

SLUM & BLIGHT SURVEY

LAND USE:

“At least 57% of the land use in the study area is residential.”

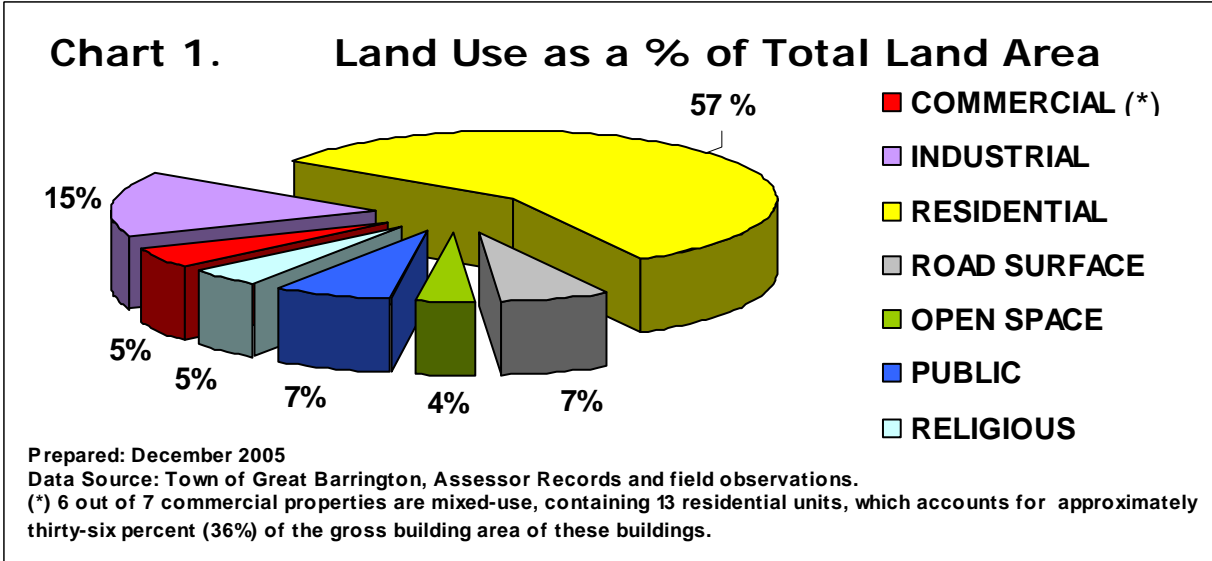


Table 1. Land Use as a % of Total Land Area

LAND USE	ACRE	% LAND AREA
Commercial	1.86	5.3%
Industrial	5.34	15.2%
Residential	20.16	57.5%
Road Surface	2.37	6.8%
Open Space	1.27	3.6%
Public	2.47	7.0%
Religious	1.59	4.5%
TOTAL	35.06	100%

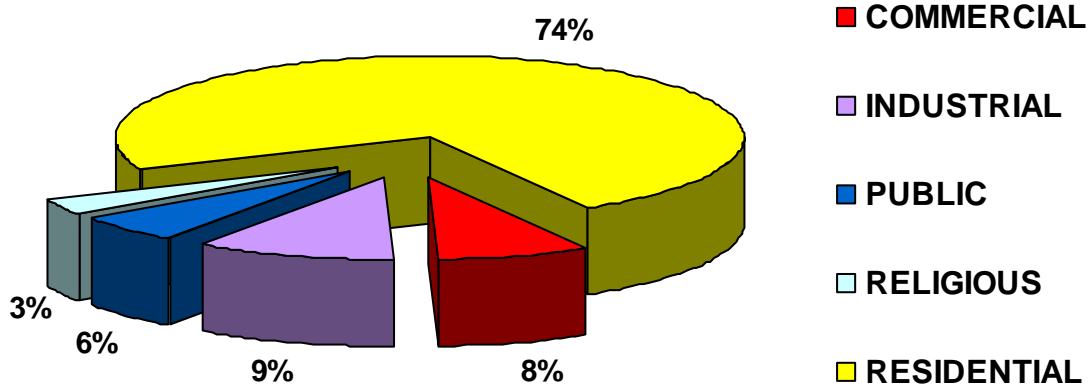
Source: Town of Great Barrington, Assessor Records and field observations.

SLUM & BLIGHT SURVEY

DISTRIBUTION OF BUILDINGS:

“At least 74% of the buildings in the study area are residential.”

Chart 2. Distribution of Buildings



Prepared: December 2005

Data Source: Town of Great Barrington, Assessor Records and field observations.

(*) 6 out of 7 commercial properties are mixed-use, containing 13 residential units, which accounts for approximately thirty-six percent (36%) of the gross building area of these buildings.

