

**Shelburne’s Community Compact – “Preparing For Success” Best Practice
August 17, 2017**

The Town of Shelburne’s Community Compact Commitment Letter from March 4, 2016, describes an effort to “initiate conversations about feasibility for vacant properties to be pre-permitted for future development” as one of its Best Practices. The purpose of this Best Practice is to encourage the municipality to partner with the private sector, non-profits, and public sector organizations in order to advance housing and economic development goals. This Best Practice has been satisfied through recent efforts made by the Town of Shelburne and will be complemented by initiatives underway.

The Town of Shelburne has a long history of successful public-private partnerships, as evidenced by the longstanding Shelburne Falls Area Partnership. The Partnership is a formal collaboration of the municipal governments of Buckland and Shelburne and the Greater Shelburne Falls Area Business Association. Through the Partnership, many initiatives to support community revitalization and economic development have been accomplished, from streetscape improvements, to creating a Local Cultural District, to evaluating the shared Village Center’s infrastructure, parking and building conditions.

In the past year, the Partnership has contracted with the Franklin Regional Council of Governments (FRCOG) to conduct a Slum and Blight Study. The purpose of the study was to evaluate properties in the defined project area to determine if the area meets the criteria to be designated as “Slum and Blighted.” This formal designation would enable both Shelburne and Buckland to access Community Development Block Grant (CDBG) funding to support important projects to revitalize the Village Center. Based on the study conducted, the project area met the criteria to be determined as “Slum and Blighted.”

As part of the study, forty-four properties were researched, field inspected and evaluated on the Shelburne side of the Village Center. Of these properties, four privately-owned parcels that are zoned Commercial were identified as vacant and may be considered appropriate for development or redevelopment (see attached property forms). The four parcels are listed in the table below.

Table 1

Address	Description	Acres
19-23 Bridge Street	Vacant commercial/residential mixed use building.	0.12
69 Bridge Street	Vacant commercial lot; Structure demolished in 2006.	0.36
77 Bridge Street	Vacant garage-type structure in poor condition.	0.12
14 Deerfield Avenue	Vacant industrial and warehouse structures.	0.78

Of these four parcels, 19-23 Bridge Street and 69 Bridge Street have been proposed for redevelopment by private developers. However, parking requirements in the Zoning Bylaws were cited as a barrier for the proposed mixed use redevelopment of 19-23 Bridge Street and limited the redevelopment potential for 69 Bridge Street. Per the intent of the Best Practice, the Shelburne Planning Board proposed and the 2017 Annual Town Meeting approved a revision to the parking requirements in the Zoning Bylaws. The zoning bylaw change reduced the parking requirements for commercial and retail uses in the Village Center. Now no additional parking is

required for new structures or uses, additions to existing structures or uses, or the redevelopment of existing, deteriorating or destroyed building in the Village Commercial district. This zoning change will dramatically improve the redevelopment potential of vacant and underutilized buildings and parcels, as well as with future redevelopment efforts.

The zoning change allowed the proposed redevelopment of 19-23 Bridge Street to be approved for a Special Permit. The property developers are planning to demolish the existing dilapidated structure within the next 12 months, and then begin construction of a structure with commercial uses on the first floor and residential uses on the upper floor.

Previous to the zoning change, the developer for 69 Bridge Street received a Zoning Board of Appeals waiver to reduce the on site parking requirements for a proposed commercial studio and gallery project. The developer's original redevelopment plan included gallery space on the first floor and residential units on the second floor but, without the zoning change, the Zoning Board of Appeals only provided a waiver for the first floor commercial use. With the change in zoning that reduces on-site parking requirements, the developer is scheduled to go before the Zoning Board of Appeals to request an expansion to the original Special Permit to allow for residential rental units above the first floor commercial studio. Both parcels being redeveloped for mixed use meet the goals and criteria of the best practice and, more importantly, strengthens the economic vitality of this important village center.

No plans have been announced for the redevelopment of the other two identified vacant parcels – 77 Bridge Street and 14 Deerfield Avenue. However, relaxation of the requirement for on-site parking along with allowed existing uses for the properties, make these parcels ripe for redevelopment. Allowed in the Village Commercial district where these vacant parcels are located include banks, business professional offices with 3,000 square feet or less of floor space, food service, and retail store buildings up to 5,000 square feet of floor area. Other uses are possible but would require a Special Permit, such as a retail store buildings with over 5,000 square feet of floor area, or manufacturing or industrial processing uses.

While the Planning Board and Annual Town Meeting were working on changes to the parking requirements of the Zoning Bylaws, two additional projects were launched to address parking needs to support economic development. It was announced that the Town of Shelburne was selected for a 2017 Massachusetts Downtown Initiative award. The award will inventory existing parking, assess future parking needs, develop a parking management plan, and recommend additional potential zoning changes. The scope of work for this project was recently approved by DHCD and is anticipated to begin in August 2017.

