



Stoughton Center Urban Renewal Plan

Mtg. – 8.31.2022



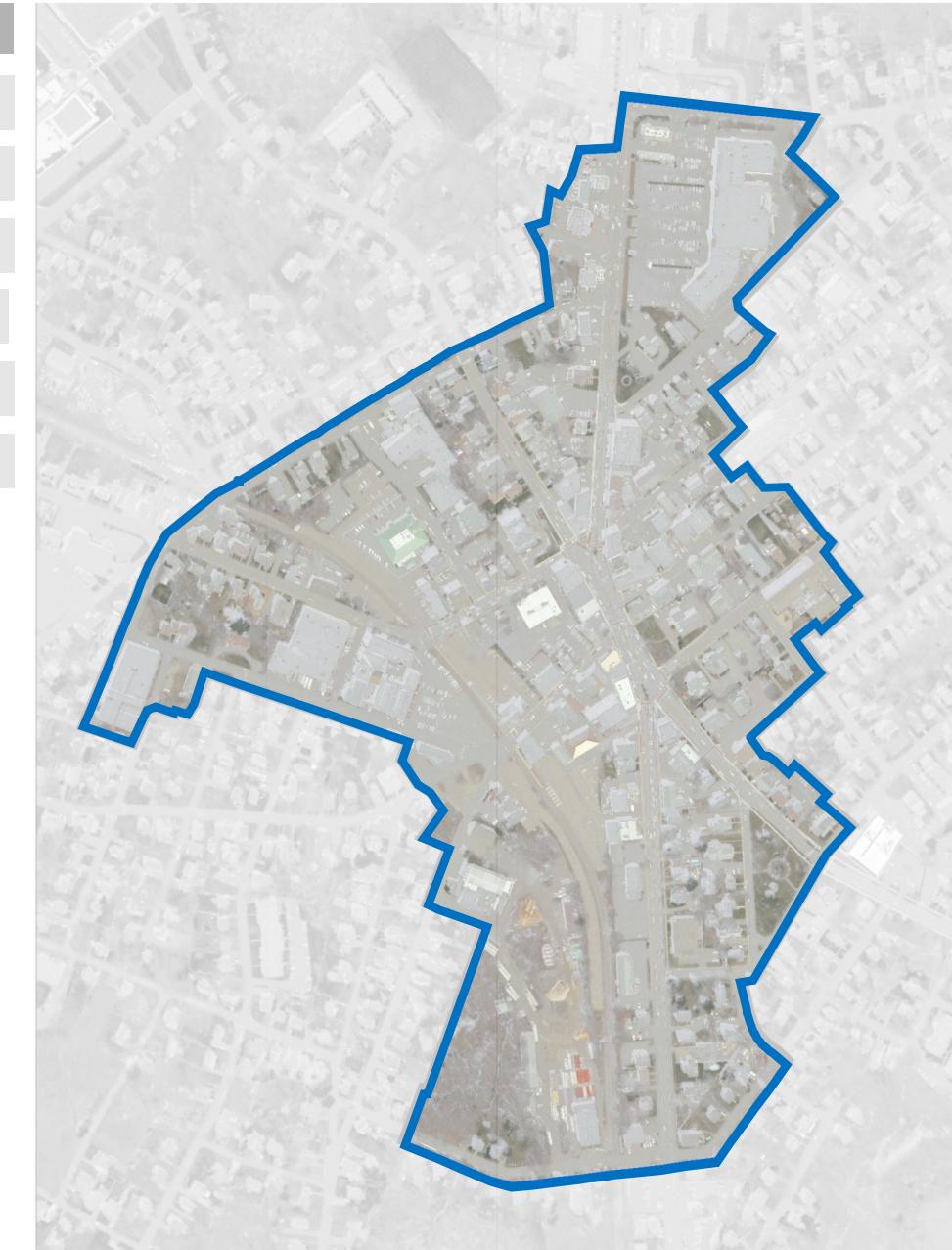
STOUGHTON
MASSACHUSETTS



BSC GROUP

AGENDA

- Proposed Concept Plan and Actions
- Proposed Acquisition Parcels
- Proposed Disposition Parcels
- Proposed Implementation Priorities/Schedule
- Next Steps
- Schedule

