



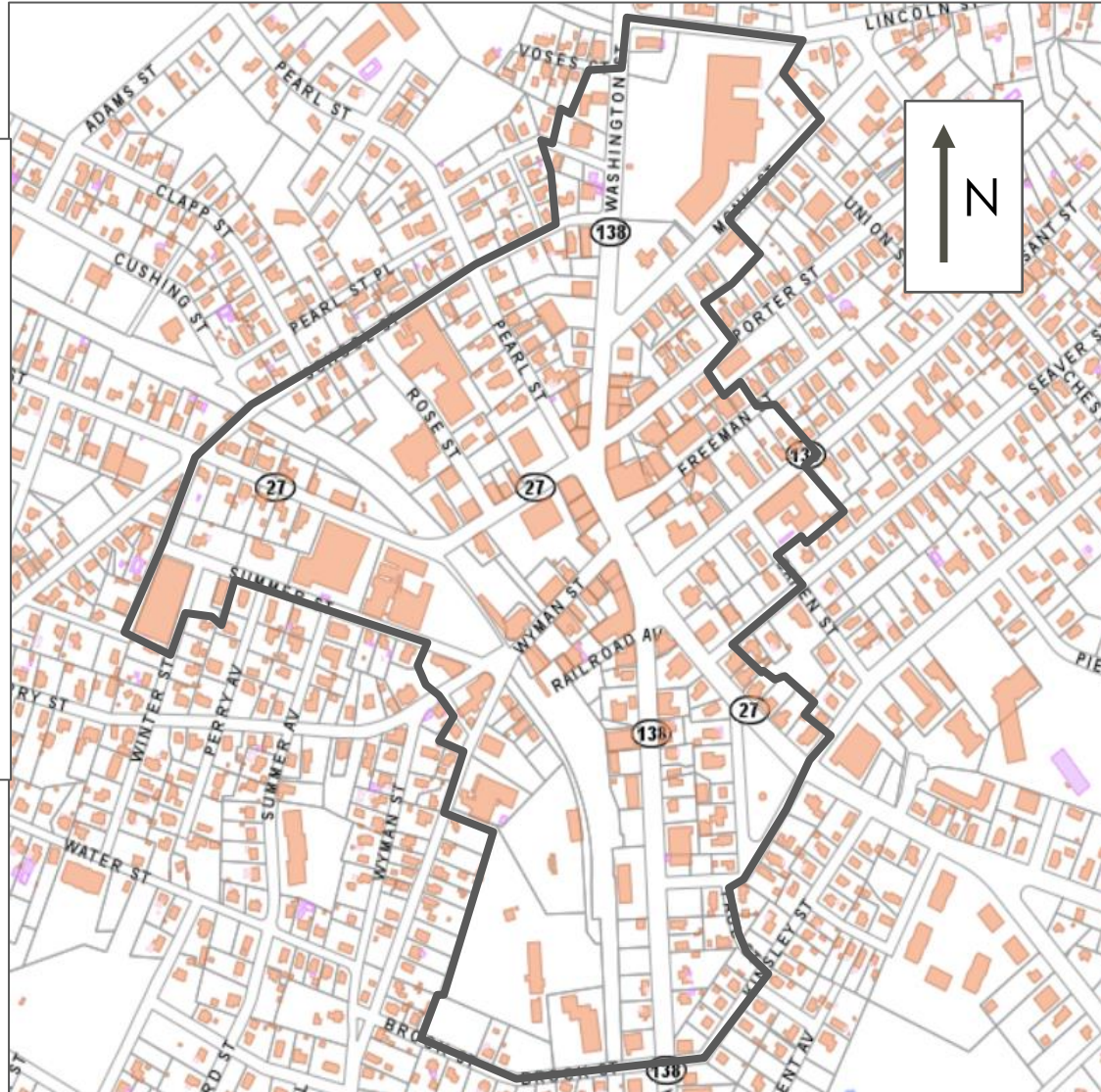
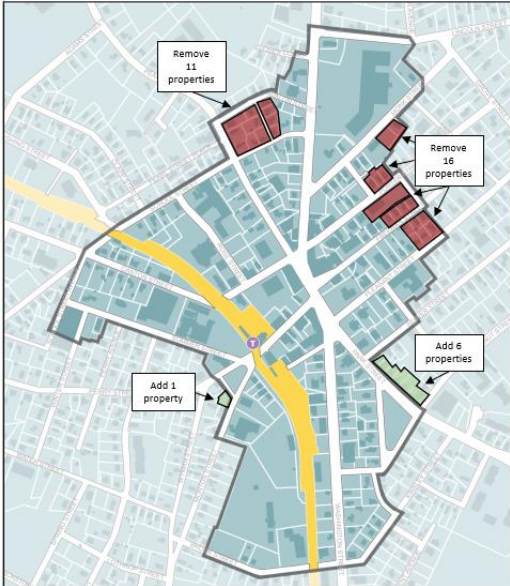
STOUGHTON DOWNTOWN URP

