



# South Hadley Falls



## Urban Redevelopment & Renewal Plan



South Hadley Redevelopment Authority  
Town of South Hadley, MA

2019  
July 18, 2019 Revision

The McCabe Enterprises Team

McCabe Enterprises | PARE Corporation | CRJA - IBI Group

## South Hadley Redevelopment Authority

Francis DeToma, Chairperson

Imad Zubi, Vice-Chair

Diane LaRoche, Clerk

Gerald A. “Tony” Judge, Treasurer

Winston LaVallee

Shelley Warren (2014)

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The development of the South Hadley Falls Urban Redevelopment and Renewal Plan has been spearheaded by the South Hadley Redevelopment Authority with the support and assistance from the Town of South Hadley.

This plan is an urban renewal plan created pursuant to Chapter 121B, Massachusetts General Laws.



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# I Executive Summary

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South Hadley Falls located at the bend of the Connecticut River across the bridge from Holyoke historically was the center of industry in South Hadley and a thriving commercial district. The first navigable canal built in the US in 1795 is in South Hadley Falls. Portions of the canal were in use as a power canal until the late 1970s. The canal today is a National Register historic district and a Massachusetts Historic Engineering Landmark.

South Hadley Falls was once the economic powerhouse of South Hadley, with active mills and new factories, and a bustling Main Street. The mills have all closed. Even the industrial buildings erected in the last half of twentieth century lay largely vacant. Brownfields issues abound. Many of the buildings are obsolete, not conforming to contemporary industrial and commercial standards. A major owner is in bankruptcy and there is little new investment. Most of the small shops and businesses – the grocery, bakery, drug store, and hardware store – that once catered to the workers and neighborhood residents are no longer. Auto repair, body shops, and a car wash have replaced the Main Street-style shops. Vacant storefronts and under-utilized buildings dot the commercial area.

The residents of South Hadley Falls as well as the Town of South Hadley have had a longstanding concern for the Falls and a desire for revitalization and improvement in response to the exodus of businesses and jobs from the Falls. The need for redevelopment spurred Town Meeting in 2014 to vote to establish the South Hadley Redevelopment Authority. At the time, Town Meeting requested the newly formed Redevelopment Authority to develop an urban redevelopment and renewal plan for the Falls. The

South Hadley Falls Urban Redevelopment and Renewal Plan (URRP) is a twenty-year plan to guide redevelopment and a series of improvements to strengthen the Falls as a place to live, do business, work and recreate.

The Town in 2007 designated the Falls as an Economic Opportunity Area per the Massachusetts Economic Development Incentive Program, defining the area as a blighted and decadent area in accordance with 402 CMR 2.03. The conditions which led to the blighted and decadent area finding in 2007 have continued to persist. During a two-year master planning process in 2007-2009, the Town identified five core initiatives as part of the master plan to invigorate South Hadley. The revitalization of South Hadley Falls was number one on the list of the five core initiatives. Three other core initiatives relate to and can support the revitalization of South Hadley, namely connecting South Hadley's centers (which includes the Falls); securing open space in the range, river and rural areas; and updating the regulatory infrastructure to support the community's desired outcomes.

In 2012, the Town through the efforts of the South Hadley Planning Board and staff invited the American Institute of Architects' Sustainable Development Assistance Team (SDAT) to visit the Falls and undertake a participatory multi-disciplinary planning process which engaged residents and businesses in South Hadley Falls and developed a vision and a series of recommendations for redeveloping the Falls. The SDAT report and plan serves as the vision plan and the foundation for this South Hadley Falls Urban Redevelopment and Urban Renewal Plan.

South Hadley's Planning Board and Town Meeting adopted in 2015 a Smart Growth Overlay District in South Hadley Falls using the Massachusetts 40R. The 40R program is designed to encourage communities to identify prospective areas of more concentrated housing development with a requirement of twenty percent affordable housing units, new development with eight to ten units per acre, and a by-right approval process for new housing development within 120 days. The South Hadley Falls Smart Growth Overlay District encompasses much of the Falls and the URRP area covering 48.27 acres projecting construction of 383 units of housing. Massachusetts Department of Housing & Community Development (DHCD) approved South Hadley's 40R program in late 2015.

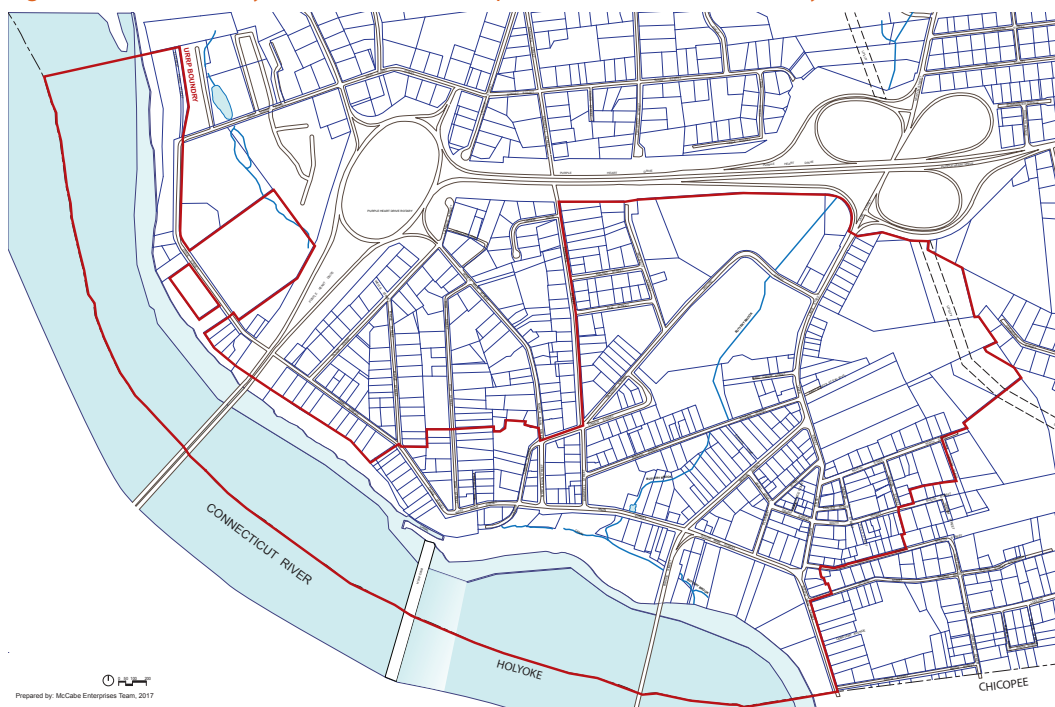
The South Hadley Library and its citizens' building committee made the first major investment in years in the Falls with the construction of a new 23,000 SF library on Canal Street in 2014. Not only did this create a new destination within the Falls, but it opened up the vista to the Connecticut River for the first time for many residents. The Library's \$7.7 million public investment in a way is the first urban renewal investment in South Hadley Falls. The Library proved that building a quality development in South Hadley Falls can attract new customers (users) to the Falls, including residents from the Center and beyond. The Library in South Hadley Falls increased the number of registered borrowers 10.3% from 2012 to 2015, while statewide the rate dropped 2.7%. Circulation increased 2.0% in South Had-

ley, while circulation in libraries overall in the state decreased 5.9%. The South Hadley Redevelopment Authority intends to build on this foundation of success with the South Hadley Falls Urban Redevelopment and Renewal Plan.

The South Hadley Falls Urban Redevelopment & Renewal Area encompasses 290 acres of land and water in the southwest corner of South Hadley in the area known as the Falls. Main and Lamb Streets are the major north-south street through the district running roughly parallel to the Connecticut River for approximately 1.4 miles. Bridge and Lamb Streets are the major east-west collector street extending from Memorial Bridge, which spans the Connecticut River between Holyoke and the Falls, eastward to Route 202 at Lamb Street. The Falls urban renewal area is depicted in Figure I-1. This area meets the definition of a blighted open area and many of the characteristics of a decadent area as defined by Section 1 of Chapter 121B, MGL.

The vision for South Hadley Falls Urban Redevelopment & Renewal Plan is for the Falls to become a "canal village that capitalizes on its historic and ecological assets, increases commercial and residential density in the neighborhood, provides stronger and visual and physical accessibility to the river, and has a strong neighborhood and business association coordinating community activities and economic development." The principles of the South Hadley Falls URRP follow.

**Figure I-1. South Hadley Falls Urban Redevelopment and Renewal Boundary Area**



In the spirit of the industry and ingenuity that created the Town, the South Hadley Redevelopment Authority, in partnership with residents, businesses and institutions, envisions an economically revitalized and renewed Falls community that will:

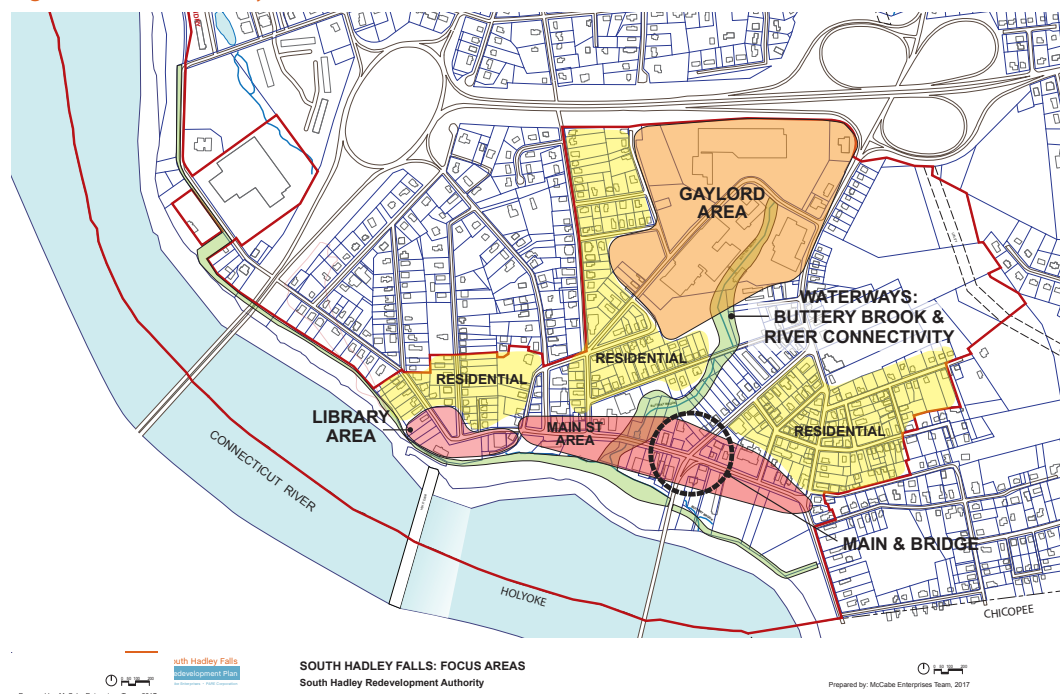
- Encourage new and support existing businesses – retail, service, commercial, technical and manufacturing – to provide jobs and economic opportunity for South Hadley Falls residents.
- Attract new residents while it provides ever-improving housing, services and public amenities to current Falls residents.
- Support vibrant community institutions – churches, clubs, civic organizations, our new Library, social service and educational providers.
- Commit to South Hadley Falls historic preservation as a guiding principal.
- Appreciate that the Connecticut River, the historic canal, and Buttery Brook are under-utilized and overlooked assets of South Hadley Falls.
- Expand and preserve the economic and social diversity of South Hadley Falls with a range of job opportunities and a variety of attractive housing options.

- Stimulate private sector investment and utilize public funds judiciously and strategically as a catalyst for private investment.
- Serve as a source of pride and inspiration to the larger South Hadley community and surrounding communities.

The South Hadley Falls URRP calls for: creating a stronger sense of place in the Falls; retaining civic institutions – Town Hall, SHELD, the Library, churches, and other services – in the Falls; building on the Connecticut River and Buttery Brook as ecological assets and amenities which can attract persons to the Falls; increasing the walkability and connectivity in the Falls; preserving and highlighting historic assets; improving and diversifying housing options for a range of family and household types and incomes in the Falls; and strengthening the local economy through business retention, innovation, recruitment and mixed-use development. The SHRA will emphasize quality to establish a competitive edge with a commitment to implementation.

The South Hadley Redevelopment Authority will achieve this vision through a series of public actions to foster redevelopment and associated projects, programs and investments collaborating with partners to encourage increased private action and a stronger local economy in the Falls. The SHRA anticipates acquiring eighteen private parcels for redevelopment. In addition, SHRA intends to develop two multi-use paths and acquire the requisite easements. Residential and business relocation benefits may be available for properties acquired by SHRA for urban renewal and redevelopment.

Figure I-2. South Hadley Falls Focus Areas.





Six focus areas have been established. They are the commercial area along Main Street; the Falls' gateway at Bridge and Main Streets; the Library Area; the Gaylord Street area; the Falls residential areas; and waterways – the Connecticut River and Buttery Brook. Some of the specific projects to enhance the Falls and each respective focus area are highlighted here.

### Main Street

The Main Street commercial area will be enhanced with a sign and façade program, rehab to enable use of upper stories on Main Street commercial buildings, streetscape and parking improvements, Smith Park improvements, and new mixed use development.

### Main/Bridge Gateway Areas

The Gateway to the Falls at Bridge and Main Streets will be transformed with a mixed-use development at the north corner of Bridge and Main Streets, which will strengthen the commercial area. The SHELD area properties will be developed into mixed-uses along with parking and riverfront access points.

### Library Area

The redevelopment of the former Fibemark mill site into new housing is an early action in the Library area. Reuse of the Glasgow mill and the 1 West Main Street properties to retain Tech-Fab, create co-working space and rehab these historic properties into mixed use development is also a priority.

### Gaylord Street

The expansive and largely vacant industrial buildings along Gaylord Street should be filled. Creation of a business incubator at the Gaylord Street administration building is proposed. Demolition of the decaying mill # 6 building along with assessment and clean-up of brownfields issues to enable redevelopment of the property along Lamb Street is a mid-term action.