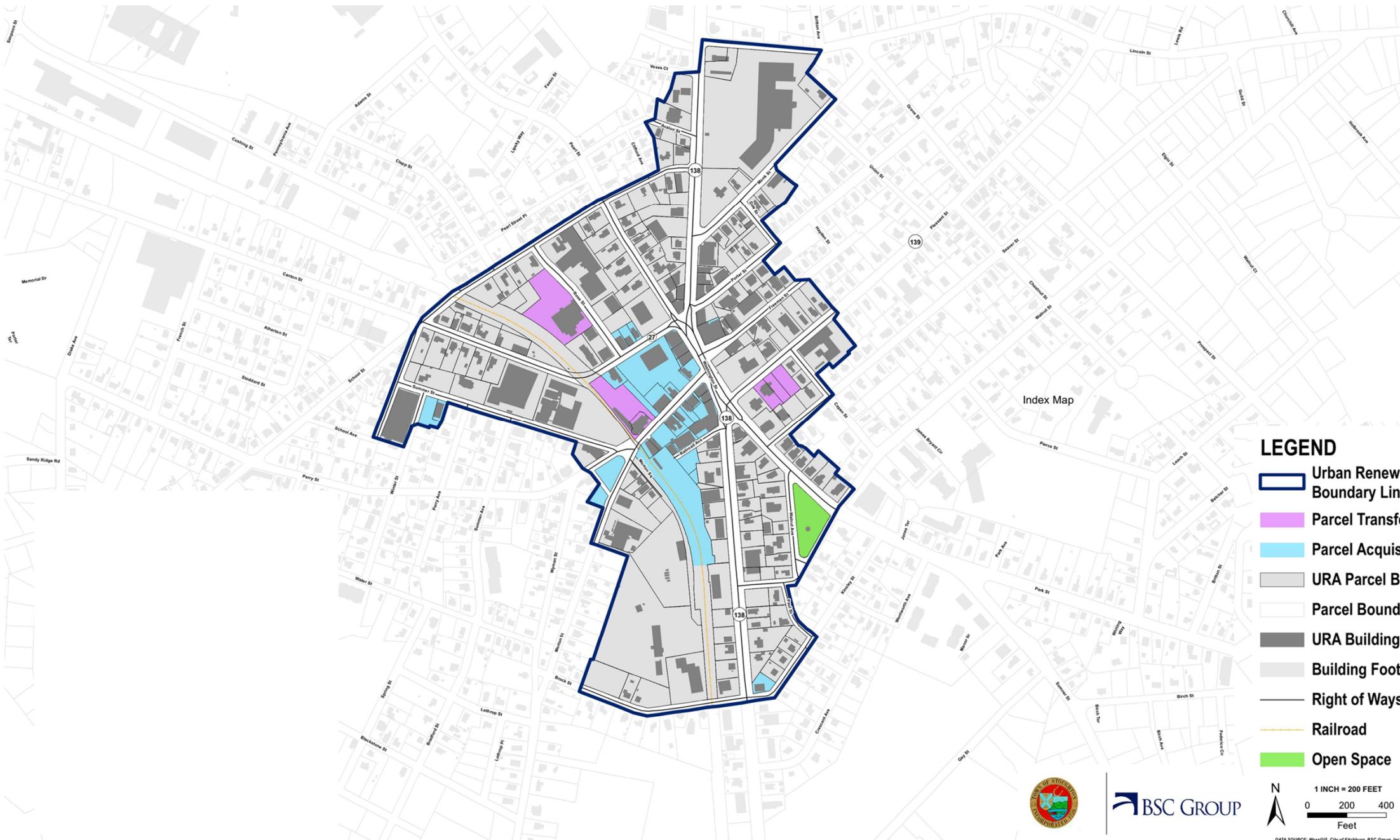


Concept Plan – Proposed Actions

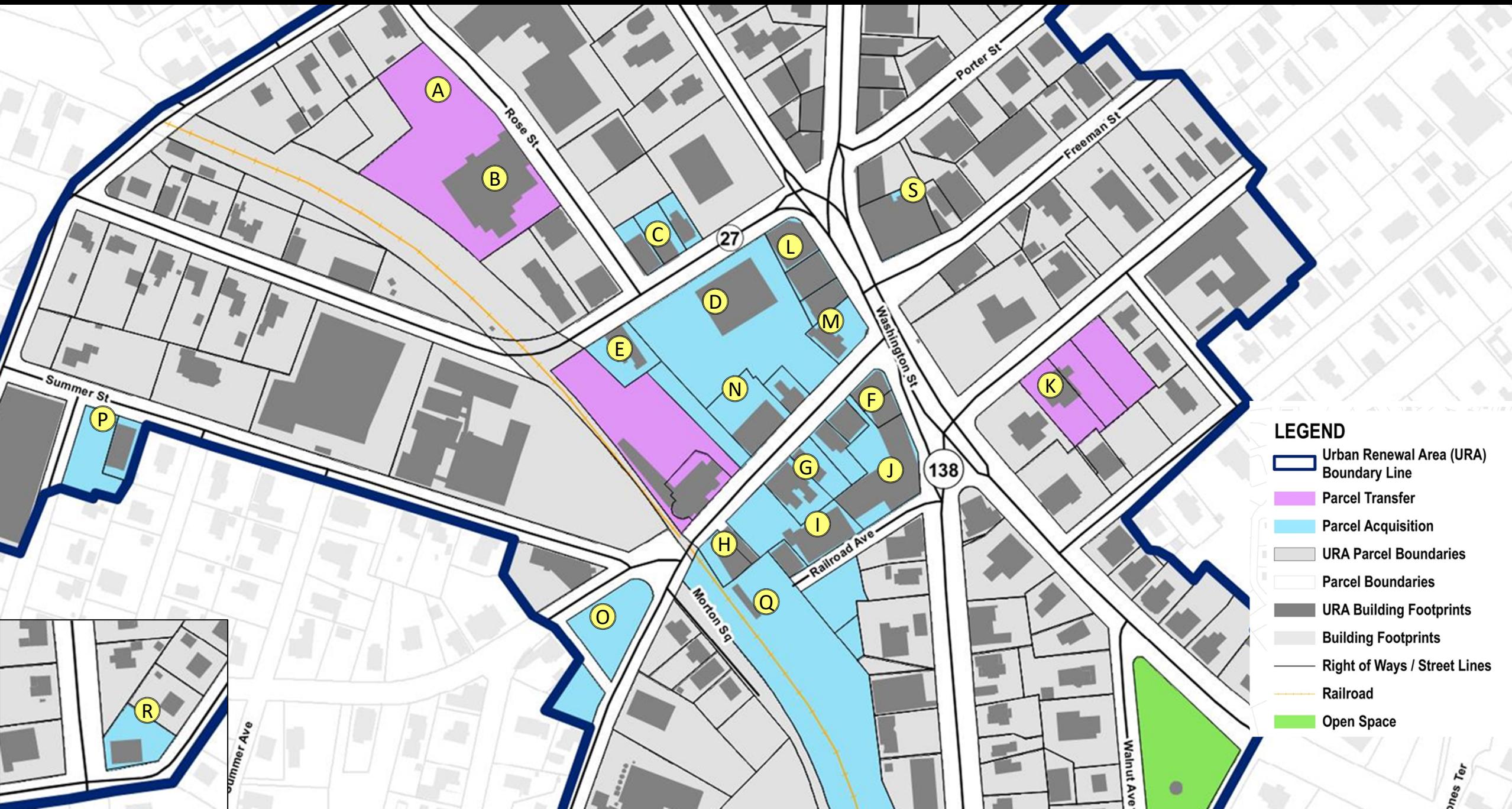


- Redevelopment of vacant and underutilized building and parcels
- Mixed-Use Redevelopment
- More Downtown Residential
- New Downtown Open Space
- Enhanced Pedestrian Circulation & Spaces
- Create a “Sense of Place” to draw people into downtown

