

SMALL TOWN, **BIG PLANS**
BLANDFORD
Bridge to **2030**
RESILIENT MASTER PLAN

BLANDFORD RESILIENT MASTER PLAN COMMITTEE

MEETING #3
JANUARY 21, 2021

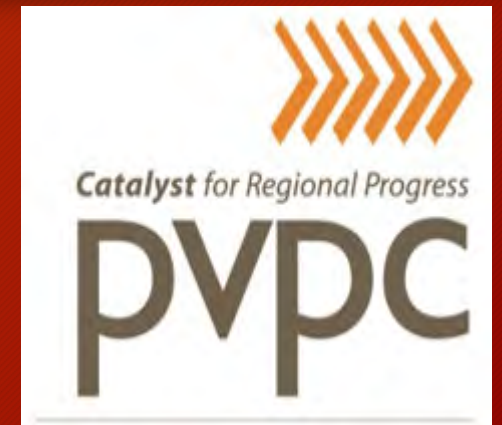
3:00 PM, VIRTUAL MEETING



Draft Data Analysis for Blandford Master Plan

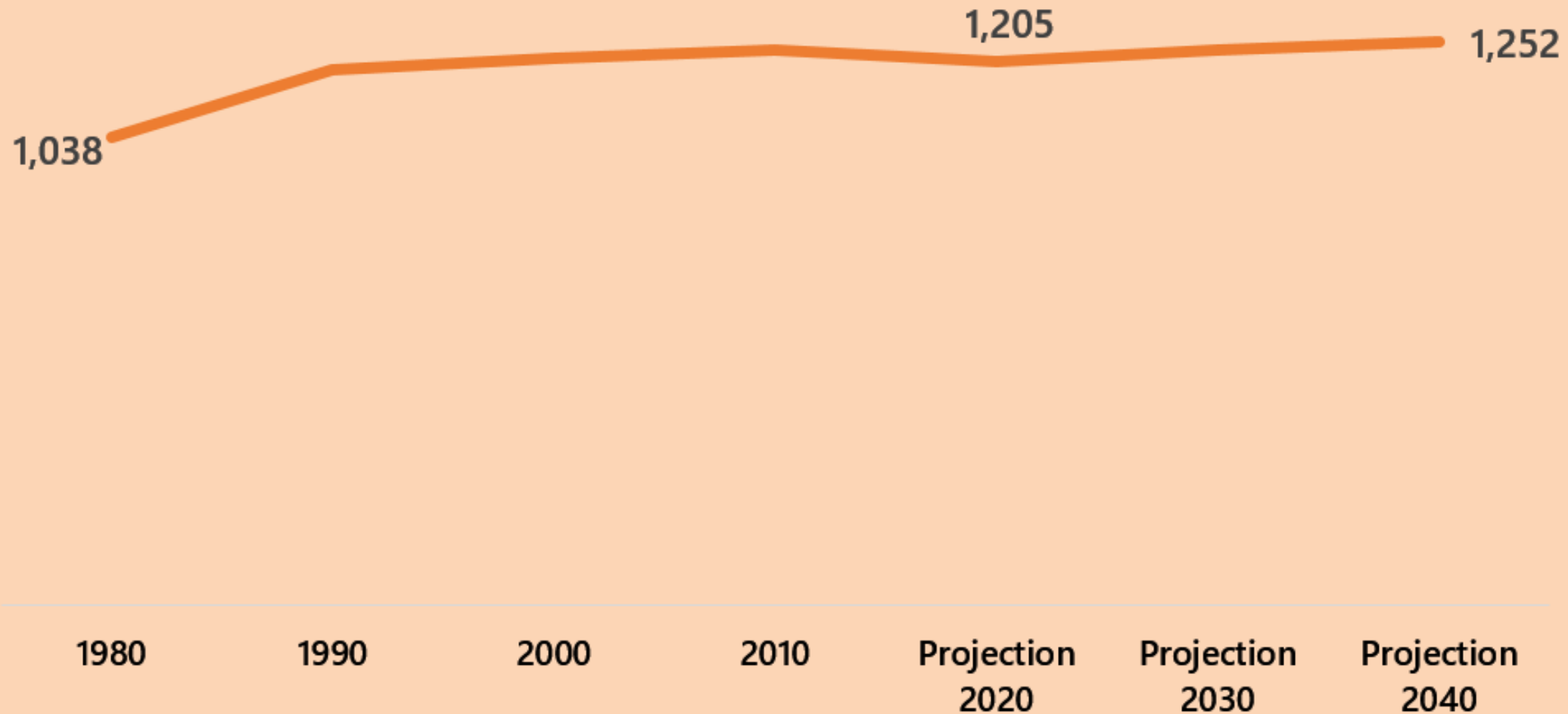
Douglas Hall, PhD
Pioneer Valley Planning Commission

January 21, 2021



Blandford Demographics

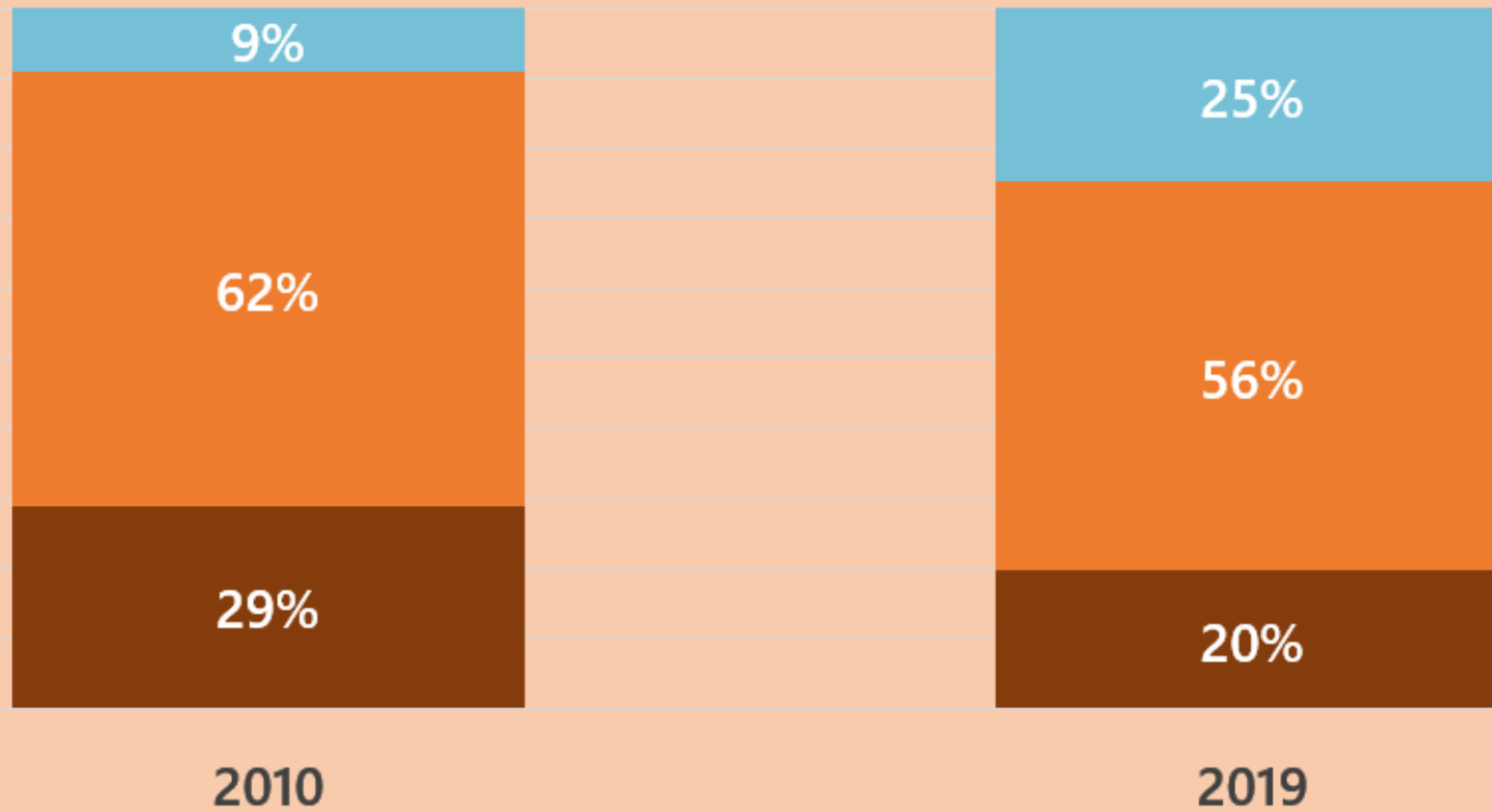
Blandford's population has been essentially stagnant in recent decades, and is projected to grow only very modestly over next 20 years



Blandford's population is stagnant (at best) and remains almost entirely White, Not-Hispanic

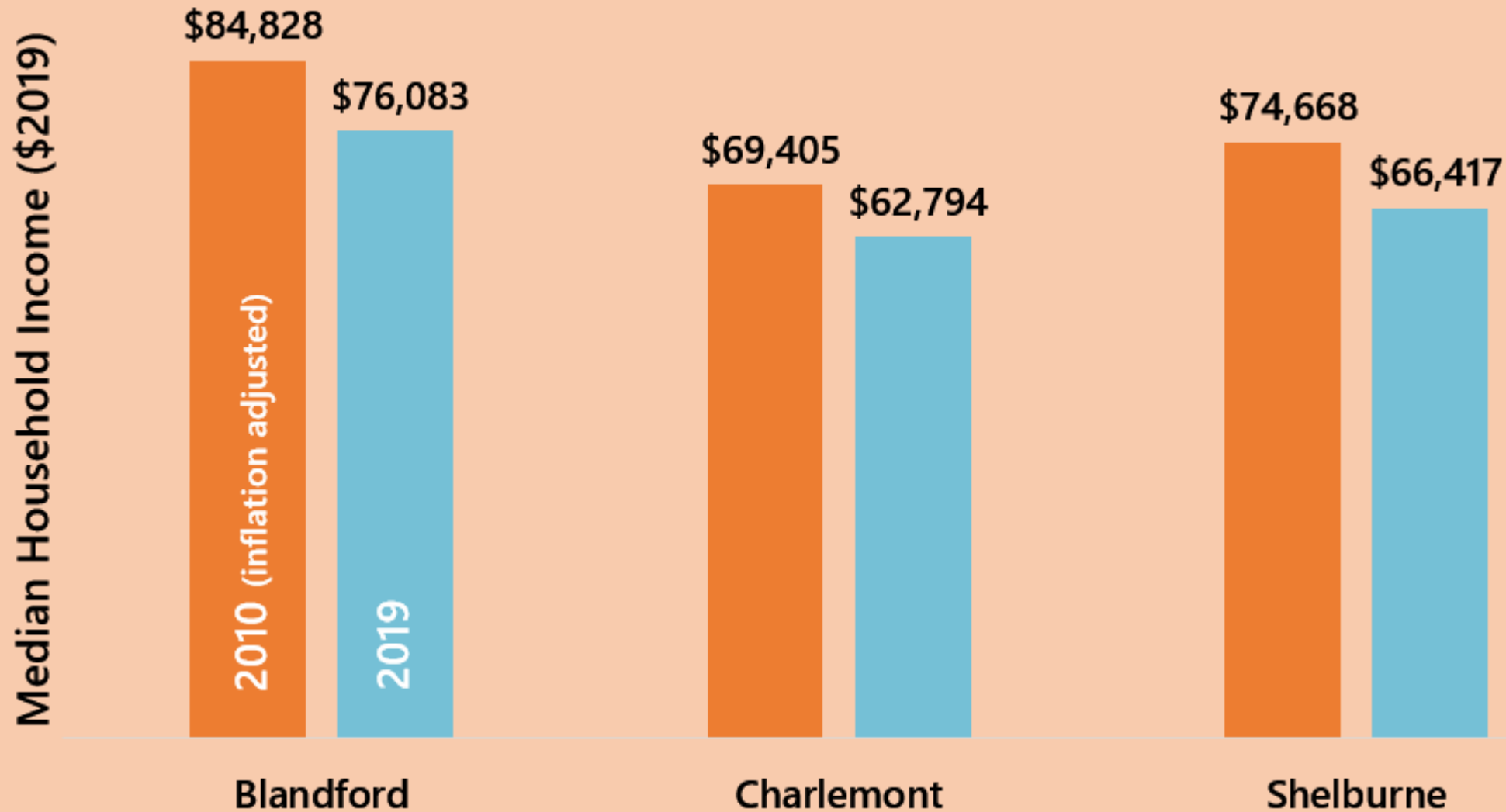
	Blandford 2010 (#)	Blandford 2010 (%)	Blandford 2019 (#)	Blandford 2019 (%)
Total	1184	100%	1105	100%
White, Not Hispanic (NH)	1155	98%	1074	97%
Black or African American (NH)	0	0%	0	0%
Asian (NH)	13	1%	0	0%
Hispanic or Latino	13	1%	18	2%
Other, Including American Indian and Alaska Native, and Native Hawaiian and Other Pacific Islander, and two or more races (NH)	3	0%	13	1%

Blandford's Senior Population has grown considerably over the course of the decade from 2010 to 2019



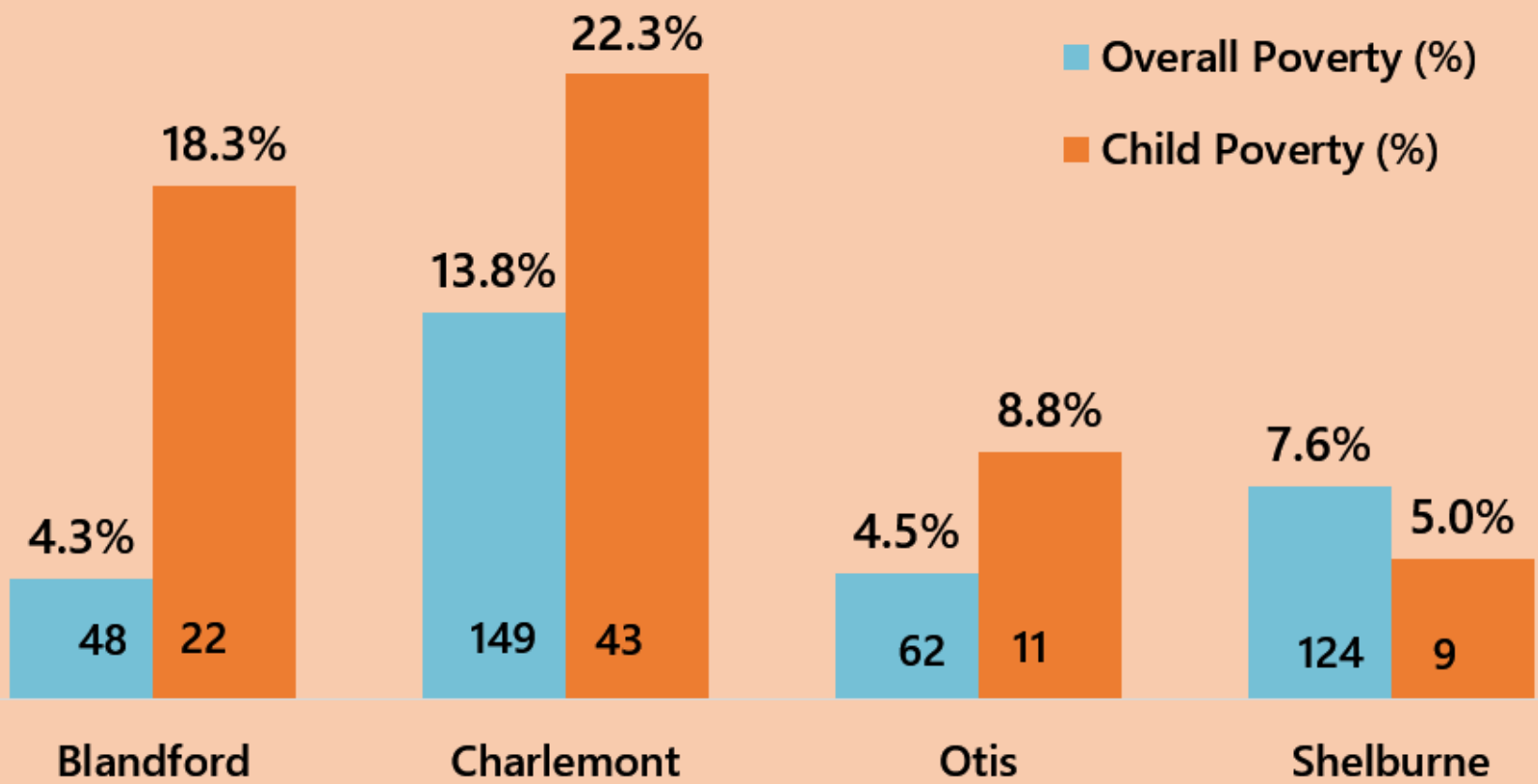
- Seniors (65+)
- Prime Working Age Adults (25-64 years)
- Children and Young Adults (Under age 25)

Inflation-adjusted median household incomes show decline in Blandford, Charlemont, and Shelburne, between 2010 and 2019



Blandford's overall and child poverty rates are lower than Charlemont's rates, but are apparently higher than rates in Otis and Shelburne