### Residential

The residential neighborhood of the Falls will be upgraded through a low-interest home repair program, energy conservation and weatherization measures. Development of a first-time home buyers program to enable existing and new residents to become homeowners in the Falls is envisioned. In addition, new infill housing development, such as the redevelopment of the former library building and along Carew Street is planned.

### Waterways

Two waterways, the Connecticut River and Buttery Brook, can be assets in the redevelopment and renewal of the Falls. The URRP calls for the construction of a multi-use path along the

Connecticut River. The incremental daylighting of Buttery Brook and construction of a multi-use path to connect the Gaylord Street area with Main Street and beyond is planned. These two major investments will provide needed connectivity and highlight South Hadley Falls' hidden assets, the Connecticut River and Buttery Brook. In the longer-term, the SHRA seeks to encourage the historic interpretation and appreciation of the first navigable canal in the US, situated in South Hadley Falls.

The redevelopment program and initiatives outlined South Hadley Falls URRP will generate new investment in the Falls. Public actions, including land acquisition, infrastructure improvements, and financial incentives will be used to encourage new private investment in the Falls creating jobs, building new housing, growing and locating new businesses. These investments will improve the Falls as a place to live, work, recreate, as well as starting and operating a business. Implementing the URRP will bring about the desired redevelopment and revitalization of the Falls, and a stronger South Hadley.

The South Hadley Falls URRP advances the Commonwealth's Sustainable Development principles by concentrating development in the already-developed Falls area of South Hadley. Sustainable development practices are furthered with the planned mixed use development and new housing opportunities facilitated by the recently adopted Smart Growth Zoning Overlay District. In addition, the URRP calls for conserving energy and promoting transportation choice with the development of multi-use paths and complete streets. Details as to how the South Hadley Falls URRP adheres to these principles is more fully discussed in Section 12.

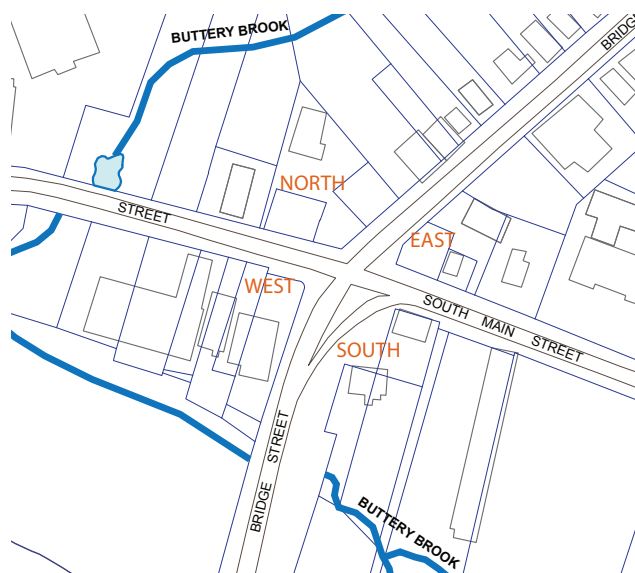


Figure I-3. Diagram showing corner nomenclature as referenced in this report.



## II Introduction

South Hadley Falls lies at the southern tip of South Hadley, and is situated on the east bank of the Connecticut River at the bend by the Holyoke dam. South Hadley Falls historically was a center of trade and commerce. The Falls, as it is locally known, was the site of the first navigable canal in the United States which opened in 1795. Although the remnants of this canal remain, the canal is no longer serviceable. Capitalizing on the canal and its propitious location at the bend in the river, the Falls was the locus of shipping and industry in South Hadley. The balance of South Hadley was dedicated to agriculture for most of the nineteenth and twentieth centuries and also provided the bucolic setting of Mount Holyoke College, founded in 1837.

Industries in South Hadley Falls initially included the Lynch Brickyard on the west side of Lamb Street. Two paper manufacturers – the Hampshire Paper Mill and the Carew Manufacturing Company – were situated in the Falls. The Glasgow Company manufactured gingham textiles. The mills were massive buildings built along the river and towering four to six stories high. These companies employed hundreds of workers and fueled the local economy. The concentration of the mills and nearby housing supported a vital business district along Main Street.



Figure II-1. South Hadley Falls, early settlement.  
Source: South Hadley Falls Historical Society <http://ark.digitalcommonwealth.org/ark:/50959/fb494q52k>

The South Hadley Falls Electric Light Company was founded in 1888, and became a municipal utility in 1914. The Holyoke Street Railway began in the late nineteenth century, serving both Holyoke and South Hadley for a six-mile stretch. Horse-power was replaced with electric power in 1891. Trolley service was phased out in the late 1930s and was replaced with buses. The Holyoke Street Railway ceased operations in 1977. South Hadley Falls was left without transit service for many years until the kick-off of the Tiger Trolley operated by the Pioneer Valley Transit Authority (PVTA) in 2015.

The fortunes of industry in South Hadley Falls have been influenced by transportation, water and the economy. The construction of the first county bridge linking Holyoke with South Hadley Falls in 1872 became necessary since ferries could not handle the demand for travel between Holyoke and South Hadley. The bridge linking the Falls and Holyoke at Bridge Street has been upgraded several times to accommodate traffic growth. The bridge between Holyoke and the Falls, now spanning four lanes, was and is a vital link for industry and workers. The Holyoke Street Railway, mentioned earlier, housed its horses in South Hadley Falls. Trolley and bus service linked homes and work places until the car became the predominant means of transport. The construction of the Route 202 by-pass around South Hadley Falls in the 1970s enabled drivers to circumvent the Falls and drive to greener pastures in South Hadley and beyond. The Falls as a result became cut-off from the rest of Town, and economically isolated.



Figure II-2. 1938 USGS map of South Hadley Falls.

A confluence of trends has adversely impacted South Hadley Falls in the last half of the twentieth century: suburbanization; rise of the interstate and individual auto ownership; and the movement of industry to the South and overseas.

South Hadley Falls is the urbanized area of South Hadley, while the balance of South Hadley's 17.7 square miles is characterized by suburban and rural development. South Hadley substantially grew in population in the 1950s and 1960s. The population grew almost 50% in each of those decades. Today, population growth in the Town of South Hadley has essentially leveled, and is less than the growth rate of Hampshire County overall. In the last five years, while the Town's population has grown by 1.2%, the population of the Falls has declined by 3.0%.

The rise of the interstate highway marked by the 1955 Interstate Highway Act fueled a reshaping of cities and towns, most notably so in the South Hadley Falls area by the Route 202 by-pass around the Falls. Although South Hadley Falls was the locus of several successful manufacturing facilities, the trends towards suburbanization, industrial location near interstate highways, and factories favoring single-story operations boded poorly for the Falls. These factors coupled with a general movement of paper and textiles to the South and overseas, weakened South Hadley Falls' industrial base. Fibermark, Texon, Rexham all closed their South Hadley Falls operations, leaving hulking massive brick mills empty and falling down.

South Hadley Falls' once thriving Main Street which once boasted a grocery store, hardware store, a pharmacy, café, post office and retail shops declined. Shops closed. Vacancies appeared. With shuttered mills, factories and stores, fewer persons are working in the Falls. Falls residents have to travel, often out of town, for work. The remaining retail stores and services have suffered with fewer workers in the Falls. An economic malaise settled in.

The Town has made continuing efforts to restore South Hadley Falls' vitality. In 2006, Town Meeting authorized the designation of South Hadley Falls as an Economic Opportunity Area, which was subsequently approved by the MA Economic Assistance Coordinating Council.

In 2007-2009, the South Hadley master planning process identified five core initiatives during its robust public engagement process. The number one core initiative is the revitalization of South Hadley Falls. Town Meeting subsequently adopted and endorsed the Master Plan in 2010, including the commitment to revitalize South Hadley Falls.

A volunteer committee worked to gain community support, raise funds and build a new 23,000 SF library building in the Falls. The volunteers, Library trustees and staff boldly decided to build on a former mill site. This \$7.7 million project has been catalytic in drawing townspeople to the Falls. Moreover, the new library represents the first major new investment and construction in many years in South Hadley Falls. The last was the new police station in 1992 on Bridge Street. The new library featuring a sustainable design overlooking the Connecticut River opened at its new location in summer 2014 to much fanfare. Since opening the Library has become a hub of activity in the Falls.

At the Town's request, the American Institute of Architect's Sustainable Design Assistance Team (SDAT) visited South Hadley Falls in 2012. The SDAT provided a compelling vision for South Hadley Falls. The SDAT vision plan motivated South Hadley Town Meeting to create the South Hadley Redevelopment Authority (SHRA) and to call for an urban renewal and redevelopment plan for the Falls in 2014. The SDAT vision plan has provided the vision and framework for this South Hadley Falls Urban Redevelopment and Renewal Plan.

## Vision

During the public engagement processes undertaken by the SHRA and the SDAT, the vision for South Hadley Falls was developed and affirmed to be:

"A canal village that capitalizes on its historic and ecological assets, increases commercial and residential density in the neighborhood, provides stronger and visual and physical accessibility to the river, and has a strong neighborhood and business association coordinating community activities and economic development."

- 2012 SDAT Report



# III 760 CMR 12.02 Regulatory Sections

## 12.02 (1) Characteristics of the Area

### Characteristics

The maps and plans found in this section illustrate the existing and proposed characteristics of the South Hadley Urban Falls Redevelopment and Renewal Plan (URRP) area. The maps and plans are identified in Table 1-1 below.

Table 1-1. Maps and Plans of the South Hadley Falls URRP.

Plate Number	Description
1-A1	South Hadley Falls Urban Redevelopment & Renewal Area Boundary Map.
1-A2	Topographic Map of the South Hadley Falls URRP.
1-B1	Proposed Areas for Rehabilitation.
1-B2	Proposed Areas for Clearance.
1-C1	Property Lines and Building Footprints: Existing Lots.
1-C2	Existing Parking.
1-D1	Existing Land Use in URRP Area.
1-D2	Existing Land in Public Use.
1-D3	Zoning Map.
1-D4	South Hadley Falls Smart Growth Zoning Overlay District. This is the 40 R Smart Growth zoning overlay. The underlying zoning is shown in Plate 1-D3.
1-E1	Proposed Land Uses.
1-F1	Existing Thoroughfares and Rights-of-Ways.

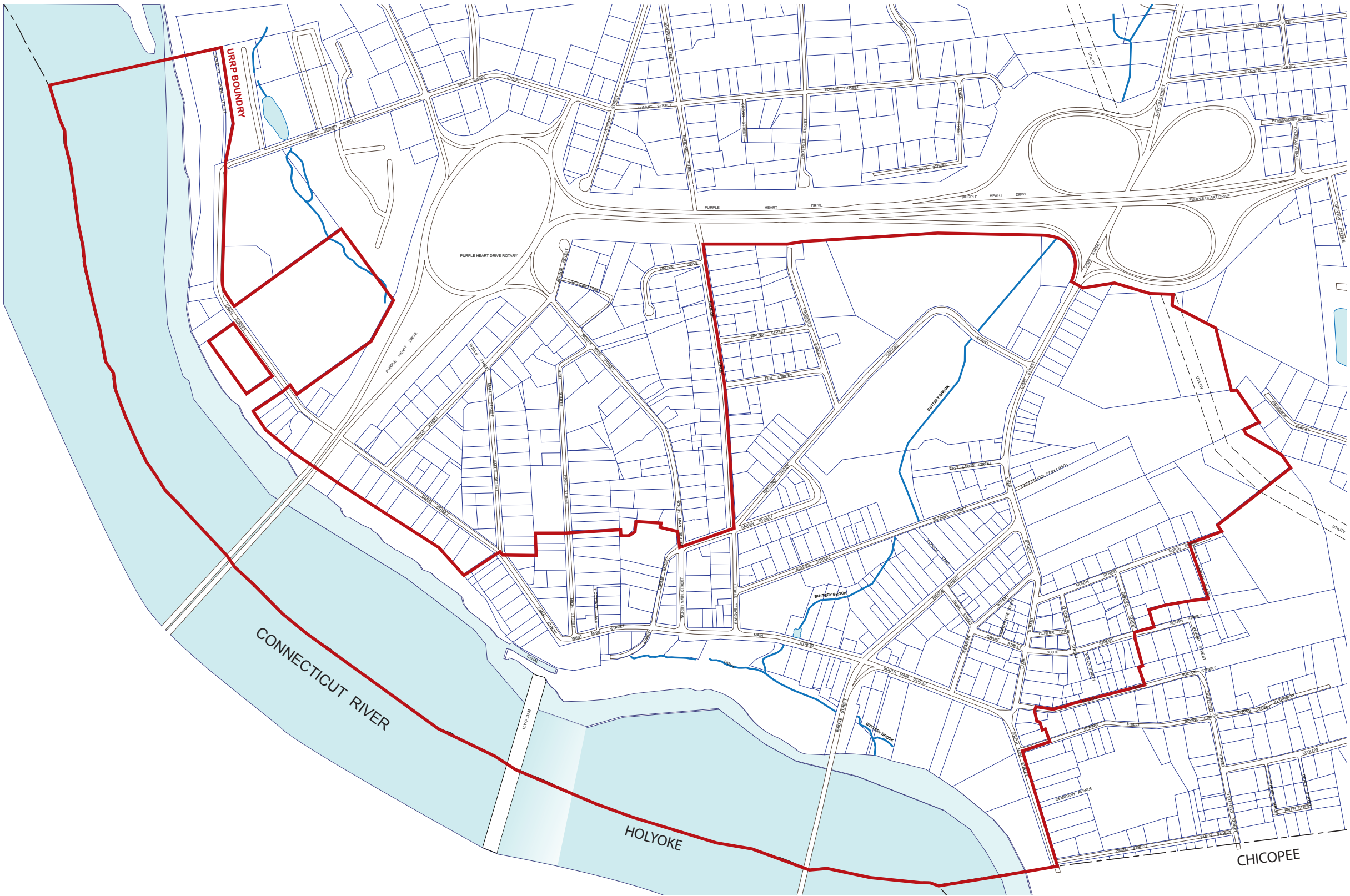
(Continued on following page.)

