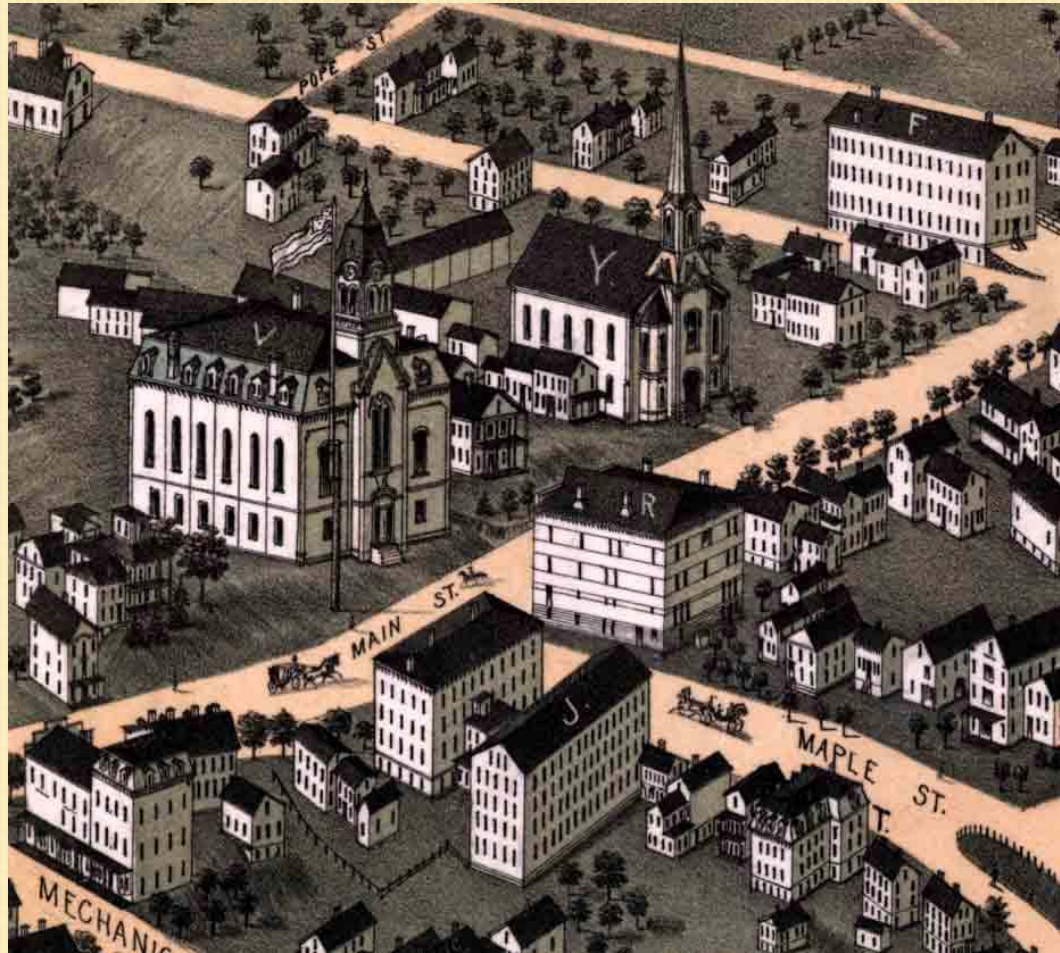


# SPENCER TOWN CENTER



March 23, 2015

# INTRODUCTIONS – PARP PROJECT

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## ✘ The Pioneer Valley Planning Commission

- + Andrew Loew
- + William Scanlan

## ✘ The Town of Spencer

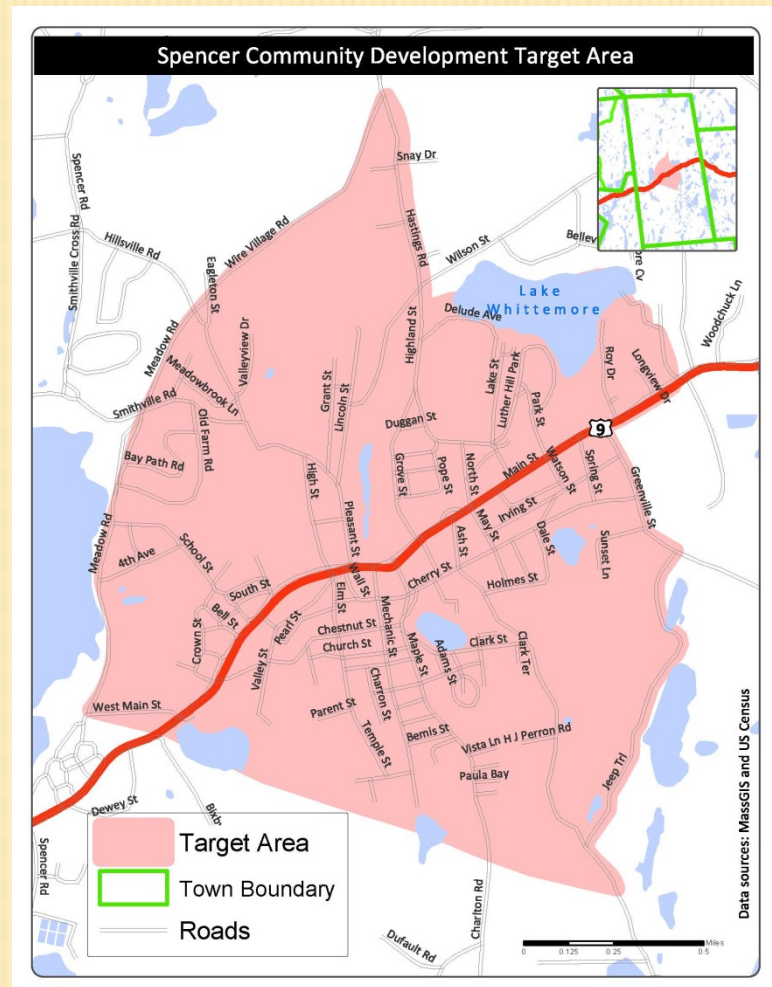
- + Adam Gaudette, Town Administrator
- + Michelle Buck, Town Planner
- + Steve Tyler, Superintendent, Office of Utilities & Facilities

## ✘ Consultants

- + Community Preservation Associates
  - ✘ Brian Barber
  - ✘ Bill Giezentanner
  - ✘ DB Reiff
- + Lisa Davis Associates, Real Estate Consultants
- + Daniel Benoit, Benoit Design Group

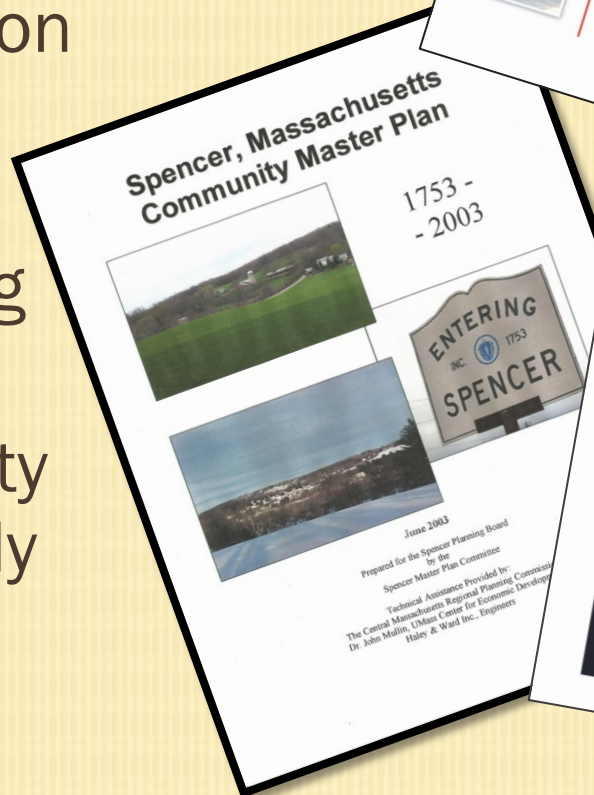
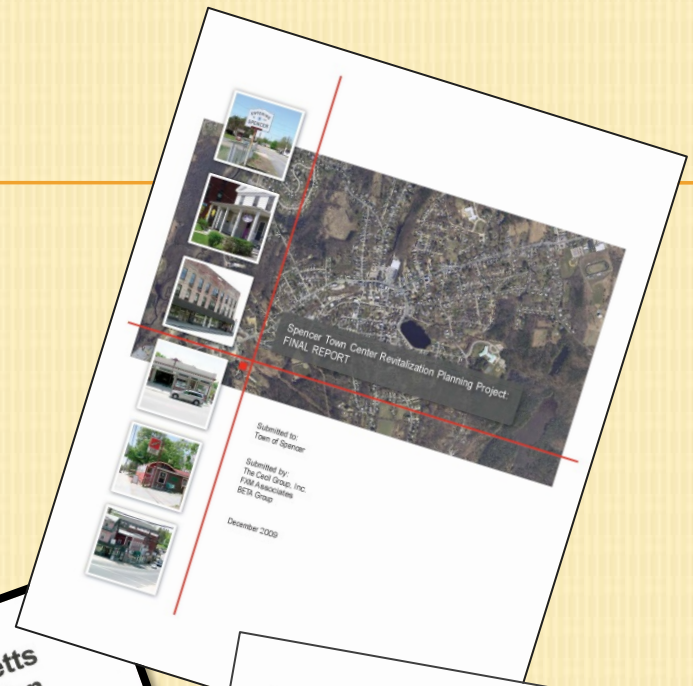
# PARP STUDY AREA & GOALS

- ✘ Property Assessment and Re-use Planning Project (PARP)
  - + Have a downtown that Spencer and its citizens can be proud of
  - + Accommodate future growth
  - + Help create conditions for private actions



# WHAT CAME BEFORE?

- ✘ 2003 Community Master Plan
- ✘ 2009 Spencer Town Center Revitalization Planning Project
- ✘ 2013 Spencer Downtown Housing Study
- ✘ Town Center Priority Development Study
- ✘ And...