2019 Poverty and Child Poverty Rates
(%, with corresponding #)



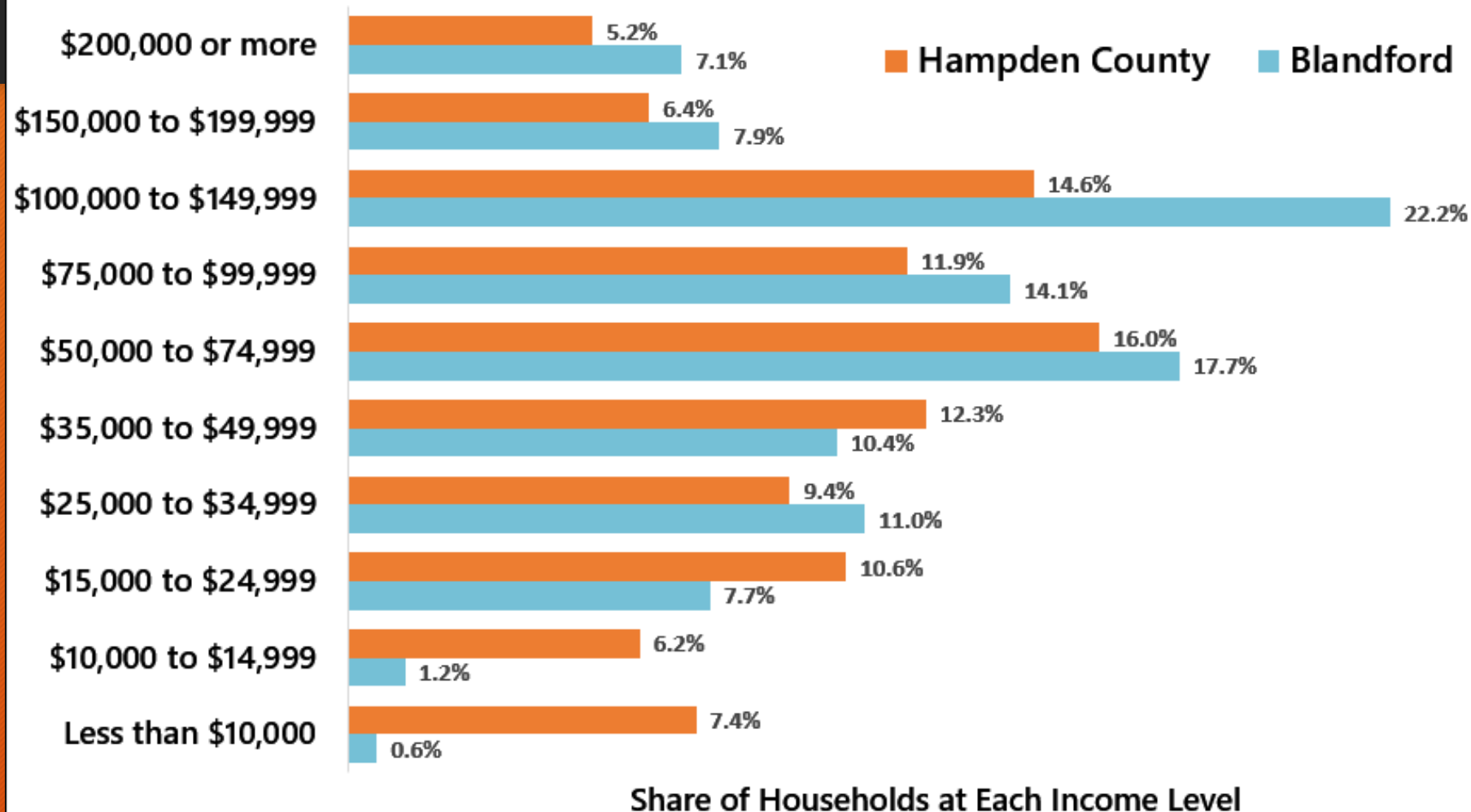
2021 FEDERAL POVERTY GUIDELINES

PERSONS IN FAMILY/ HOUSEHOLD	POVERTY GUIDELINE
1	\$12,880
2	\$17,420
3	\$21,960
4	\$26,500
5	\$31,040
6	\$35,580

Source: US Department of Health and Human Services, <https://aspe.hhs.gov/poverty-guidelines>

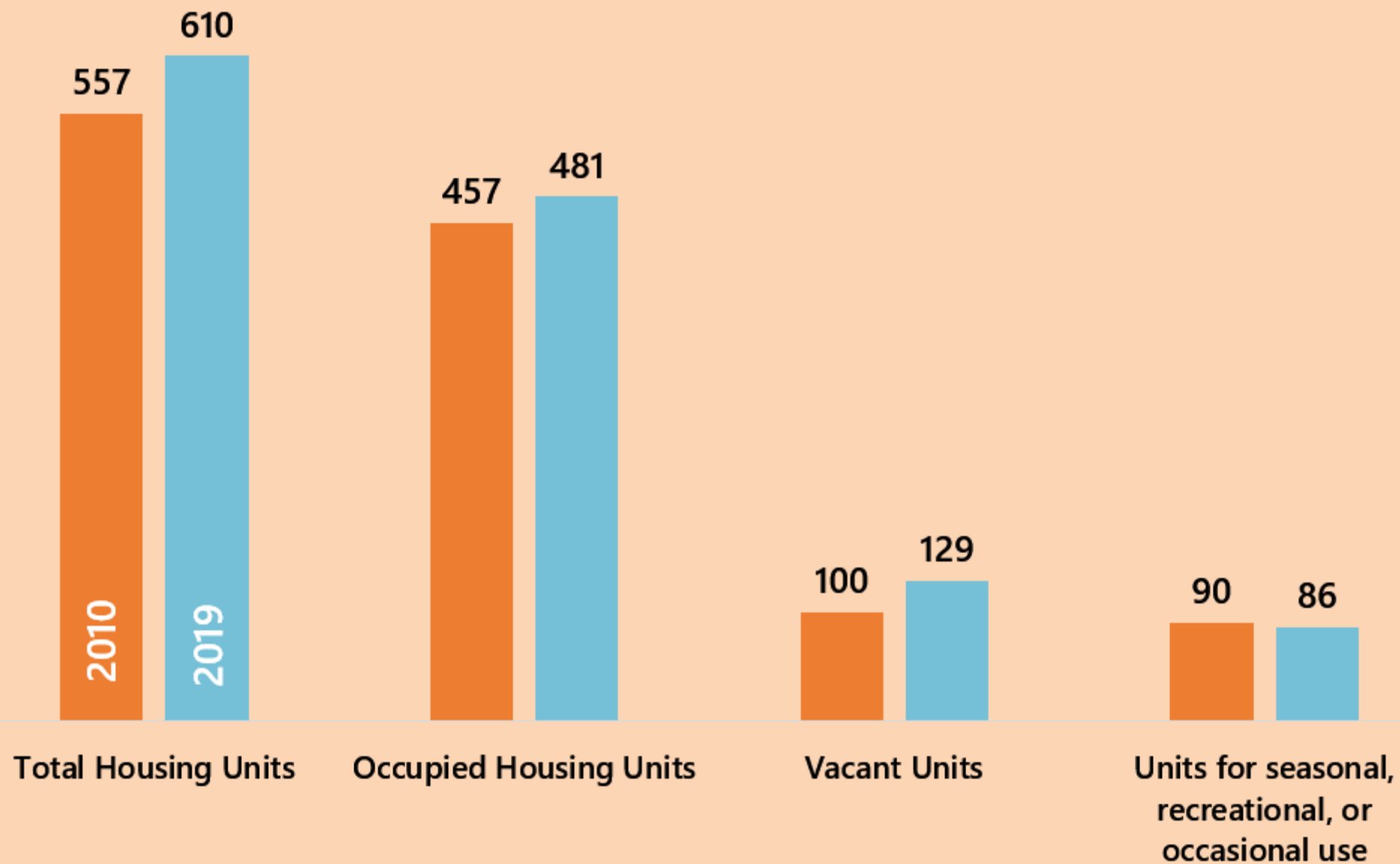
Individuals (and children) in poverty include all people living in households with incomes below the federal poverty level.

Nearly Four in Ten (37.2%) Blandford Households have incomes of \$100,000 or more, compared to 26.2% of all households in Hampden County

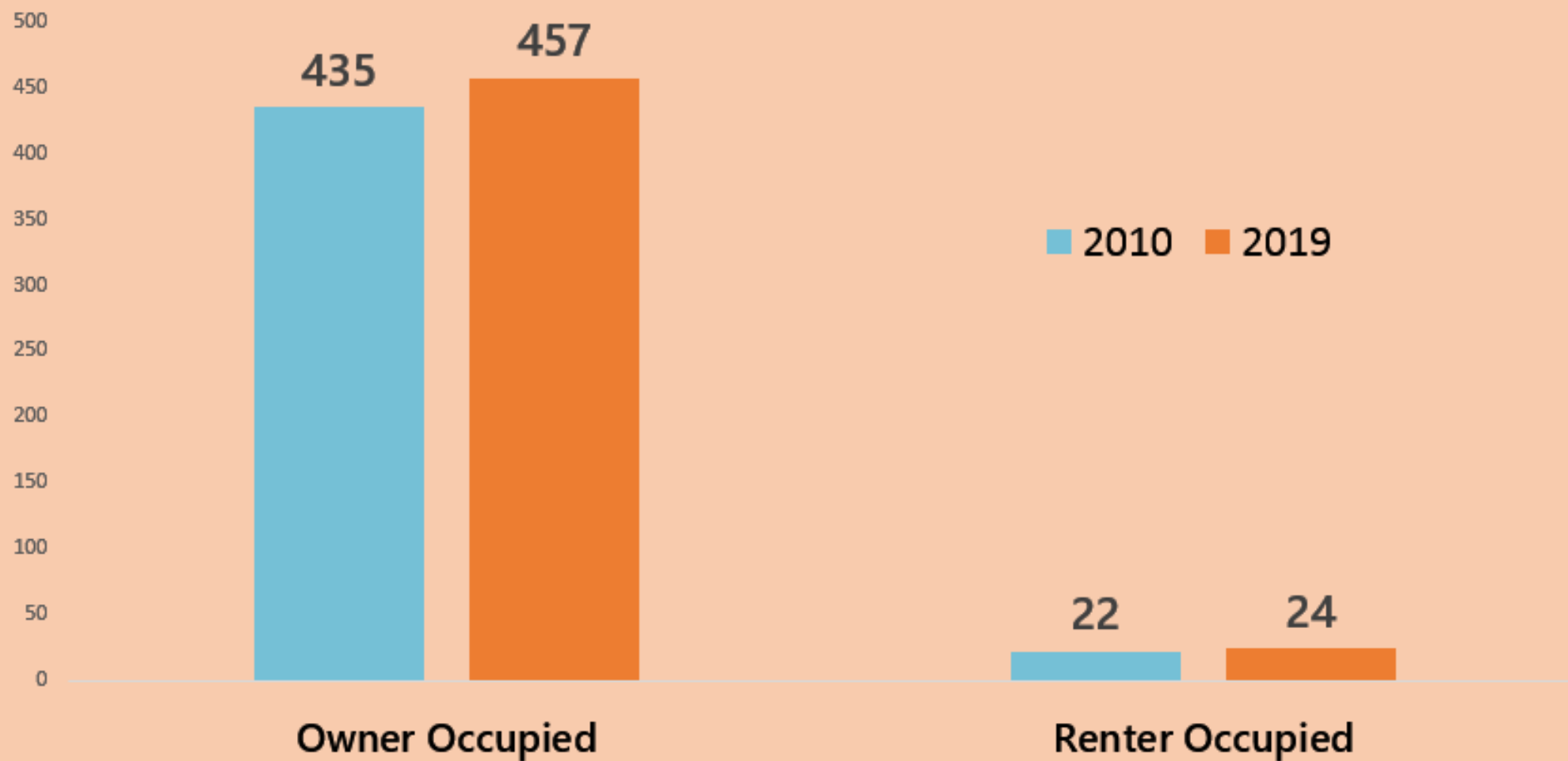


Blandford Housing Data

Blandford adds housing units and maintains similar patterns of occupancy between 2010 and 2019

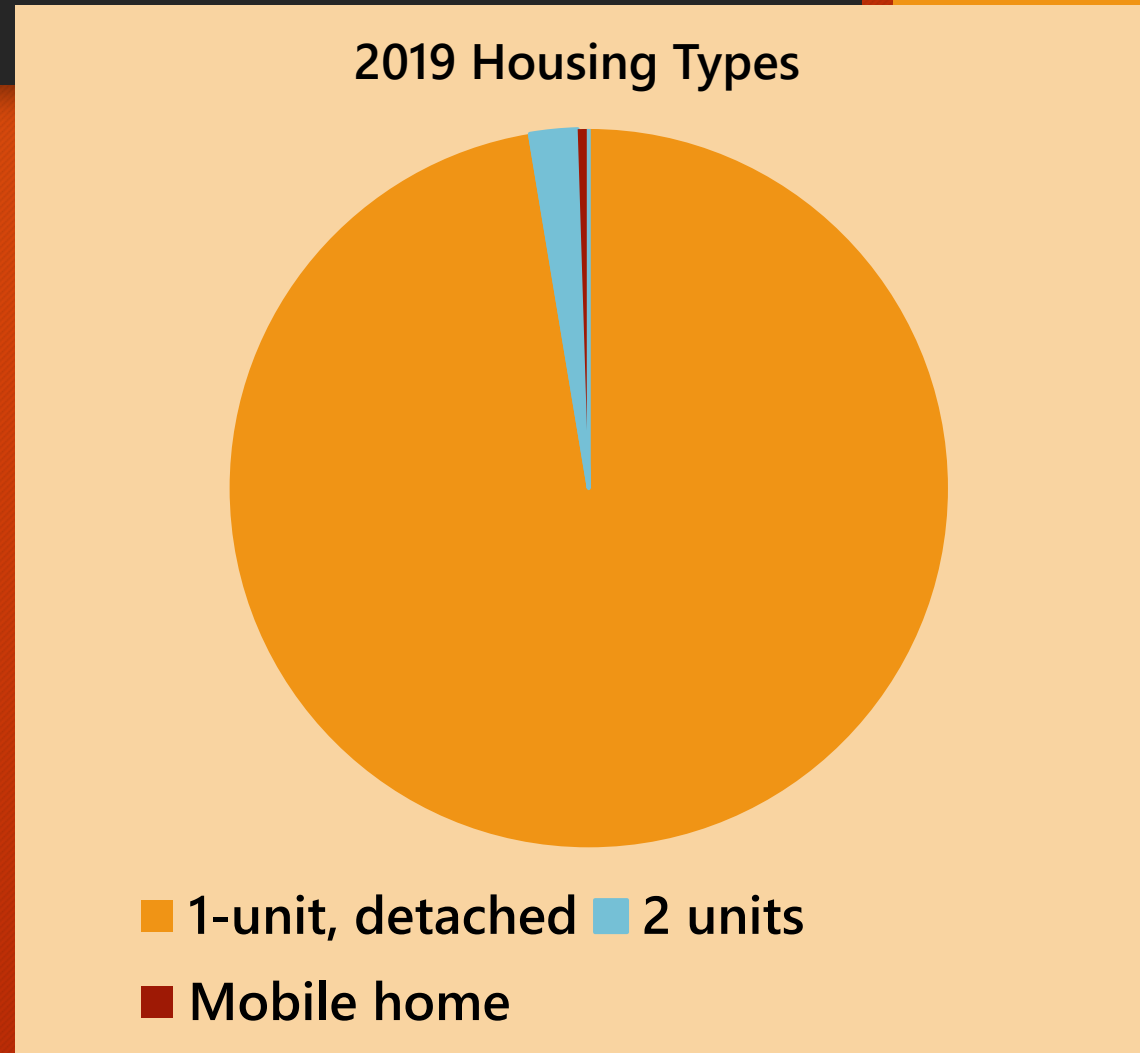


Blandford's housing stock continues to consist predominantly of owner-occupied homes

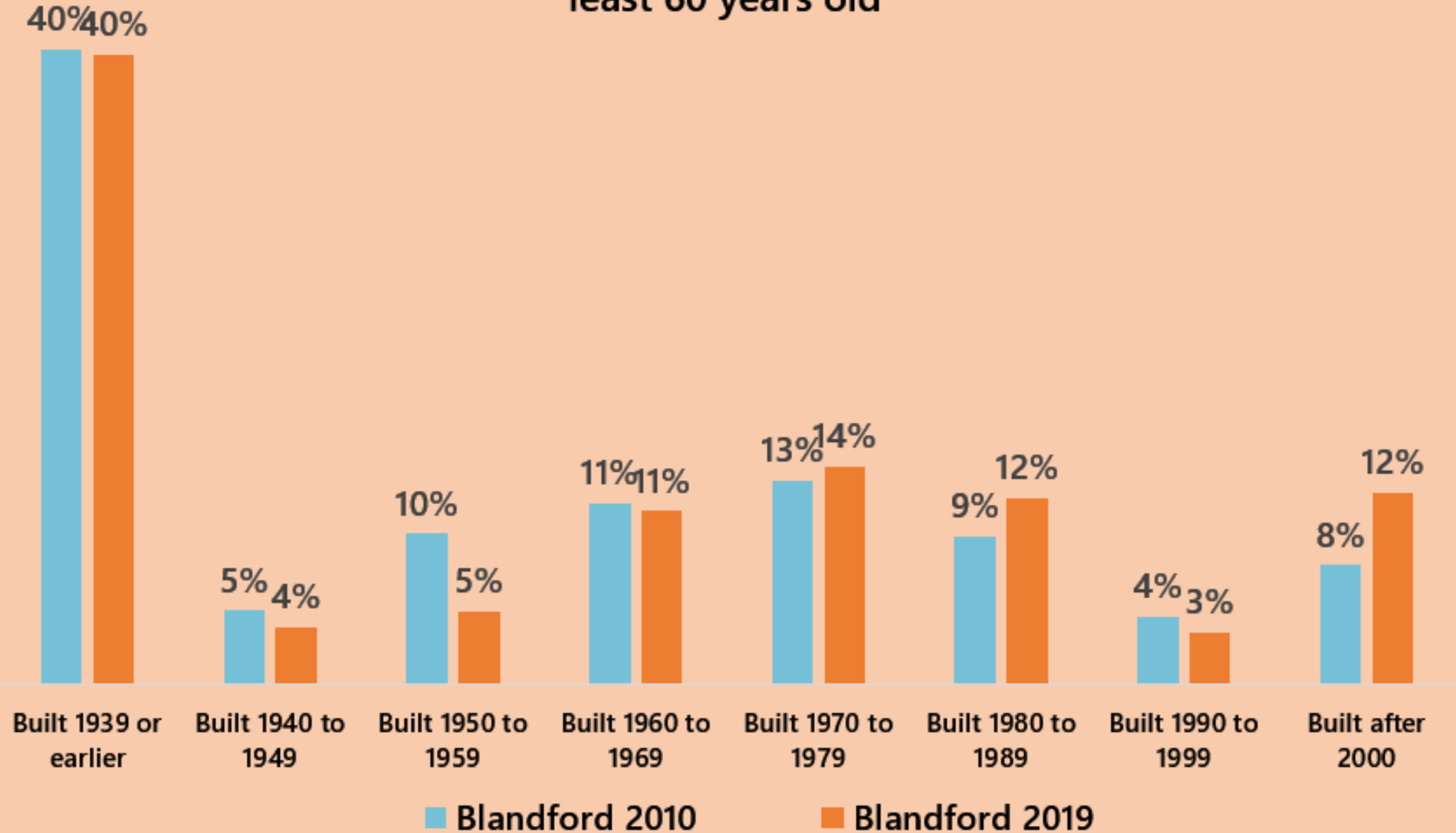


Single unit detached homes continue to account for the vast majority of Blandford's housing (97.4%)

Units in Blandford Housing Structures: 2010 & 2019	2010	2019
Total housing units	557	610
1-unit, detached	520	594
1-unit, attached	11	0
2 units	13	13
3 or 4 units	3	0
5 to 9 units	6	0
10 to 19 units	0	0
20 or more units	0	0
Mobile home	4	3
Boat, RV, van, etc.	0	0



Blandford's housing stock continues to age: nearly half (48%) is at least 60 years old

