



Town of Stoughton

Urban Renewal Plan

September 14, 2020

Agenda

- **Purpose of Tonight's Meeting**
- **Introductions**
- **Urban Renewal Plan Requirements and Process**
- **Citizens Advisory Group (CAG) Role**
- **Overview of Urban Renewal Area**
 - **Background History**
 - **Boundary, Vision, Goals, Actions**
- **Next Steps**
 - **Meeting Schedule**

Introductions

Please briefly introduce yourself and state what inspired you to join the Citizens Advisory Group.



How to Prepare a Successful Urban Renewal Plan

- **Meaningful Public Input**
 - Advisory Group
 - Public Meeting
- **Determine Area Eligibility**
 - Assess Existing Buildings/Parcels
 - Identify Area Needs
 - Delineate URP Boundary
- **Satisfy Eligibility Requirements**
 - Underutilized Buildings/Parcels
 - Decadent
 - Excessive Parking Lots
 - Irregular Lot Sizes
- **Project data: land use, ownership, zoning, infrastructure, etc.**
- **Propose economic and community development strategies**
- **Target public investments**
- **Prepare financial plan**
- **Obtain municipal approvals**
- **Obtain state approvals**

Urban Renewal Plan Eligibility Requirements

To be considered eligible for urban renewal, an area must meet the regulatory criteria for one or more of the following categories:

- Blighted Open Area
- Substandard Area
- Decadent Area

“Decadent Area”

A developed area where one or more of the following conditions are present:

- **Building(s) out of repair, physically deteriorated, unfit for human habitation or obsolete, or in need of major maintenance or repair**
- **Excessive land coverage**
- **Diversity of ownership, irregular lot sizes or obsolete street patterns**
- **Other conditions detrimental to the health, safety, morals, welfare and sound growth of the area**

STOUGHTON	MGL CHAPTER 121B REQUIREMENTS	SUMMARY OF CONDITIONS
✓	Existence of buildings which are out of repair, physically deteriorated, unfit for human habitation, or obsolete, or in need of major maintenance or repair	Some buildings have significant levels of disrepair. Most of the building stock is pre-1978, and the presence of lead paint or other environmental contaminants is likely. (See Section 2: Evidence of Decadent Conditions in the Existing Conditions Memorandum.
	Much of the real estate in recent years has been sold or taken for nonpayment of taxes or foreclosure of mortgages	
	Buildings have been torn down and not replaced and under existing conditions it is improbable that the buildings will be replaced	
	A substantial change in business or economic conditions	
	Inadequate light, air, or open space	
✓	Excessive land coverage	Land dedicated to parking (both public and private) is excessive with respect to current zoning regulations and impedes the redevelopment of the area (Figures 3-1 and 3-2).
✓	Diversity of ownership, irregular lot sizes, or obsolete street patterns make it improbable that the area will be redeveloped by the ordinary operations of private enterprise	<p>The locations of Routes 138, 139, and 27 in relation to each other and to the rail right-of-way created irregular blocks and irregular parcel sizes which are difficult to redevelop (Figure 3-3).</p> <p>There are lots of significant size relative to parcels in the area that do not have frontage on a public way (Figure 3-4).</p> <p>Many parcels are smaller than the underlying zoning allows (Figure 3-5 through 3-9).</p> <p>Most of the parcels are owned individually and a significant amount of land is owned by public agencies. (Figure 3-10).</p>
✓	Other conditions which are detrimental to the health, safety, morals, welfare and sound growth of the area	<p>MassDEP (Massachusetts Department of Environmental Protection) has identified several sites that have had chemical spills/releases in the past.</p> <p>Public street infrastructure is in poor condition and does not comply with the requirements of the Architectural Access Board.</p> <p>Underground public infrastructure (water, sewer, and drainage) is in poor condition.</p> <p>(See Section 2: Evidence of Decadent Conditions in the Existing Conditions Memorandum.</p>