Table 1-1. Maps and Plans of the South Hadley Falls URRP. (Cont.)

Plate Number	Description
1-F2	New Multi-Use Path Connections.
1-F3	Buttery Brook: Proposed Multi-Use Path Along Day-Lighted Brook.
1-F4	Existing Pedestrian Sidewalks.
1-G1	South Hadley Falls Parcels & Easements To Be Acquired.
1-H1	Development/ Disposition Parcels.
1-I1	Buildings to be Demolished on Acquisition Parcels.
1-J1	Buildings to be Rehabilitated.
1-K1	Buildings to be Constructed.
1-L1	Public Improvements in South Hadley Falls URRP Area.
Supplemental Maps	
1-S1	Blighted Open Area Eligibility Criteria.
1-S2	FEMA Flood Plain Zones.
1-S3	Brownfields.
1-S4	Public Sewer Service.
1-S5	Historic Resources.
1-S6	Focus Areas.



Plate 1-A1. South Hadley Falls Urban Redevelopment & Renewal Area Boundary Map.





South Hadley Falls  
Urban Redevelopment Plan  
McCabe Enterprises • PARE Corporation

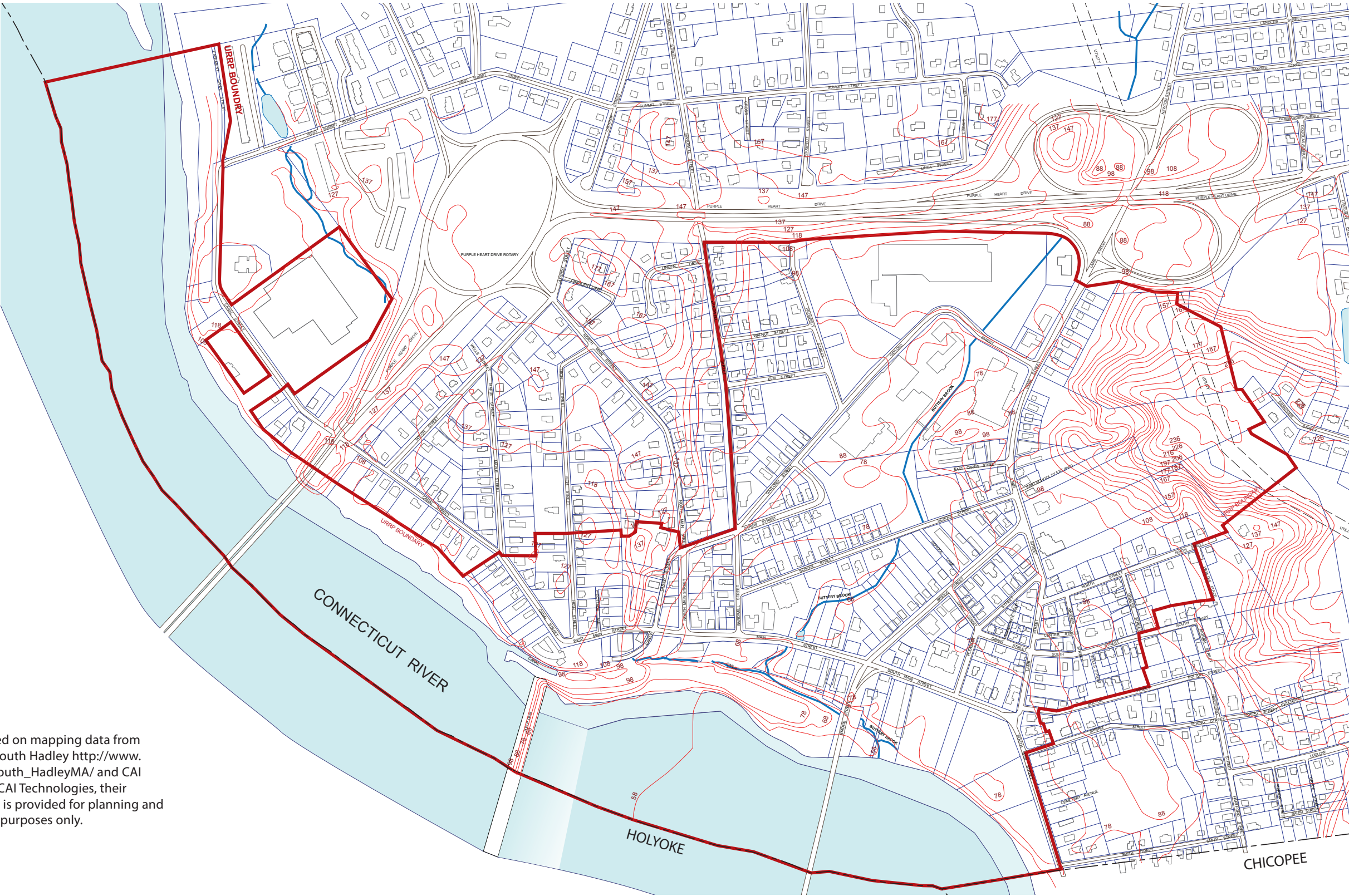
**SOUTH HADLEY FALLS: URBAN REDEVELOPMENT & RENEWAL AREA BOUNDARY MAP**  
South Hadley Redevelopment Authority

  
Prepared by: McCabe Enterprises Team, 2017





Plate 1-A2. Topographic Map of the South Hadley Falls URRP.



Contours based on mapping data from the Town of South Hadley [http://www.axisgis.com/South\\_HadleyMA/](http://www.axisgis.com/South_HadleyMA/) and CAI AxisData. Per CAI Technologies, their mapping data is provided for planning and informational purposes only.



South Hadley Falls  
Urban Redevelopment Plan

McCabe Enterprises • PARE Corporation

**SOUTH HADLEY FALLS: TOPOGRAPHY**  
**South Hadley Redevelopment Authority**



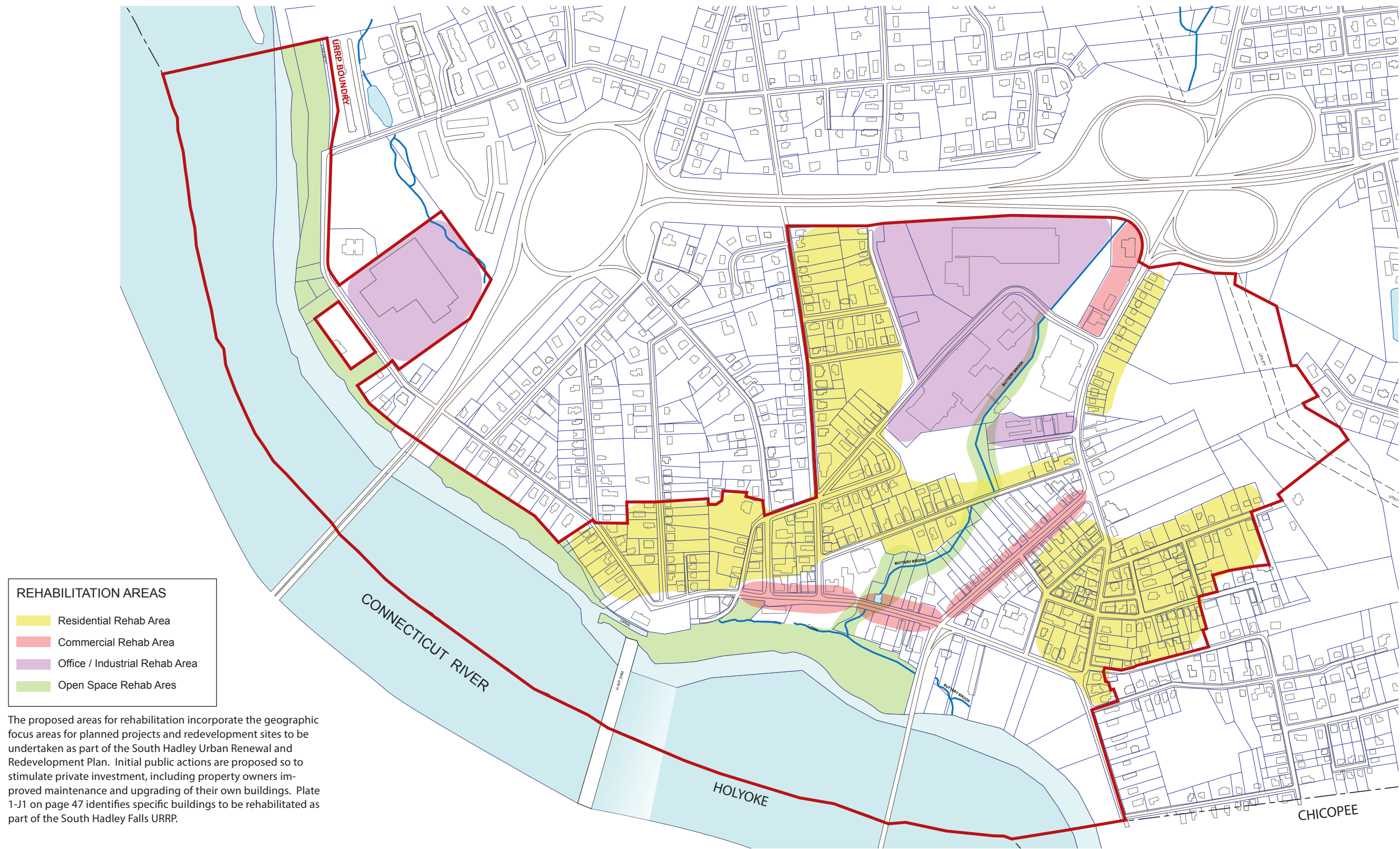
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Prepared by: McCabe Enterprises Team, 2017



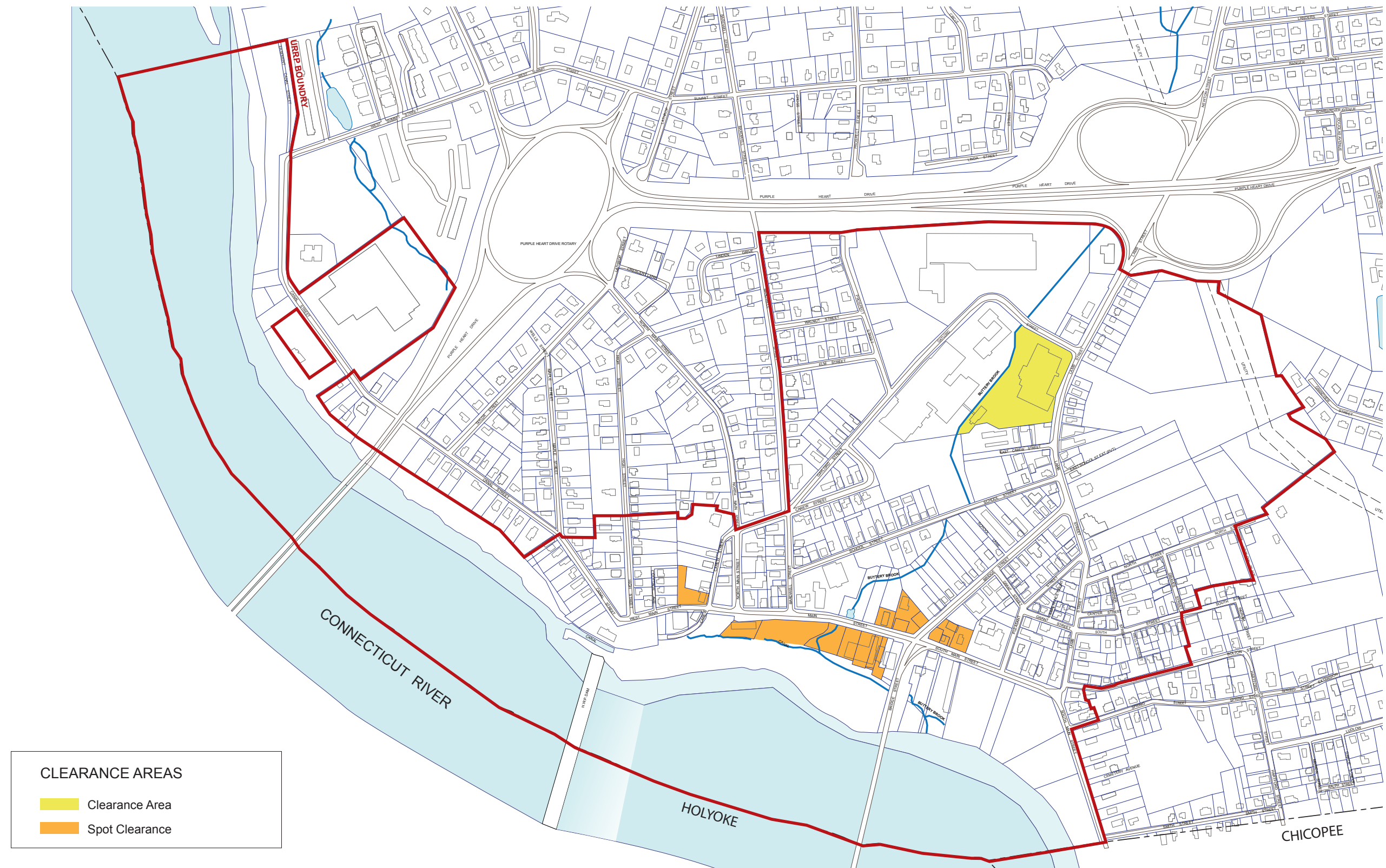


Plate 1-B1. Proposed Areas for Rehabilitation.






## Plate 1-B2. Proposed Areas for Clearance.



## CLEARANCE AREAS

 Clearance Area

 Spot Clearance



South Hadley Falls  
Urban Redevelopment Plan  
McCabe Enterprises • PARE Corporation

## SOUTH HADLEY FALLS: CLEARANCE AREAS

**South Hadley Redevelopment Authority**

A clock face showing 12:00 and a number line from 0 to 200 with increments of 50.