# INFRASTRUCTURE UPGRADES



## ✘ Recently completed

- + Maple Street Reconstruction from Main to Vista Lane - \$2.1 million
- + Sewer & water upgrades on Maple Street - \$500,000
- + Sewer upgrades on Water Street - \$100,000
- + Elm Street bridge replacement - \$440,000
- + Memorial Town Hall improvements - \$1.1 million



# INFRASTRUCTURE UPGRADES



## ✘ Recently completed

- + Water separation & infrastructure improvement - \$7.4 million
- + Water upgrades – Langevin St. & Mechanic/ Chestnut Street - \$180,000
- + Water St. reconstruction, drainage, water, sewer, sidewalks, roadway - \$160,000
- + Adams & Clark St. reconstruction & pedestrian improvements – Maple to Ash St. - \$400,000



# INFRASTRUCTURE UPGRADES



## ✘ In the Pipeline

- + Mechanic St. reconstruction & pedestrian improvements  
– Main St. to Chestnut St. - \$500,000 (2014-2015)
- + Roadway reclamation – Prospect, McDonald, Charron, Langevin & Pleasant View - \$250,000 (2016)
- + Main St. reconstruction - \$3.7 million (2016)

**Total of \$16.83 million**

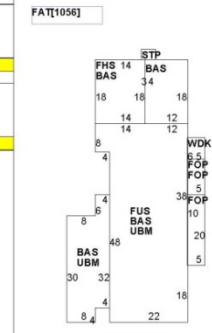


# INFORMATION SOURCES

- ✘ Town leaders
- ✘ Assessors' records
- ✘ On-the-street architectural assessment
- ✘ Prior studies
- ✘ Realtors
- ✘ Banks
- ✘ State inventories & funding programs
- ✘ Zoning & other regulations
- ✘ Registry of Deeds
- ✘ Participants at 2 Public Workshops in June & October
- ✘ You - tonight

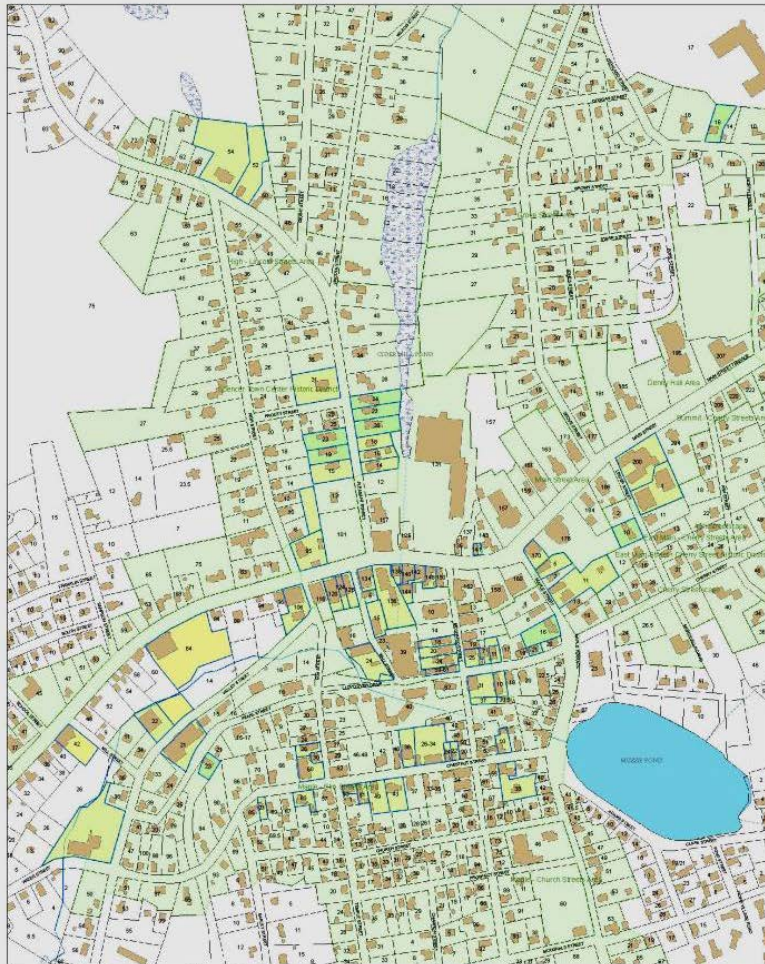
Property Location: 20 MECHANIC ST      MAP ID: U07/35/1/1      Bldg Name:      State Use: 1040  
 Vision ID: 2254      Account #      Bldg #: 1 of 1      Sec: 1 of 1      Card 1 of 1      Print Date: 02/13/2014 02:48

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)								
Element	Cd	Description	Element	Cd	Description						
Style	97	4 8 Family									
Model	01	Residential									
Grade	01	Minimum									
Stories	2	2 Stories									
Occupancy	5										
Exterior Wall 1	11	Clapboard									
Exterior Wall 2	01	Minimum									
Roof Structure	03	Gable-Hip									
Roof Cover	03	Asph F Gls Cmp									
Interior Wall 1	03	Plastered									
Interior Wall 2	05	Drywall Sheet									
Interior Flr 1	06	Inlaid Sht Gds									
Interior Flr 2	12	Hardwood									
Heat Fuel	03	Gas									
Heat Type	03	Hot Air-no Duc									
AC Type	01	None									
Total Bedrooms	05	5 Bedrooms									
Total Bthrms	5										
Total Half Baths	0										
Total Xtn Fists											
Total Rooms											
Bath Style											
Kitchen Style											
			<b>MIXED USE</b>								
			Code	Description	Percentage						
			1040	TWO FAMILY	100						
			<b>COST MARKET VALUATION</b>								
			Adj. Base Rate:	43.66							
			Replace Cost	180,499							
			AYB	1860							
			EYB	1972							
			Dep Code								
			Remodel Rating								
			Year Remodeled								
			Dep %	41							
			Functional Obsc	0							
			External Obsc	0							
			Cost Trend Factor	1							
			Condition	PD							
			% Complete	4							
			Overall % Cond	4							
			Apprais Val	7,200							
			Dep % Ovr	0							
			Dep Ovr Comment								
			Misc Imp Ovr	0							
			Misc Imp Ovr Comment								
			Cost to Cure Ovr	0							
			Cost to Cure Ovr Comment								
<b>OB-OUBUILDING &amp; YARD ITEMS#) NF-BUILDING EXTRA FEATURES#)</b>											
Code	Description	Sub	Sub Descrpt	L/B	Unit Price	Tr	Grde	Imp Rt	Cnd	%Cnd	Appr Value
PGR4	W/LOFT-AVG			L	760	22.00	1988	0	10	100	1,700
SHD1	SHED FRAME			L	160	8.00	1988	0	10	100	100
<b>BUILDING SUB-AREA SUMMARY SECTION</b>											
Code	Description	Living Area	Gross Area	Eff Area	Unit Cost	Undeprc. Value					
BAS	First Floor	2,100	2,100	2,100	43.66	91,690					
FAT	Attic, Finished	211	2,056	211	8.72	2,213					
FHS	Half Story, Finished	189	252	189	32.75	8,252					
FOP	Porch, Open	0	200	40	8.73	1,746					
FUS	Upper Story, Finished	1,264	1,264	1,264	43.66	55,189					
STP	Stoop	0	12	1	3.64	44					
UBM	Basement, Unfinished	0	1,632	326	8.72	14,234					
WDK	Deck, Wood	0	30	3	4.37	131					
Tot. Gross Liv/Lease Area:		3,764	6,546	4,134		180,499					





# ARCHITECTURAL ASSESSMENT



Property Assessment and  
Re-use Planning Project  
Spencer Downtown Target Area

**Legend**  
57 properties identified by town  
11 properties identified for rehab evaluation  
Historic Districts

- ✘ 65 properties selected for assessment
- ✘ Criteria
  - + Abandoned, dilapidated, or underutilized buildings
  - + Town-owned properties that are vacant or underutilized
  - + Focus on downtown
  - + Properties that relate to other Town improvements
- ✘ Includes several properties that may qualify for on-going Housing Rehabilitation Program funds

# ON-THE-STREET ASSESSMENT PROCESS



EXTERIOR CONDITIONS DATA SHEET

Material List

1. wood	5. brick	9. metal	13. glass
2. concrete	6. stone	10. tar and gravel	14. not determined
3. concrete block	7. asbestos	11. tile	15. not observed
4. stucco	8. asphalt	12. slate	16. not applicable or non-existent

Condition List

1. Satisfactory	4. One surface only, more than 5%.
2. One surface only, less than 5%.	5. Two or more surfaces, more than 5%.
3. Two or more surfaces, less than 5%.	6. Only one surface observed.