Potential URP Actions

- **Key parcel acquisition and assemblage**
- **Infrastructure upgrades**
- **Streetscape enhancements**
- **Traffic improvements**
- **Investments in public/open space amenities**
- **Placemaking and wayfinding enhancements**
- **Partnerships with existing organizations, businesses or others to assist in ongoing or future redevelopment projects**

A Word About Property Acquisitions

- **All properties considered for acquisition must be identified as such in the URP.**
- **Not all properties in the Plan will be targeted for acquisition.**
- **Not all properties identified for acquisition will be acquired.**
- **Not all properties that are acquired are taken by eminent domain.**
 - **The SRA may negotiate for the purchase and sale of properties within the URP. No public bidding process is required. This allows the SRA to operate on a level playing field with the private sector in the acquisition and disposition of property.**
- **Transactions require two independent appraisals to ensure fair market value.**

Urban Renewal Plan Benefits

- **Attracts public and private investment, stimulates economic growth, increases tax base and creates local jobs.**
- **Enables acquisition and land assembly when needed and appropriate.**
- **Allows redevelopment agency to negotiate for acquisition of identified parcels as well as sale of property.**
- **Identifies upgraded and expanded public realm and infrastructure needs to support new development.**

Role of the Citizens Advisory Group

- **Act as a sounding board for Urban Renewal Plan (URP) ideas and actions.**
- **Provide feedback to Stoughton Redevelopment Authority (SRA) and BSC Group.**
- **Attend SRA public hearings related to the URP.**
- **Understand the proposed urban renewal area to get a feel for the conditions and opportunities present.**
- **Review/comment on various elements of the URP – such as goals and actions (acquisition, rehab, demolition, public infrastructure/ public space improvements).**

Phases of the Urban Renewal Process



✓ Complete

+ New Task(s)