Prepared by: McCabe Enterprises Team, 2017





Plate 1-C1. Property Lines and Building Footprints: Existing Lots.

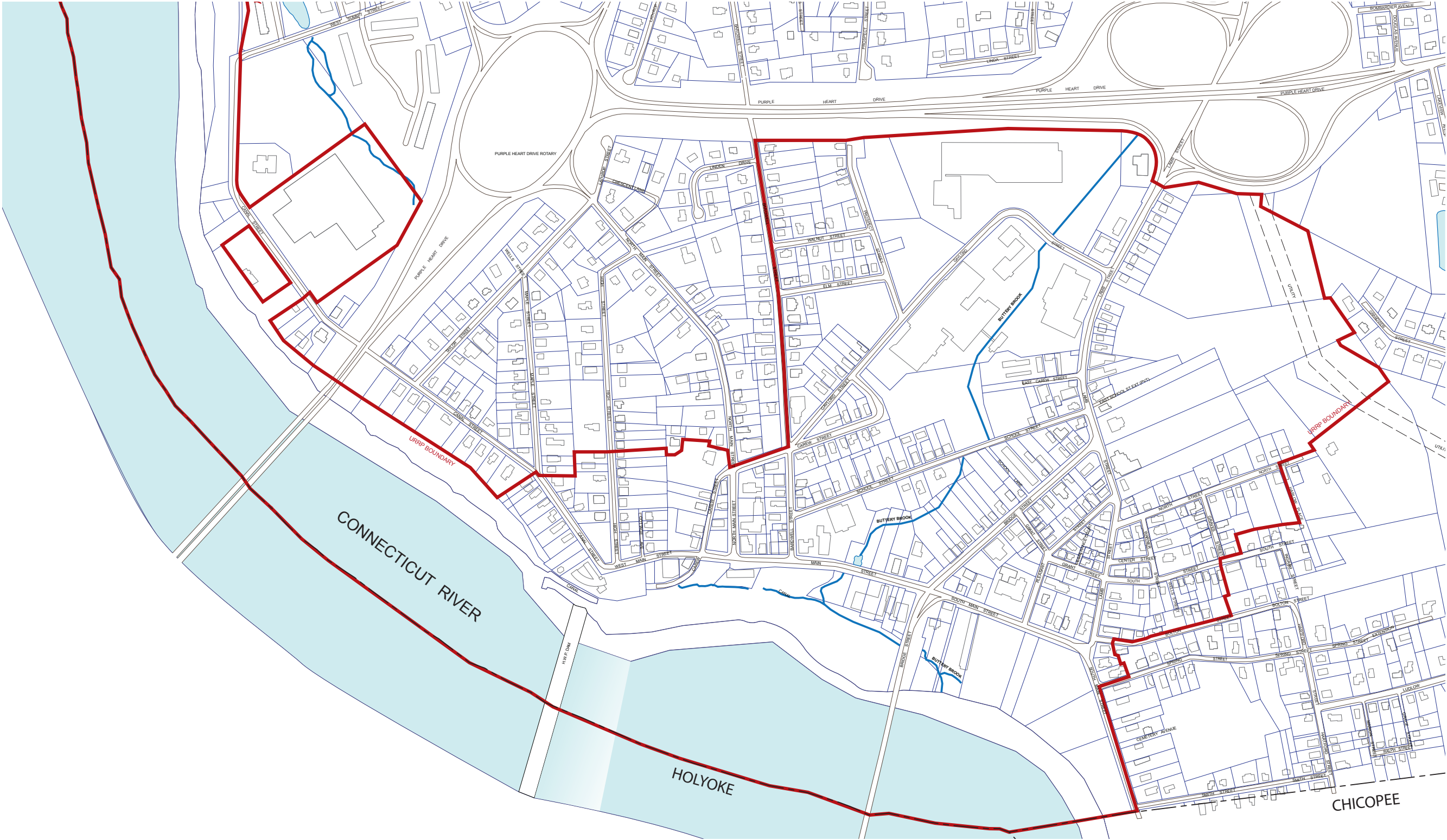






Plate 1-C2. Existing Parking.

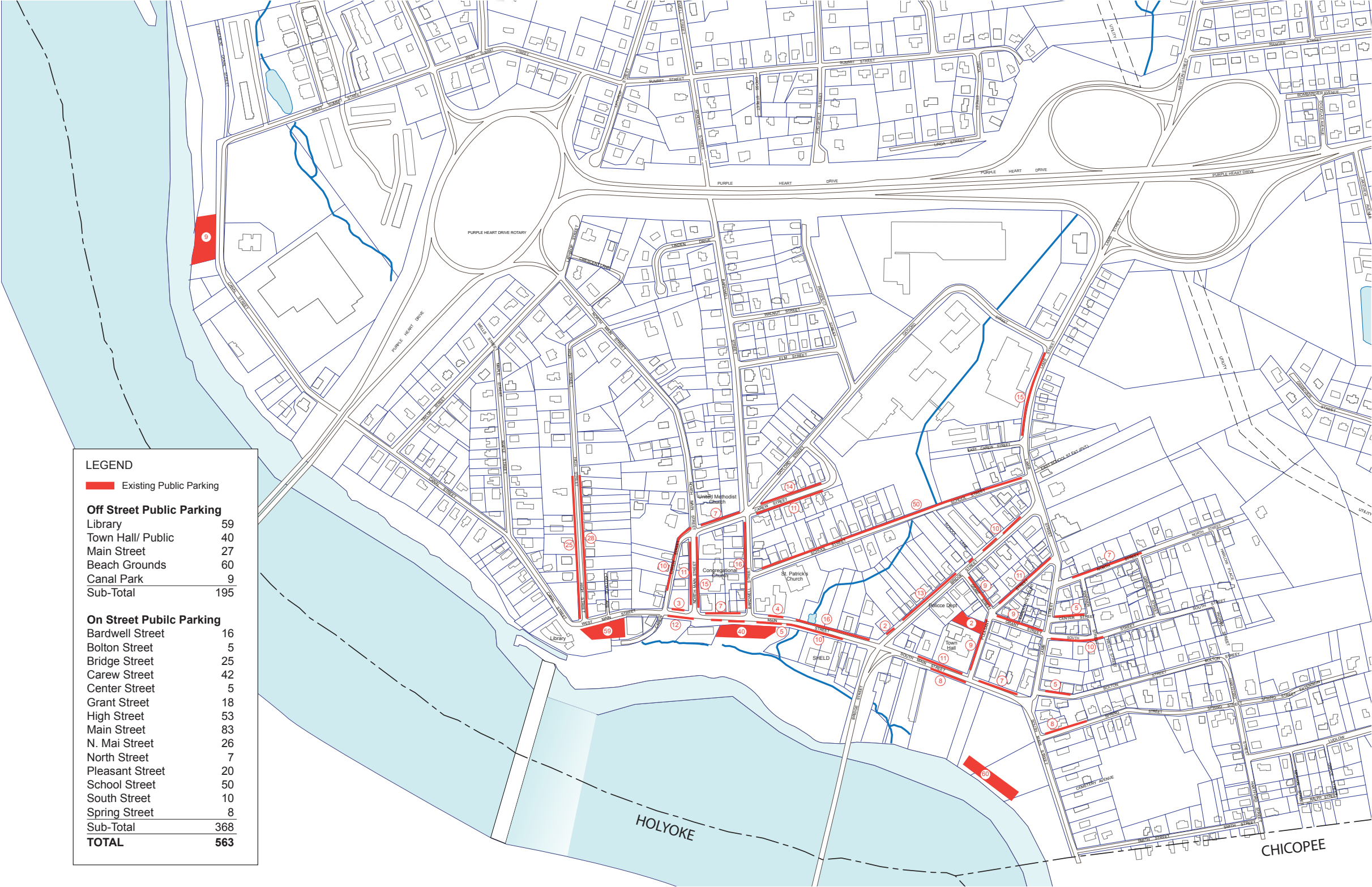






Plate 1-D1. Existing Land Use in Urban Redevelopment & Renewal Area.

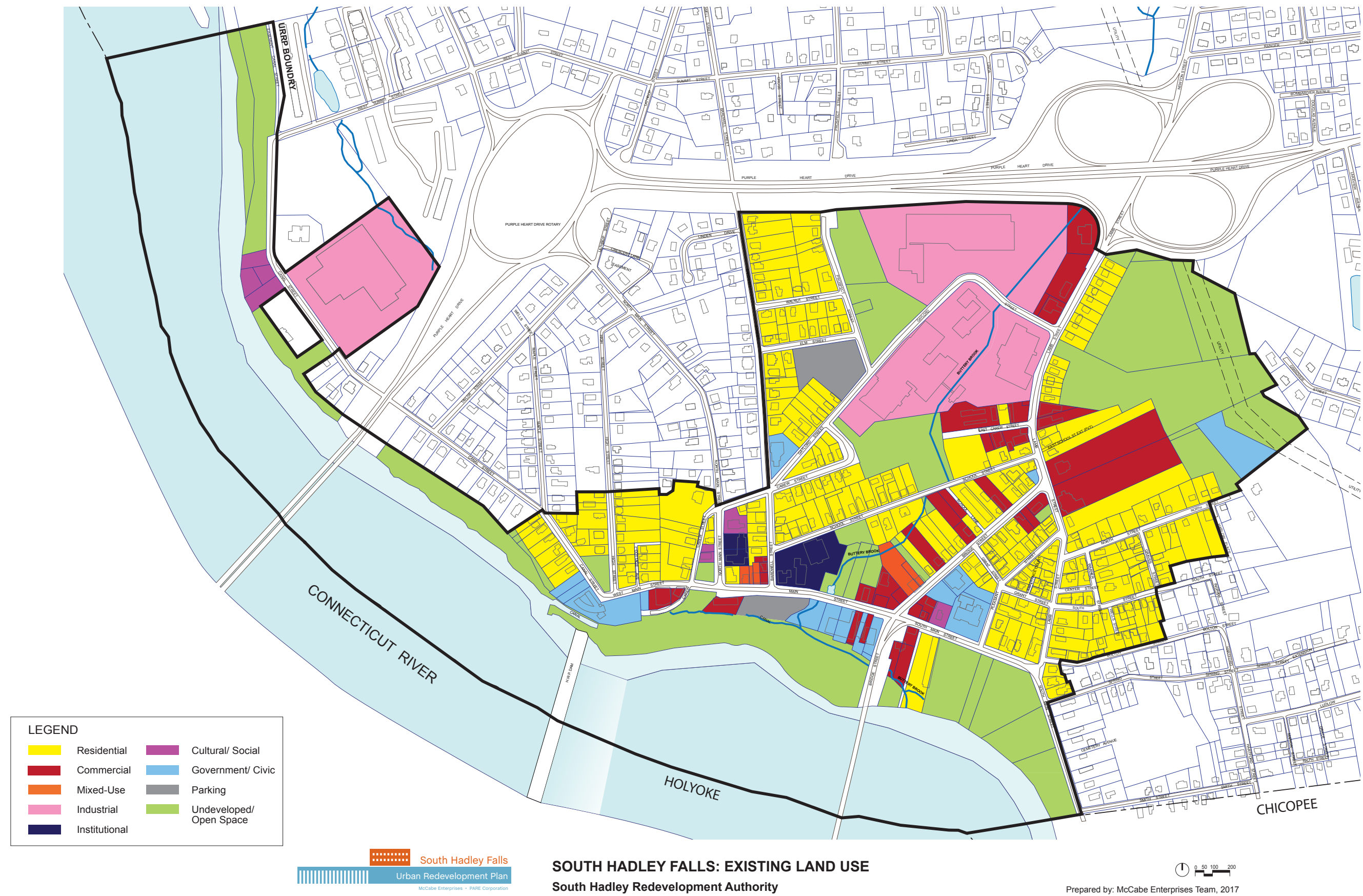




Plate 1-D2. Existing Land in Public Use.

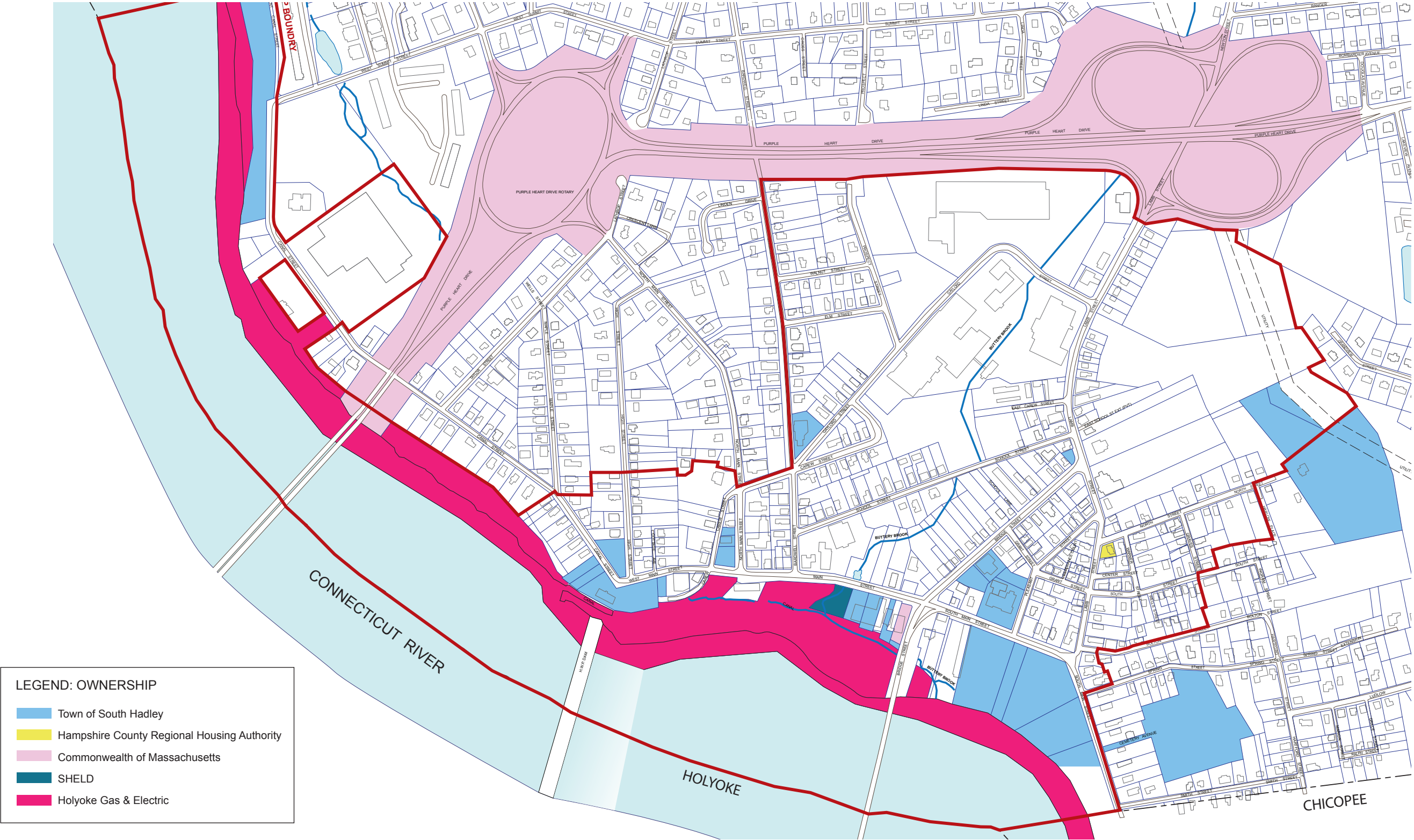






Plate 1-D3. Zoning Map.

