholders.

- + Environmental Resilience
  - + Objective #6: Promote urban forestry as a method for improving public health as well as the physical and built environment.
- + Sustained Public Engagement
  - + Strengthen community pride and build public trust by ensuring that pertinent information and success stories are widely communicated, and resident comments and observations are welcomed.
  - + Continue to make strides towards more inclusive and transparent decision-making practices.
  - + Make planning and public engagement fun and enjoyable, whenever possible.



## *City of Lowell 2019-2026 Open Space and Recreation Plan*

- + Goal #1: Strengthen pedestrian connections throughout all neighborhoods to provide residents safer access to parks, open spaces, and the opportunity to walk for exercise and leisure.
  - + Incorporate public art on and along DPD, CASE sidewalks throughout the City, including temporary and permanent installations where appropriate. Include cyclic maintenance of permanent installations in a preventative maintenance plan.
- + Goal #4: Prioritize improved maintenance, security, and preservation of parks and open spaces across the City and enhance these spaces with the new amenities requested by residents.
  - + Continue to support the expansion of the City's Community Gardening Program and improve urban agricultural uses in the City.
  - + Increase vegetation and natural landscapes in more densely populated neighborhoods that have limited park spaces.
  - + Install more picnic tables at select park locations to provide more picnic locations at parks across the City.
  - + Introduce more interactive public art in parks. Include cyclic maintenance of permanent installations in preventative maintenance plan.

- + Goal #5: Streamline communication to the public about parks, open spaces, amenities, and events to increase knowledge of and access to these offerings.
  - + Add signage at parks - explaining the history of location names and background information about the location prior to the park's creation.
  - + Create designated walking tour routes with markers providing historic location information and clearly mapped routes of varying distances.
  - + Install maps at parks that show the locations of other parks and green spaces in the area and routes to follow to get there.
  - + Translate important signage and information about open space and recreational opportunities into other languages.
- + Goal #6: Increase recreational opportunities and modify existing parks and open spaces so that all residents regardless of age, ability, and neighborhood of residence can enjoy them.
  - + Action #13: Install a shade structure over the bocce court, renovate basketball court and skate park at Clemente Park.
  - + Pursue potential opportunities to access Western Canal from Clemente Park.

# Project Phasing



## Existing Conditions

- + 2 Bocce/Boule Courts (Completed 2022)
- + 7 Volleyball Pits
- + 2 Basketball Courts
- + Skate Park
- + Playground
- + Healing Garden
- + Concession Building/Restrooms
- + Pavilion



## Phase 1

- + Upgraded Playground
- + Upgraded Basketball Court
- + ADA Paths + Rain Garden
- + Upgraded Benches, site furnishings throughout
- + 7 Upgraded Volleyball Pits, Reconfigured
- + Terraced seating and improved access along Middlesex Street sidewalk
- + Temporary Flex Space + Solar-Powered Public Art
- + Outdoor Market/Event Space



## Phase 2

- + Playground Pavilion
- + Teen space (bench swings, climbing wall, social furniture)
- + Community Garden
- + Stage + Infrastructure
- + Storage for events
- + Upgraded Parking Lot
- + Fitness Equipment
- + Additional site furnishings

# Phase I Scope + Cost Estimate

<b>Design + Engineering (20% of estimated construction cost)</b>	<b>\$216,700.00</b>
Community Engagement	\$500.00
Demolition + Site Preparation	\$50,000.00
7 New Volleyball Pits	\$120,000.00
1 New Basketball Court	\$60,000.00
Universally Accessible Playground w/ PIP Rubber Surface	\$600,000.00
Terraced Seating + Steps Along Middlesex Street	\$200,000.00
ADA-Accessible Paths	\$6,000.00
Signage	\$2,000.00
Trees/Landscaping/Rain Garden	\$15,000.00
Site Furnishings (Benches, Picnic Tables, Trash Cans, Bike Racks)	\$20,000.00
Public Art (Solar-Powered Art + Poetry Trail)	\$10,000.00
<b>Total Estimated Construction Cost</b>	<b>\$1,083,500.00</b>
<b>Contingency (25% of estimated construction cost)</b>	<b>\$270,875.00</b>
<b>Phase 1 - Total Estimated Cost</b>	<b>\$1,571,075.00</b>