January 13th, 2022

Stoughton Downtown Redevelopment Plan

Stoughton Redevelopment Authority
Date: October 2020

URP Boundary Changes Under Consideration



Proposed Urban Renewal Plan Boundary changes vs. previous work

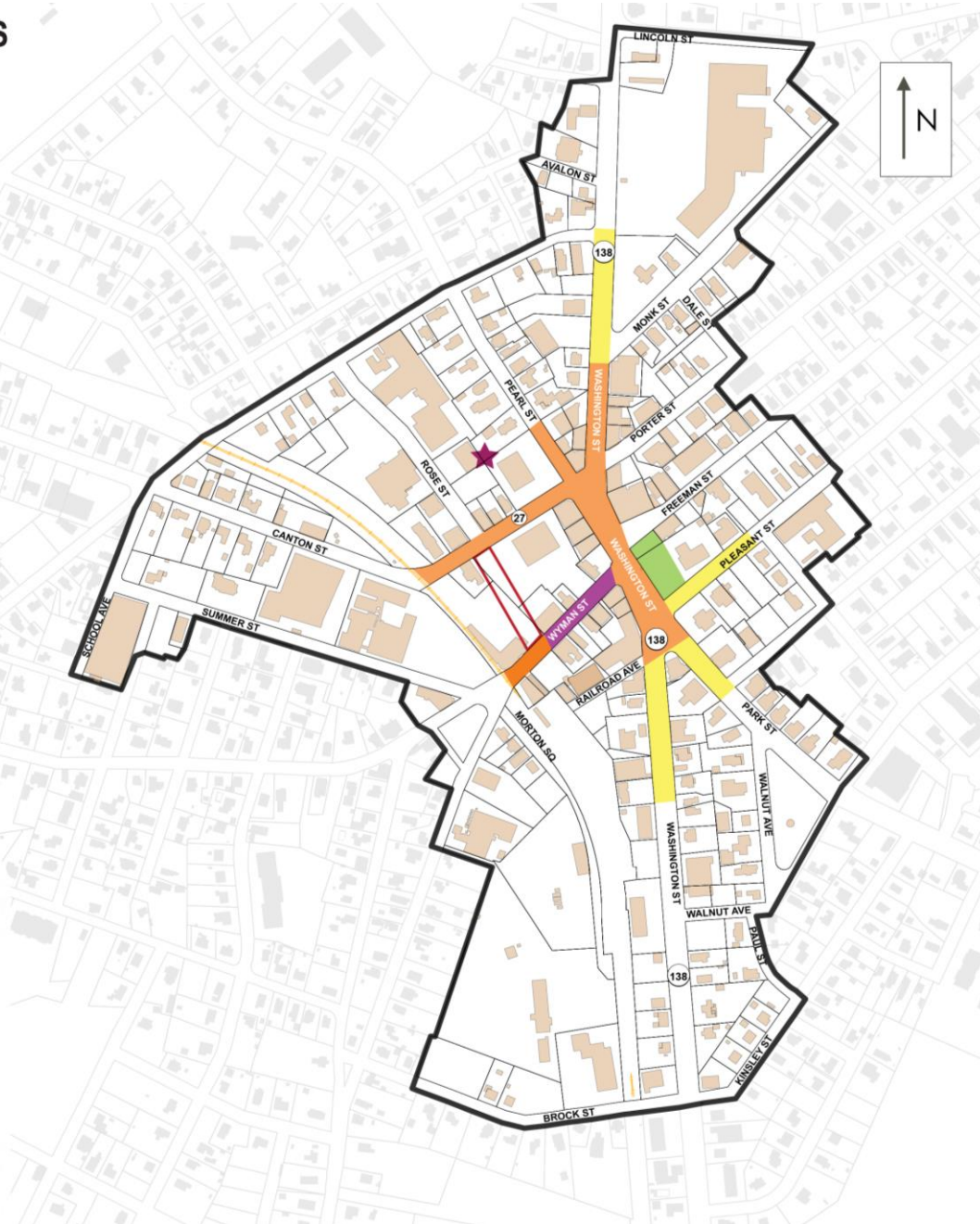
1. Removal of 16 properties from Monk St. to Pleasant St.
2. Addition of 6 properties on Park St.
3. Addition of one property at Morton Sq.
4. Removal of 11 properties on Clifford Ave. and Avalon St.