---

Foundations

Pred. mat. <u>5</u>	Sec. mat. --
--A. Surf. finish deter. 1 2 3	4 <u>5</u> 6
--B. Surf. material deter. 1 2 3	4 <u>5</u> 6
Loose, missing, broken 1 2 3	4 <u>5</u> 6
Out of plumb, sag, etc. 1 2 3	4 <u>5</u> 6
satisfis, one surface only --	4 <u>5</u> 6
satisfis, 2 or more surfaces --	4 <u>5</u> 6

Exterior Walls

Pred. mat. --	Sec. mat. --
--A. Surf. finish deter. 1 2 3	4 <u>5</u> 6
--B. Surf. material deter. 1 2 3	4 <u>5</u> 6
--C. Loose, missing, broken 1 2 3	4 <u>5</u> 6
--D. Out of plumb, sag, etc. 1 2 3	4 <u>5</u> 6
Appears satisfis, one surface only --	4 <u>5</u> 6
Appears satisfis, 2 or more surfaces --	4 <u>5</u> 6


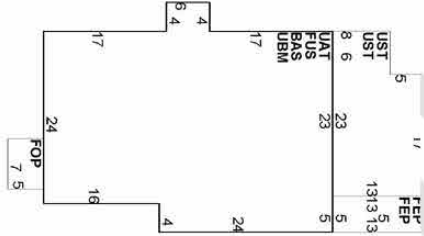
# ARCHITECTURAL ASSESSMENT RESULTS

## ✘ Structural condition

- + **Minor** - conditions correctable by \$ within normal maintenance practices
- + **Serious** – conditions correctable by \$ beyond normal maintenance practices
- + **Major** - critical structural damage that is correctable only by major repairs

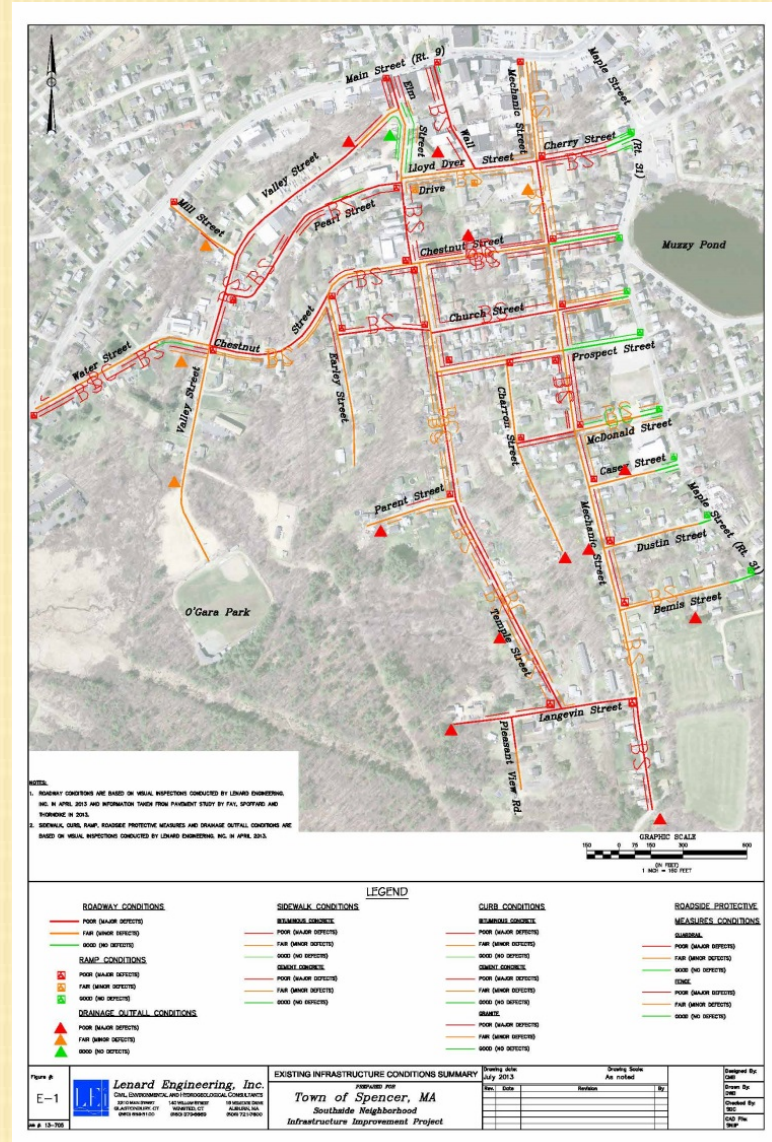


# PROPERTY DATA

17 CHERRY STREET	PARCEL INFORMATION	CONSTRUCTION DETAILS
	<p><b>Address:</b> 17 Cherry Street  <b>Map Lot #:</b> U07-55  <b>Owner:</b> CARVER HAROLD J &amp; LINDA CARVER  <b>Additional Owner:</b>  <b>Mailing Address:</b> 9 SIBLEY ST, AUBURN, MA 01501</p> <p>Link to Assessors' Property Record Card:  <a href="https://s3.amazonaws.com/MapGeo_MA/Spe/ncer/PropertyRecordCards/2275.pdf">https://s3.amazonaws.com/MapGeo_MA/Spe/ncer/PropertyRecordCards/2275.pdf</a></p>	<p><b>Style:</b> Family Flat  <b>Model:</b> Residential  <b>Grade:</b> Average  <b>Stories:</b> 2  <b>Occupancy:</b> 2  <b>Exterior Wall 1:</b> Asbestos Shingle  <b>Exterior Wall 2:</b>  <b>Wall Height:</b>  <b>Roof Structure:</b> Gable/Hip  <b>Roof Cover:</b> Asph/F Gls/Cmp  <b>Interior Wall 1:</b> Plastered  <b>Interior Floor 1:</b> Hardwood  <b>Interior Floor 2:</b>  <b>Heating Fuel:</b> Oil  <b>Heating Type:</b> Steam  <b>AC Type:</b> None</p>
FOOTPRINT	GENERAL INFORMATION	UTILITIES
	<p><b>Approximate Year Built:</b> 1853  <b>Effective Year Built:</b> 1980  <b>Total Acres:</b> 0.22  <b>Land Use Code:</b> 104 – 2 Family  <b>Owner Occupied:</b> No  <b>Zoning District:</b> TC – Town Center  <b>Historic District:</b> Maple-Elm Street Area  <b>Within Wetland/Brook Buffer:</b> No</p>	<p><b>Water:</b> Town Water  <b>Sewer:</b> Town Sewer</p> <p><b>OWNERSHIP HISTORY</b></p> <p><b>Sale Date:</b> 06/09/2003  <b>Sale Price:</b> \$189,900  <b>Book/Page:</b> 30322/0326</p> <p><b>STRUCTURAL ASSESSMENT</b></p> <p>MINOR</p>
BUILDING INTERIOR	BUILDING AREA	ASSESSED VALUE
<p><b>Frame Type:</b> Wood Frame  <b>Total Rooms:</b>  <b>Total Bedrooms:</b> 4  <b>Total Baths:</b> 2  <b>Bath/Plumbing:</b></p>	<p><b>Gross Area:</b> 5,023 sf  <b>Living Area:</b> 2,160 sf  <b>1<sup>st</sup> Floor Area:</b> 1,080 sf</p>	<p><b>Land Value:</b> \$38,500  <b>Building Value:</b> \$104,500  <b>Accessory Value:</b>  <b>Total Value:</b> \$143,000</p>