Project No.	Public Improvement
Residence A-1	Low density residential, Single-Family
Residence A-2	Medium Density Predom- inantly Single Family
Residence B	Village Residential
Business A-1	General Business. Vi- brant commercial areas with minimal impact on roads/ residential dis- tricts
Business A	Neighborhood Business. Allow a mix of business & residential uses along major corridors where the surrounding context is residential
Business B	Village Center Mixed Use; maintain traditional scale, density, design, mix, with wide range of business uses, low-impact mfg., & residential use.
Industrial A	Low impact mfg. & busi- ness uses
Industrial B	Industrial & business uses with greater impact than Industrial-A.

LEGEND: ZONING

RA-1 - Residence A-1

RA-2 - Residence A-2

RB - Residence B

RC - Residence C

BA-1 - Business A-1

BA - Business A

BB - Buiness B

IA - Industrial A

IB - Industrial B

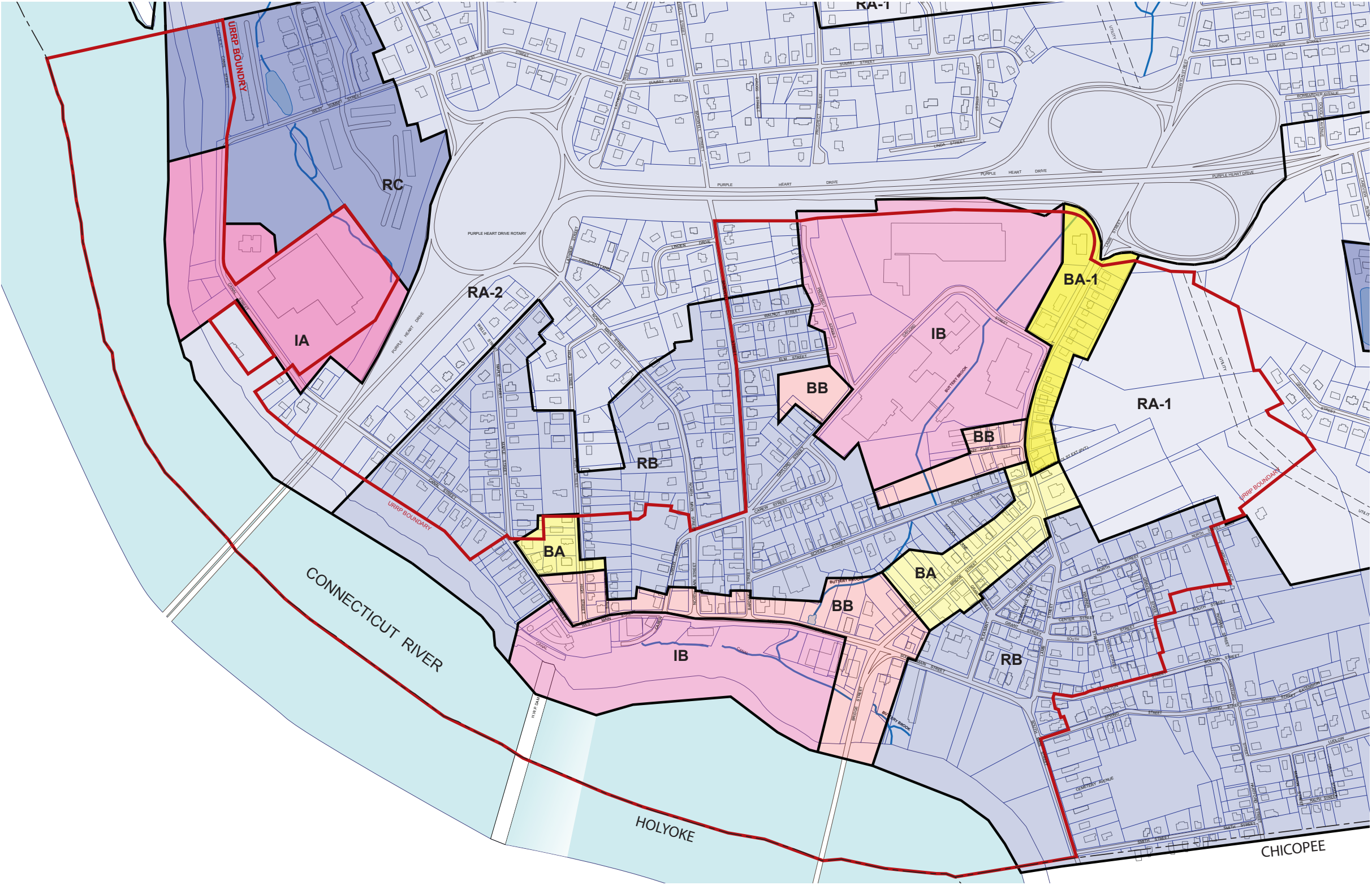
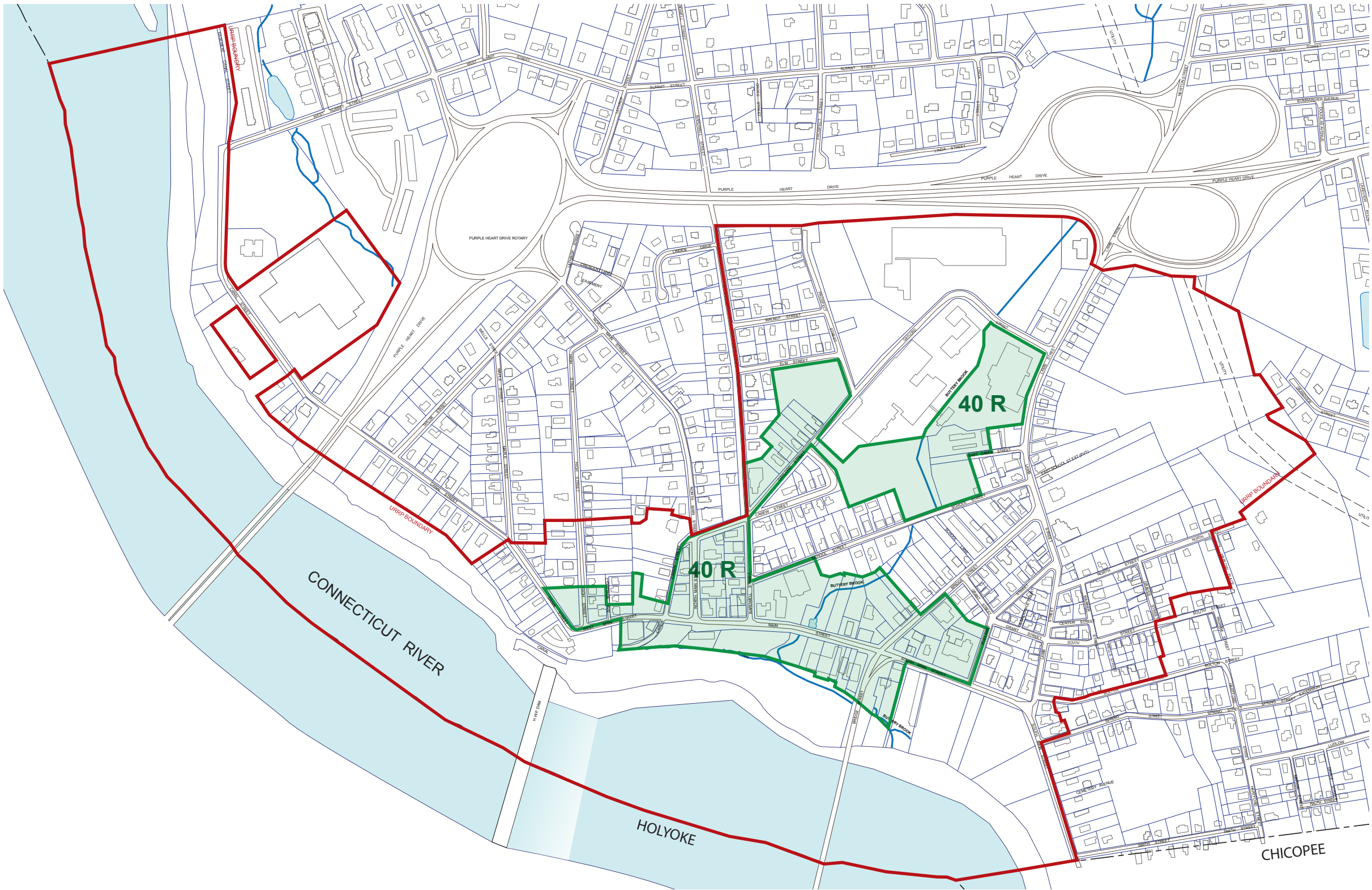






Plate 1-D4. South Hadley Falls Smart Growth Zoning Overlay District.



 South Hadley Falls  
Urban Redevelopment Plan  
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**SOUTH HADLEY FALLS: SMART GROWTH OVERLAY DISTRICT**  
South Hadley Redevelopment Authority

 0 50 100 200  
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Plate 1-E1. Proposed Land Uses.

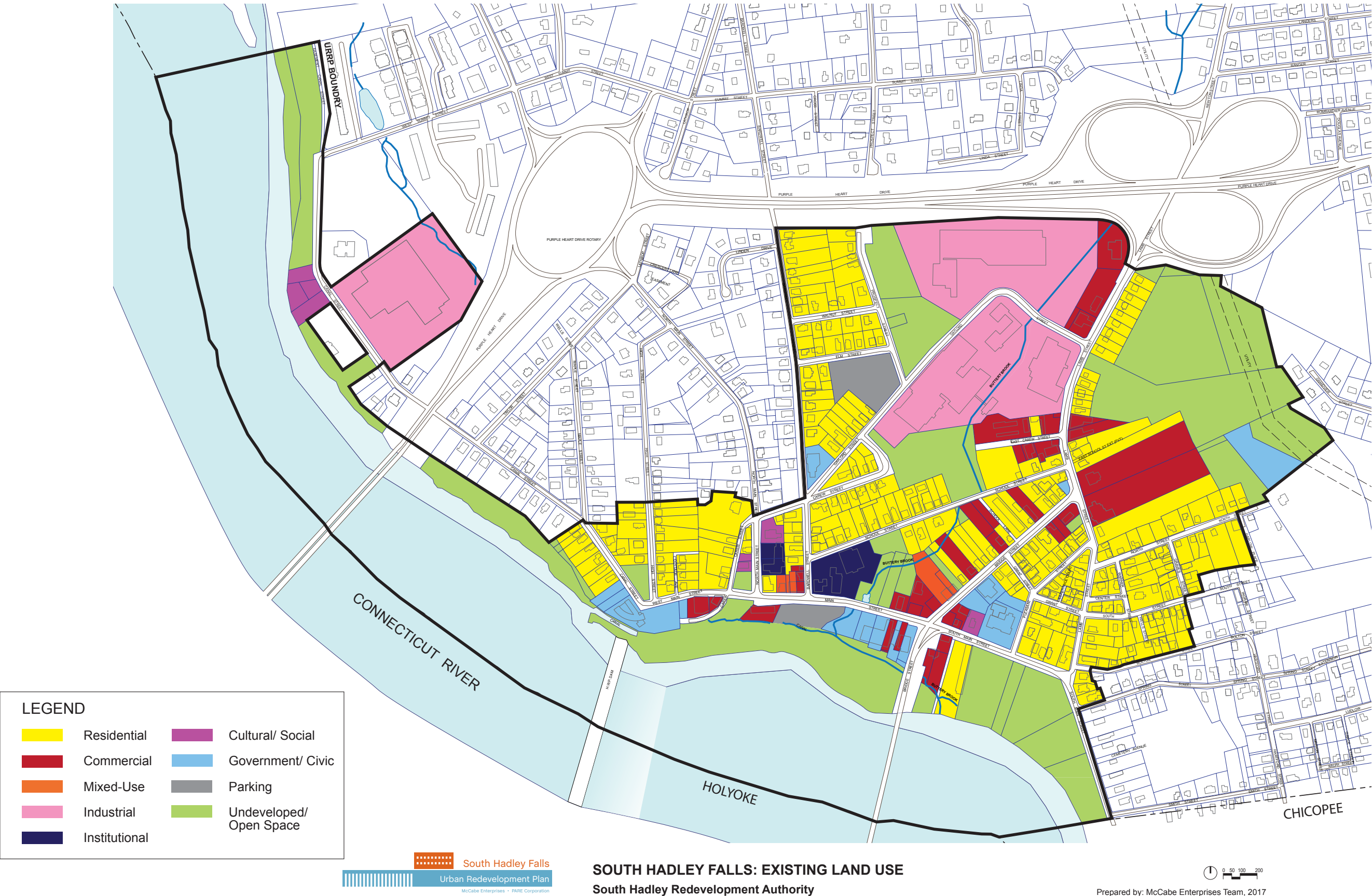




Plate 1-F1. Existing Thoroughfares and Rights-of-Way.