Total Change Parcel Count: -20
(27 properties removed and 7 properties added)

PROPOSED PUBLIC REALM ACTIONS

LEGEND

-  PROPOSED 2020 URP PROJECT AREA
-  TOWN HALL
-  OPEN SPACE ADDITIONS
-  STREETScape / SIDEWALK IMPROVEMENTS
-  ENHANCE GATEWAYS INTO DOWNTOWN
-  NEW ROADWAY
-  CONVERT ROADWAY TO PEDESTRIAN
-  RAIL TRACK



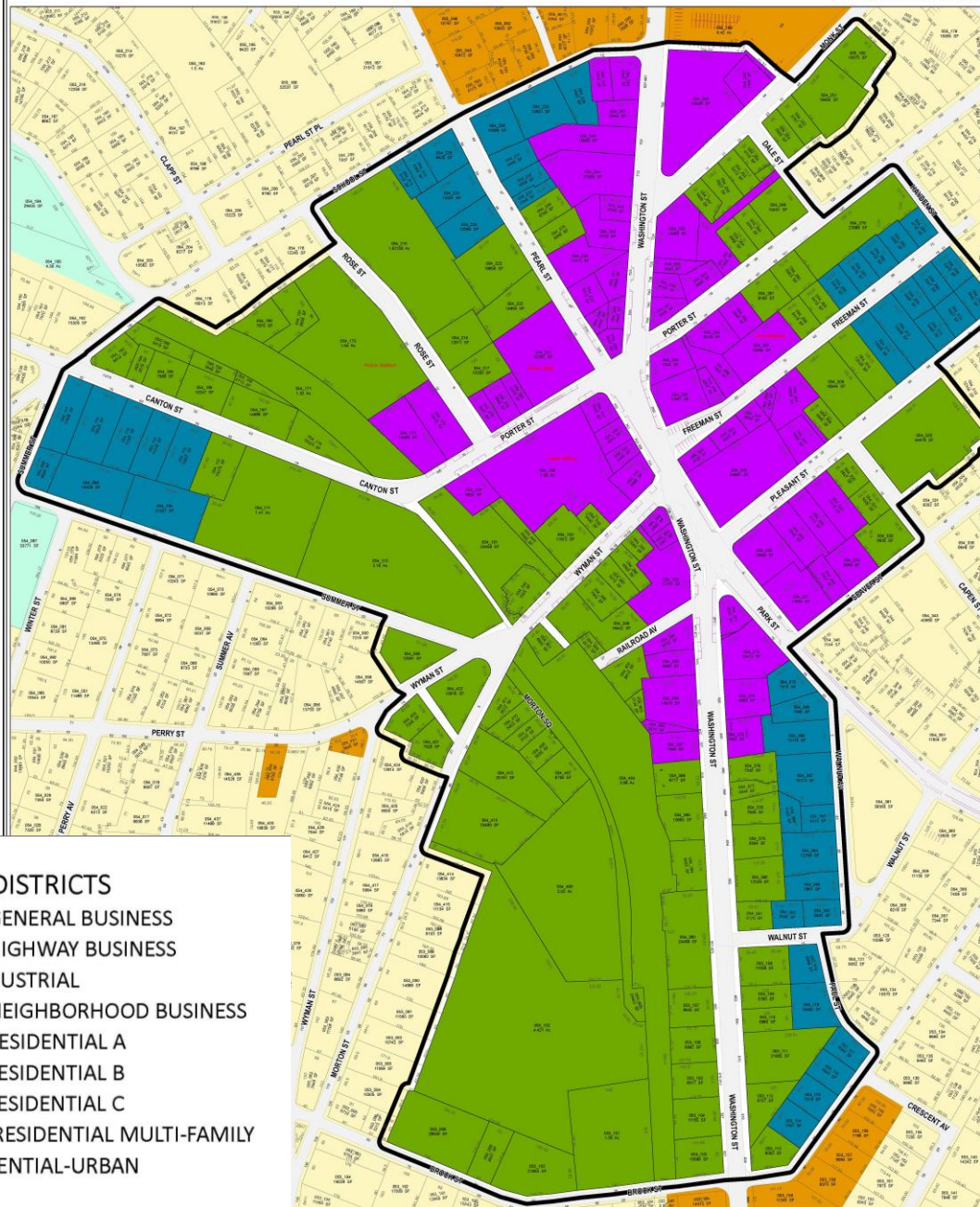
Proposed Public Realm Actions

1. Focus on Wyman Street
 - Upgrade to Create a Pedestrian Friendly Space
 - New Roadway connecting Porter to Wyman
2. Improved Streetscape
3. Enhanced Gateways into Corridor
4. Open Space Opportunities



Stoughton Center District (SCD) with Subdistricts

Engineering Dept.
GIS Division
Town of Stoughton
October 21, 2021



SCD Boundary

SCD Stoughton Center District

SubDistrict

-  Core
-  Flex
-  Transition
-  SCD Border

ZONING DISTRICTS

-  GB - GENERAL BUSINESS
-  HB - HIGHWAY BUSINESS
-  I - INDUSTRIAL
-  NB - NEIGHBORHOOD BUSINESS
-  RA - RESIDENTIAL A
-  RB - RESIDENTIAL B
-  RC - RESIDENTIAL C
-  RM - RESIDENTIAL MULTI-FAMILY
-  RESIDENTIAL-URBAN

Planning Board Determination

- Under M.G.L. c. 121B, the Urban Revitalization Plan must include evidence that the Planning Board determined that the Plan is “based on a local survey and conforms to any existing planning documents covering the urban renewal area as a whole, including, but not limited to, a comprehensive plan for the locality.”
- The Planning Board’s role is to review the boundary and actions of the Plan in order to make a finding that the proposed URP conforms to the plans of the town.

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.

URP Timeline

- **January 2022**

- Executive Summary
- Financial Plan
- Site Preparation
- Developer's Obligations
- Finalize Acquisitions
- Finalize Dispositions
- Finalize Relocation
- Finalize Public Improvements
- Mtg with SRA
- Public Meeting #1
- Mtg with Citizen Advisory Group

- Finalize Maps

- Mtg with DHCD

- **February 2022**

- Public Hearing

- Local Approvals – PB and BOS

- Mtg with SRA

- **March 2022**

- Finalize Report

- Submit to DHCD

- **March through Approval**

- Coordinate with DHCD