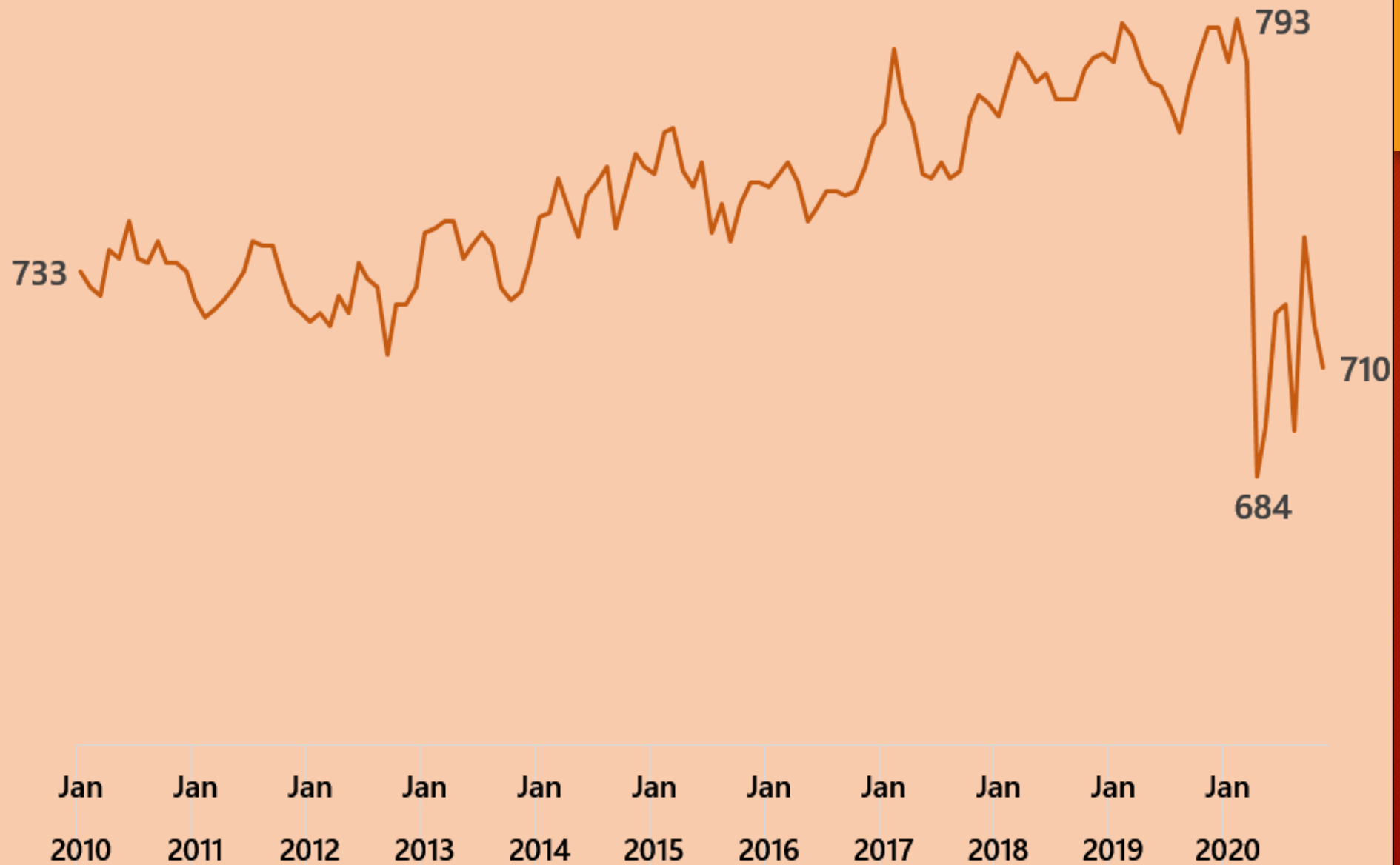


Missing data for which we need to seek alternative measures:

- Median rent (no 2019 or other recent data for Blandford)
- Share (%) of rental units for which rent accounts for 35% or more of household income
- Building Permits by year (HUD Building Permit Database has no data for recent years)

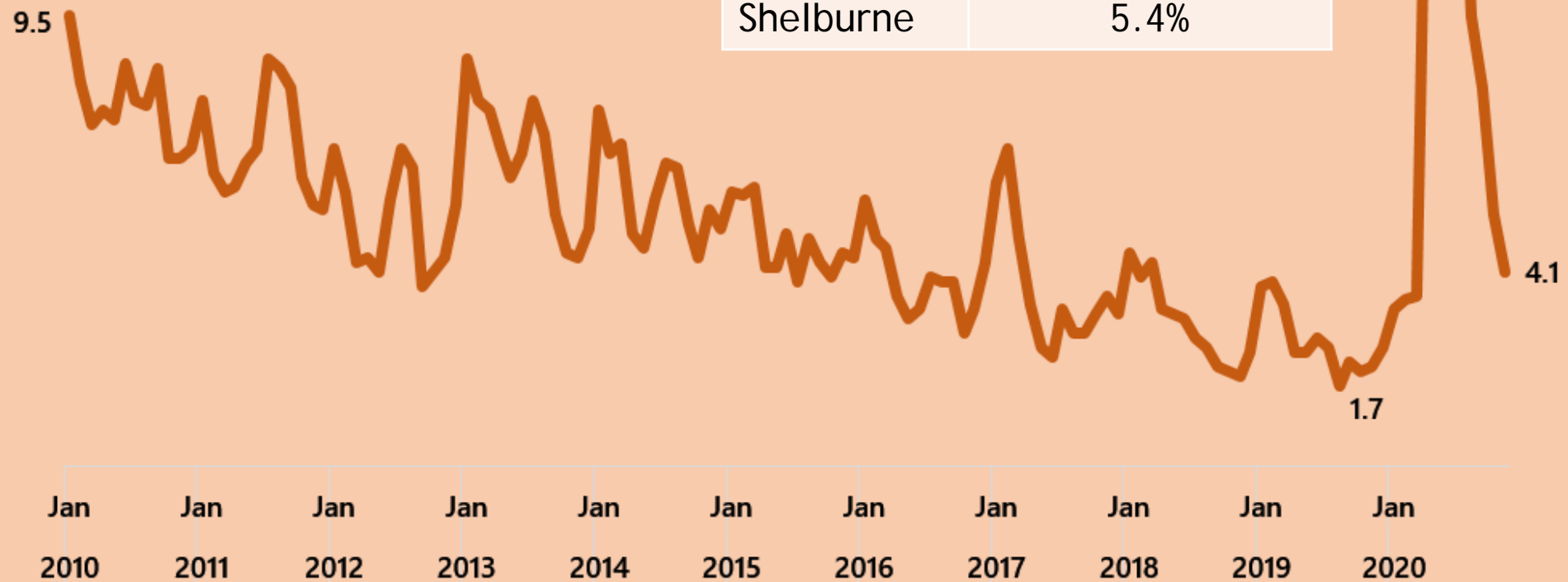
Blandford Economy, Business and Industry Data

Blandford's Labor Force had been growing slowly until COVID19 hit hard in April 2020



Blandford's unemployment rate had been trending generally downward until COVID19 hit hard in April, 2020; November 2020 rate of 4.1% unemployment higher than it would be if Blandford's labor force had fully recovered

Town	November 2020 Unemployment Estimates
Blandford	4.1%
Charlemont	7.8%
Otis	5.8%
Shelburne	5.4%



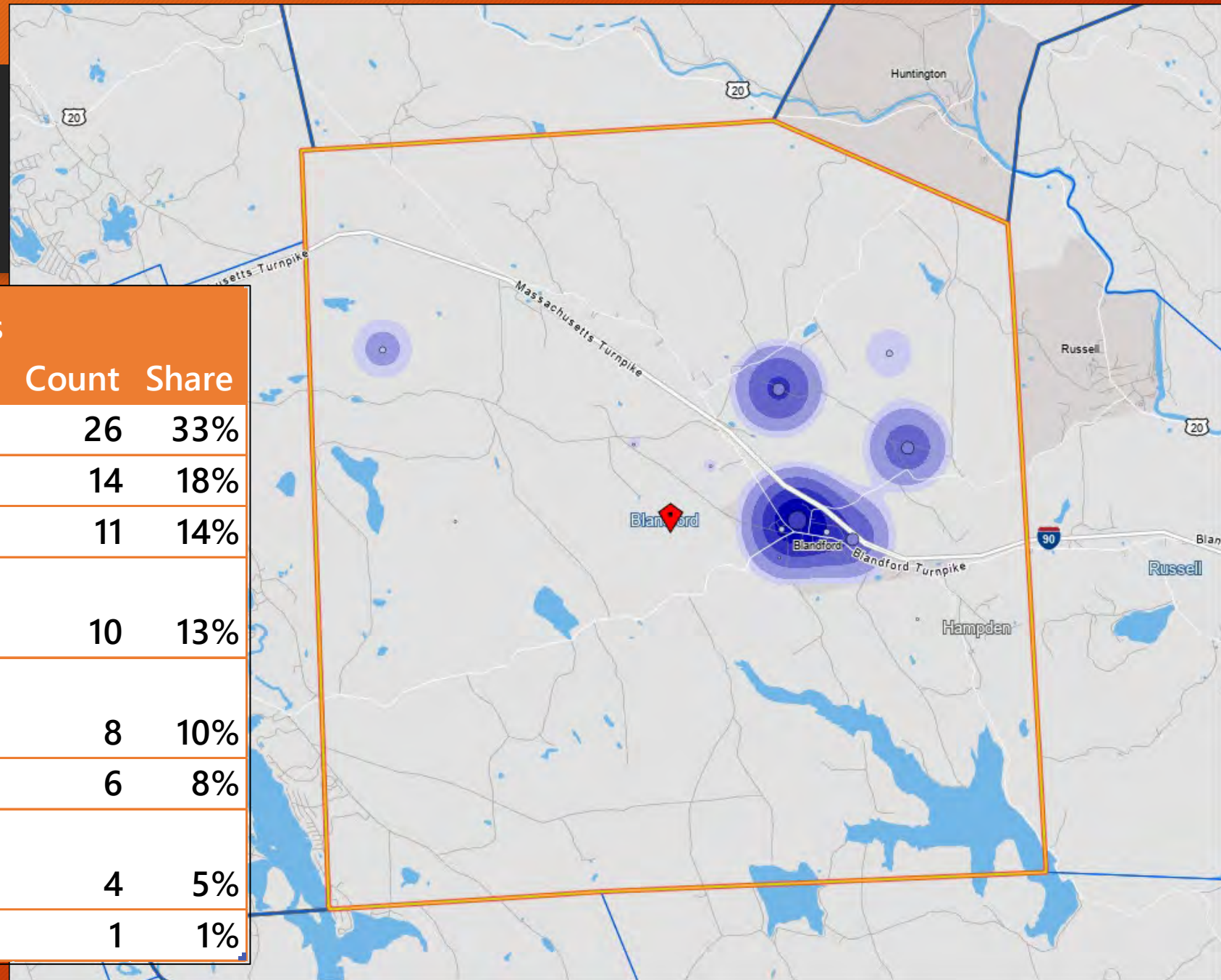
Blandford's Largest Employers

Company name	Address	City	State	Number of employees	NAICS Code
Blandford Ski Area 1 Office	Nye Brook Rd	Blandford	MA	100-249	7211
Maple Corner Farm Cross	Beech Hill Rd	Blandford	MA	20-49	7211
McDonald's (x2)	Pike E & W Travel Plazas	Blandford	MA	20-49	7225
Auntie Anne's Pretzels	Westbound Milepost 29	Blandford	MA	10-19	7225
Blandford Club	North St	Blandford	MA	10-19	7139
Blandford Fire Dept	Main St	Blandford	MA	10-19	9221
Gateway Regional School Dist	Russell Stage Rd	Blandford	MA	10-19	6111
Mass Turnpike Authority	Old Chester Rd	Blandford	MA	10-19	9211

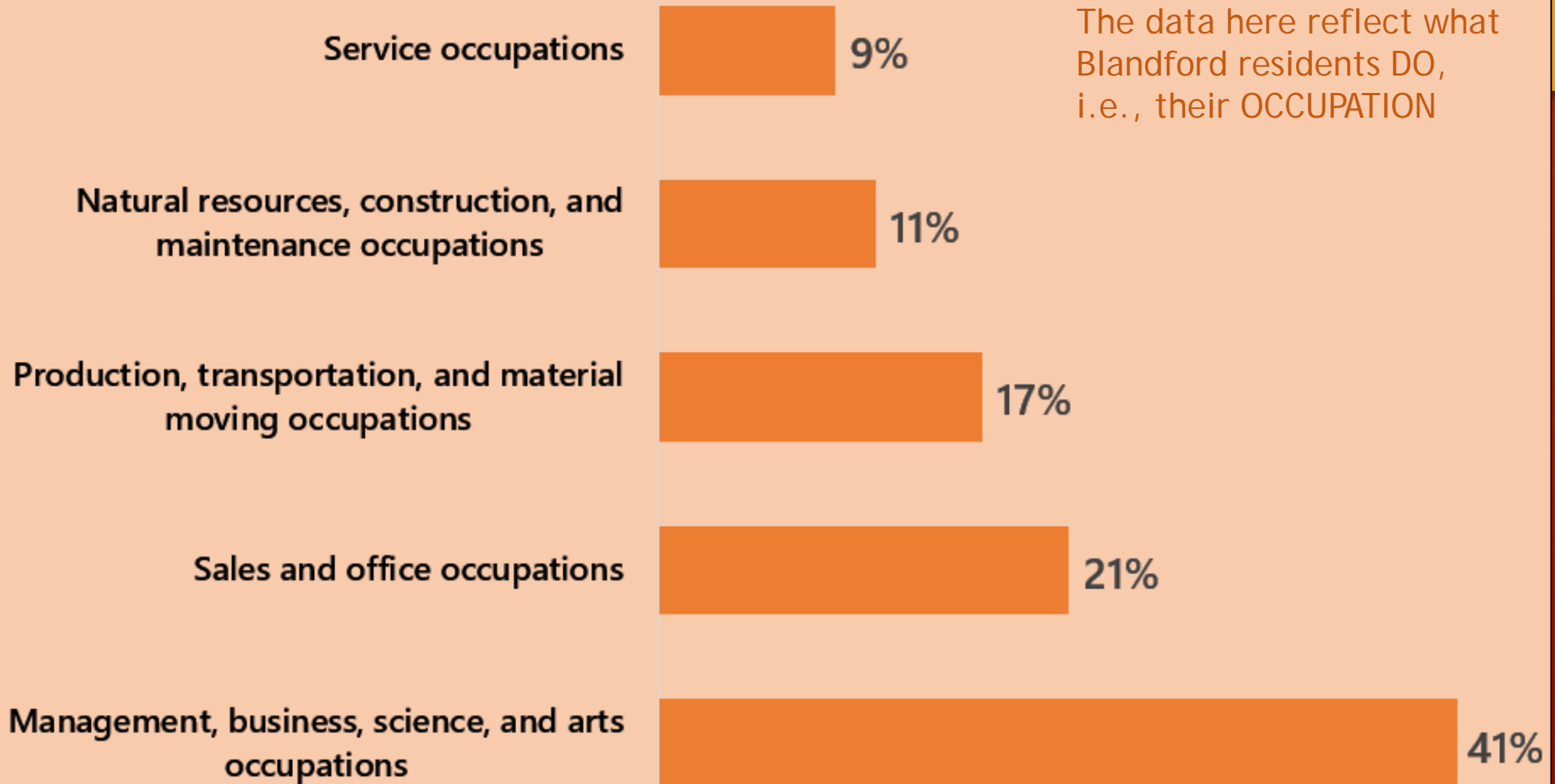
What do we know about Blandford Jobs?

Industry Sectors Employing Workers in Blandford

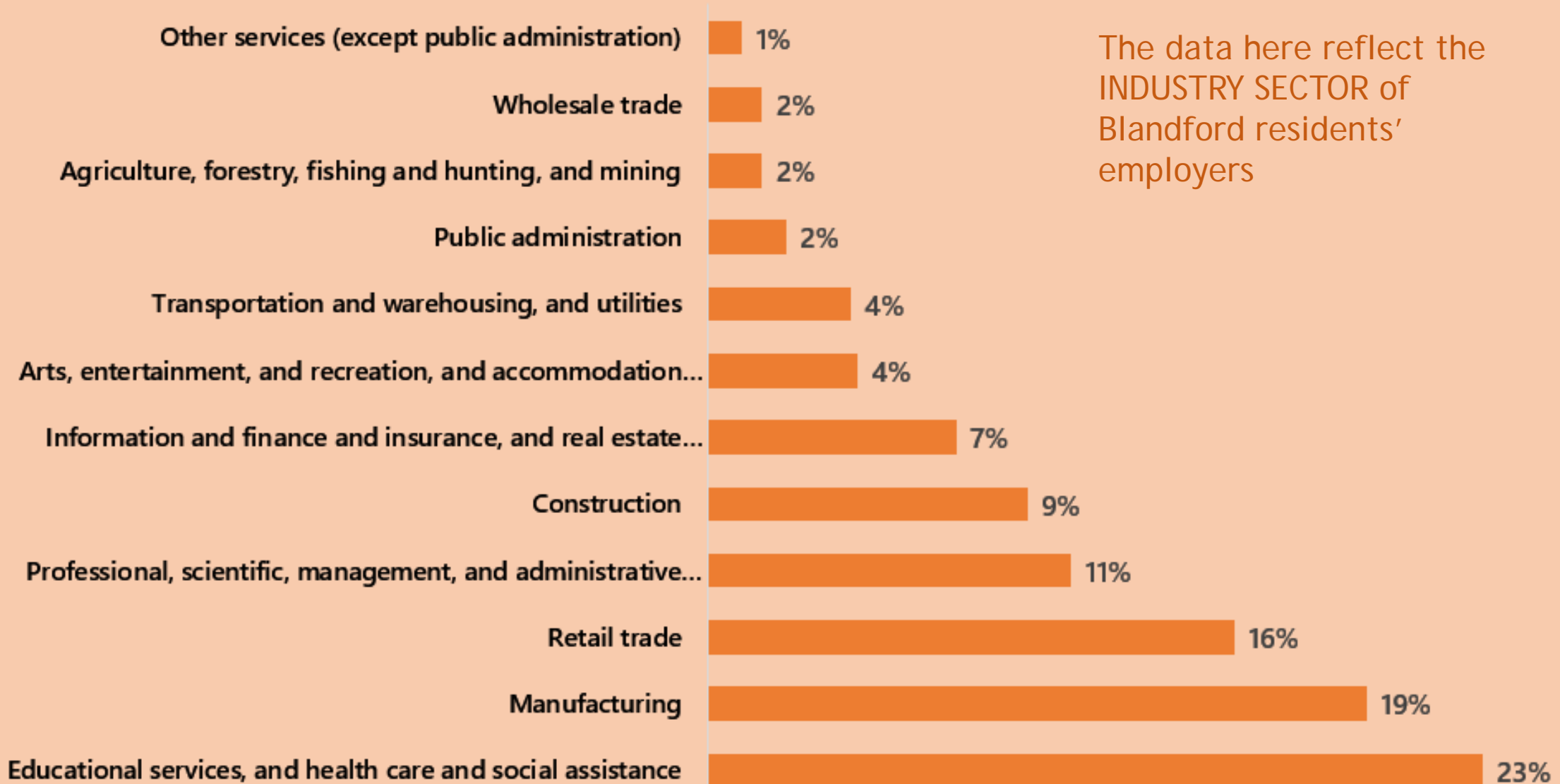
	Count	Share
Public Administration	26	33%
Retail Trade	14	18%
Construction	11	14%
Professional, Scientific, and Technical Services	10	13%
Arts, Entertainment, and Recreation	8	10%
Health Care and Social Assistance	6	8%
Other Services (excluding Public Administration)	4	5%
Wholesale Trade	1	1%