Table 2. Distribution of Buildings

	Sub Total	Total
COMMERCIAL		7
INDUSTRIAL		8
PUBLIC		5
RELIGIOUS		3
RESIDENTIAL		65
Single-Family	36	
Two-Family	24	
Three-Family	1	
Four-Family	4	

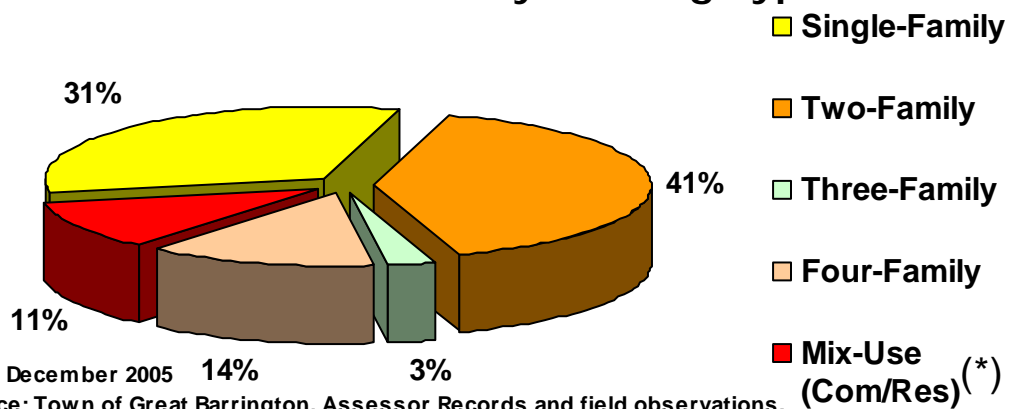
Source: Town of Great Barrington, Assessor Records and field observations.

SLUM & BLIGHT SURVEY

DISTRIBUTION OF BUILDINGS:

“11% of the residential units in the study area are contained in commercial, mixed used buildings. Also, over half of the residential units in the study area are rental.”

Chart 3. Residential Units by Building Type



Prepared: December 2005

Data Source: Town of Great Barrington, Assessor Records and field observations.

(*) 6 out of 7 commercial properties are mixed-use, containing 13 residential units, which accounts for approximately thirty-six percent (36%) of the gross building area of these buildings.

Table 3. Residential Units by Building Type

BUILDING TYPE	HSG. UNITS	% HSG. UNITS
Single-Family	36	31.0%
Two-Family	48	41.4%
Three-Family	3	2.6%
Four-Family	16	13.8%
Mix-Use (Com/Res)	13	11.2%
TOTAL	116	100%

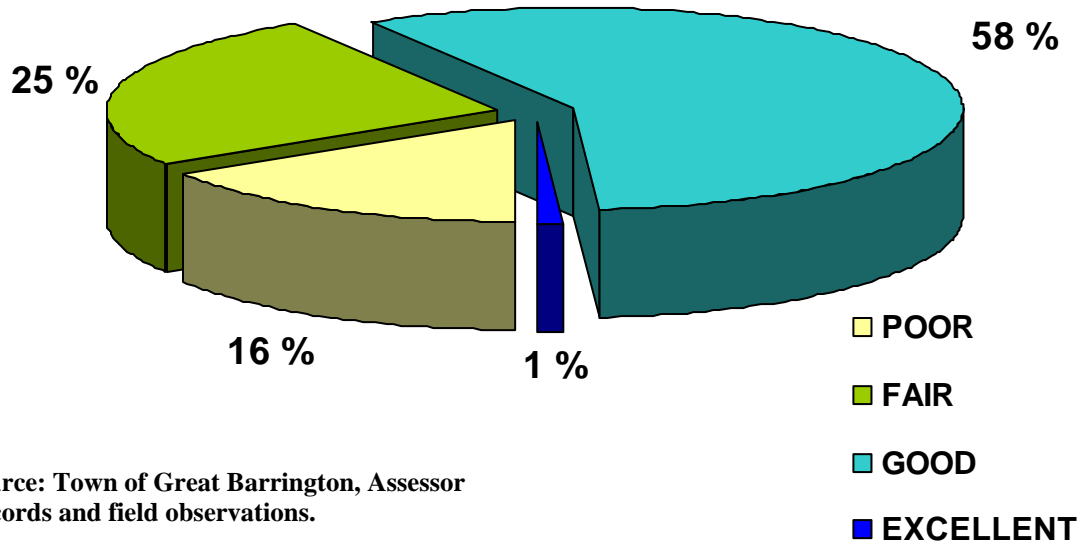
Source: Town of Great Barrington, Assessor Records and field observations.

SLUM & BLIGHT SURVEY

BUILDING CONDITION DETERMINATION:

“At least 41% of the buildings in the study area are in poor or fair condition.”