PROPOSED ACQUISITION PARCELS



PROPOSED ACQUISITION PARCELS



PROPOSED DISPOSITION PARCELS



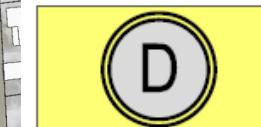
LEGEND

- Urban Renewal Area (URA) Boundary Line
- Parcel Transfer
- Parcel Acquisition
- URA Parcel Boundaries
- Parcel Boundaries
- URA Building Footprints
- Building Footprints
- Right of Ways / Street Lines
- Railroad
- Open Space

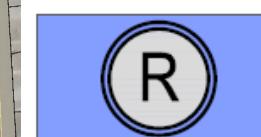
Demo and Rehab Map



To be demolished



To be rehabilitated



CONCEPTUAL PLAN: Long-Term (0 to 20 Years)



- Project Boundary
- MBTA Rail
- Existing MBTA Depot
- Mixed use
- Commercial
- Residential
- Community Facility
- Approved mixed use project

PROPOSED ACQUISITION PARCELS: Short-Term

Building	Dimensions	S.F. of Footprint	Stories	Total Building S.F.	Use
A	65' x 130'	8,450	4	33,800	Residential 30 Units
B	70' x 140'	9,800	4	39,200	Residential, Office and Amenity CTR 30 Units
C	100' x 70'	7,000	4	28,000	Commercial Office Over Retail
D	60 x 120	19,200	4	76,800	Residential – 52 Units
	60 x 80				Over Retail – 19,000
	60 x 120				
E	25' x 75'	1,875	1	1,875	Public Pavilion
F	30' x 75' / 50' X 60'	5,400	4	21,600	Residential, 26 units over Retail -9,750 SF
G	65' x 150'	9,750	4	39,000	Residential, Office, and Amenity CTR: 30 Units
H	60' x 120'	7,200	4	28,000	Residential, Office, and Amenity CTR: 18 Units
I	50' x 50'	2,500	1		Retail
J	Existing Theater				
K	160 X 80	14,990	1 and 3	53,390	Community CTR W/ SR. Housing * parking under building
L	Existing				Commercial
M	60 x 240	14,400	4	57,600	Mixed-Use, 38 residential units over 14,400 retail
N	80 x 100	8,000	4	64,000	Mixed-use , 22 units over 8,000 retail
O	80 x 60	4,800	1	4,800	Commercial
P	80 x 60	4,800	2	9,600	Residential
Q	120 x 240	28,800	4	320 spaces	Public Parking Garage
R	30' x 70'	2,825	2	6,110	Commercial
S	115' X 91'	8,753	4	31,610	Approved Mixed Use Building at 760-770 Washington st. & 6-10 Freeman st. by Spalding-Tougias architects - 21 Units over 5500 sqf of commercial

Short-Term (0 to 5 Years)

1.1	Continue to work with the MBTA to implement the “Quiet Zone” for the rail lines in downtown Stoughton.
1.2	Start promoting and marketing the Stoughton Center URP to developers, property owners, and realtors.
1.3	Talk with the owners of parcels identified for acquisition that may be for sale or the owner has expressed interest in selling or partnering with the SRA to redevelop their building or parcel.
1.4	Prioritize the redevelopment of areas C, G, H and S though partnerships or acquisition.
1.5	Seek funding sources and/or bond/borrow for funding for acquisitions.
1.6	Start talks with the Town to transfer the train depot to the SRA for rehabilitation.
1.7	Start negotiations with the MBTA to transfer the parking lot next to the train depot to the SRA for a new downtown public/community space.