Four in ten Blandford residents are employed in management, business, science, and arts occupations



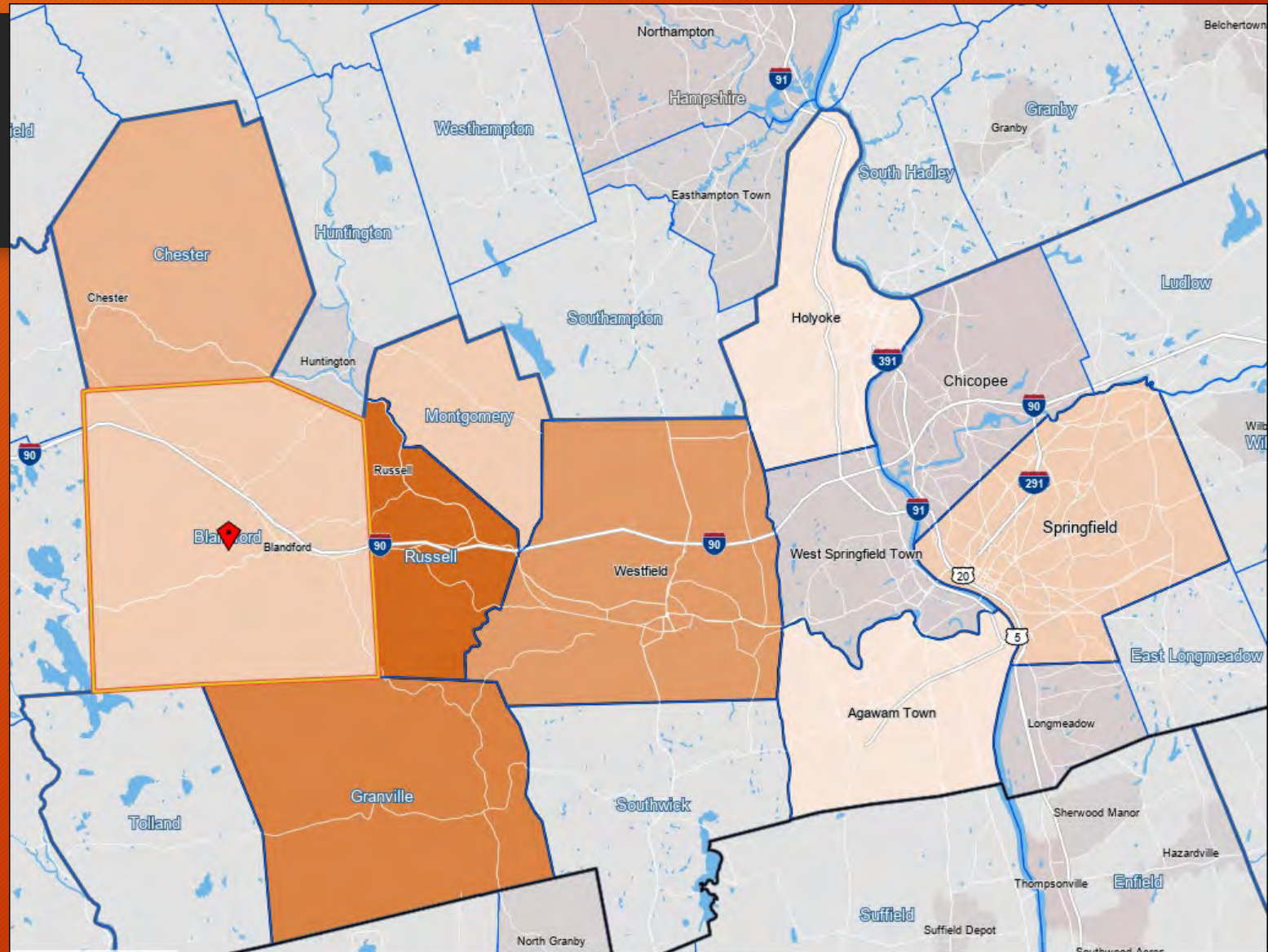
One in four Blandford residents are employed in the educational services, health care and social assistance sectors; one in five in manufacturing



Where do Blandford workers live?

Jobs Counts by County Subdivisions Where Workers Live - All Jobs

	2018	
	Count	Share
All County Subdivisions	80	100.0%
Russell town (Hampden, MA)	11	13.8%
Granville town (Hampden, MA)	10	12.5%
Westfield city (Hampden, MA)	7	8.8%
Chester town (Hampden, MA)	6	7.5%
Blandford town (Hampden, MA)	3	3.8%
Montgomery town (Hampden, MA)	3	3.8%
Springfield city (Hampden, MA)	3	3.8%
Vernon town (Tolland, CT)	2	2.5%
Agawam Town city (Hampden, MA)	2	2.5%
Holyoke city (Hampden, MA)	2	2.5%
All Other Locations	31	38.8%

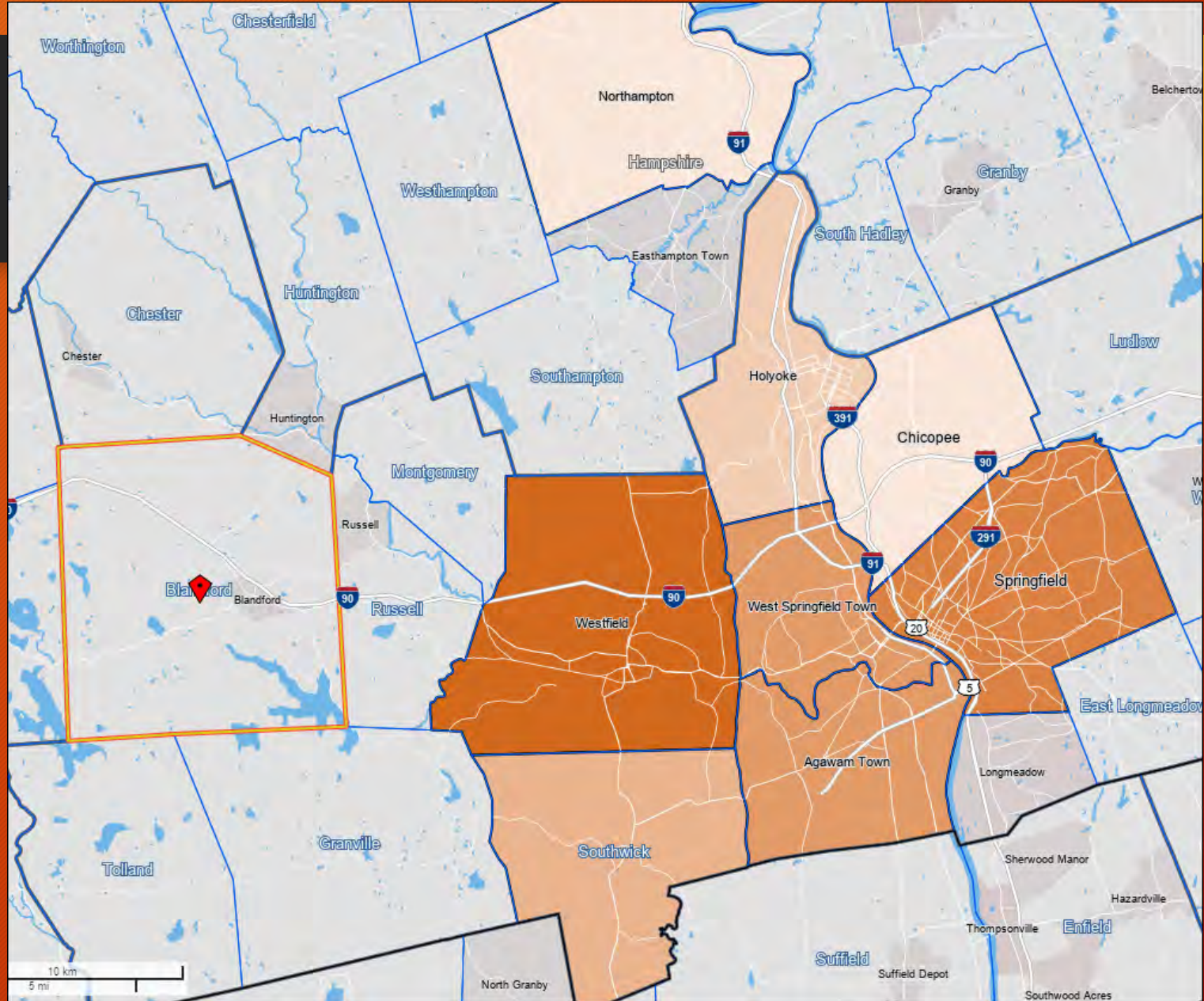


Where do Blandford residents work?

Jobs Counts by County Subdivisions Where Workers are Employed - All Jobs

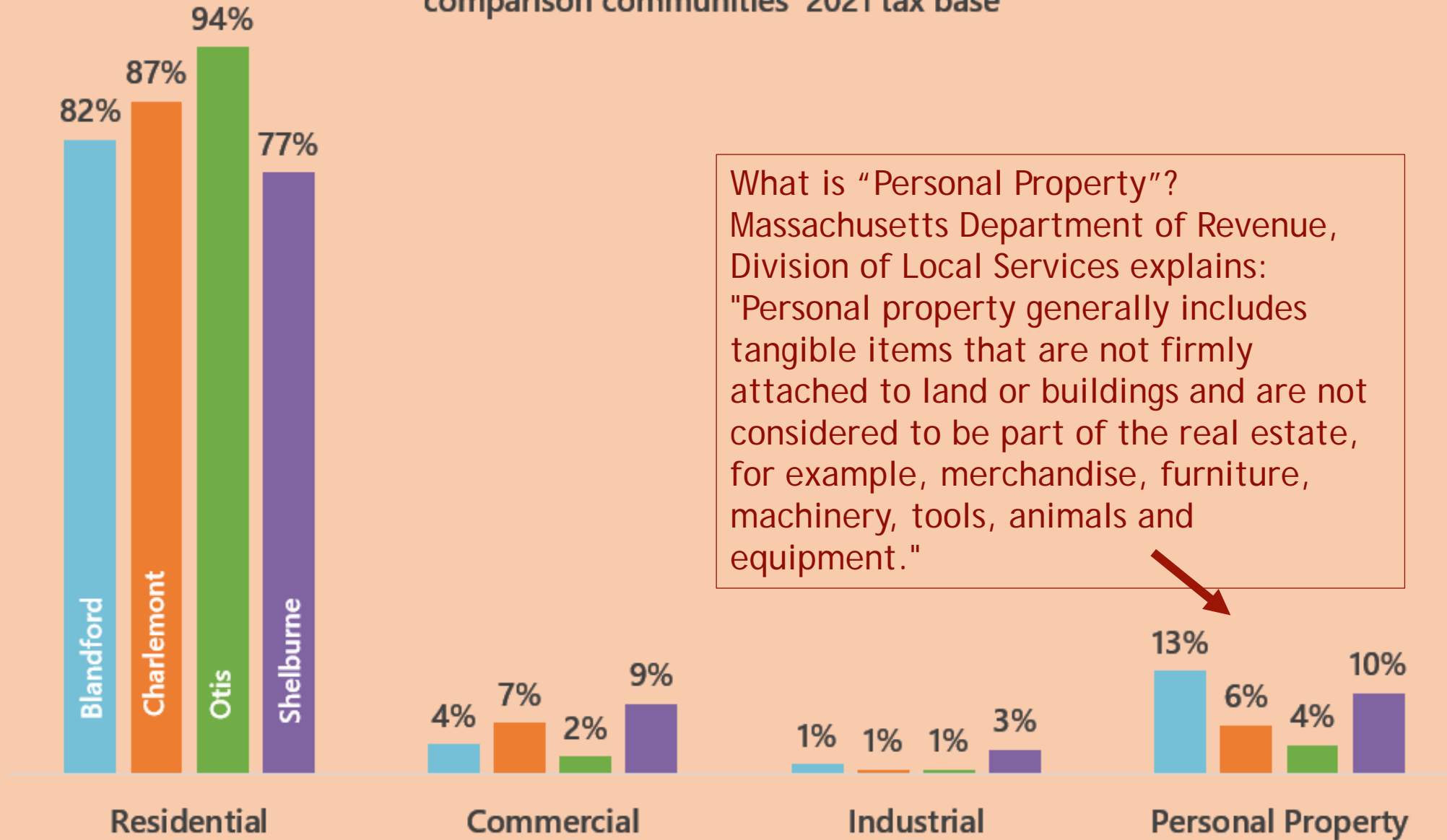
2018

	Count	Share
<u>All County Subdivisions</u>	661	100.0%
<u>Westfield city (Hampden, MA)</u>	94	14.2%
<u>Springfield city (Hampden, MA)</u>	56	8.5%
<u>Agawam Town city (Hampden, MA)</u>	24	3.6%
<u>West Springfield Town city (Hampden, MA)</u>	24	3.6%
<u>Southwick town (Hampden, MA)</u>	22	3.3%
<u>Holyoke city (Hampden, MA)</u>	21	3.2%
<u>Chicopee city (Hampden, MA)</u>	16	2.4%
<u>Northampton city (Hampshire, MA)</u>	16	2.4%
<u>Boston city (Suffolk, MA)</u>	16	2.4%
<u>Worcester city (Worcester, MA)</u>	16	2.4%
All Other Locations	356	53.9%



Blandford's Local Taxes

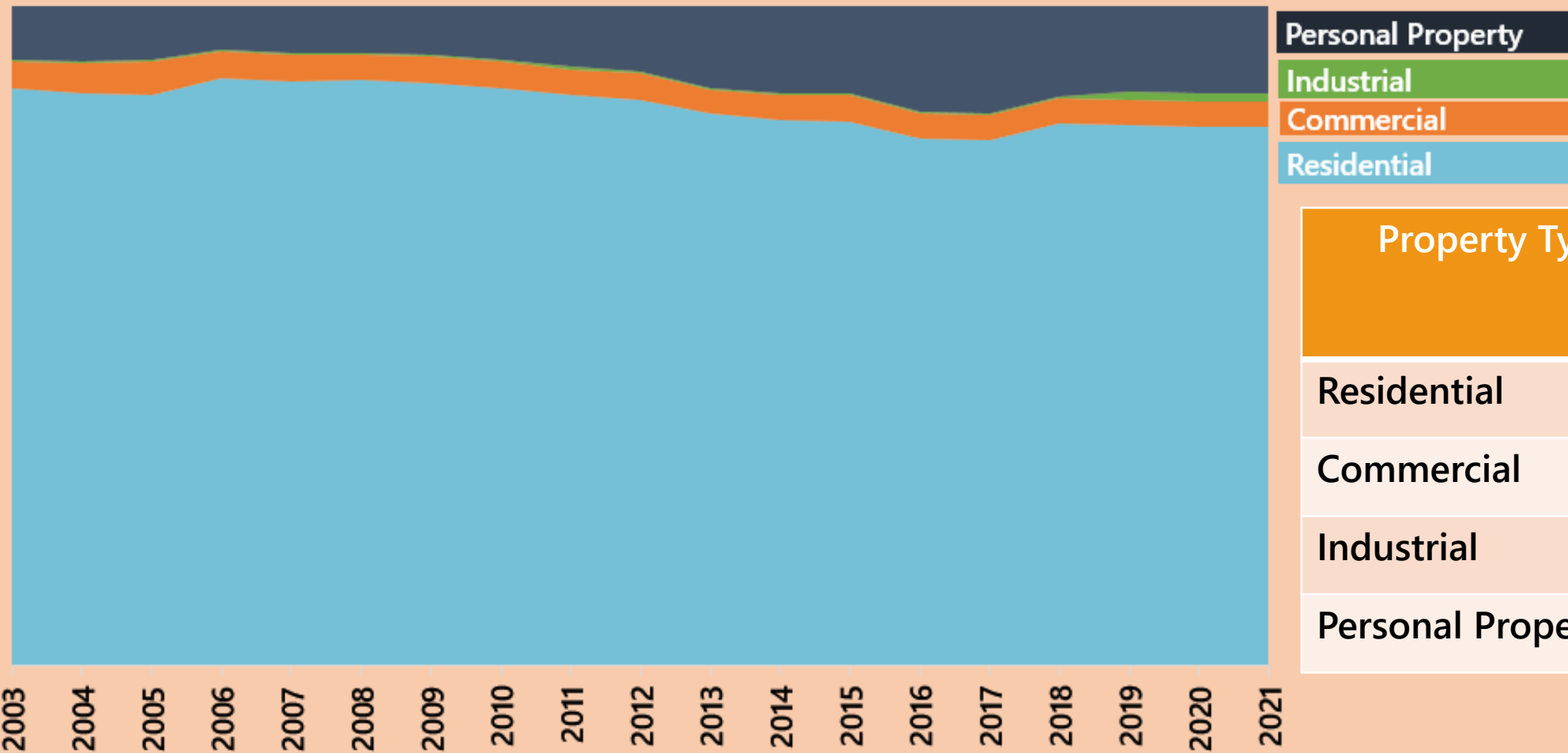
Assessed value of residential property comprises majority of Blandford's and its comparison communities' 2021 tax base



What is "Personal Property"?
Massachusetts Department of Revenue,
Division of Local Services explains:
"Personal property generally includes
tangible items that are not firmly
attached to land or buildings and are not
considered to be part of the real estate,
for example, merchandise, furniture,
machinery, tools, animals and
equipment."

Neither Blandford nor its comparison communities have any Open Space land assessed as taxable property.