↻ To Be Updated

Urban Renewal Plan Approach

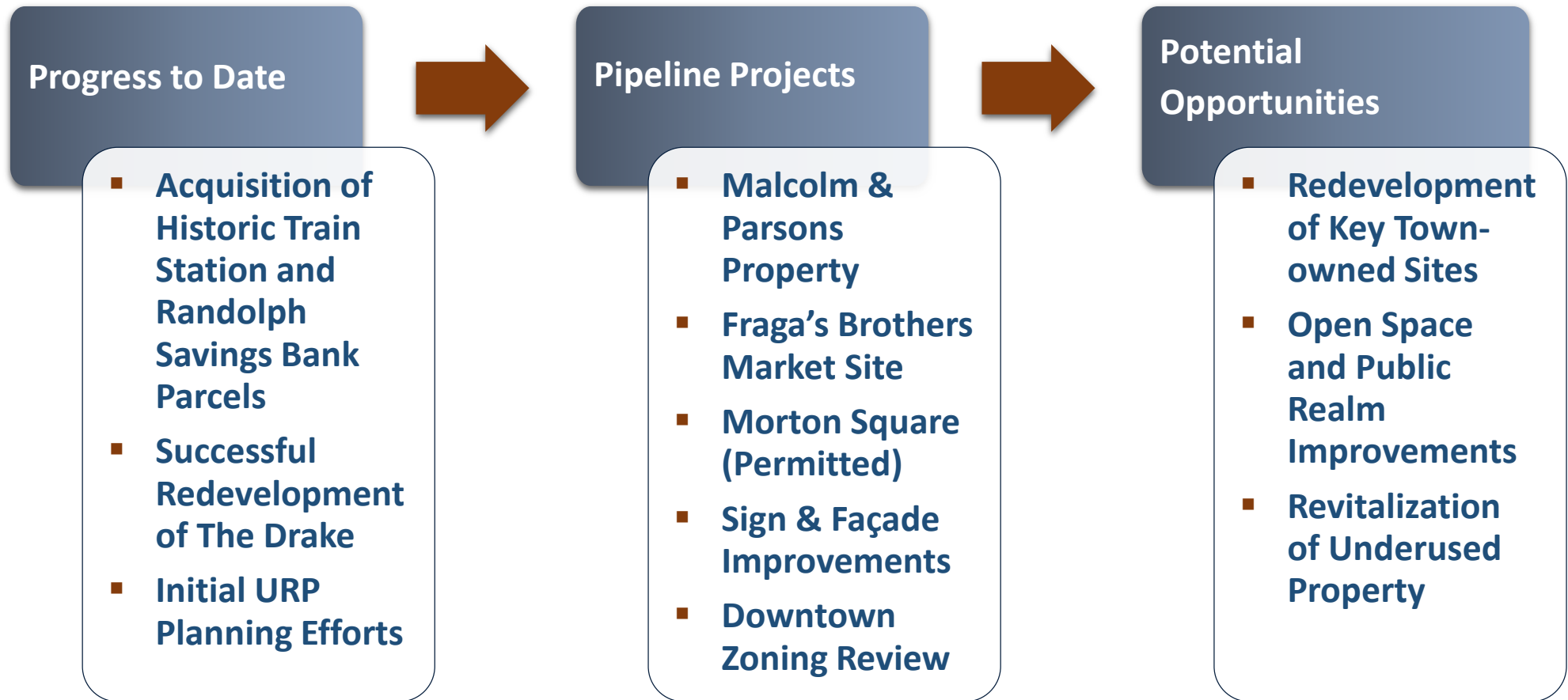
Review & Update

- URP boundary
- Project data: land use, ownership, zoning, infrastructure, etc.
- Area needs
- Goals/objectives/vision

Prepare Action Plan

- Propose economic and community development strategies
- Target public improvements and investments
- Identify potential private redevelopment parcels
- Prepare plan budget and funding sources
- Obtain municipal and state approvals