PROPOSED ACQUISITION PARCELS: Short-Term



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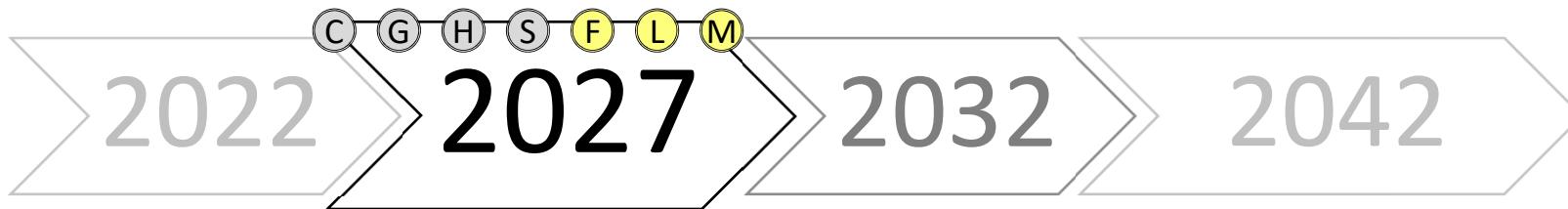
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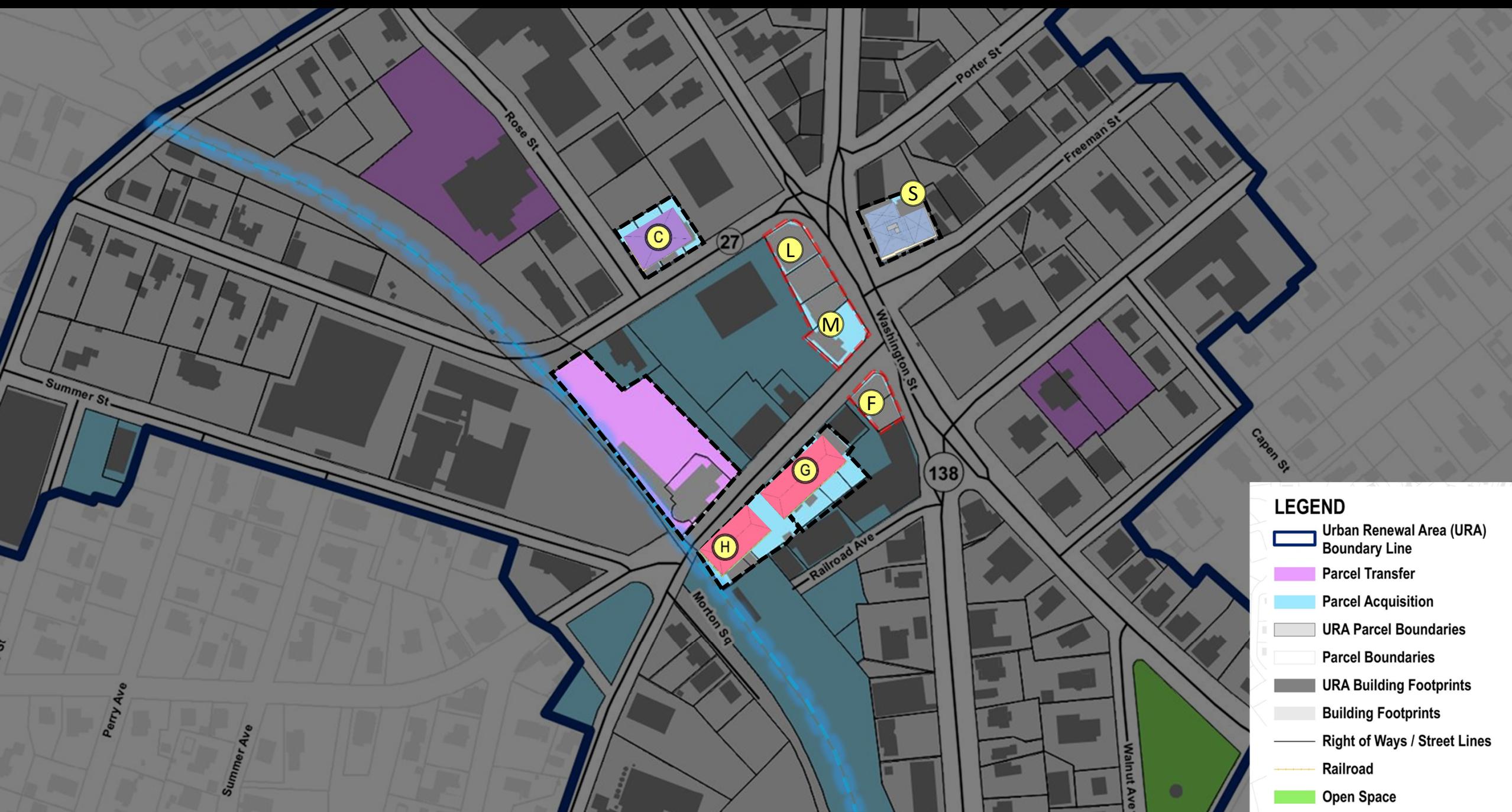
Proposed Acquisition Parcels