Since 2003, Personal Property's Share of Assessed Land in Blandford has increased



Personal Property

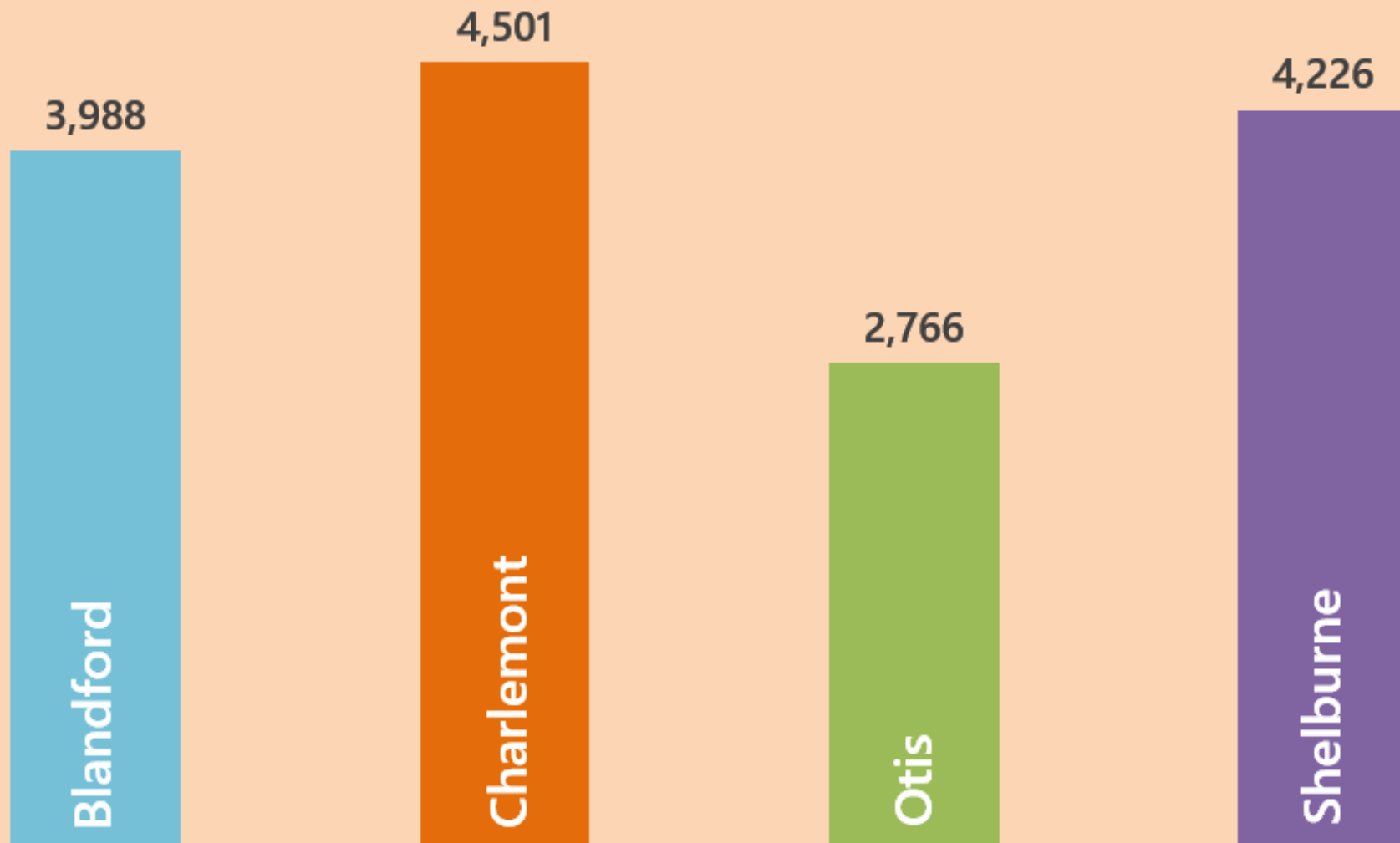
Industrial

Commercial

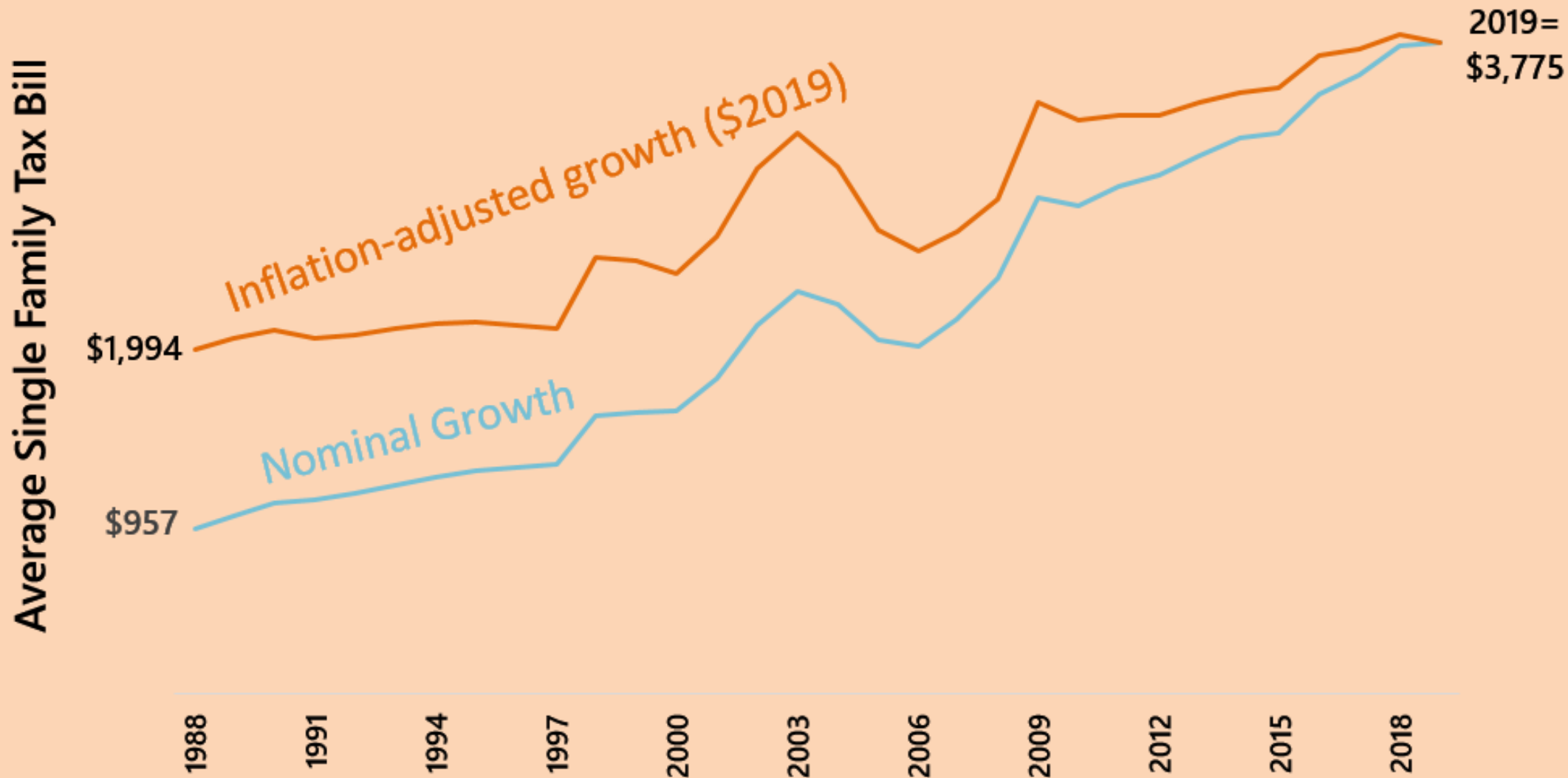
Residential

Property Type	2021 Share of Total
Residential	81.6%
Commercial	3.8%
Industrial	1.3%
Personal Property	13.3%

Blandford's 2021 average single family tax bill compares favorably with most of its comparison communities

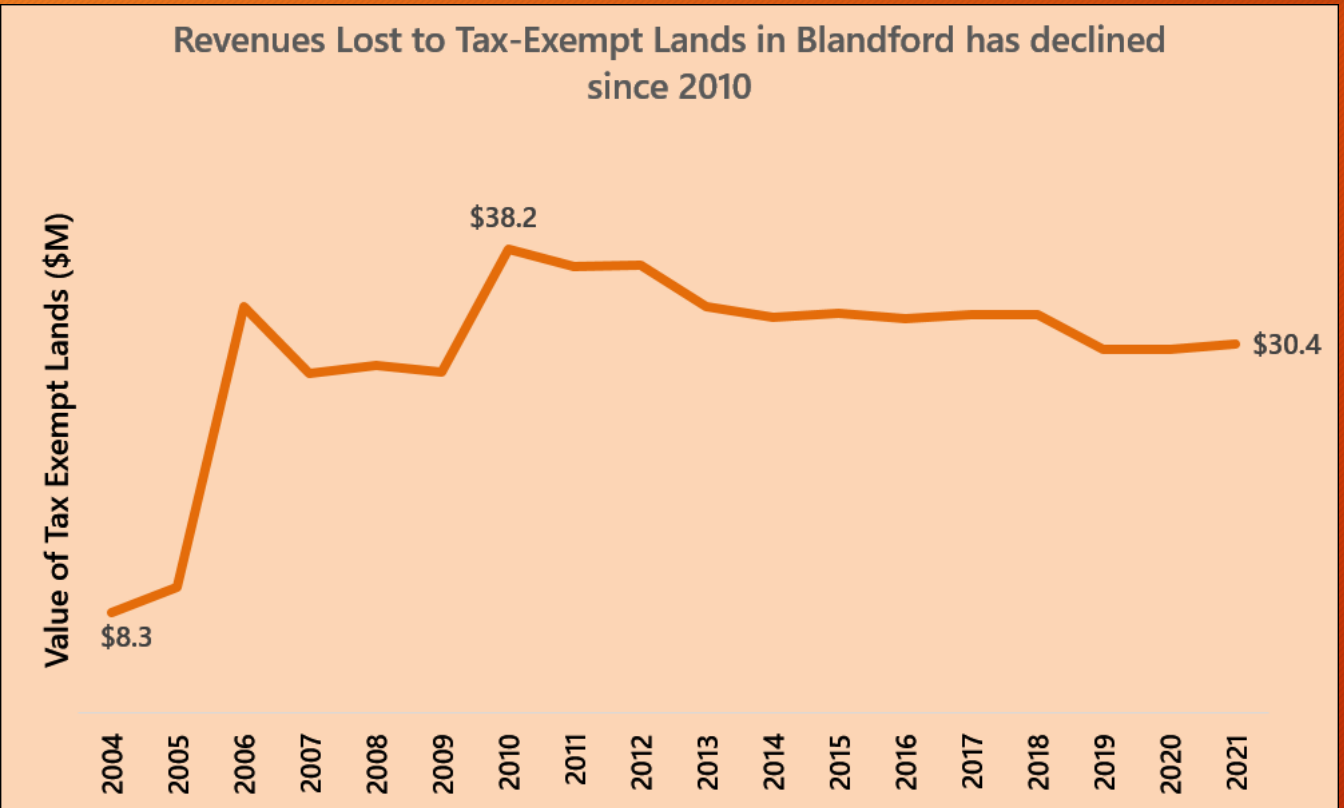


Even when adjusted for inflation, Blandford has been expanding its tax revenues over the course of the past 30+ years, as reflected in growth in average local tax bill for single family homes

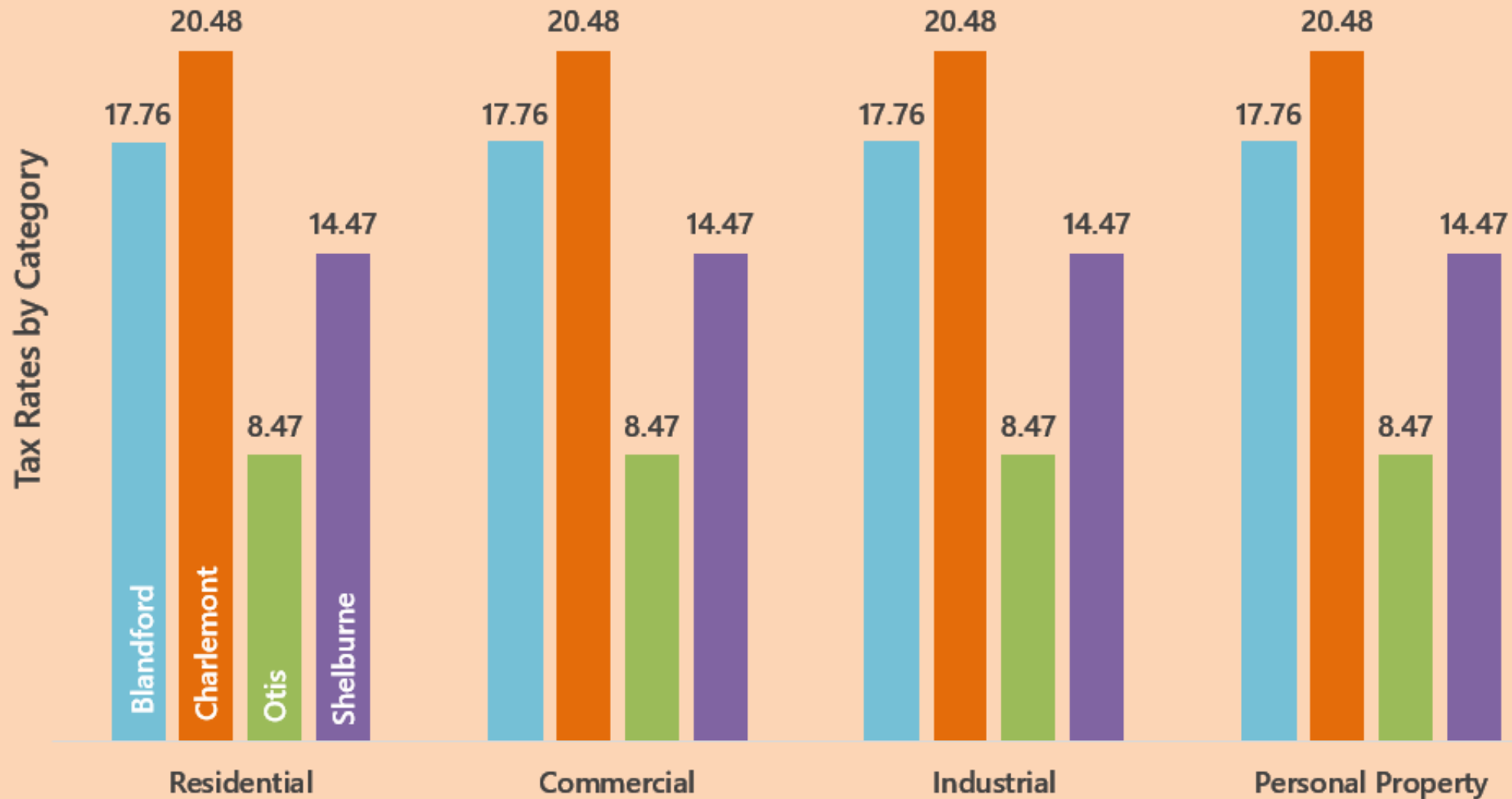


After peaking in 2010, revenues lost to tax-exempt lands has declined

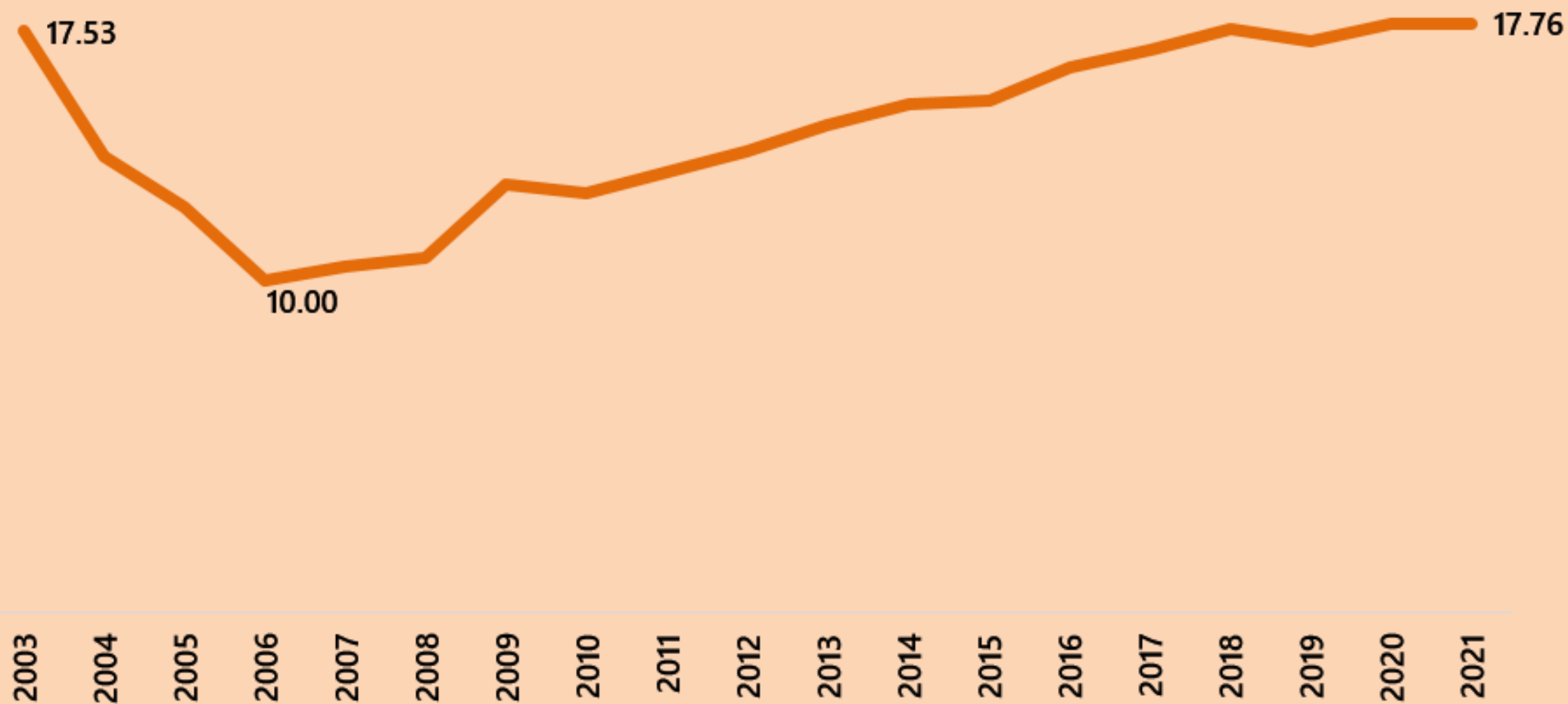
Fiscal Year	Nominal Value of Exempt Land
2004	8,276,900
2005	10,396,900
2006	33,519,500
2007	27,938,000
2008	28,591,900
2009	28,122,300
2010	38,181,300
2011	36,804,500
2012	36,893,100
2013	33,438,900
2014	32,614,200
2015	32,941,300
2016	32,514,600
2017	32,849,900
2018	32,849,900
2019	29,913,200
2020	29,982,900
2021	30,411,400



Blandford's 2021 tax rates are lower than those in Charlemont, but higher than in Otis and Shelburne



Blandford's mill rate in 2021 (17.76, or 1.776%) is the highest level it has been (since at least 2003), climbing steadily from the low of 10.00 in 2006)



Blandford has consistently had the same tax rate for all classes of property.