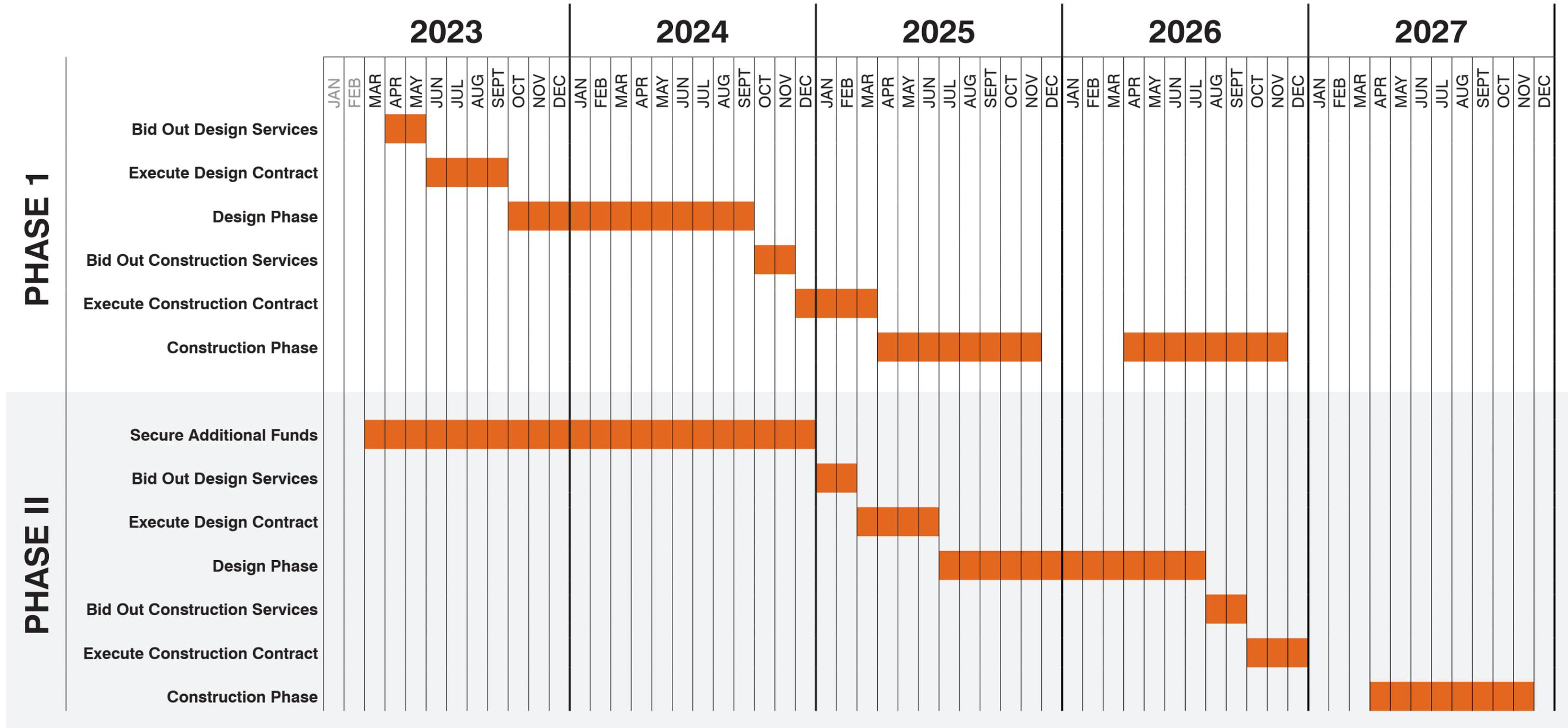
<b>Available CPA Funding:</b>	<b>\$110,000</b>
<b>Available CDBG Funding:</b>	<b>\$500,000</b>
<b>Available ARPA Funding:</b>	<b>\$967,150</b>
<b>Total Available Funding:</b>	<b>\$1,577,150</b>

# Phase II Scope + Cost Estimate

<b>Design + Engineering (20% of estimated construction cost)</b>	<b>\$571,200.00</b>
Solar-Powered Picnic Pavillion	\$600,000.00
New Community Garden	\$20,000.00
Additional Site Furnishings (Benches, Picnic Tables, Trash Cans, Bike Racks)	\$20,000.00
Solar-Powered Stage	\$750,000.00
Event Infrastructure (lights, audio, etc.)	\$500,000.00
Storage	\$8,000.00
Murals	\$10,000.00
Climbing Wall	\$400,000.00
Bench Swings	\$400,000.00
Permeable Plaza	\$75,000.00
Fitness Stations	\$30,000.00
Resurface + Restripe Parking Lot	\$12,000.00
Trees/Landscaping	\$15,000.00
New Signage	\$6,000.00
<b>Delivery</b>	<b>\$10,000.00</b>
<b>Total Estimated Construction Cost</b>	<b>\$2,856,000.00</b>
<b>Contingency (20% of estimated construction cost)</b>	<b>\$571,200.00</b>
<b>Phase 2 - Total Estimated Cost</b>	<b>\$3,998,400.00</b>

Funding not yet secured, final scope and budget to be determined.

# Timeline





MARKET  
TODAY!