Chart 4. Building Condition



Source: Town of Great Barrington, Assessor Records and field observations.

Table 4. Building Condition Determination

	POOR	FAIR	GOOD	EXCELLENT	TOTAL
Commercial	1	0	6	0	7
Industrial	7	0	1	0	8
Residential	5	22	37	1	65
Public	0	0	5	0	5
Religious	1	0	2	0	3
TOTAL	14	22	51	1	88

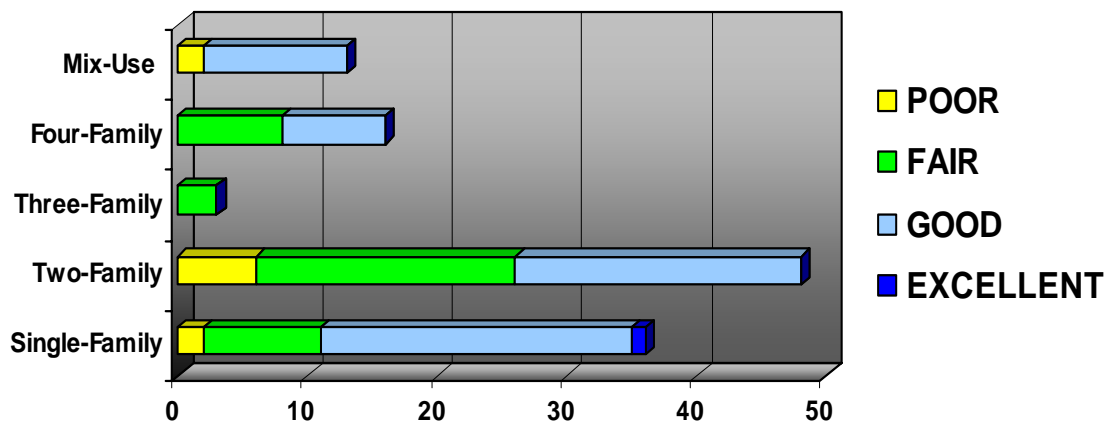
Source: Town of Great Barrington, Assessor Records and field observations.

SLUM & BLIGHT SURVEY

BUILDING CONDITION DETERMINATION:

“At least 43% of the residential units in the study area are in buildings in poor or fair condition.”

Chart 5. Building Condition by Residential Building Type



Source: Town of Great Barrington, Assessor Records and field observations.

Table 5. Building Condition by Residential Building Type

	POOR	FAIR	GOOD	EXCELLENT	TOTAL
Single-Family	2	9	24	1	36
Two-Family	6	20	22	0	48
Three-Family	0	3	0	0	3
Four-Family	0	8	8	0	16
Mix-Use	2	0	11	0	13
TOTAL	10	40	65	1	116

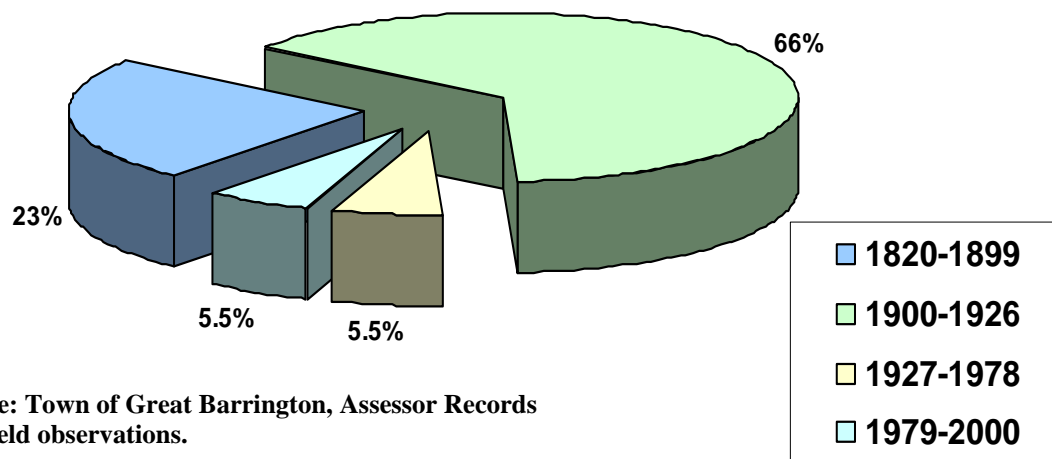
Source: Town of Great Barrington, Assessor Records and field observations.

SLUM & BLIGHT SURVEY

BUILDING CONDITION DETERMINATION:

“The age of a building can be a determinant of building condition. At least 89% of the buildings in the study area were built at or before 1926. At least 94% of the buildings in the study area were built prior to 1978, and may contain lead based paint.”