Contact Information

- Doug Hall
- dhall@pvpc.org
- (413) 426-6931



SMALL TOWN, BIG PLANS

BLANDFORD

Bridge to 2030
RESILIENT MASTER PLAN

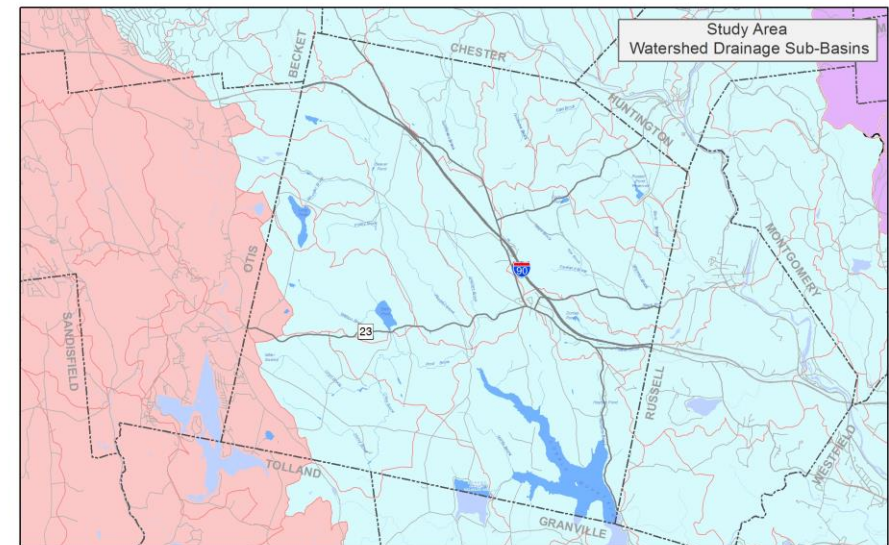
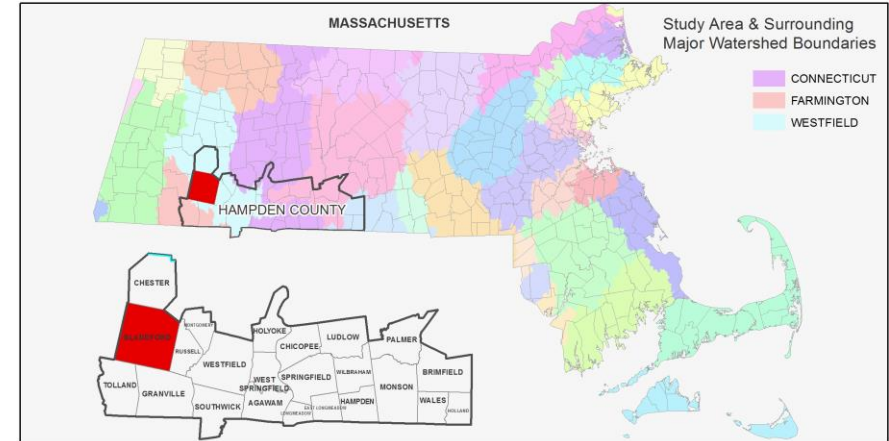
GIS Mapping & Data

GETTING STARTED:

- Regional Context
- Water Resources
- Prime Farmland Soils
- Unique Environments
- TNC Resilient Landscapes
- Town Infrastructure
- Zoning
- FEMA Flood data by Tax Parcel
- Land Use
- Protected & Recreational Open Space

MORE TO COME:

- OSRP Action Plan Map
- Economic Development
- Historic Preservation
- Transportation Data

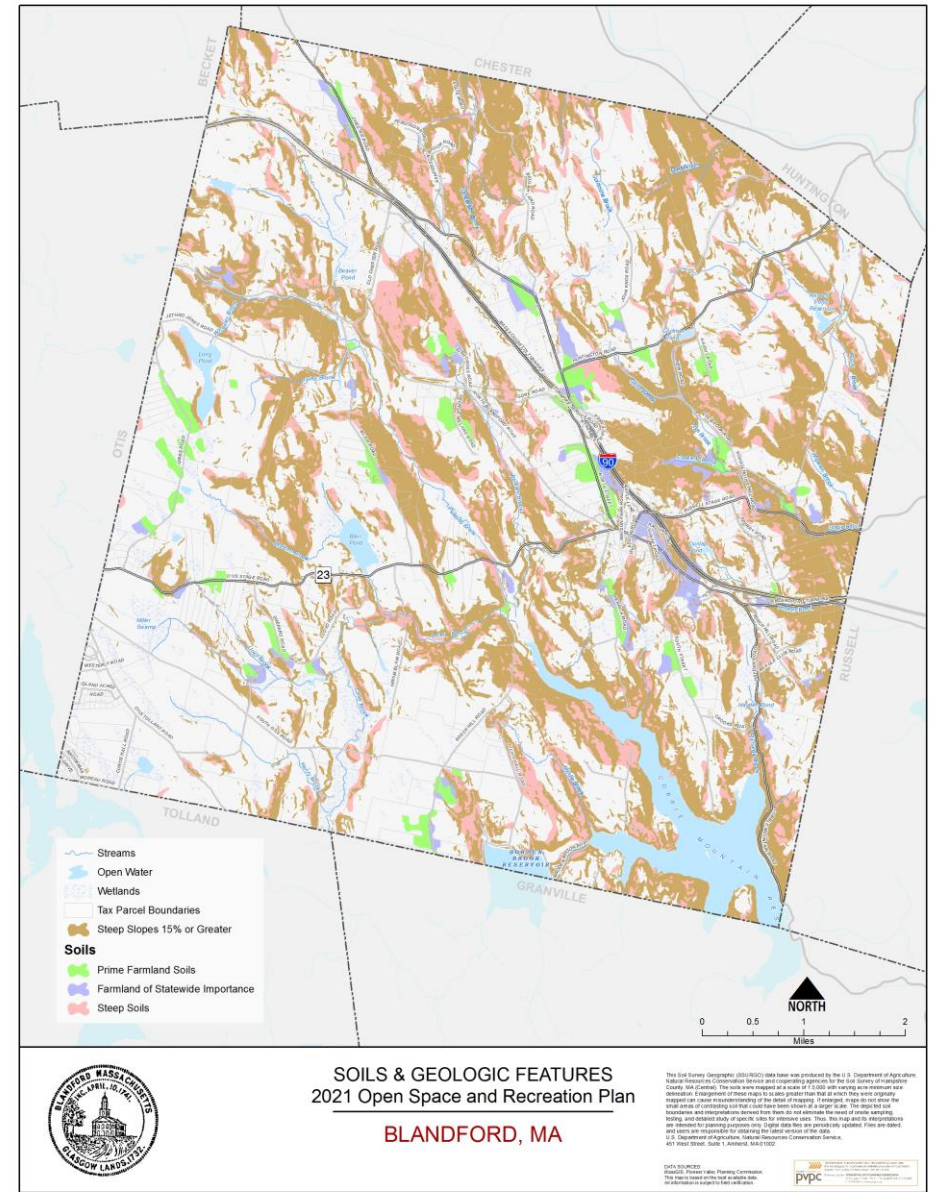
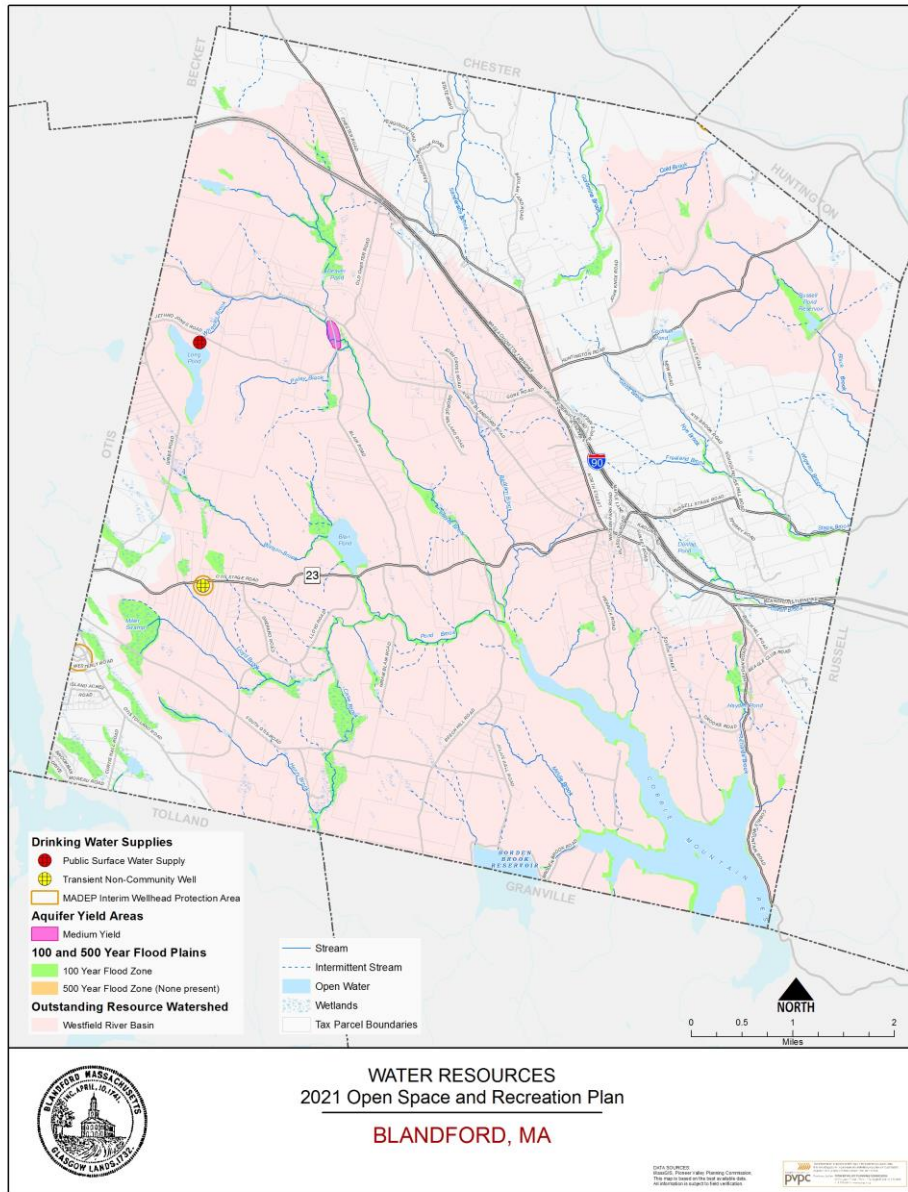


REGIONAL CONTEXT
2021 Open Space and Recreation Plan

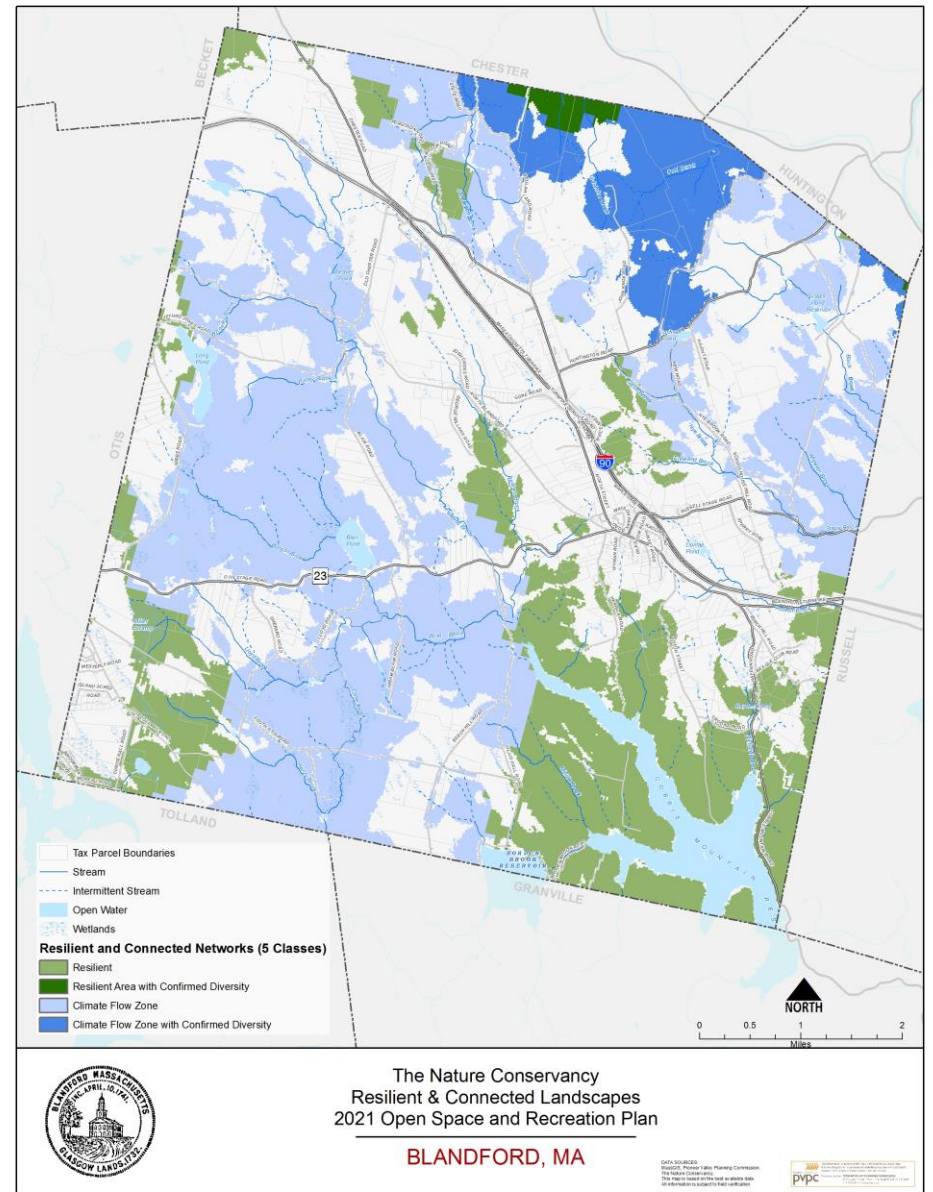
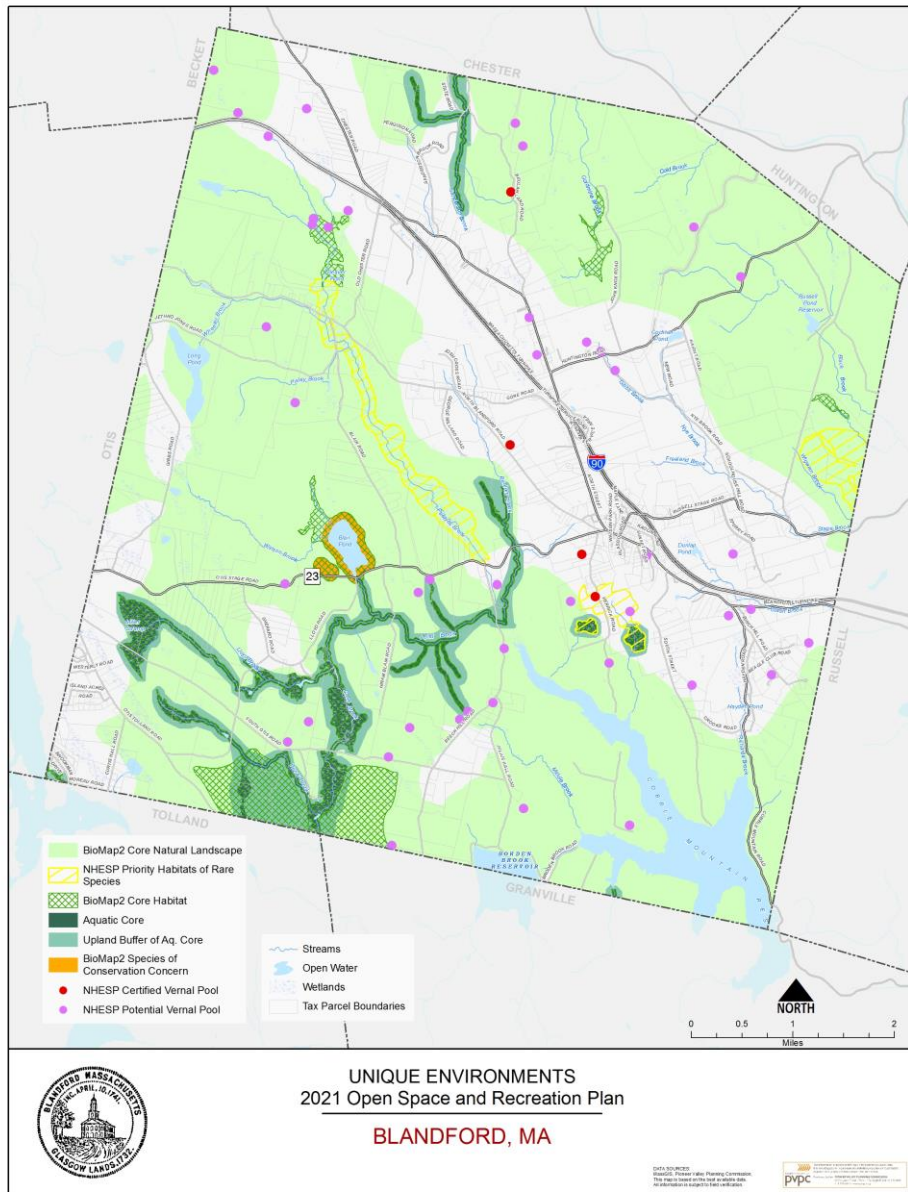
BLANDFORD, MA



