

CEDS Project Proposal – INITIAL PROJECT BRIEF -- 2004

Project Sponsors: Complete and return this form by Friday, May 21, 2004 by MAIL, FAX, or E-MAIL:

To: Berkshire Regional Planning Commission, 1 Fenn St., Suite 201, Pittsfield, MA 01201

Fax: 413-442-1523 **Attn.:** Peter Falcier; **E-MAIL:** pfalcier@berkshireplanning.org

This INITIAL PROJECT BRIEF is intended to provide an introduction to the project or project idea, and will be followed up by other requests for more detailed information, as necessary. Fill in or check off, as indicated.

PROJECT NAME: Belcher Square Revitalization

Community: Great Barrington

Project Sponsors: DMR/Envision

Project Sponsor(s) Contact Person: Mark Rogan, David Mammina

Phone: 413-644-9944

E-Mail: mark@gbsignco.com

Municipality Sponsor (Contact): Burke LeClair

Phone: 413-528-1623

E-Mail:

Location of Project (Street Address): 224 and 185 State Road, Great Barrington, MA 01230

TYPE OF PROJECT: (Check boxes to specify type in rows below)

Physical:

Building

Site

Infrastructure

Public & Private Institutions & Programs:

Workforce

Business Assistance

Other

Public Sector Policy

PROVIDE A BRIEF PROJECT DESCRIPTION OR STATEMENT OF THE PROPOSED CONCEPT:

PARCEL 1: RENOVATION, REMODELING AND MODERNIZATION OF 2 EXISTING STRUCTURES

PARCEL 2: DEMOLITION OF 3 EXISTING STRUCTURES AND DEVELOPMENT OF MIXED/MULTI-USE RETAIL/MULTIPLE DWELLING BUILDING(S)

CURRENT PROJECT STATUS: READINESS TO PROCEED (check as appropriate)

Ready for Construction

Site Control: check:

Public

Private

Non-Profit

Planning Stages

Completed

Underway

Needed

Feasibility or Planning Studies:

Preliminary engineering plans:

Financial & Cost estimates:

Marketing study:

Permitting:

Organizational/Management Plan:

Partners and project sponsors: Identified

Committed

Concept or Early planning stages

COMMENT ABOUT PROJECT STATUS:

Briefly summarize what's been done (actions taken; studies completed) and what the next steps are:
 The 2 properties have been seen and evaluated by the 2 principals of DMR/Envisions.
 Offers to purchase the 2 parcels are about to be tendered. Meetings with the Town Building Inspector and the Town Manager have taken place and any questions/concerns about potential development problems have been addressed and answered favorably.

TOTAL ESTIMATED PROJECT COST:

Required local/regional funding match identified: YES NO
 Funding partners: Amount: _____
 Amount: _____

EMPLOYMENT & WAGE EFFECTS:

Number of full-time (FTE) (non-construction) Jobs created: 30 (est.) Jobs retained: _____
 Skills or education level required for new jobs created: High school + _____
 Labor Force expected to be drawn primarily from: (list below) _____
 Communities: 85% Number: _____
 Sub-Regions (North, Central, South) 15% Number: _____
 Wage levels (range): 20K-150K+ _____

PROJECT BENEFITS:

Explain how this project will create or retain jobs, improve the economic conditions of the region, or meet a goal of the regional economic strategy.
 Currently, both retail and residential space is in seriously short supply in the town of Great Barrington. Providing state-of-the-art retail space will attract new businesses to the area. Business that right now have no option but to open elsewhere. At the same time, housing for people and families that would be needed to run these businesses is also in great demand. A demand that would be met through Studio, 1 & 2 bedroom rental units on the parcel at 185 State Road.

Please briefly describe factors which make this project of regional significance (a regional priority?), and other project benefits not previously discussed.
 Currently, the vast majority of commerce is conducted on the two ends of town. South Main St and Main Street proper and Stockbridge Road. The parcels involved in this development are eye sores at best. The redeveloping these areas, DMR/Envisions feels, go a very long way in creating 1 unified, modern, commercial corridor that would enhance not only the parcels directly involved, but the entire area in general.

Will this project meet Massachusetts Sustainable Development Principles?
(See enclosed/attached sheet from the Office for Commonwealth Development).
Name/Signature of Applicant: Mark A. Rogan **Date: May 20, 2004**