The second project underway is a conceptual design of a public parking lot on the Buckland-side of the Village Center. This project was requested by the Shelburne Falls Area Partnership and is being completed by the FRCOG using DLTA funds. Both projects will directly improve the parking situation in this historic and densely developed area, and as a result, will encourage more residents and visitors to live, shop and play in the Village Center.

Finally, the Town is also preparing a Housing Production Plan which will evaluate opportunities for increasing housing options. Having a mixed use district in the Village Center can spur

revitalization and economic investment. The Town currently allows apartments on upper floors of commercial structures by Special Permit in the Village Commercial District. Having a mix of uses including dwellings in the Village Center supports the redevelopment of vacant properties by increasing pedestrian traffic in the downtown and provides housing rental options.

Through efforts led by the Town of Shelburne to address barriers to redevelopment, the private sector is investing in two prominent parcels located on Bridge Street, the Village Center's primary thoroughfare. Additional efforts underway to better utilize existing parking and expand parking options will further encourage residential and commercial redevelopment in the dense Village Center. The Town of Shelburne is appreciative of the Community Compact Best Practices program that helped solidify a strong redevelopment path for the downtown.

Name of Slum and Blight Area: Shelburne Falls

Property Data

Address: 19-23 Bridge Street

Zoning: VC

Land Use: commercial

Stories: 2

General Construction: wood siding / cinderblock

Storefront Construction: wood siding

Building Age: 1900

Assessed Value 2017: \$141,300.00

Vacant:

Map: 41 Lot: 95



If the property contributes to slum and blight, please check all that apply.

- Physical Deterioration
- Abandoned Property
- Chronic High Occupancy Rate
- Chronic High Vacancy Rate
- Sig. Decline in Property Value
- Abnormally Low Property Value
- Known or Suspected Environmental Contamination

Describe the condition of each applicable component using the category definitions found on pages 16-19. Also explain if the turnover/vacancy, property value, and or contamination boxes which are checked above.

<u>Component</u>	<u>Condition</u>
Roofing:	Asphalt shingles. 100% of the shingles are curling/broken and many are missing. 50% of flashing is falling off. POOR
Windows and Doors:	Windows are original. Most of the window trim is rotted. There are many broken windows with missing panes. Other windows are boarded up. POOR
Exterior Walls:	Some of the wood siding is split. There are is also asbestos siding which is peeling and crumbling. Over 50% of paint is peeling. POOR
Porch, Stairs, Deck:	Ramp to doorway is rotted. Cellar door is rotted. FAIR-POOR
Foundation:	Field stone, brick, and cinderblock foundation. The cinderblock is crumbling with loose bricks. FAIR
Storefront/Signage:	
Parking Lots:	
Other Conditions:	
Overall Property Rating:	POOR

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Property Data

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Zoning:

Land Use:

Stories:

General Construction:

Storefront Construction:

Building Age:

Assessed Value 2017:

Vacant:

Map: Lot:



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Component

Condition

Roofing:

Windows and Doors:

Exterior Walls:

Porch, Stairs, Deck:

Foundation:

Storefront/Signage:

Parking Lots:

Other Conditions:

Overall Property Rating:

Name of Slum and Blight Area: Shelburne Falls

Property Data

Address:

Zoning:

Land Use:

Stories:

General Construction:

Storefront Construction:

Building Age:

Assessed Value 2017:

Vacant:

Map: Lot:



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Component

Condition

Roofing:	Slate roofing has 30% shingles that are cracked and loose. Fascia is rotting and in need of paint. FAIR-POOR
Windows and Doors:	Many broken windows (>50%). Garage doors are broken and rotted. Trim is rotting. POOR
Exterior Walls:	Bottom 25% of siding is rotted. Trim is missing in places. Paint is peeling and faded on 100% of walls. POOR
Porch, Stairs, Deck:	n/a
Foundation:	Concrete piers with wooding siding between. The wood is 75% rotted and falling down. FAIR-POOR
Storefront/Signage:	<input type="text"/>
Parking Lots:	<input type="text"/>
Other Conditions:	<input type="text"/>
Overall Property Rating:	<input type="text" value="POOR"/>

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Property Data

Address:

Zoning:

Land Use:

Stories:

General Construction:

Storefront Construction:

Building Age:

Assessed Value 2017:

Vacant:

Map:

Lot:



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<u>Component</u>	<u>Condition</u>
Roofing:	Metal drip edge is rusty and curled. Asphalt tar paper is torn in places. FAIR-POOR
Windows and Doors:	All windows on one building are boarded up. FAIR
Exterior Walls:	Steel siding is rusting and and severely lifting away from exterior. Wood building has 100 paint peeling and at least 50% is rotting. POOR
Porch, Stairs, Deck:	n/a
Foundation:	Steel building is eroding on the river side. POOR
Storefront/Signage:	Faded and barely visible. POOR
Parking Lots:	50% of parking lot is cracked. POOR
Other Conditions:	
Overall Property Rating:	POOR