# SITE & REGULATORY ASSESSMENT

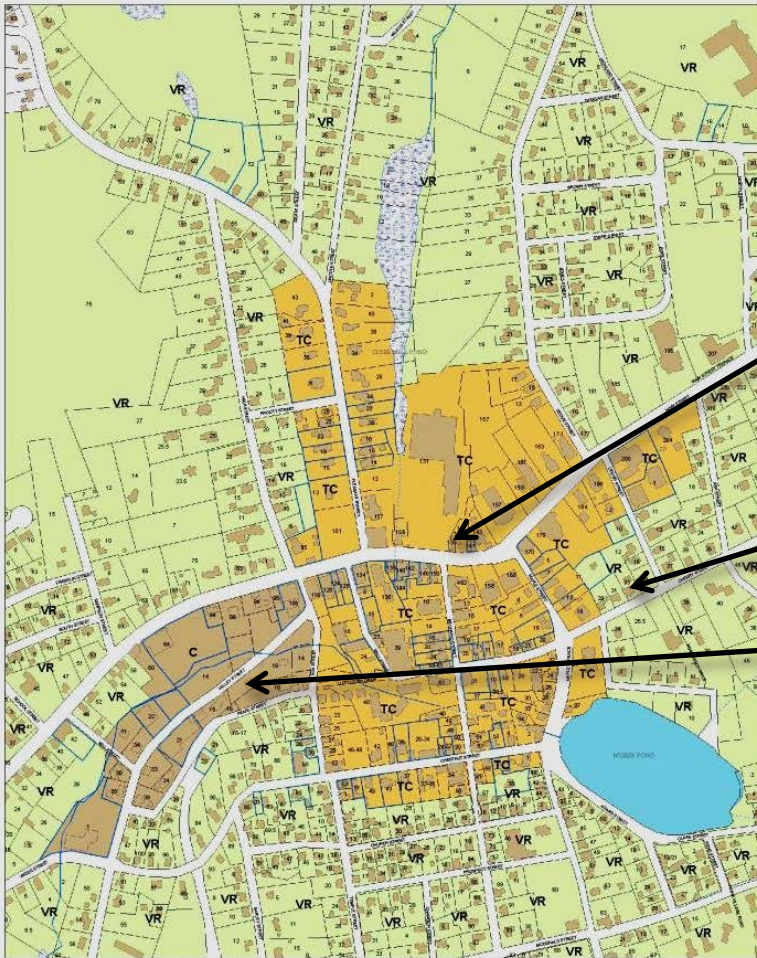
- ✘ Infrastructure – Southside Neighborhood Infrastructure Improvement Project
  - + Lenard Engineering, Inc. inventory of roads, curbs, sidewalks, water lines, & sewer lines
  - + Summary
    - ✘ Most infrastructure is in poor condition due to age
    - ✘ Programs to upgrade infrastructure are underway
    - ✘ No limitations for PARP project



# SITE & REGULATORY ASSESSMENT

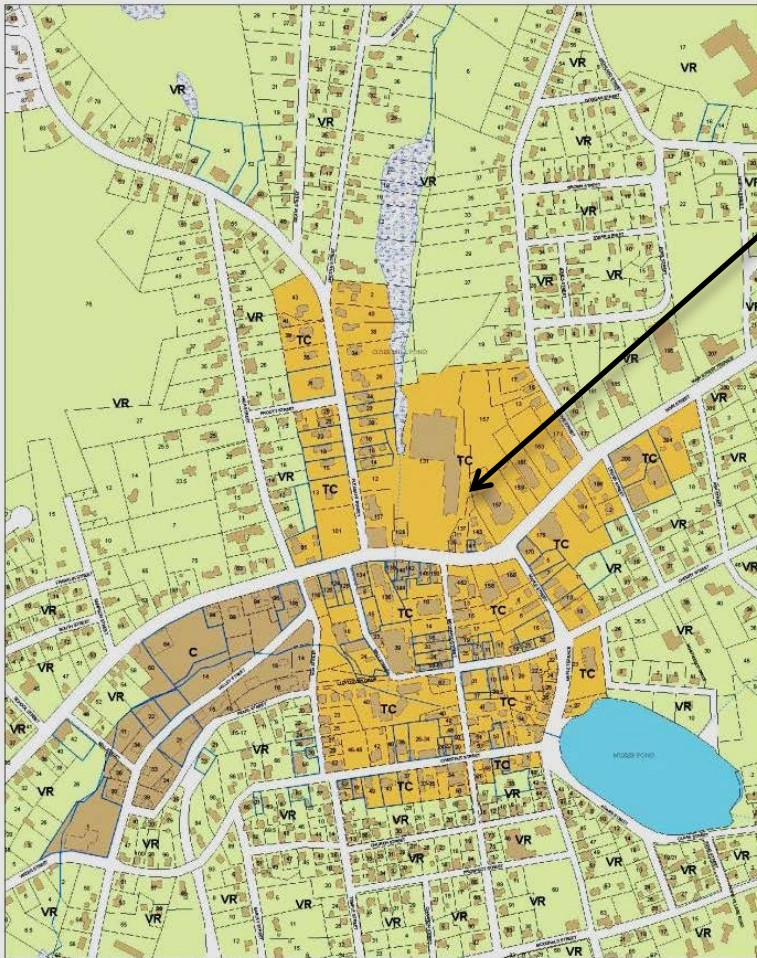
## ✕ Zoning

- + 48 selected properties in Town Center Mixed Use District
- + 11 properties in Village Residential District
- + 6 in Commercial District
- + 2 overlap Town Center & Village Residential District



Property Assessment and  
Re-use Planning Project  
Spencer Downtown Target Area

# SITE & REGULATORY ASSESSMENT



✘ Town Center Mixed Use District

+ Advantages

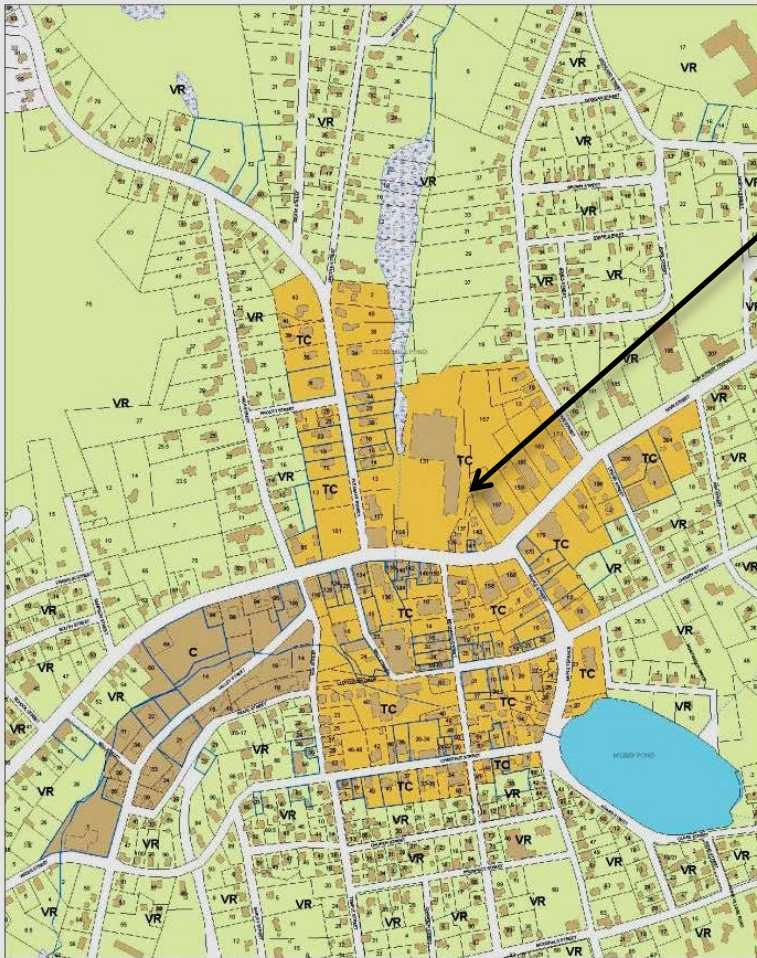
- ✘ Allows mixed uses in a single building by right
- ✘ Enables single-family homes to become 2-family by right
- ✘ Allows many small-scale commercial uses

N  
0 100 200 400 600 800 Feet  
Fax: 508/874-1114  
Selected Properties Target Area

Property Assessment and  
Re-use Planning Project

Spencer Downtown Target Area

# SITE & REGULATORY ASSESSMENT



✘ Town Center Mixed Use District

+ Disadvantages

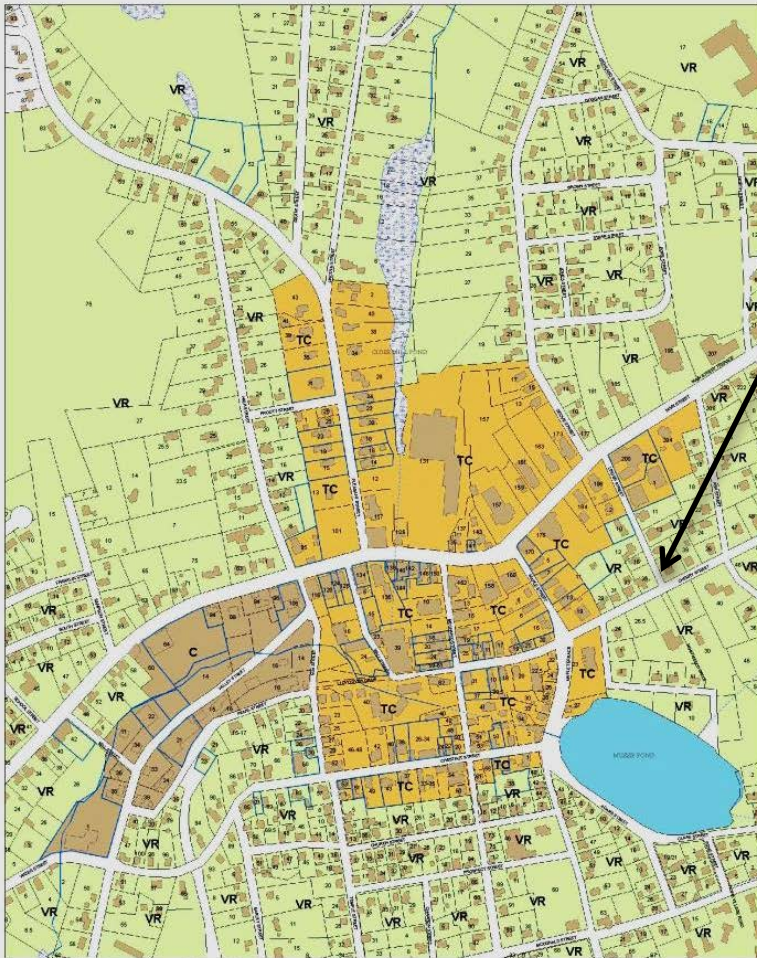
- ✘ Does not permit single-family homes; meaning existing 1-family homes are non-conforming
- ✘ Requires numerous uses to obtain special permit
  - ✘ Of 77 uses listed – 30 are not permitted, 26 require special permit, & 21 are permitted by right