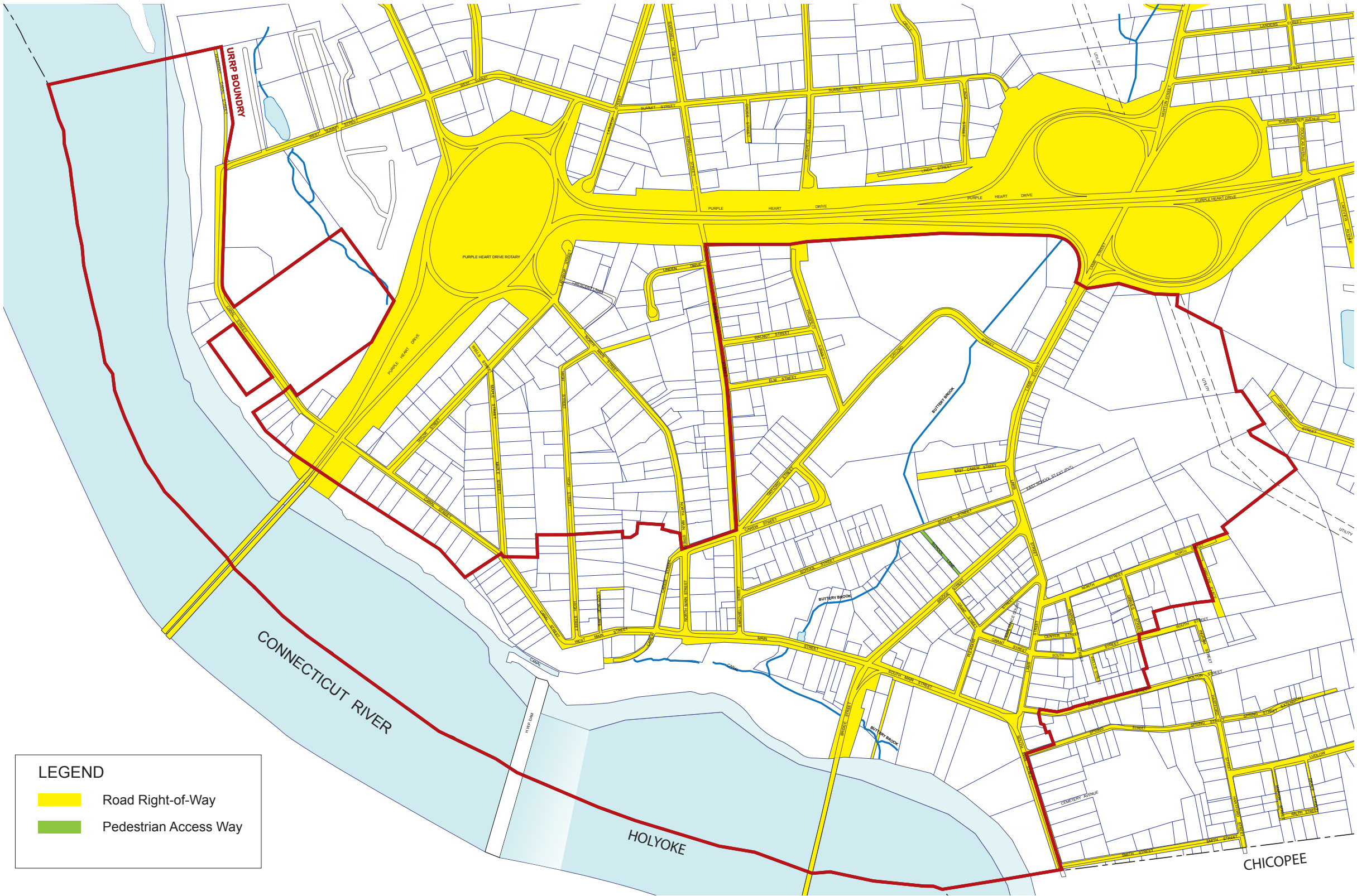






Plate 1-F2. New Multi-Use Path Connections.

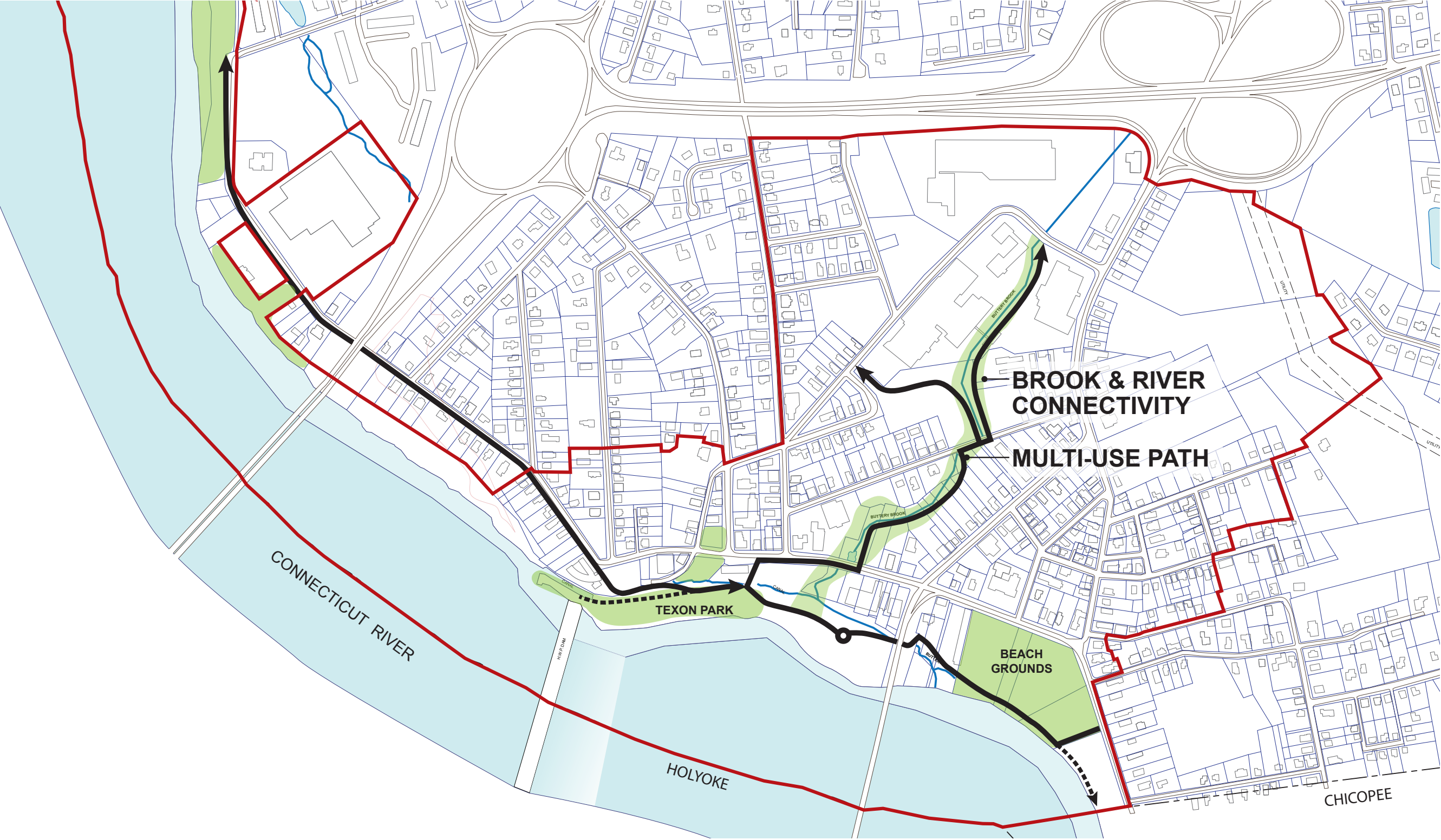








Plate 1-F3. Buttery Brook: Proposed Multi-Use Path Along Day-Lighted Brook.

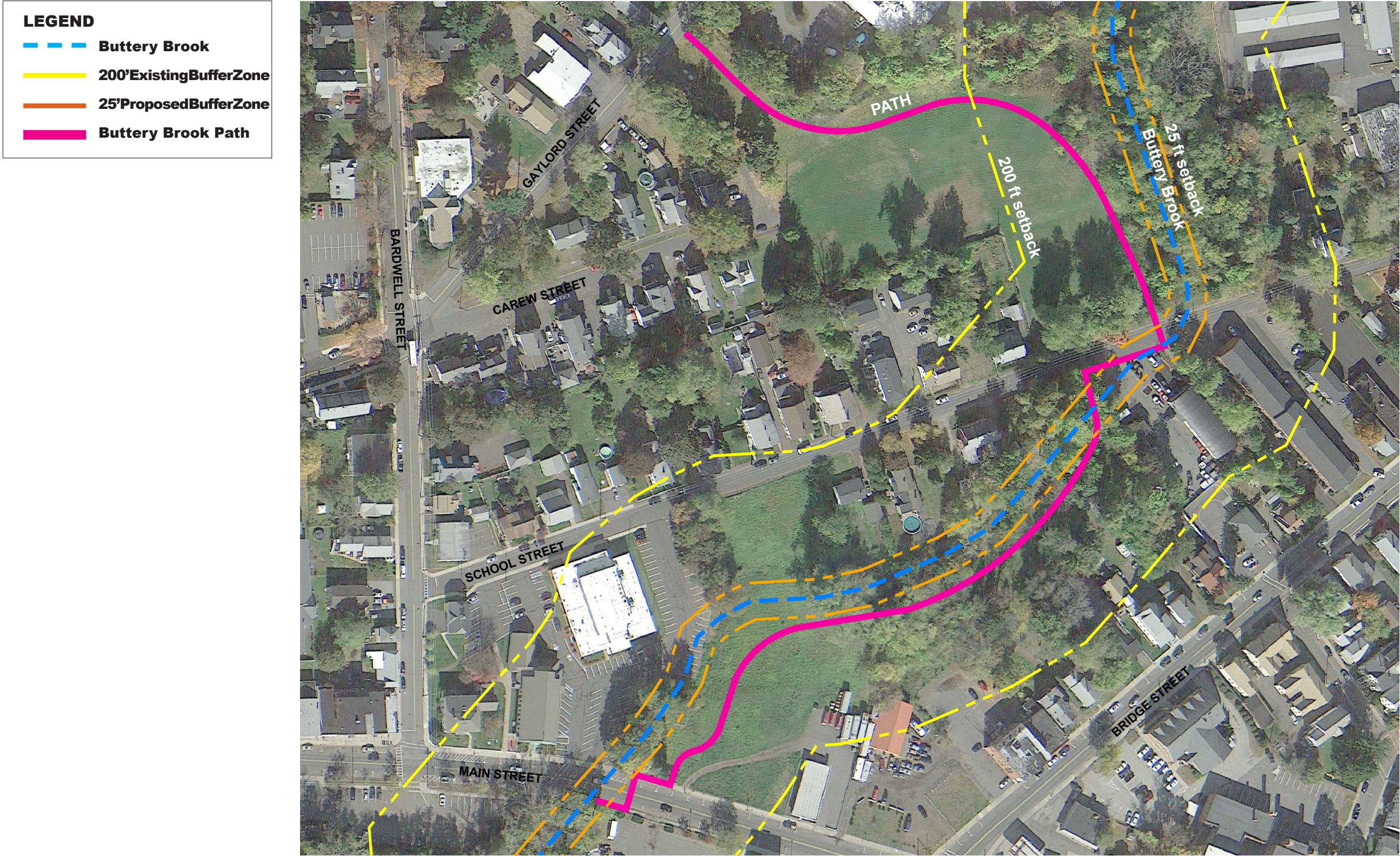
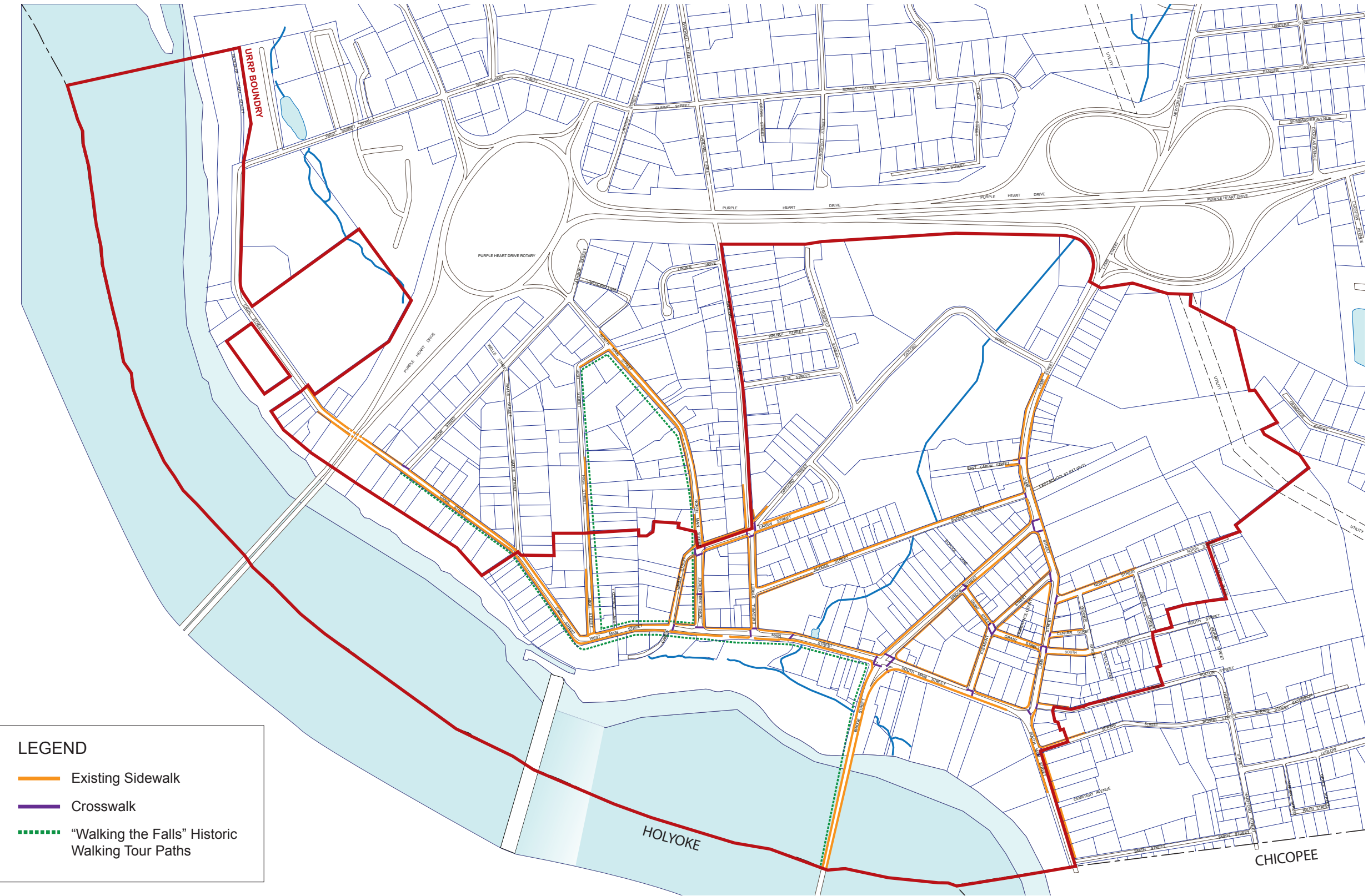






