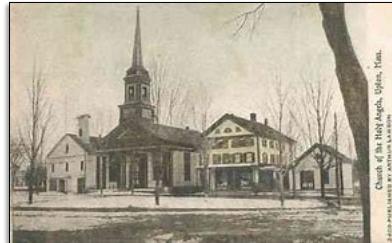


## Creating a Shared Vision for Upton Center Revitalization



Economic Development Committee  
Public Forum January 23 2019

## Economic Development Committee

**Appointed by Board of Selectmen May 2018**

- Develop **shared vision** for Upton Center re-vitalization
- Create **tools** to implement vision
- Create an **Economic Development Plan**

**Committee members:**

- Gene Bernat – Chairperson
- Donna Desjardins
- Bill McCormick
- Steven Rakitin
- David Ross

The mission of the Economic Development Committee is to promote the growth of businesses, to improve the economic environment and quality of life for Upton residents, and to help diversify the community tax base.

**Economic development is the promotion of activities that help stabilize property taxes in our community.**

## Core Values for Revitalized Upton Center

### Vibrant

- Create a welcoming Upton Center
- Provide reasons to come to Upton Center



### Diverse

- Include mixed-use commercial and residential
- Places for people to live, work and gather
- Encourage small businesses to locate here

Mixed-use refers to a deliberate mix of housing, civic uses, and commercial uses, including retail, restaurants, and offices.

### Walkable

- Improve traffic flow – apply for state MassWorks grant
- Improve pedestrian safety, sidewalks, crosswalks and street lighting
- Connect historic sites: Heritage Park, Bradish House, Old Cemetery

### Retain New England feel, respect historical nature of Upton

Updated 1/4/19

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## Process Overview

1. **Reach consensus on a Shared Vision for Upton Center Revitalization**
2. **Shared Vision presented and discussed at May Town Meeting**
3. **Implement First Phase of Development of Shared Vision**
4. **Town issues permits, coordinates inspections for First Phase of Development**
5. **Apply for MassWorks grant for pedestrian, road safety improvements**

**Meet with town boards, civic groups, residents to explain process**

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## 1. Reach Consensus on a Shared Vision

## Engage experienced professional facilitator

- To lead consensus-building process
- Facilitator creates Working Group – members commit to be actively engaged
- Mixed-use scope includes: Town-owned parcels, possible Community Center, Risteen Building and 6 Main Street
- Public forums held January – April. First forum Jan 23 @7pm Town Hall
- Facilitator creates conceptual drawings based on discussions with Working Group
- Working Group reaches consensus on a Shared Vision for Upton Center Revitalization



**RESULT:** Consensus on what a revitalized Upton Center could be.

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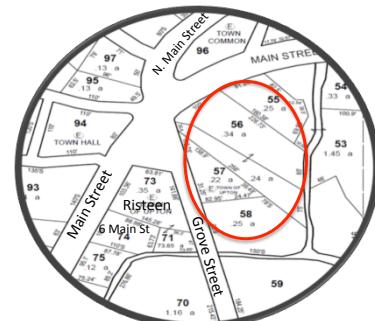
## Economic Development Committee

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## 2. Shared Vision Presented and Discussed

## At Annual Town Meeting:

- EDC presents process used to arrive at consensus
- Working Group presents consensus they reached for Shared Vision
- First Phase includes 2 town-owned and 2 privately owned parcels



Parcel	Identification	Owned by
58	Vacant lot	Private
57	Town Parking lot	Town
56	Record Store/ Hair Salon/Apts	Private
55	3 Milford Street (former Church)	Town

**RESULT:** Annual Town Meeting supports moving forward with First Phase.

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### 3. Implement First Phase of Shared Vision

- Annual Town Meeting votes to give BoS authority to negotiate, sell, lease or transfer two town-owned parcels (former church, parking lot)
- EDC coordinates with town boards, prepares RFP for first phase of development of Shared Vision
- EDC creates Upton Center Overlay Zone and Table of Allowed Uses
- Planning Board holds public hearing on Upton Center Overlay Zone
- Upton Center Overlay Zone By-law approved at Fall Town Meeting

**RESULT:** RFP issued for first phase of development, Upton Center Zoning overlay approved, Developer selected

#### 4. Town issues permits, coordinates inspections for First Phase of Development

#### 5. Apply for MassWorks grant for pedestrian and road safety improvements

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### Imagine what Upton Center could look like



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## We need your participation and feedback!

### Timeline

- **Jan 23** – First Public Forum.
- **Working Group formed**
- **Feb ?** – Second public forum
- **March ?** – Third public forum
- **April** – Reach consensus for Shared Vision  
**May TM** – Article giving BoS authority to sell, lease, transfer town-owned properties. Post RFP for first phase of development.
- **Summer** - Upton Center Overlay Zone completed and to Planning Board. Planning Board public hearing on Upton Center Overlay Zone
- **Fall TM** - article to approve Upton Center Zoning By-law

### EDC planning to meet with:

- Police/Fire, Men's Club
- BoS and Code Enforcement
- COA and Disability Comm
- CPC, Library Trustees
- Conservation Comm.
- Historical Comm/Historical Soc
- Community Center Feasibility
- Planning Board and ZBA
- Grange

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Economic Development Committee

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