Chart 6. Year Building Built



Source: Town of Great Barrington, Assessor Records and field observations.

Table 6. Year Building Built

Year Building Built	# Bldg.s
1820-1899	20
1900-1926	58
1927-1978	5
1979-2000	5

Source: Town of Great Barrington, Assessor Records and field observations.

SLUM & BLIGHT SURVEY

ROAD CONDITION DETERMINATION:

“ Almost 75% of the roads in the study area are in poor or fair condition.”

Table 7. ROAD CONDITION

ROAD CONDITION	Road Length	%
Poor	2376	43%
Fair	1679	31%
Good	1420	26%

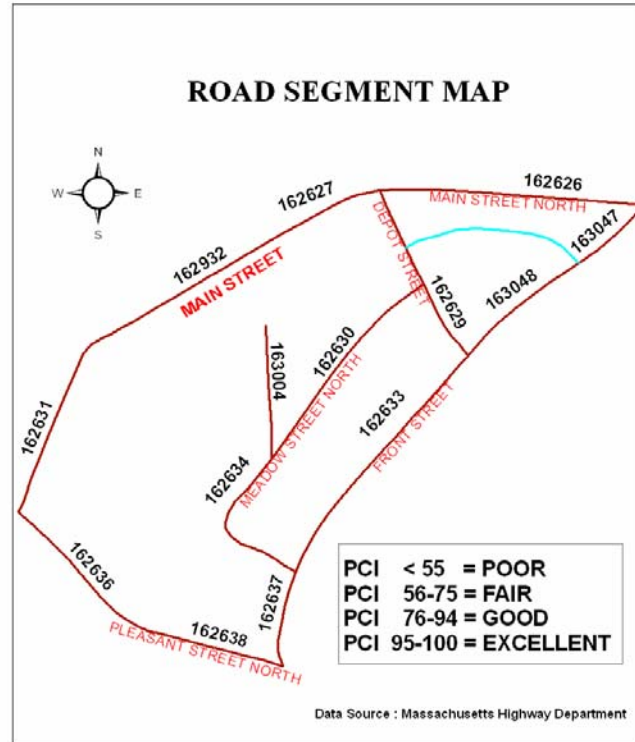


Table 7a. ROAD CONDITION

ROAD NAME	ROAD SEGMENT	ROAD WIDTH	LENGTH	PCI	ALLIGATOR	LONGITUDINAL/TRANSVERSE	EDGE	POTHLES/PATCHING	ROUGHNESS	RUTTING	DRAINAGE	OVERALL CONDITION RATING
DEPOT ST	162629	17.0	0.040	23	Hig/Med	Hig/Hig	Med/Med	Poor	Fair	Fair	Poor	POOR
FRONT ST	163047	22.0	0.040	69	Med/Low	Med/Hig	Med/Low	Good	Good	Good	Fair	FAIR
FRONT ST	162633	27.0	0.126	81	Low/Low	Med/Low	Low/Low	Good	Good	Good	Fair	GOOD
FRONT ST	162637	27.0	0.044	81	Low/Low	Med/Low	Low/Low	Good	Good	Good	Fair	GOOD
FRONT ST	163048	22.0	0.067	71	Med/Low	Med/Med	Med/Low	Good	Good	Good	Fair	FAIR
MAIN ST	162626	18.0	0.116	55	Med/Med	Med/Med	Med/Med	Fair	Fair	Good	Fair	FAIR
MAIN ST	162627	18.0	0.025	63	Med/Med	Hig/Med	Med/Low	Fair	Good	Good	Fair	FAIR
MAIN ST	162631	21.0	0.070	66	Med/Low	Med/Med	Med/Med	Fair	Good	Good	Fair	FAIR
MAIN ST	162932	18.0	0.119	46	Med/Med	Hig/Hig	Hig/Med	Fair	Fair	Good	Fair	POOR
MEADOW LANE	163004	10.0	0.090	17	Hig/Med	Hig/Hig	Hig/Hig	Poor	Fair	Fair	Poor	POOR
MEADOW ST	162630	15.0	0.099	94	Low/Low	Low/Low	Low/Low	None	Good	Good	Good	GOOD
MEADOW ST	162634	15.0	0.071	72	Low/Low	Low/Low	Med/Low	Fair	Good	Good	Poor	POOR
PLEASANT ST	162636	18.0	0.069	49	Hig/Med	Hig/Med	Med/Med	Fair	Fair	Good	Fair	POOR
PLEASANT ST	162638	18.0	0.061	43	Hig/Med	Hig/Med	Hig/Hig	Fair	Fair	Good	Fair	POOR

Source: Field observations and Road Surface Management System (RSMS) software.