Property Assessment and Re-use Planning Project  
Selected Properties Target Area

Spencer Downtown Target Area



# SITE & REGULATORY ASSESSMENT



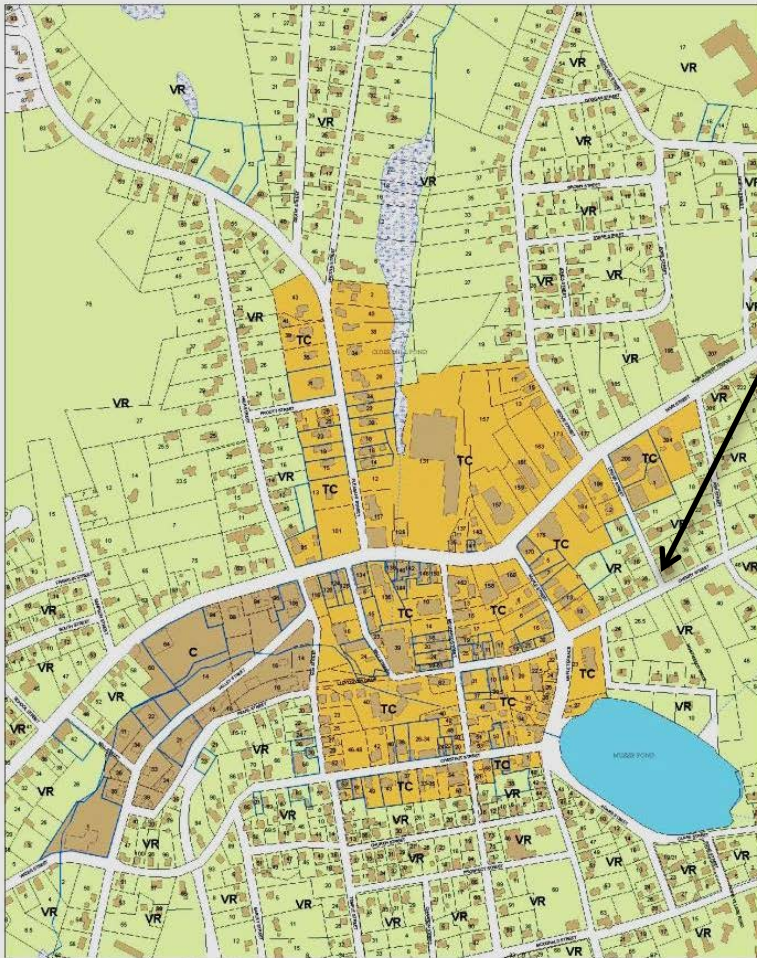
Property Assessment and  
Re-use Planning Project  
Spencer Downtown Target Area

✘ Village Residential District

+ Advantages

- ✘ Allows mixed-uses in a single building by special permit

# SITE & REGULATORY ASSESSMENT



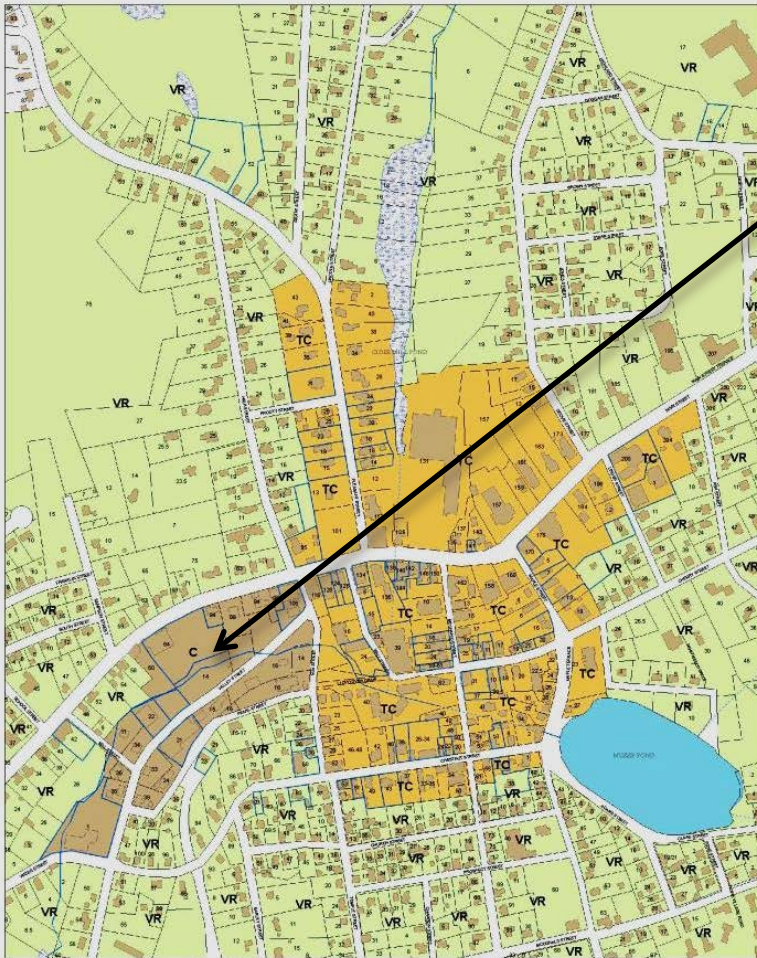
Property Assessment and  
Re-use Planning Project  
Spencer Downtown Target Area

## ✘ Village Residential District

### + Disadvantages

- ✘ Single-family & 2-family are only residential uses permitted by right
- ✘ All other residential uses require special permit
- ✘ Requires commercial uses to obtain a special permit

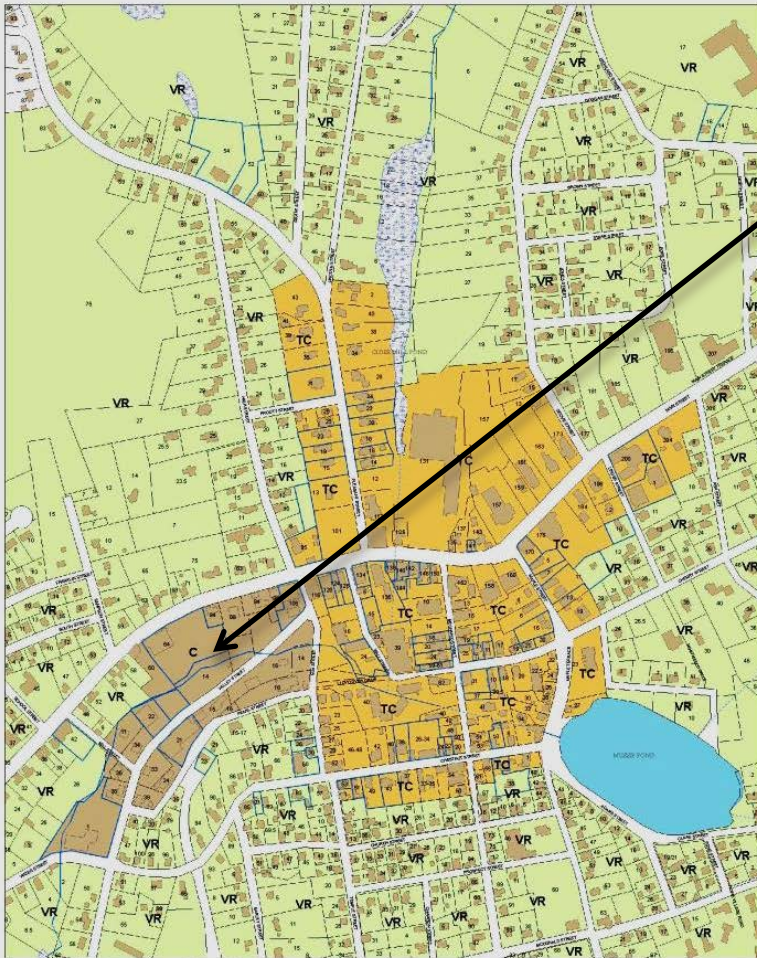
# SITE & REGULATORY ASSESSMENT



- ✘ Commercial District
- + Advantages
  - ✘ Allows a broad range of activities

Property Assessment and  
Re-use Planning Project  
Spencer Downtown Target Area

# SITE & REGULATORY ASSESSMENT



Property Assessment and  
Re-use Planning Project  
Spencer Downtown Target Area

- ✘ Commercial District
- + Disadvantages
  - ✘ Allows activities that require an extensive land area
  - ✘ Many such uses are likely to be incompatible with village character that promotes walkability

# SITE & REGULATORY ASSESSMENT



Property Assessment and  
Re-use Planning Project  
Spencer Downtown Target Area

**Legend**  
57 properties identified by town  
11 properties identified for rehab evaluation  
Historic Districts

- ✘ Historic Districts
  - + All but 4 properties are inside one of the Historic Districts within the Town & would potentially be eligible for Historic Tax Credits
    - ✘ To qualify for tax credits property must be income producing, i.e. commercial, rental housing, etc.