Plate 1-F4. Existing Pedestrian Sidewalks.



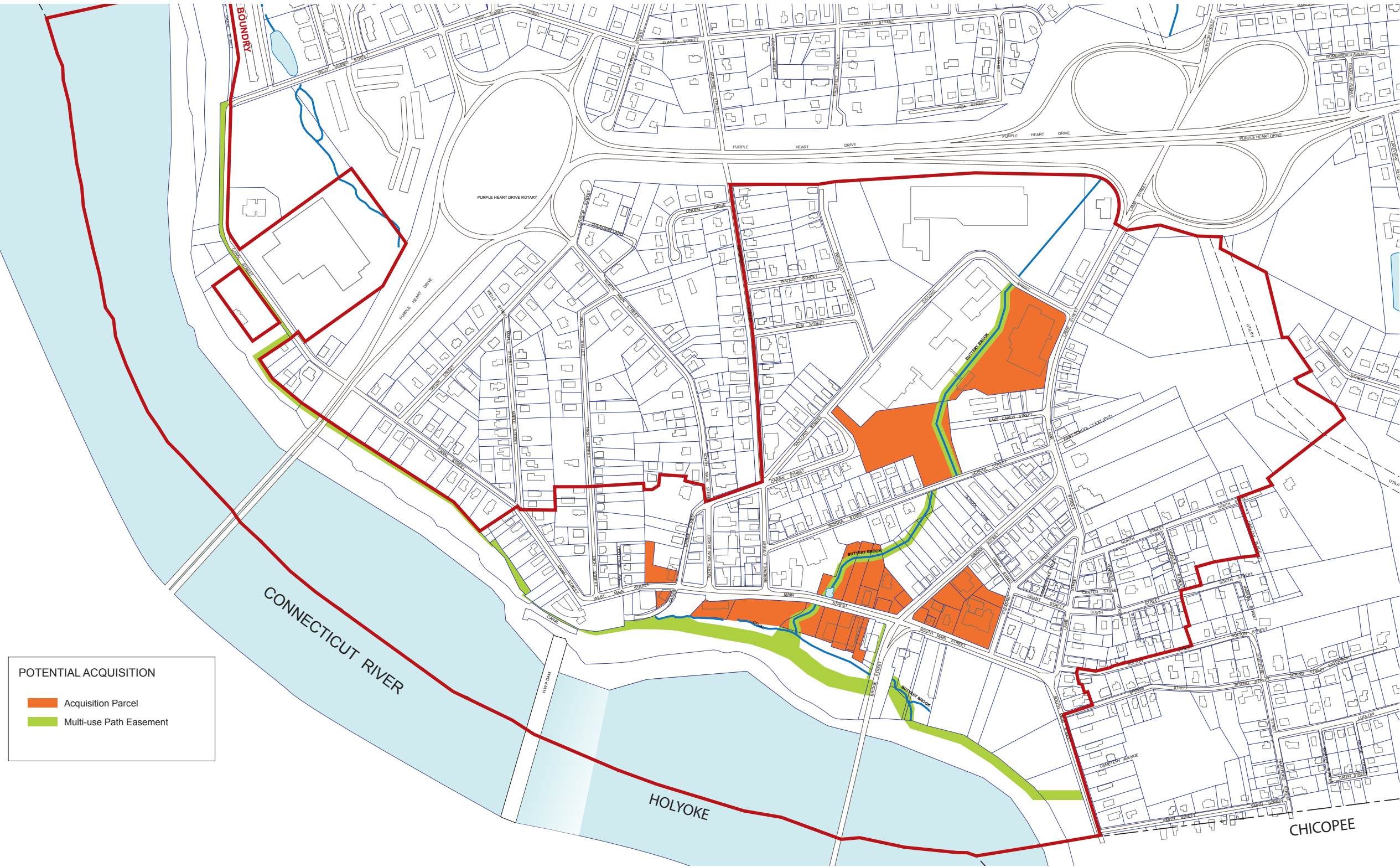
LEGEND

- Existing Sidewalk
- Crosswalk
- "Walking the Falls" Historic Walking Tour Paths



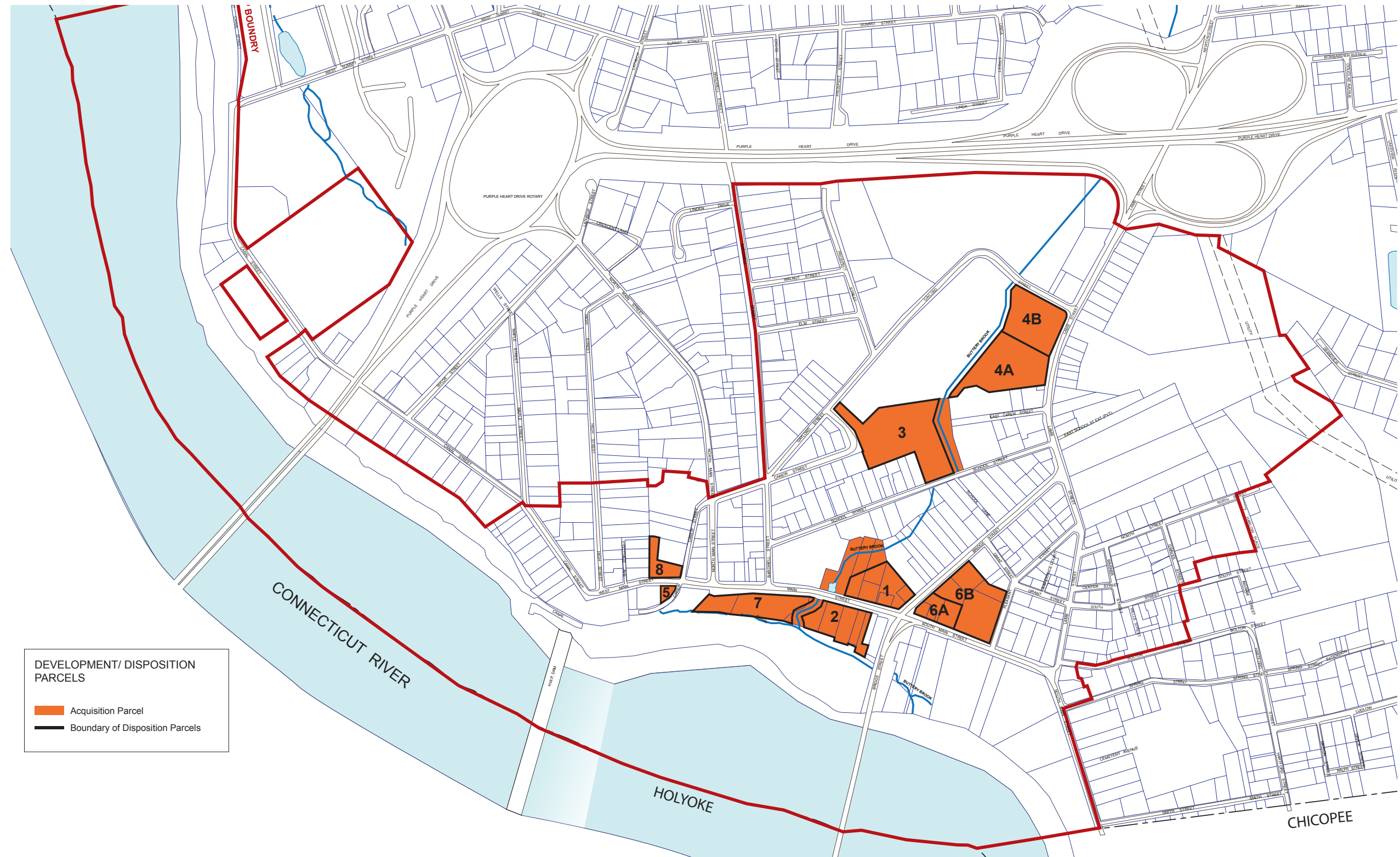




Plate 1-G1. Parcels & Easements To Be Acquired.





## Plate 1-H1. Development/ Disposition Parcels.

DEVELOPMENT/ DISPOSITION  
PARCELS

 Acquisition Parcel  
 Boundary of Disposition Parcels

CONNECTICUT RIVER

HOLYOKE

CHICOPEE



South Hadley Falls  
Urban Redevelopment Plan  
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**SOUTH HADLEY FALLS: DEVELOPMENT/ DISPOSITION PARCELS**  
South Hadley Redevelopment Authority

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Plate 1-I1. Buildings to Be Demolished on Acquisition Parcels.

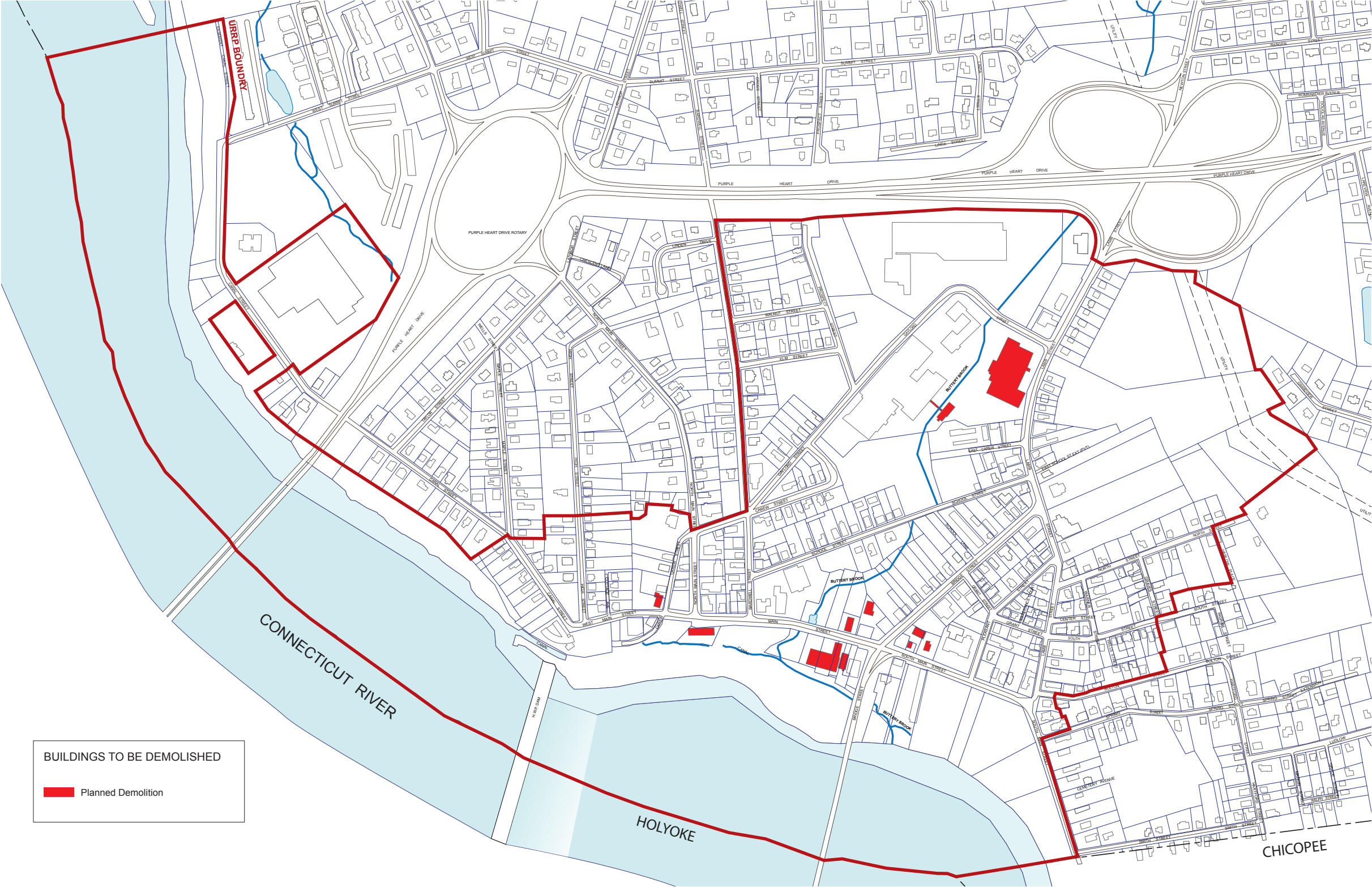






Plate 1-J1. Buildings to Be Rehabilitated.

