Ayer Office of Community & Economic Development

Monthly Report: July-August 2018
Respectfully submitted by Alan S. Manoian, Director of Community & Economic Development

Award of Community Development Block Grant (CDBG) Prospect & Oak St. Infrastructure Improvement Project:

In the Fall of 2017 the Ayer Office of Community & Economic Development (AOCED) planned & launched the process to engage in the formulation, preparation & production of a complex and highly-competitive US Dept. of HUD CDBG Grant application submission to the Mass Office of Housing & Community Development. The process required direct and coordinated partnership & collaboration with the Ayer Public Works Department in preparation & production of the design engineering & cost estimates for infrastructure improvement work. The (AOCED) staff & municipal colleagues worked tirelessly and intensively between December 2017 and the submission deadline date of 3/2/2018 to produce an outstanding grant submission package. The grant application was submitted to Mass DHCD, and we are pleased to report that Ayer municipal officials were invited to Gov. Baker's CDBG Grant Award Ceremony at the Massachusetts Statehouse on 8/2/2018 at which time we were awarded a $750,000 US Dept. of HUD CDBG Grant. The AOCED believes it is noteworthy that municipal staff did not hire the services of an expert CDBG Grant consultant, as has been done in years past, but rather had the in-house professional capacity & expertise to prepare & submit a successful grant thereby saving $50,000+ that would have been paid to a consultant which now will go directly into the neighborhood infrastructure project. In addition, Ayer DPW produced the design engineering & cost estimates in-house as well, thereby also saving $100,000 that would also have gone to a consultant rather than into the physical project. The (AOCED) is now starting the project scheduling & coordination process, and will be working directly with Ayer DPW in preparing and issuing the "Bid Document" proposals for release in the Fall of 2018. Project start is proposed for Spring 2019.

Park Street Corridor Form-Based Code Formulation/Production Process:

The (AOCED) has laid substantial groundwork over the past year for the initiation of the Park Street Corridor Form-Based Code Zoning document formulation & production. Director of (AOCED), who is credentialed as an expert Form-Based Code administrator, will schedule and conduct two (2) Park Street Form-Based

Code Public Design Charrettes, one in September and another in November 2018. Director of (AOCED) will also initiate in partnership with APAC a live studio feed to broadcast the actual ongoing formulation & production of the Form-Based Code as Director of (AOCED) is writing/designing/coding in real-time. The Dir. of (AOCED) will engage the Ayer Planning Board & Town Planner throughout the entire Park Street Corridor Form-Based Code Process of formulation/production and will make regular scheduled presentations & conduct a series of workshops with the Planning Board as the process moves forward. The Dir. of (AOCED) will also work closely with the internal municipal Ayer Land Use Group & Code Enforcement Officer through the process. The DRAFT Park Street Corridor Form-Based Code will be packaged, prepared and submitted for presentation & review by the Ayer BOS, and ultimately for consideration for adoption by Ayer Town Meeting in Spring 2019.

West Main Street Corridor Form-Based Code Formulation/Production Process:
The (AOCED) has laid substantial groundwork over the past year for the initiation of the West Main Street Corridor Form-Based Code Zoning document formulation & production; including the successful West Main Street Corridor Visioning Day Event conducted in May 2018. Director of (AOCED), who is credentialed as an expert Form-Based Code administrator, will schedule and conduct two (2) West Street Form-Based Code Public Design Charrettes, one in October and another in December 2018. Director of (AOCED) will also initiate in partnership with APAC a live studio feed to broadcast the actual ongoing formulation & production of the Form-Based Code as Director of (AOCED) is writing/designing/coding in real-time. The Dir. of (AOCED) will engage the Ayer Planning Board & Town Planner throughout the entire West Main Street Corridor Form-Based Code Process of formulation/production and will make regular scheduled presentations & conduct a series of workshops with the Planning Board as the process moves forward. The Dir. of (AOCED) will also work closely with the internal municipal Ayer Land Use Group & Code Enforcement Officer through the process. The DRAFT West Main Street Corridor Form-Based Code will be packaged, prepared and submitted for presentation & review by the Ayer BOS, and ultimately for consideration for adoption by Ayer Town Meeting in Spring 2019.

Development of Ayer Housing Choice Community & Advocacy Group:
The Dir. of (AOCED) & the Manager of the Ayer Community Development Program are in the process of conducting outreach to a number of

municipal/regional community housing advocacy groups and organizations in order to launch the formulation & development of an Ayer Housing Advocacy Group and to engage in the process to secure Ayer's designation as a "Housing Choice Community" through the Mass Dept. of Housing & Community Development; this group will also play an important role in advancing the "Goals & Objectives" of the recently completed Ayer Master Plan (Housing) Chapter. The (AOCED) will organize, schedule & conduct a series of community-based informational sessions in Fall 2018 & Winter 2019 to attract a broad section of individuals who are interested in serving on the proposed new Ayer Housing Group.

AOCED Projects Proposed for the Upcoming Year:
- Ayer Master Plan (Implementation Plan) Program Management & Leadership
- Downtown Ayer Comprehensive Revitalization & Redevelopment Program
- Ayer Eco Development & Ayer-Shirley Regional School District Young Professional Development & Apprenticeship Program
- (AOCED) Webpage Maximization Project / Corporate Attraction Program