# SITE & REGULATORY ASSESSMENT

## ✘ Ownership (based on assessors' records)

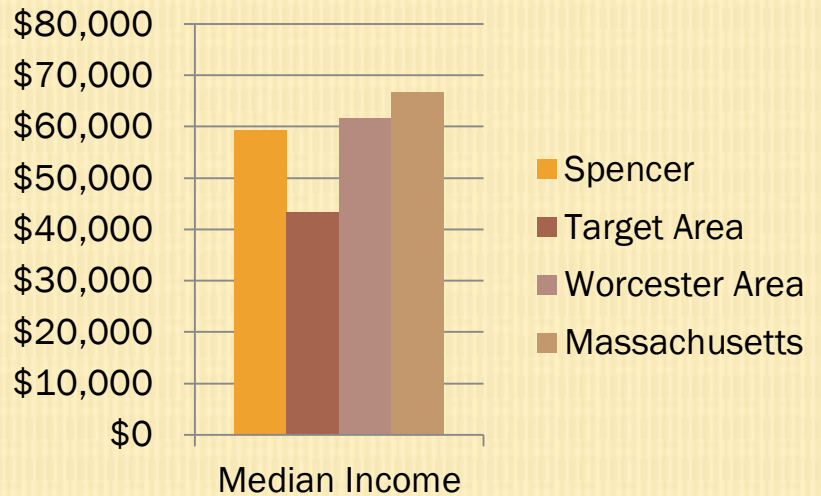
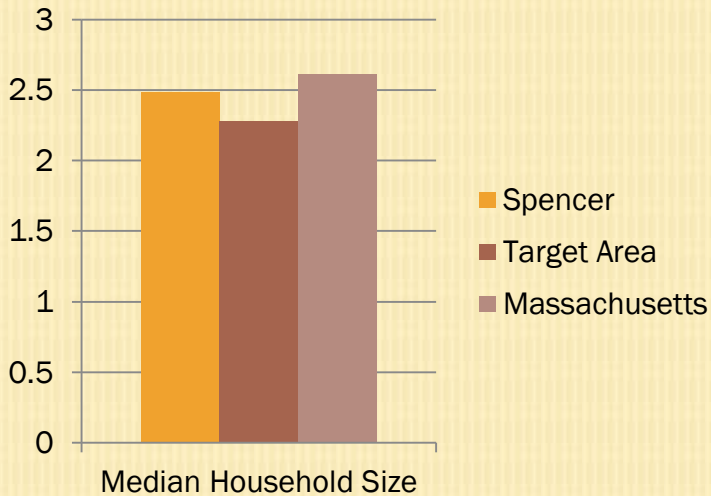
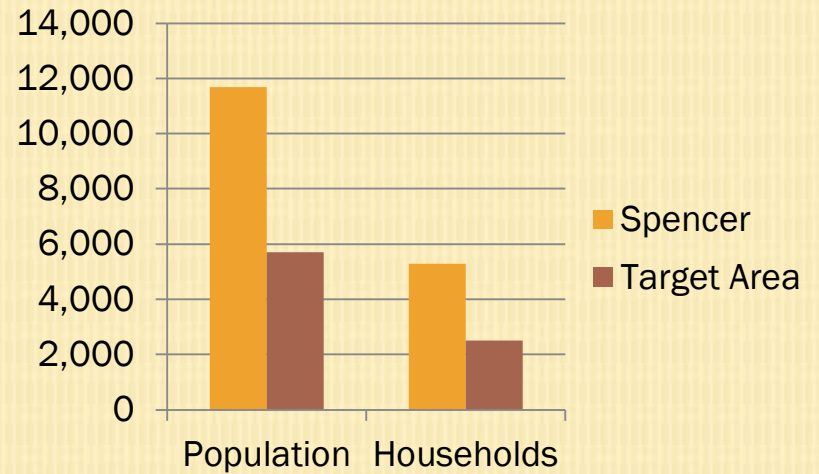
- + 3 properties owned by Town of Spencer (including 1 small vacant parcel)
- + All others are privately owned
- + Several individuals or families own multiple properties
  - ✘ 1 owns 7 properties
  - ✘ 2 own 3 properties
  - ✘ 6 own 2 properties each
- + 14 are owner occupied including commercial properties

## ✘ Environmental constraints

- + 8 properties are within the 100' buffer of Muzzy Brook
- + An additional 8 properties are within 200'
- + 7 are within 100' of a wetland
- + Small portions of 3 properties are within the FEMA flood area of Cider Mill Pond
- + 6 properties are listed as 21E sites by MassDEP
  - ✘ 4 have had underground storage tanks removed
  - ✘ 2 have had hazardous chemical incident remediation
    - ★ 1 has use limitations on a portion of the site

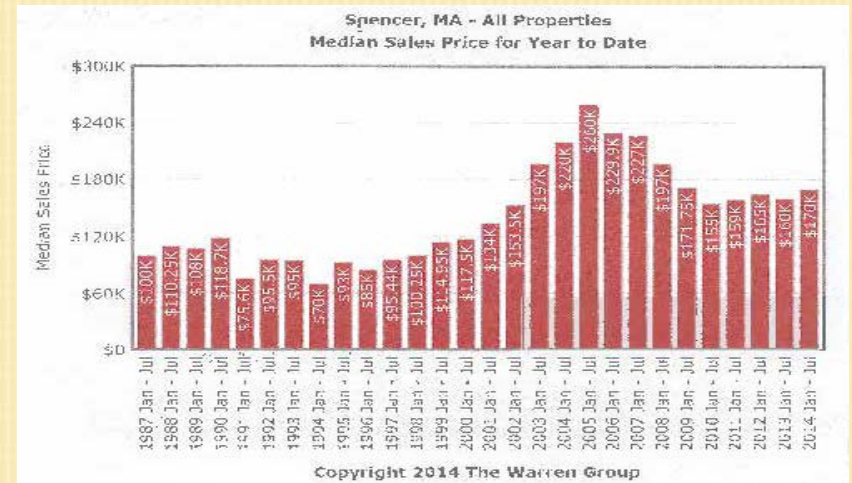
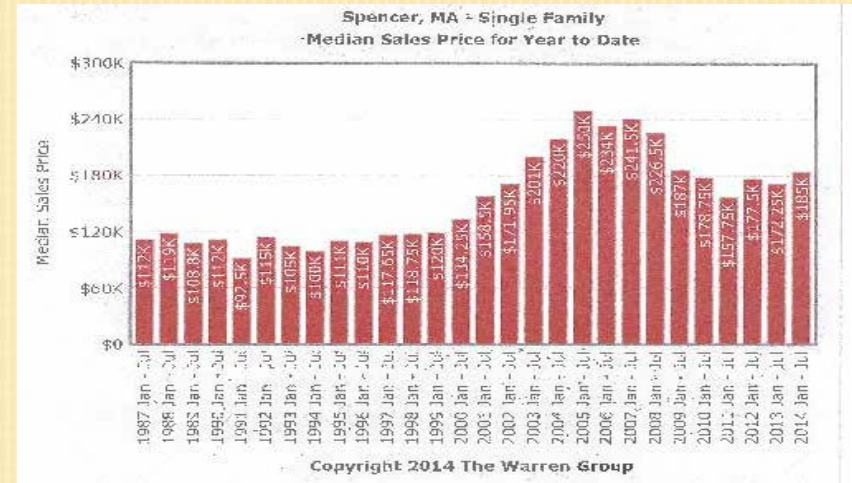
# REAL ESTATE MARKET ASSESSMENT