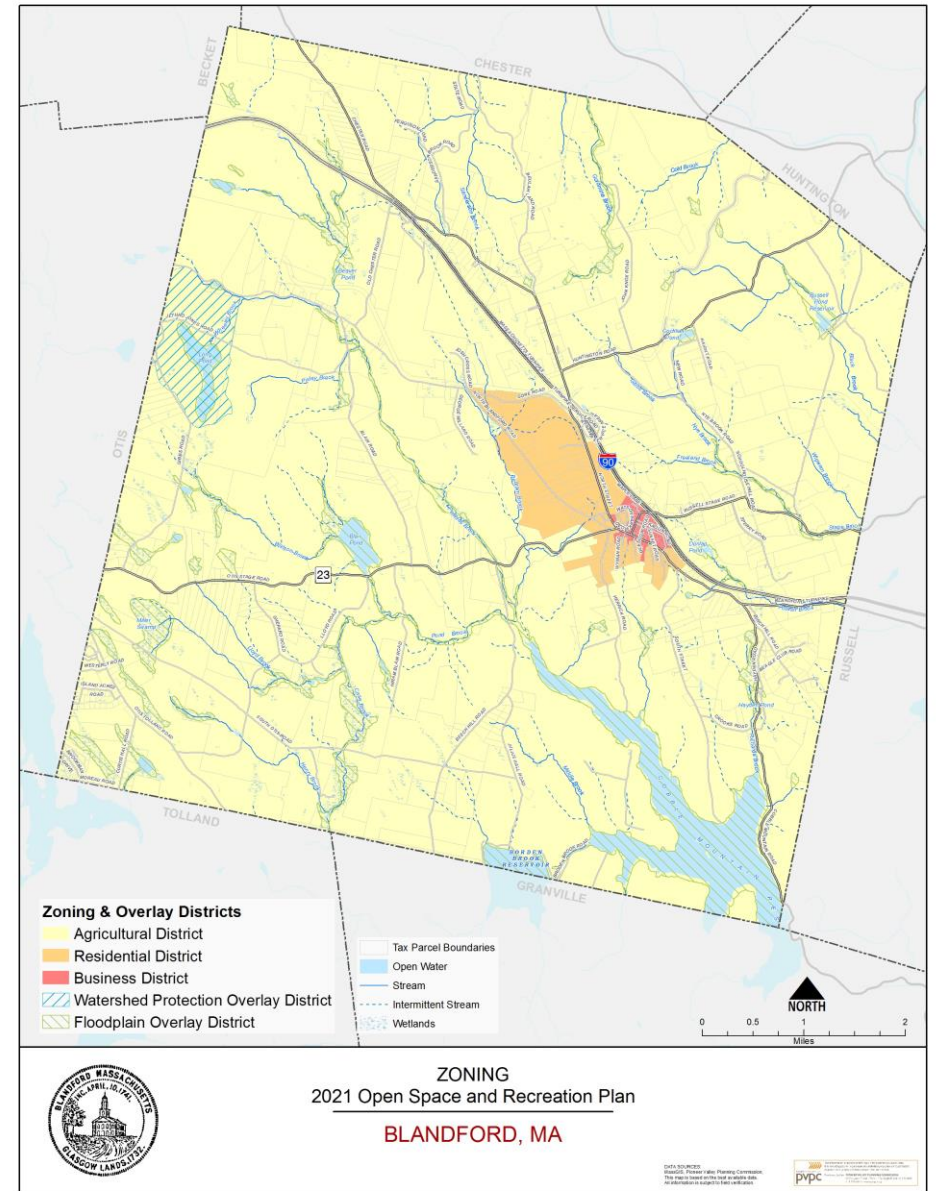
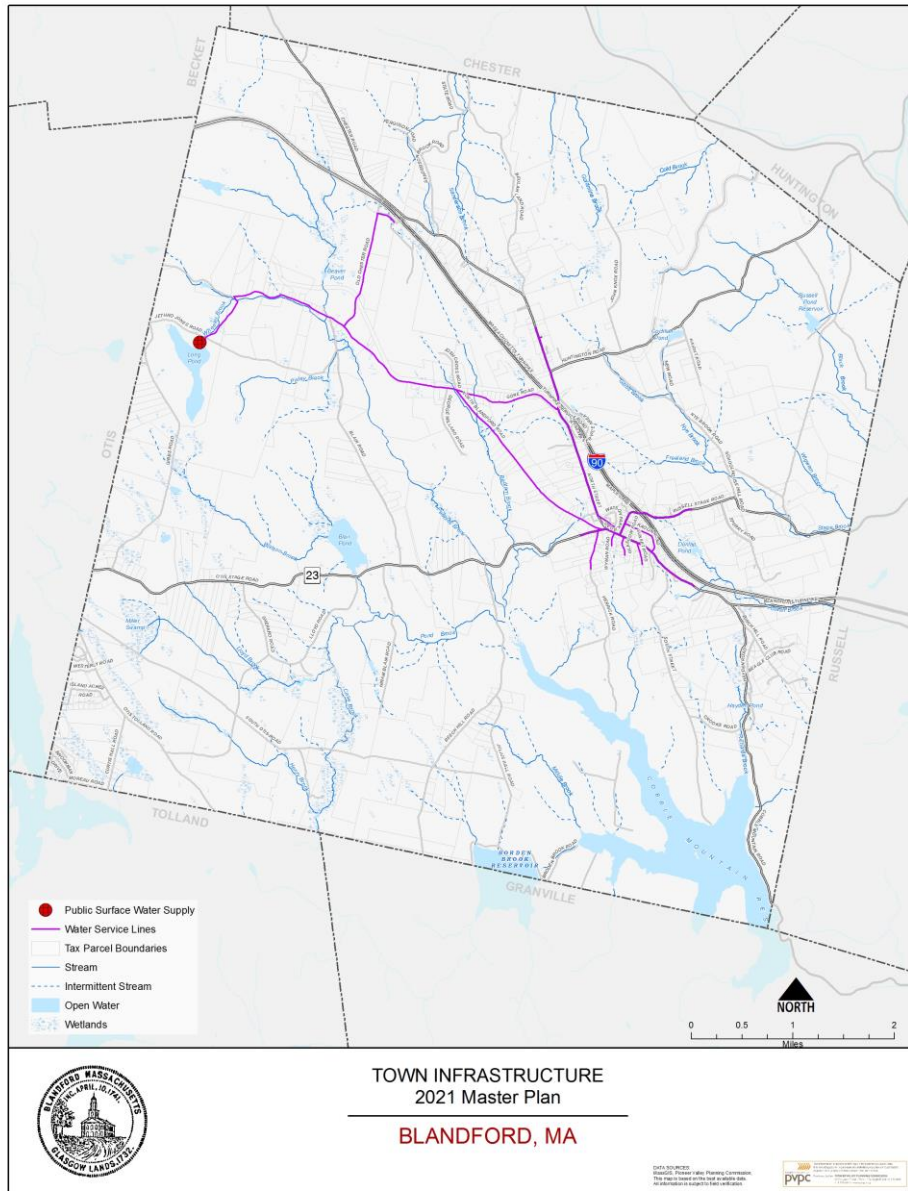
DATA SOURCES:
This map is based on data from various sources.
The map is for informational purposes only and does not constitute a warranty or any other form of liability.
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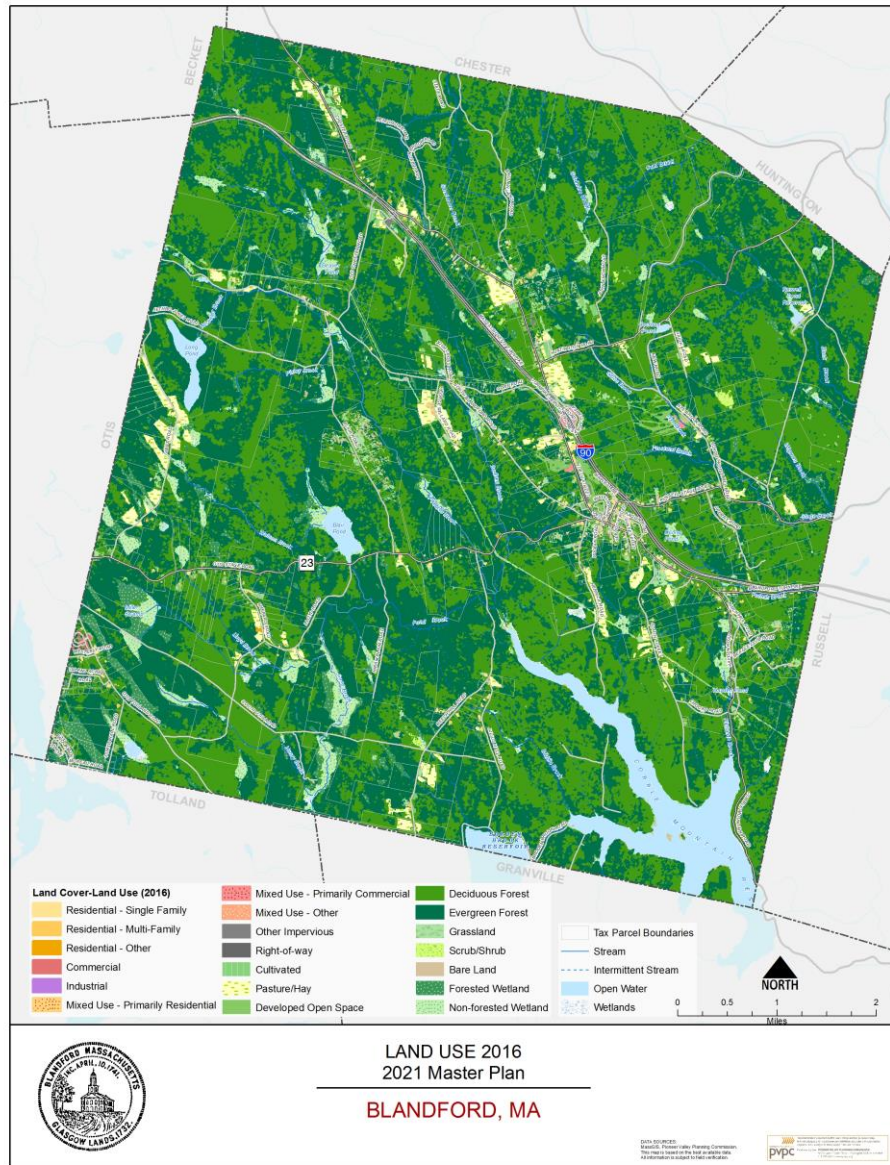
Water Resources & Soils



Unique Environments & Resilient Lands



Town Infrastructure & Zoning



USEGENNAME	USEGENCODE	SqMi	ACRES	
Agriculture	7	1.087940836	696.2821348	2.04%
Commercial	3	7.34E-02	46.94575677	0.14%
Forest	6	6.270947138	4013.406168	11.73%
Industrial	4	1.41E-02	8.998538167	0.03%
Mixed use, other	20	0.729718333	467.0197332	1.37%
Mixed use, primarily commercial	30	1.140002503	729.6016016	2.13%
Mixed use, primarily residential	10	4.007437205	2564.759811	7.50%
Open land	2	26.63204378	17044.50802	49.83%
Recreation	8	0.48211162	308.551437	0.90%
Residential - multi-family	12	0.902921232	577.8695883	1.69%
Residential - other	13	0.366390938	234.4902003	0.69%
Residential - single family	11	6.586448679	4215.327154	12.32%
Right-of-way	55	1.206058273	771.8772944	2.26%
Tax exempt	9	3.843134483	2459.606069	7.19%
Unknown	0	0.10142257	64.910445	0.19%

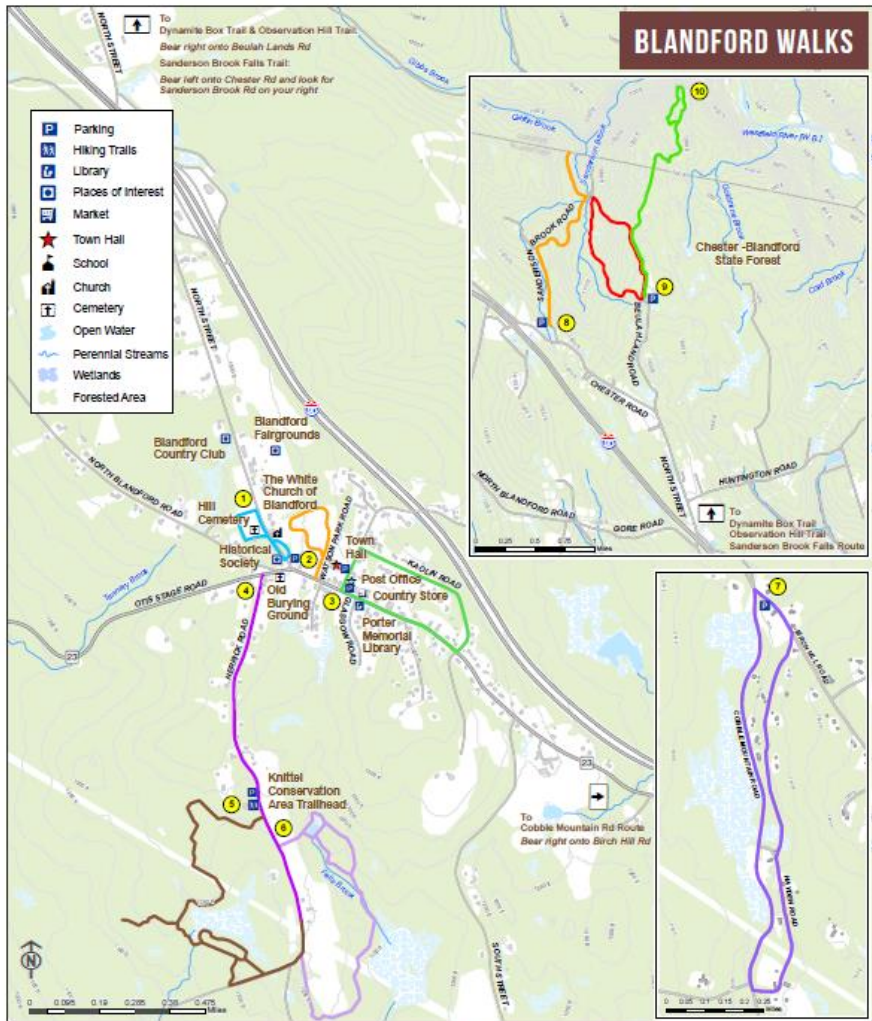
Additional Data Breakdowns:

COVER NAME	USE GEN NAME	USE GEN CODE	ACRES
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COVER NAME	USE GEN NAME	USE GEN CODE	USE_CODE	ACRES
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MassGIS Land Use 2016 & Aggregated Data

Walking & Biking



BLANDFORD WALKS

ROUTE DESCRIPTIONS

1. HILL CEMETERY & CHURCH LOOP - EASY

Park your car in the lot across from the Blandford Historical Society to begin this walk through history! Cross North St. and follow the uphill path through the tall pine grove. Look to the east at the top of the hill, and on a clear day, you will see Springfield. Notice the oak tree surrounded by a metal fence, planted in 1935 in commemoration of the 200th anniversary. Loop through the Hill Cemetery, cross the road, and circle around The White Church of Blandford, owned by the Blandford Historical Society. 2022 is the 200th anniversary.



CHURCH VIEW PHOTO BY JACOB WARE

2. WATSON MEMORIAL PARK LOOP - MODERATE

Park on the side of the paved road just inside the park gate. For a gradual ascent, take the left at the fork. Reversing the direction provides an initial steep climb.

3. KAOLIN RD LOOP - EASY

This route includes a paved sidewalk followed by a lightly trafficked road that passes the library, store, and other community spots.

4. HERRICK RD ROUTE - MODERATE

Park at the trailhead for the Knittel Conservation area and enjoy this pleasant country walk with a minor hill that links to the center of town. Please be aware not to park at the gate at the dead-end of Herrick Rd; this is a Springfield Sewer and Water access point.



WATERPARK AT THE TOWN COMMONS PHOTO BY JACOB WARE

KNITTEL TRAILS: A parking area for access to these trails is on the right side of Herrick Rd, about halfway down. This trail system includes a main trail loop that is approximately 1.8 miles in length that straddles Herrick Rd. The eastern side of the trail is flatter and easier than the western side. For complete information, see townofblandford.com

5. KNITTEL: WESTERN TRAIL - MODERATE

The western trail travels through some steeper terrain, near a beaver pond, power lines, and dense Mountain Laurel. A side trail runs directly along the shore of the beaver pond where you can often observe beavers swimming at dusk, nesting great blue herons and other wildlife. Another trail that runs to the west and terminates at the boundary of the Knittel property is a great place to take in sunsets.

6. KNITTEL: EASTERN TRAIL - MODERATE

This part of the trail takes you through fields with a great view to the south, by a small pond, through wooded sections along Falls Brook (including several foot bridges), and runs along unique bedrock outcroppings.

7. COBBLE MOUNTAIN RD LOOP - EASY

This is an easy route, half on a lightly traveled paved road and dirt road on the return. Park at the intersection of Cobble Mountain Rd. and Birch Hill Rd. on the west side next to the chain-link fence.

8. SANDERSON BROOK FALLS TRAIL - EASY TO MODERATE

There is a very small parking area where the trail begins. The walk itself is well cleared, wide enough for 2-3 walkers side by side with a gradual decline and a nice sturdy bridge over a stream. No access to Sanderson Brook Falls as the bridge is still being repaired, but you can hear the water from this point!

CHESTER BLANDFORD STATE FOREST TRAILS: Park on Beulah Land Rd. either on the left near #16 (do not block driveway or road) or drive down the narrow road and park near the gate.

9. DYNAMITE BOX TRAIL - MODERATE

Near the gate, notice a marker and map for the trail. Proceeding westward, you will pass Sanderson Brook, and at the junction of trails, look for a stone chimney and remains of a lodge. Hiking is moderate up and down, on rock and gravel footing.



STONE CHIMNEY PHOTO BY PAT PRINCE

10. OBSERVATION HILL TRAIL - MODERATE

Follow Beulah Land Rd. northward, enjoying a wide and well-cleared hike on a gravel road. Take a right onto Observation Hill Rd. for wide but steeper terrain. At the "T" take a left onto Mica Mine Rd, which brings you to Observation Hill. Walk around this beautiful area for a view of neighboring mountains.



TIPS FOR YOUR WALK



WARM-UP AND S-T-R-E-T-C-H!
Before starting any exercise, move around to warm-up your muscles (walk in place, etc).

REMEMBER THE FOLLOWING so you are prepared for any change of plans or weather:

1. Water, food or snack
2. Sunscreen or hat
3. Bring an extra layer (jacket, etc.) and wear comfortable, supportive shoes
4. Walking map
5. Cell phone, emergency numbers

COOL DOWN - Slow your pace towards the end of the walk. Stretch your legs and arms.

BE SAFE!

- Wear bright, reflective clothing
- Walk against traffic on busier routes

WALK YOUR WAY TO HEALTH



WALKING IS perhaps the simplest positive change you can make to improve your health, and it's an exercise that's easy to stick with.

WALKING JUST 30 MINUTES A DAY MAY:

- Reduce the risk of heart disease
- Maintain a healthy weight
- Help prevent type-2 diabetes
- Decrease risk of some cancers
- Boost energy levels
- Prevent/manage high blood pressure

1 IN 3 AMERICAN ADULTS HAS PREDIABETES. DO YOU?

Visit dolhaveprediabetes.org to find out or call the Hilltown Community Health Center to take the risk test now: (413) 667-2203

1 Hill Cemetery & Church Loop - Easy (0.5 Miles) - 15min	4 *Knittel' Eastern Trail - Moderate (1.25 Miles) - 37min
2 Watson Memorial Park Loop - Moderate (0.5 miles) - 15min	5 Cobble Mountain Rd Route - Easy (2.25 miles) - 1hr 7min
3 Kaolin Rd Loop - Easy (1.0 miles) - 30min	6 Sanderson Brook Falls Trail - Easy to Moderate (2.0 miles) - 1hr
4 Herrick Rd Route - Moderate (1.0 miles) - 30min	7 Dynamite Box Trail - Moderate (2.25 miles) - 1hr 7min
5 *Knittel: Western Trail - Moderate (1.75 miles) - 52min	8 Observation Hill Trail - Moderate (2.5 miles) - 1hr 15mins

* Distance and time estimates are for one-way

A half mile equals approximately 1,000 steps based on an average person's height, weight and moderate pace.