Medium-Term (0 to 10 Years)

2.1	Secure ownership of the train station from the Town.
2.2	Secure ownership of the MBTA parking lot next to the train depot for a new public/community space.
2.3	Secure funding/grants to design and construct the new downtown park next to the train depot.
2.4	Implement the redevelopment of areas C, G, H and S.
2.5	Prioritize the redevelopment of areas L, M, and F though partnerships or acquisition.
2.6	Start talks with the Town to transfer the old bank building (current Recreation Dept. office) to the SRA to redevelop the site with a community center and senior housing.
2.7	Start negotiations with the MBTA to partner with them or have them transfer the parking lots parcels at the end of Railroad Ave. to the SRA for the construction of a new parking structure.
2.8	Obtain funding to design and construct streetscape improvements along portions of Wyman, Porter, and Washington Streets in the core of Stoughton Center to enhance pedestrian safety, circulation, and comfort.
2.9	Obtain funding to conduct a feasibility study for the redevelopment of the old theater.



Proposed Acquisition Parcels – Medium-Term (0 to 10 Years)

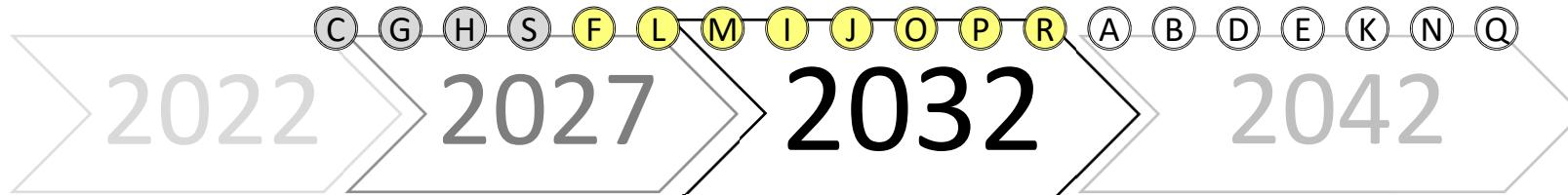


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Long-Term (0 to 20 Years)

3.1	Secure funding to build or partner with the MBTA to build a new parking structure at the end of Railroad Ave.
3.2	Implement the redevelopment of the old bank building into a community center and senior housing.
3.2	Prioritize the redevelopment of areas J, I, and O though partnerships or acquisition.
3.3	Reach out to the U.S. Postal Service to discuss the desire to redevelop the current post office parcel and find a new location for a downtown retail post office.
3.4	If the Town is planning to build a new police station at a different site, talk with the Town about transferring the current Police Station site to the SRA for redevelopment.
3.5	Initiate the redevelopment of areas P and R through partnerships or acquisition.
3.6	If the SRA can obtain all or a portion of the post office parcel, design and construct the new connector road between Porter and Wyman Streets.



Proposed Acquisition Parcels - Long-Term (0 to 20 Years)



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