## ✘ Demographics



# REAL ESTATE MARKET ASSESSMENT

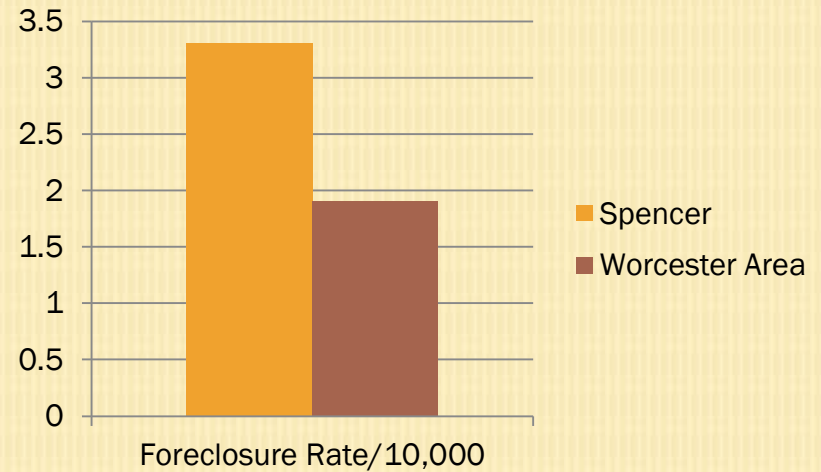
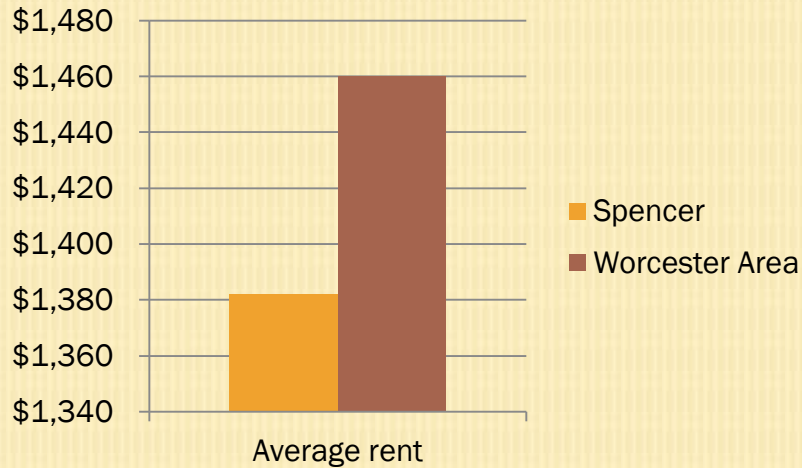
- ✘ Generally considered poor
- ✘ Some signs of recent improvement in 2014
  - + 7.5% increase in single family home sales prices
  - + 6.2% increase in all property sales prices





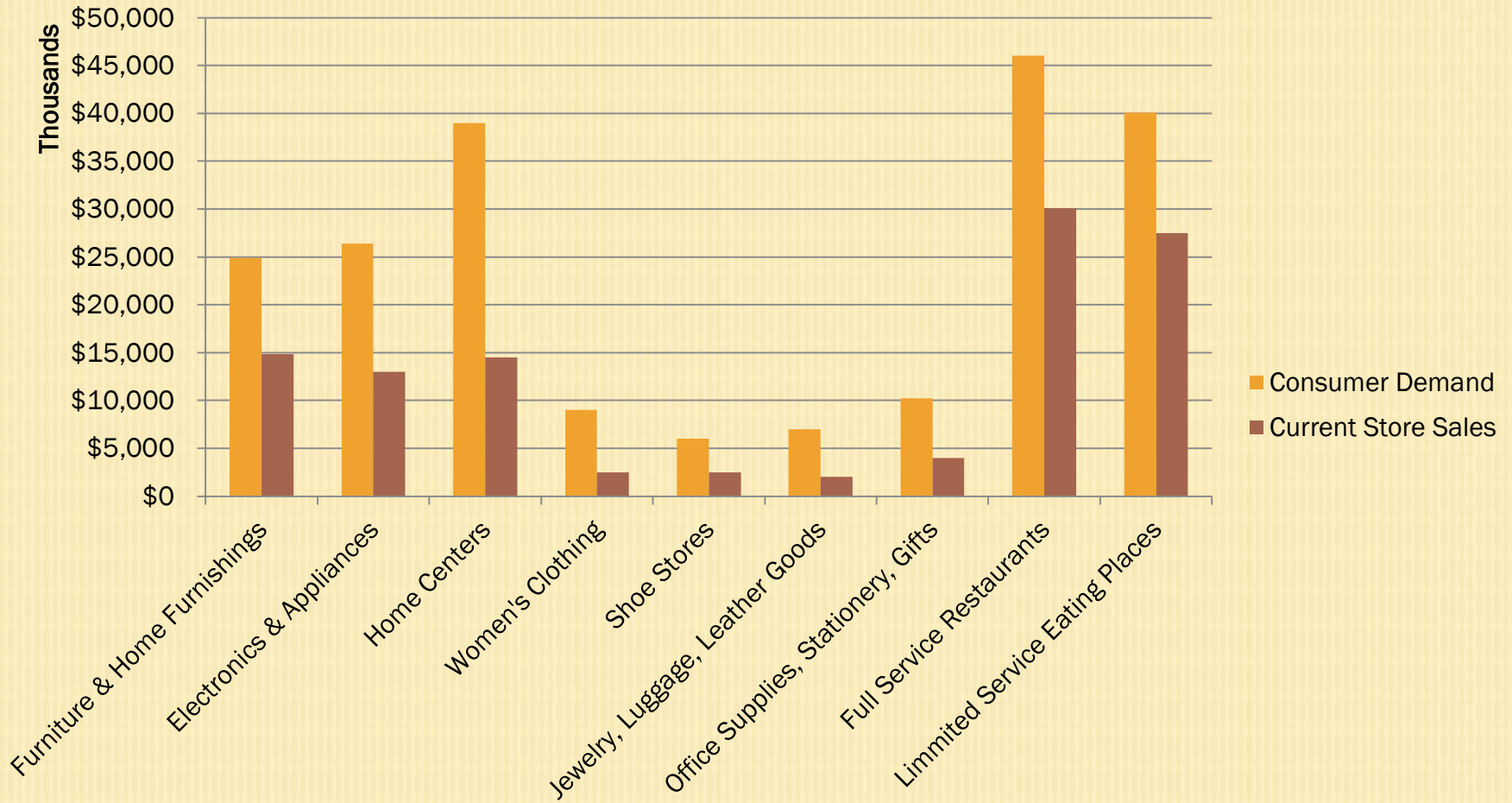
# REAL ESTATE MARKET ASSESSMENT

## ✘ Recent property sales & rental data



# REAL ESTATE MARKET ASSESSMENT

Selected Retail Opportunities: 15-minute Drive Time Market Area



# OPPORTUNITIES & OBSTACLES

## ✘ Opportunities

- + A village where homes, jobs, & shopping are close to each other
- + Many attractive buildings with historic character & potential for reuse
- + Walkability – convenient shopping
- + Rt. 9 traffic = business potential



# OPPORTUNITIES & OBSTACLES

## ✘ Opportunities

- + Large inventory of vacant & underutilized properties
- + Demand for a variety of retail & service facilities
- + A poor market in a rising economy offers opportunity for investors
- + High traffic volumes on Main Street



# OPPORTUNITIES & OBSTACLES

## ✘ Opportunities

- + Historic & architecturally significant structures
- + Town investments in upgrading infrastructure
- + Several vibrant local farms & businesses
- + Spencer Fair = people
- + Other events
- + Broad range of potential reuse for many buildings



# OPPORTUNITIES & OBSTACLES

## ✘ Opportunities

- + Reuse example – Natick Center for the Arts reuse of abandoned fire station as a performing arts venue
- + Non-profit housing developers



Northampton – Paradise Pond Apartments



Northampton – Village Hill

# OPPORTUNITIES & OBSTACLES



## × Obstacles

- + Weak real estate market/economy
- + Negative perceptions
- + Appearance of some buildings
- + Circulation issues
- + School reputation
- + Burdensome process for obtaining special permits

# RE-USE RECOMMENDATIONS

---



- ✘ Re-use options
  - + Rehab existing structure
  - + Change use
  - + Mixed uses
  - + Tear-down & build new
  - + Tear-down & reuse lot for open space or parking
  - + Other



# RE-USE RECOMMENDATIONS

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- ✘ Implementation steps that may help
  - + Regulatory changes
  - + Tax incentive programs
  - + Loan programs
  - + Property-owner training programs
  - + Private/public development corporations
  - + Economic development strategies
  - + Technical assistance programs
  - + Other

# IMPLEMENTATION PLAN

- ✘ Recommend re-use strategies for individual or “packages” of properties
  - + Strategies for owners & residents
  - + Rehab, re-use, rebuild
  - + Regulatory changes
  - + Financial programs
  - + Home ownership programs



# IMPLEMENTATION RECOMMENDATIONS

- ✘ Information for property & business owners & for potential developers
  - + Market
  - + Financial assistance
  - + Historic Tax Credits
  - + Tax Increment Financing
  - + Façade/ Storefront improvement program
  - + Successful examples



# IMPLEMENTATION RECOMMENDATIONS

- ✘ Area development packages
  - + Gather together properties to make a difference
  - + Economies of scale
  - + Opportunities for parking and green spaces
  - + Several key development parcels





Re-Use Example – 200 Main Street – 1 Linden Street & 170 Main Street

# IMPLEMENTATION RECOMMENDATIONS

200 Main – 1 Linden



170 Main



INTERSECTION REALIGNMENT PROVIDES NEW DEVELOPMENT OPPORTUNITIES.