Porter Memorial Library

PORTER MEMORIAL LIBRARY - The Porter Memorial Library was built in 1892 as a gift to the people of Blandford from Josephine Sheffield Porter, in memory of her son, Edgar Sheffield Porter, who died the year before. See website for hours: www.portermemoriallibrary.org

THE WHITE CHURCH OF BLANDFORD - Built in 1822, this original meetinghouse was fully renovated in 1993. The White Church is on the National Register of Historic Places. See the website for summer concert series and hours: thewhitechurch.org

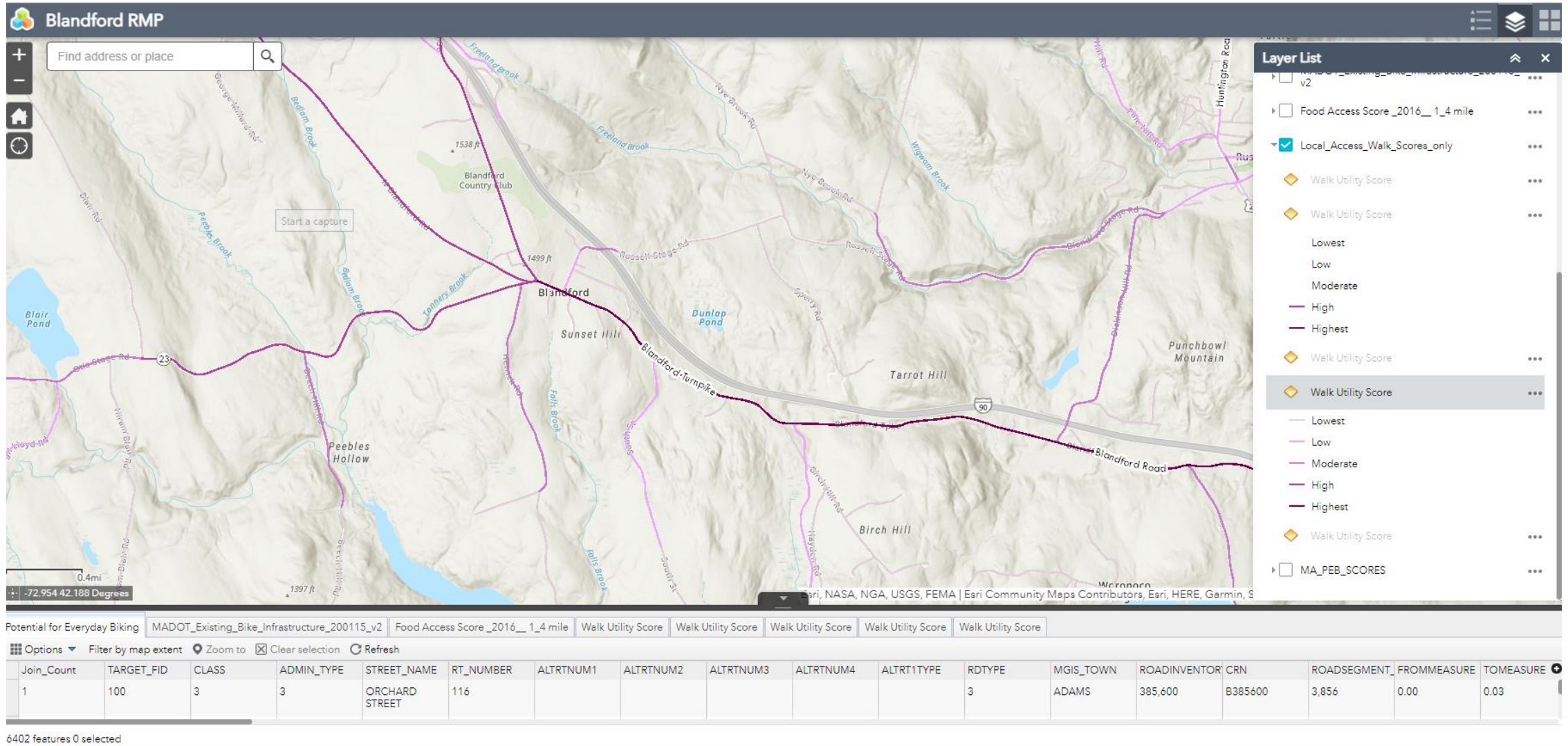
CHESTER-BLANDFORD STATE FOREST - With trails for all experience levels, Chester-Blandford State Forest is perfect for hiking or walking. Take in the Sanderson Falls, go mountain biking, enjoy a picnic or do some hunting and fishing. Snowmobiling and cross-country skiing are available in the winter. www.mass.gov/locations/chester-blandford-state-forest

THE BLANDFORD FAIR - The Union Agricultural and Horticultural Society's Fair is an annual Labor Day weekend event and has been operating since 1867. This is an event you won't want to miss! www.theblandfordfair.com

BLANDFORD COUNTRY CLUB - Blandford Country Club, established in 1909, is a unique PGA approved golf club nestled on a hilltop overlooking the Pioneer Valley. www.blandfordcountryclub.com

Walking & Biking

<https://pvpc.maps.arcgis.com/apps/webappviewer/index.html?id=2b4ad7feed4d45998216314237f483d7>



Accessibility & Potential

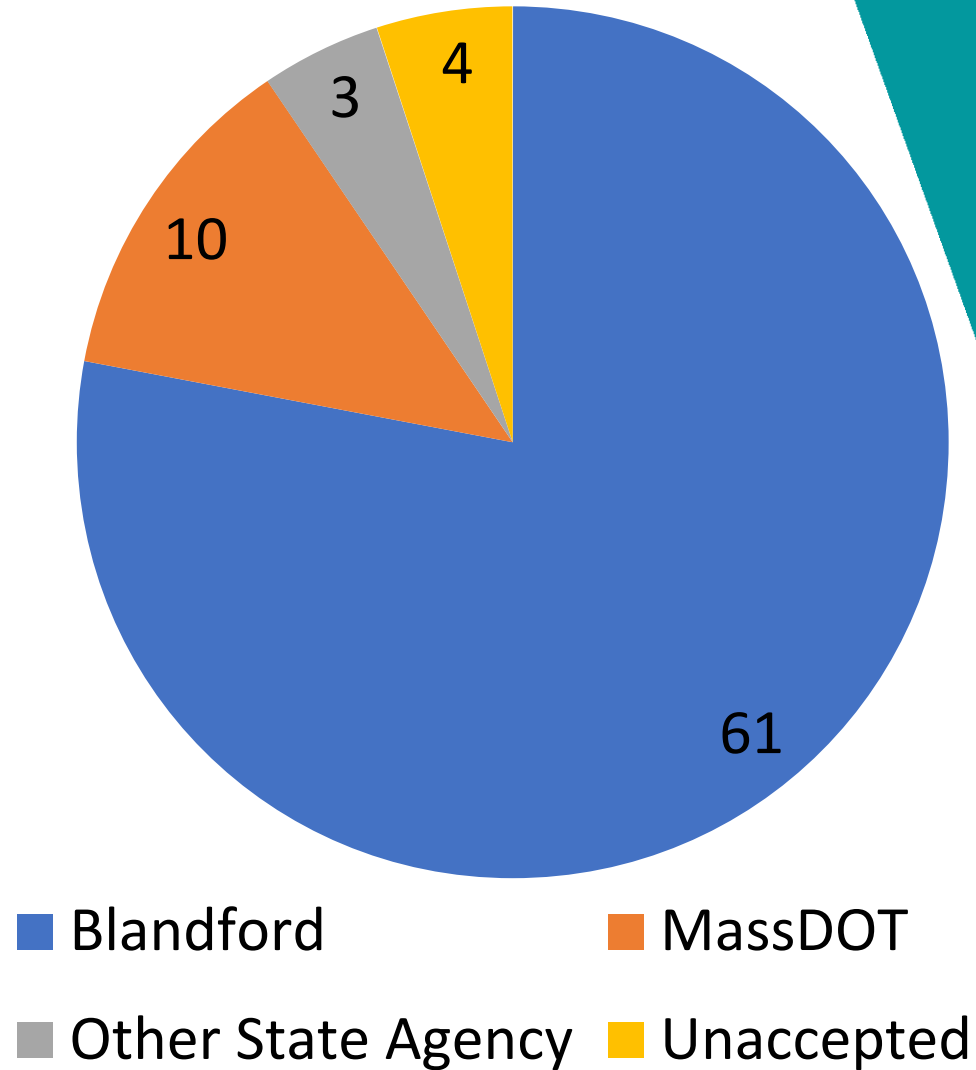
Transportation Assets

1. Roadway
2. Pavement
3. Critical Transportation Infrastructure
4. Crash Experience
5. Other Transportation Resources
6. What are we missing?

Roadway

- 78 Non Interstate Miles
- 8.5 Miles of Interstate
- Blandford is responsible for maintaining 65 miles (83% non interstate)
- 20 miles are federal aid (not including I-90)
- 55 miles of roadway are not federal aid eligible

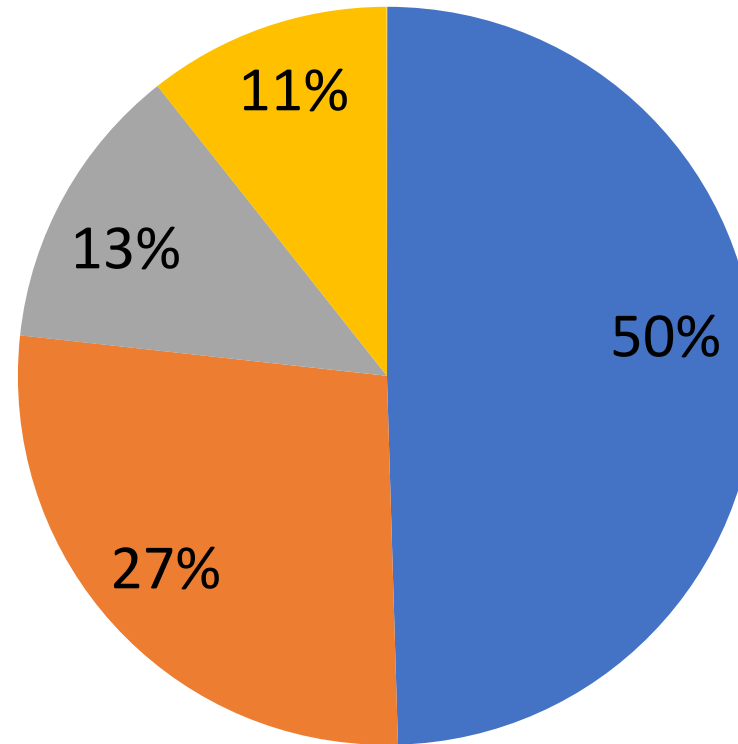
Non Interstate Jurisdiction (miles)



Pavement

Overall Condition Index (OCI)

- PVPC completed a Pavement Management Report for Blandford in 2020
- The report layouts a plan for Blandford – Estimated budget
 - Data does not include unaccepted and dirt Roads as local



■ Good

■ Fair

■ Poor

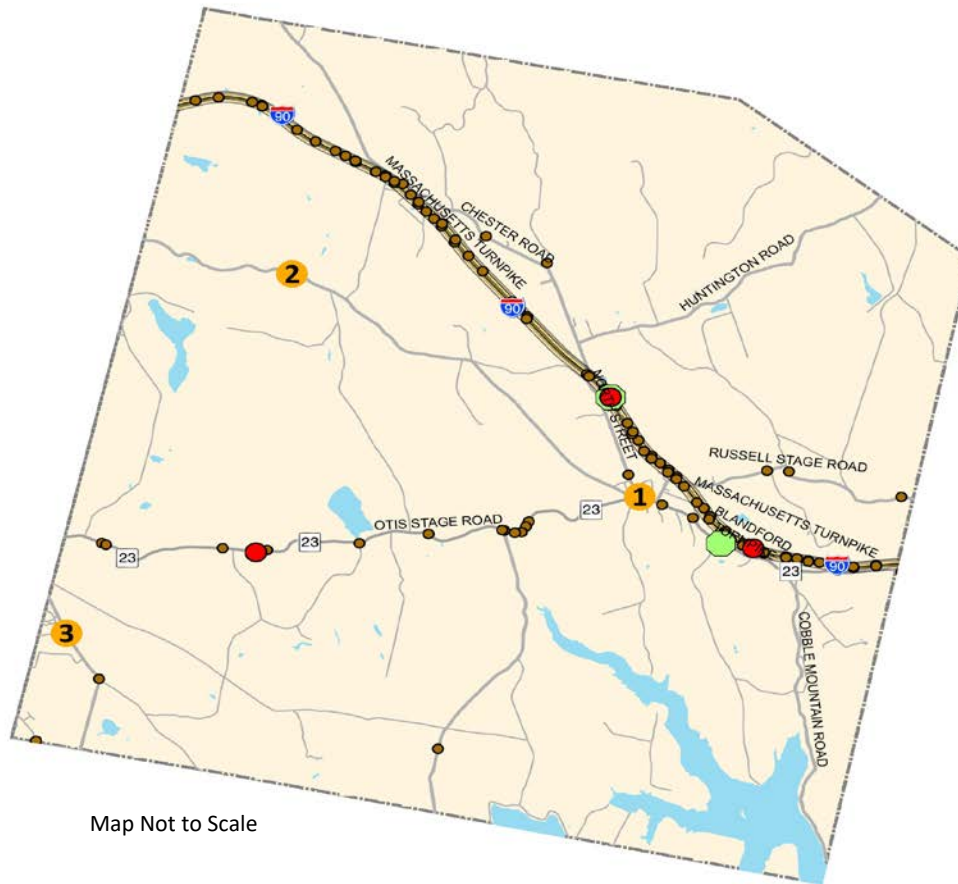
■ Failed

Critical Transportation Infrastructure

Bridges and Culverts

- 24 Total Structures
 - 4 Bridges are on I-90
 - 12 Good
 - 9 Fair (4 are located on I-90)
 - 3 Poor – small bridge or culvert
 - Otis Stage Road at Blair Pond (State)
 - N. Blandford Road at Blair Brook (Local) – Not federal aid eligible
 - Gore Road at Tiffany Brook (Local) – Not federal aid eligible

Crash Experience



Map Not to Scale

Zoom-in for best crash data point clarity

Legend

- Fatal Crashes
- Intersection Crashes
- Non Motorist Crashes
- All Crashes (2015-2017)
- Open Water Bodies

ANNUAL CRASHES

2015 – 53
 2016 – 66
 2017 – 78

ANNUAL CRASHES PER 1000 POPULATION
 (Census 2019) 52.44

TOTAL FATAL CRASHES - 3

TOTAL NON- MOTORIST CRASHES - 2

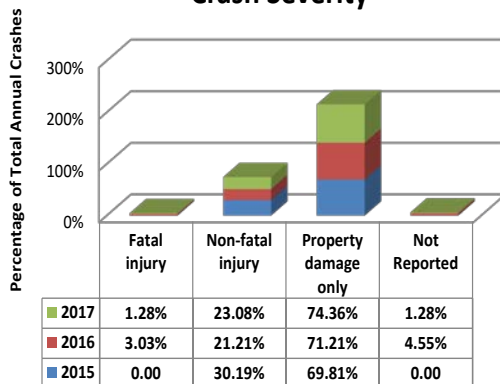
INTERSECTION CRASHES

Four intersection crashes were reported in Blandford (all property damage only) within the analysis period. Three of those crashes were geocoded. The locations of those crashes are depicted in the map and listed below:

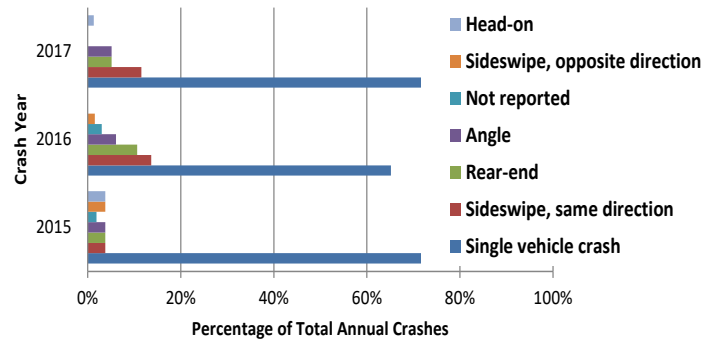
1. Otis Stage Road (Route 23) and North Street
2. North Blandford Road and a Private Driveway
3. Otis Tolland Road and Westerly Road
4. (Not Geocoded Location) At an unknown Y-intersection along Otis Tolland Road

**EPDO – Equivalent Property Damage Only (Fatal and Injury Crashes = 21, Property Damage Crashes = 1)*

Crash Severity



Manner of Collision



KEY FINDINGS

- The total number of reported crashes in Blandford has increased each year within the three year analysis period.
- A total of 2 non-motorist crashes were recorded in Blandford between 2015 and 2017, one of which resulted in the fatality of a pedestrian.
- The other two fatal crashes occurred when drivers exceeded the authorized speed limit along Interstate I-90.
- Almost 80% of all collisions were single vehicle crashes.
- Almost all the reported crashes (190) were non intersection crashes, the majority of which (144) occurred along Interstate I-90.
(Y- intersection – 2, driveway and T-intersection – 1 each)

FIRST HARMFUL EVENT SUMMARY

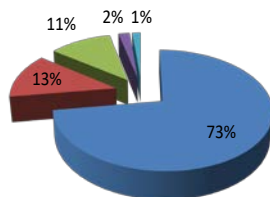
Collision with guardrail or median barrier	65
Collision with motor vehicle in traffic	51
Collision with animal	23
Collision with tree	14
Collision with ditch	8
Collision with other	8
Overturn/rollover	8
Collision with embankment	4
Collision with other light pole or other post/support	4
Collision with parked motor vehicle	4
Collision with other movable object	2
Jackknife	2
Collision with bridge overhead structure	1
Collision with curb	1
Collision with pedestrian	1
Other non-collision	1

DRIVER CONTRIBUTION CODES FOR ALL DRIVERS

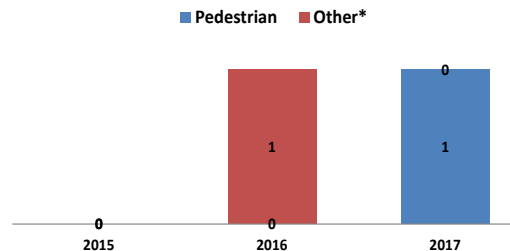
No improper driving	121
Driving too fast for conditions	33
Unknown	16
Other improper action	15
Failure to keep in proper lane or running off road	14
Inattention	10
Over-correcting/over-steering	10
Exceeded authorized speed limit	6
Fatigued/asleep	6
Operating vehicle in erratic, careless, negligent or aggressive manner	5
Operating defective equipment	3
Visibility obstructed	3
Distracted	2
Followed too closely	2

Roadway Classification

- Interstate
- Not Reported
- Urban minor arterial or rural major collector
- Local
- Urban collector or rural minor collector



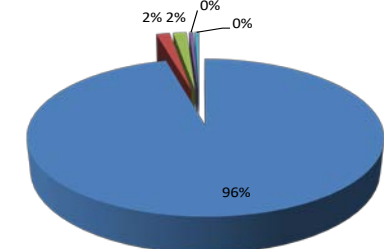
Non-motorist Crashes by Type and Year



* Skater, wheelchair, unicycle, tricycle, etc.

Location of Crashes

- Not at junction
- Not reported
- Y-intersection
- Driveway
- T-intersection



Other Transportation Resources

- Sidewalks
- Bicycles
- Connectivity
 - East / West Rail
 - Turnpike Access



SMALL TOWN, BIG PLANS

BLANDFORD

Bridge to **2030**
RESILIENT MASTER PLAN

What are we missing?

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SMALL TOWN, BIG PLANS

BLANDFORD

Bridge to **2030**
RESILIENT MASTER PLAN

QUESTIONS & DISCUSSION

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Pioneer Valley
Planning Commission