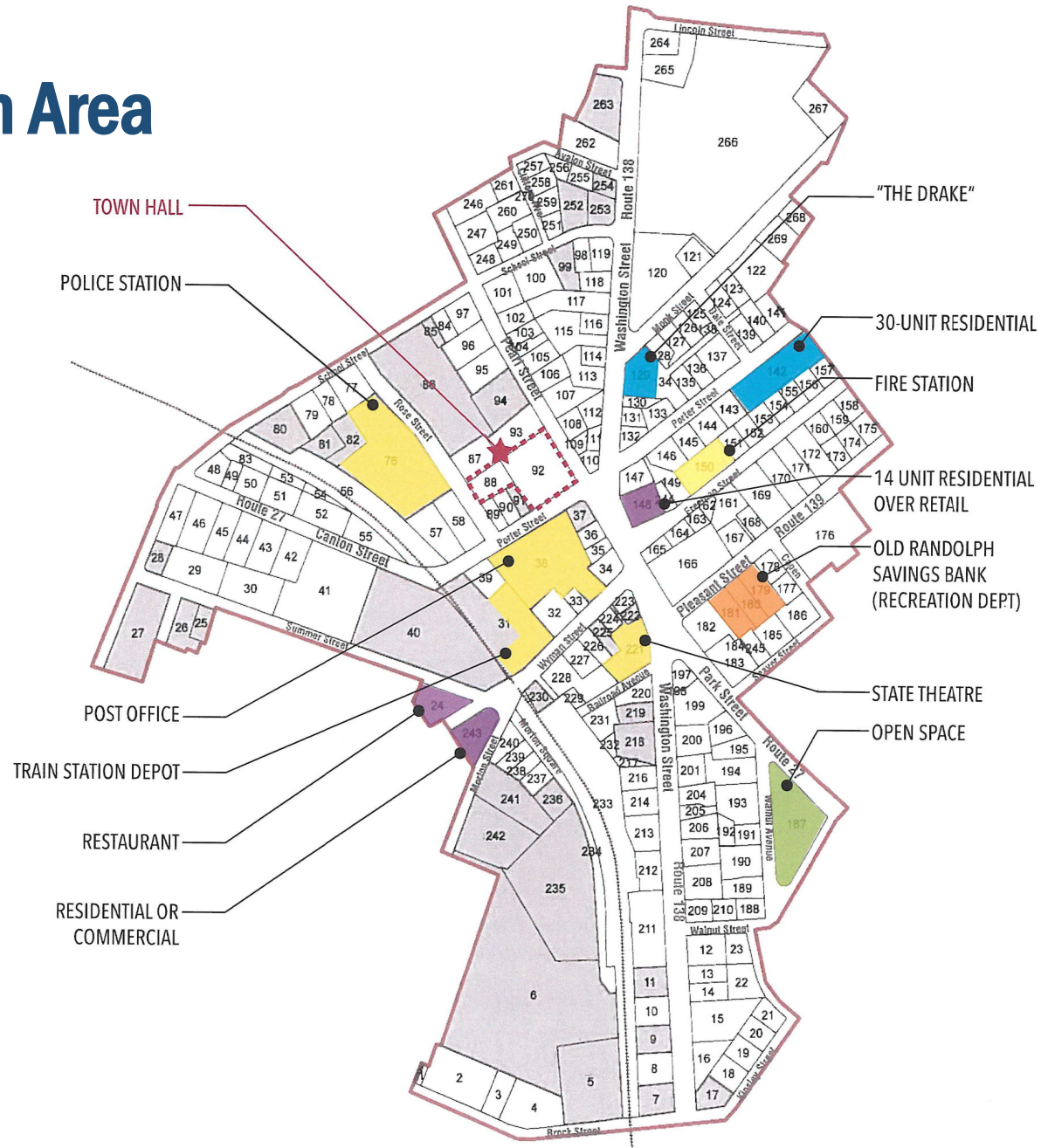
Actions and Opportunities



Urban Renewal Plan Area

LEGEND

- REDEVELOPED
- PERMITTED REDEVELOPMENT
- KEY OPPORTUNITY PARCELS
- NEW TOWN LAND
- OPEN SPACE
- 2016 SDRP STUDY AREA
- RAIL TRACK
- CONTRIBUTING



The Vision

Vision from the Stoughton Master Plan

“The Stoughton Downtown should be the municipal, social, and cultural heart of the community, with a strong sense of place and belonging for residents, employees, and business owners.”

URP Goals

Goals from Stoughton Master Plan

- **Address existing conditions that prevent the private market from investing in the Stoughton Downtown.**
- **Build capacity within the SRA so that the organization can react effectively to changes in the economic and physical environment of the SDRP Area.**
- **Build relationships with the community and other Town entities that have a role in the SDRP Area.**
- **Identify, plan for, and undertake a project or projects that act as a catalyst for the revitalization of the Downtown.**

URP Timeline

- **September 2020**
 - Meetings with SRA and CAG
- **October 2020**
 - Meetings with SRA and CAG
 - Meetings with Planning Board and Board of Selectmen
 - Public Meeting #1
 - Finalize Characteristics and Eligibility
- **November 2020**
 - Meetings with SRA and CAG
 - Finalize Goals and Objectives
 - Identify Initial Actions
- **December 2020**
 - Public Meeting #2
 - Finalize Actions
 - Meetings with SRA, CAG, and DHCD
- **January 2021**
 - Public Hearing
 - Local Approvals
 - Meeting with SRA
- **February 2021**
 - Finalize Report
 - Submit to DHCD

CAG Next Steps

- **CAG Meetings – Second Monday of each month at 7:00 PM (via Zoom)**
- **Review and Come Ready to Discuss:**
 - URP Boundary
 - Area Needs
 - Proposed Actions
 - Public Improvements and Investments
 - Potential Redevelopment Parcels (Public or Private)
- **Public Engagement**
 - Public Meetings, BOS, Planning Board