STOREFRONT & STREETScape IMPROVEMENT PROGRAM TYPICAL AT MAIN STREET ELEVATIONS

MAIN STREET

MAPLE STREET

ELM STREET

WALL STREET

MECHANIC STREET

STOREFRONT & STREETScape IMPROVEMENT TYPICAL ALONG MECHANIC STREET CORRIDOR

HISTORIC BUILDINGS PROVIDE OPPORTUNITY FOR ADAPTIVE REUSE/MIXED USE DEVELOPMENT.

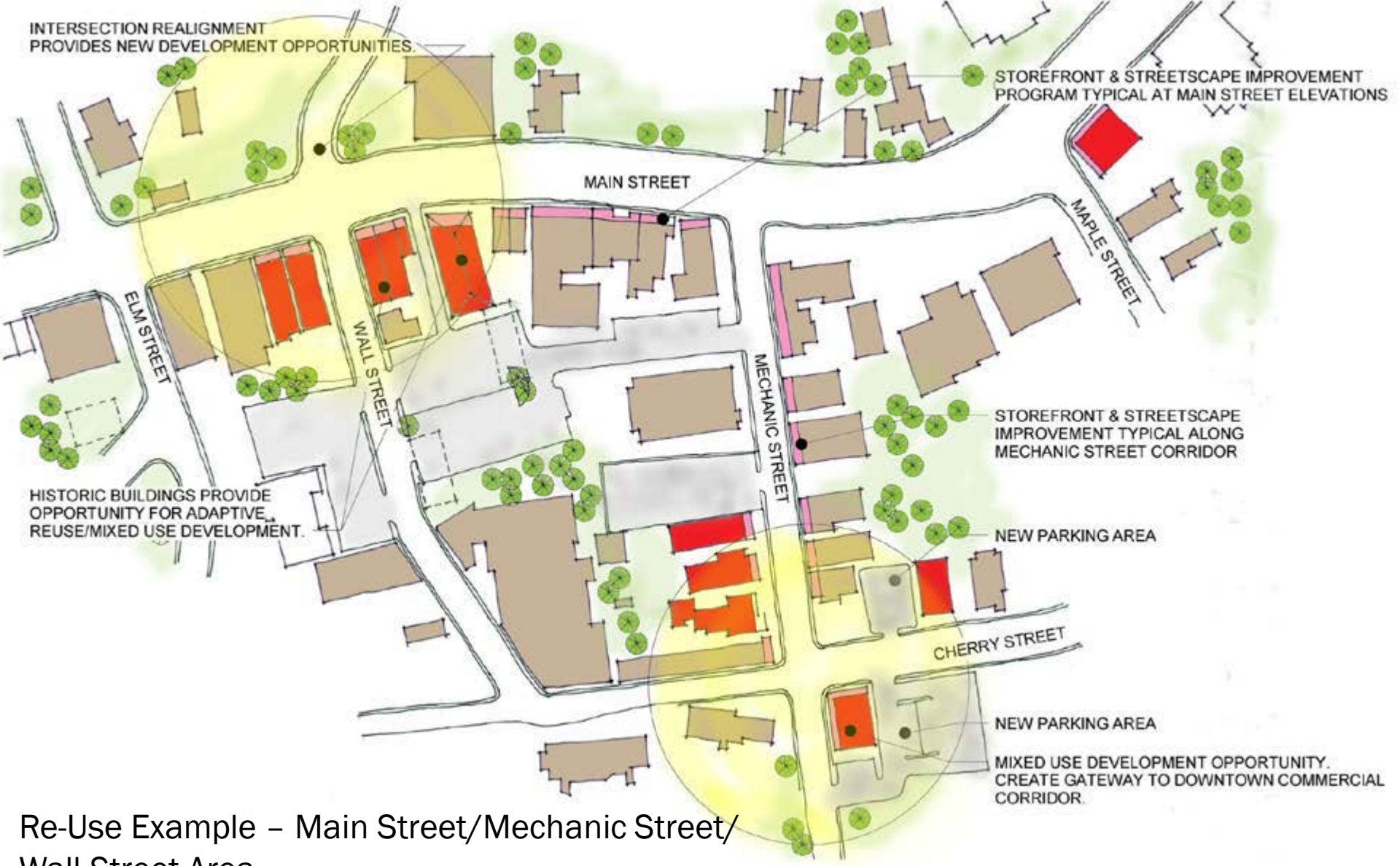
NEW PARKING AREA

CHERRY STREET

NEW PARKING AREA

MIXED USE DEVELOPMENT OPPORTUNITY. CREATE GATEWAY TO DOWNTOWN COMMERCIAL CORRIDOR.

Re-Use Example – Main Street/Mechanic Street/Wall Street Area



# IMPLEMENTATION RECOMMENDATIONS

11 Cherry



59-61 Wall





# IMPLEMENTATION RECOMMENDATIONS

134 Main



124 - 126 Main



# IMPLEMENTATION RECOMMENDATIONS

- ✘ Redevelopment of Town-owned properties



# IMPLEMENTATION RECOMMENDATIONS

- ✘ Not-for-profit redevelopment for housing

Mass Development – Northampton –  
Village Hill Apartments



# IMPLEMENTATION RECOMMENDATIONS

- ✘ Develop tax incentives
  - + Historic Tax Credits
  - + Tax abatement during construction
  - + Tax Increment Financing (TIF) program
    - ✘ Property taxes foregone for up to 20 years for property improvements
    - ✘ Owner uses savings to help finance improvements
    - ✘ Town has increased revenue after relief period



# IMPLEMENTATION RECOMMENDATIONS

- ✘ Façade & storefront improvement program



Before



After

# IMPLEMENTATION RECOMMENDATIONS

- ✘ Zoning recommendations
  - + Shorten time for reviewing special permits
  - + Increase number of uses allowed without special permits
    - ✘ For example, allow shoe repair, tailoring, dry cleaning, and similar uses in TC District

## Town Center District

Uses Listed = 74

Uses Permitted = 20

Special Permit = 24

Not Allowed = 30

# IMPLEMENTATION RECOMMENDATIONS

- + Improve/ enforce sign control regulations
- + Alter parking regulations
  - × Permit shared parking
  - × Allow parking requirements to be met off-street within 400 feet
- + Allow increased density in Town Center & Village Residential Districts

	Village Res. District	Town Center District
<b>Max. Height</b>	Increase from 40" to 45"	Increase from 40" to 45"
<b>Max. # Stories</b>	Increase from 3 to 4	Leave at 4
<b>Max. Coverage</b>	Increase from 25% to 30%	Leave at 60%
<b>Max. Impervious Surface</b>	Increase from 50% to 60%	Leave at 75%

# IMPLEMENTATION RECOMMENDATIONS



- × Implement Town Center Revitalization Study recommendations
  - + Improve pedestrian environment
    - × Enhanced sidewalks/ crosswalks
    - × Street trees where appropriate
  - + Better signage for parking



# IMPLEMENTATION RECOMMENDATIONS

- ✘ Economic development initiative
  - + Meet with property owners/ developers
  - + Retain & grow businesses
  - + Assistance for obtaining & managing funding/ grants
  - + Organize events to showcase local businesses



# RECOMMENDATIONS FOR EACH PROPERTY

## ✘ Recommended property treatments

### **No Action** – 9 buildings

owner occupied residences may qualify for Residential Rehabilitation Program

### **Minor Residential Rehab** – 20 buildings

Window replacement, new siding, insulation, new heating system, etc. \$50 to \$100/sf

### **Major Residential Rehab** – 15 buildings

complete demolition of the existing building systems down to the structural studs - \$125 to \$150/sf

### **Minor Commercial Rehab** – 4 buildings

storefront renovation; masonry repointing, re-roofing, etc. - \$70 to \$100/sf

### **Major Commercial Rehab** - 13 buildings

demolish all existing mechanical & electrical systems & replace existing elements of the building envelope and interior - \$150 to \$200/sf

### **Demolition** – 6 properties

Redevelop or provide green space/parking

demolition would be a last resort for historically significant buildings

### **Redevelop** – 2 vacant lots

Building site, parking, or green space

# RECOMMENDATIONS FOR EACH PROPERTY

## 106 MAIN STREET

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106 Main Street is a commercial three story mixed use building. Built around the turn of the century, the brick structure has deteriorated from the effects of weather. Signs of loose or missing material as well as cracks and splits are present at several locations. The property contains commercial uses (Au Coin Press, Rick's Welding and Craig's barber) on the ground floor and 16 apartments on the upper floors.



The site contains 0.38 acres with a total of 16,596 sq. ft. of floor area. There is a freestanding structure at the rear of the site that appears to be used for tenant parking. This structure could be demolished so that more of the rear could be used for parking. The site is owned by the Ekleberry family. The building appears to be in fair to poor condition and has some serious structural deficiencies.

**Recommendation:** This building is a good candidate for major redevelopment / renovation. It is large enough that it could qualify for some funding programs.

# COMMENTS & SUGGESTIONS

- ✘ We want your suggestions
- ✘ How can Spencer's Town Center move forward?