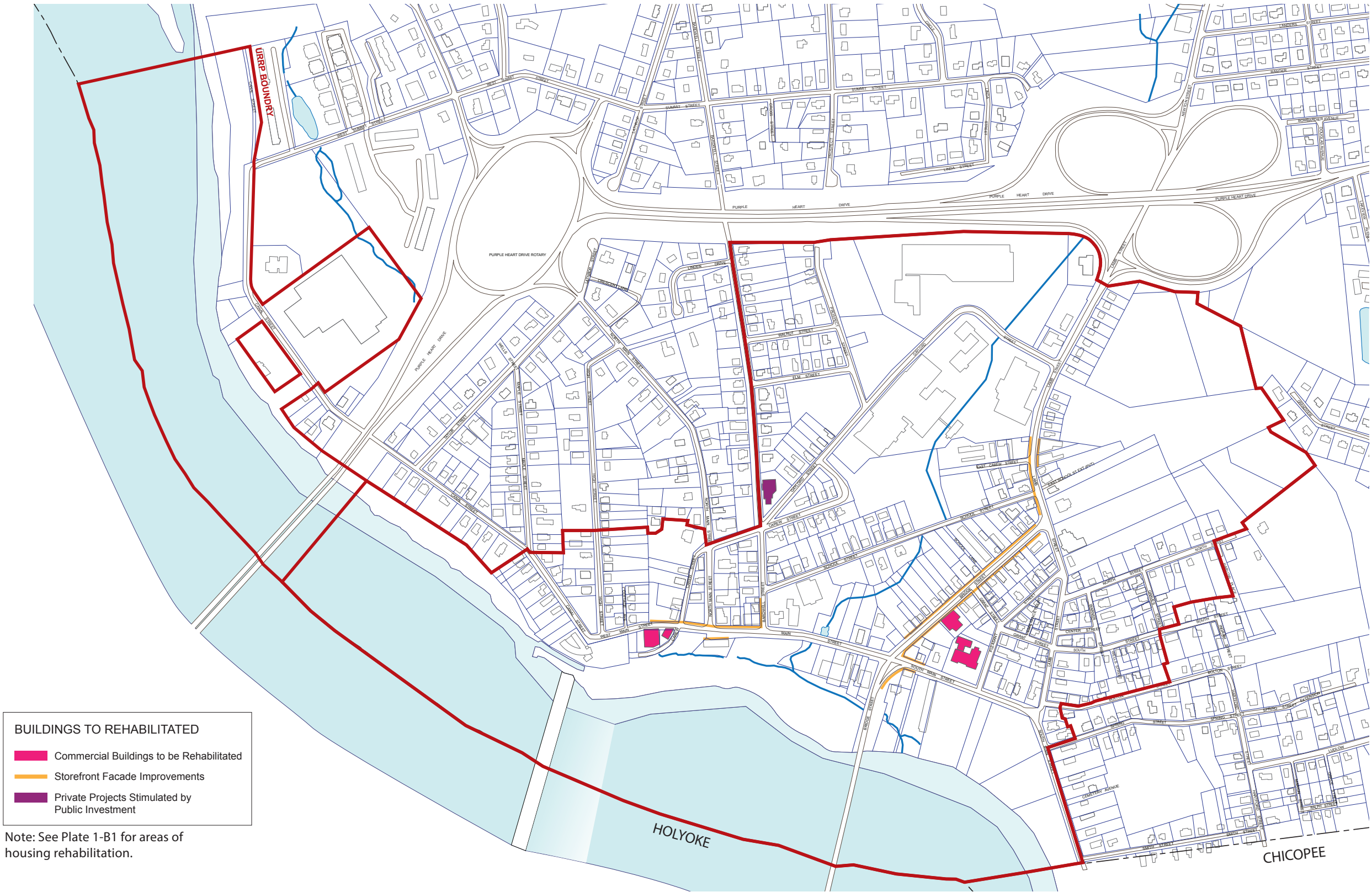
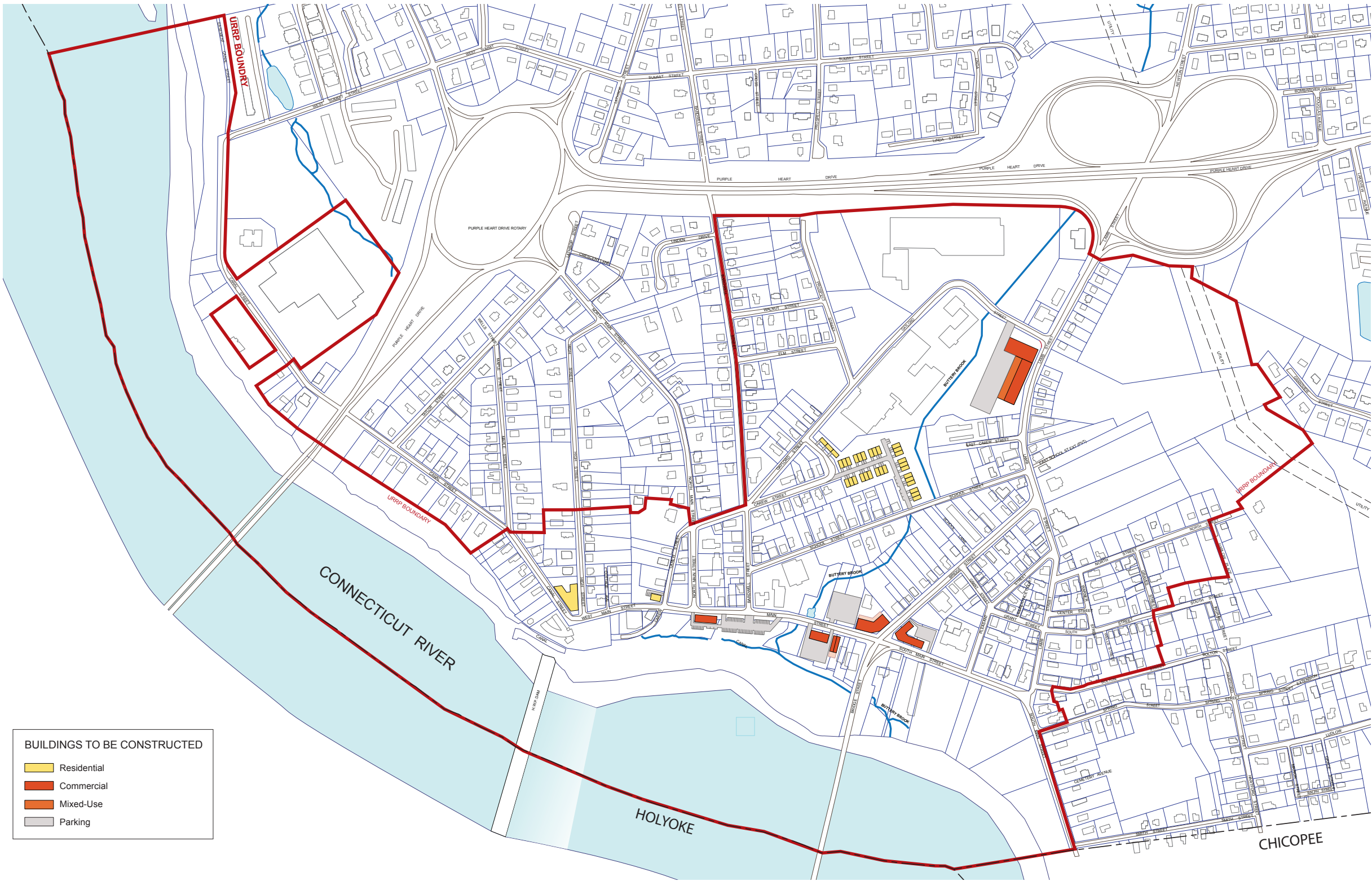




Plate 1-K1. Buildings to Be Constructed.



**BUILDINGS TO BE CONSTRUCTED**

- Residential
- Commercial
- Mixed-Use
- Parking

**South Hadley Falls**  
Urban Redevelopment Plan  
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**SOUTH HADLEY FALLS: PROPOSED CONSTRUCTION**  
South Hadley Redevelopment Authority

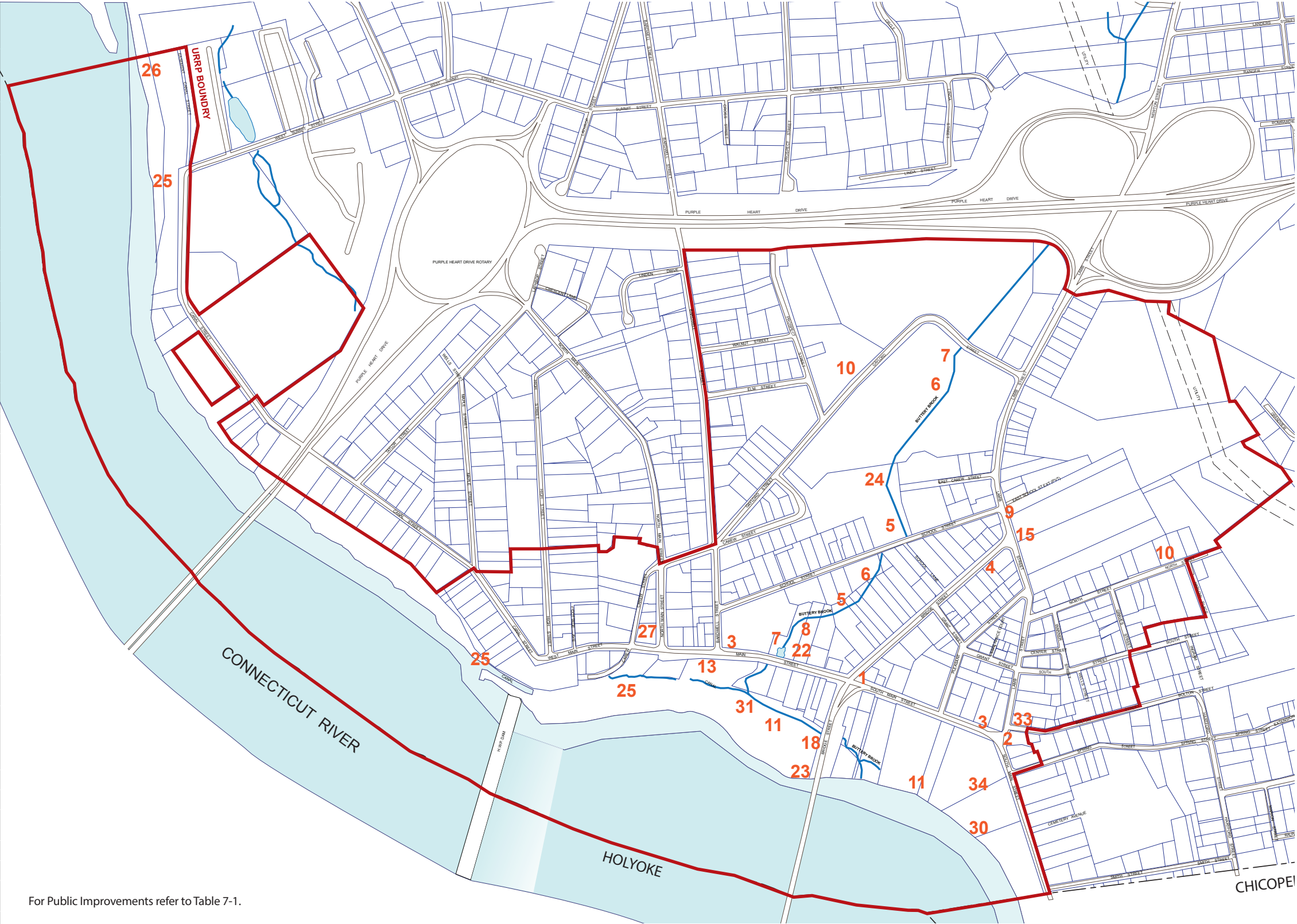
0 50 100 200  
Prepared by: McCabe Enterprises Team, 2017





Plate 1-L1. Public Improvements in South Hadley Falls URRP Area.

Project No.	Public Improvement
PI-1	Bridge and Main Street –Create a Gateway approach to South Hadley Falls with intersection improvements and enhanced safety for pedestrian and bicyclists based on a multi-disciplinary approach (engineering and landscape design) with a public consultation process.
PI-2	Main Street and Lamb – Upgrade the intersection by install traffic calming measures and pedestrian crosswalks for slowing traffic and increased safety of persons, particularly children accessing the Beachgrounds, whether by foot or bicycle.
PI-3	Streetscape Improvements using a Complete Streets approach, including traffic calming, sidewalks, crosswalks, street trees, and lighting along Main Street from Canal and Main to Lamb Street and Main Street.
PI-4	Streetscape Improvements – Bridge Street from Main to Lamb, including sidewalks, crosswalks, street trees, seating and lighting.
PI-5	Buttery Brook Daylighting Study and Plan
PI-6	Buttery Brook Path – daylighting and connection from Main Street to the River – initial phase. Does not include acquisition costs.
PI-7	Buttery Brook Multi-Use Path Main Street to Gaylord – phased approach.
PI-8	Small outdoor amphitheater at Buttery Brook – grading, seating, landscape.
PI-9	Provide for safer streets, including traffic calming on School Street between Lamb and Bardwell.
PI-10	Storm water Management and Drainage Improvements on streets throughout the URRP area.
PI-11	Multi-use path along Connecticut River that can be enjoyed by walkers and bicyclists.
PI-12	Fiber-optic upgrades in the Falls.
PI-13	Main Street parking lot upgrade.
PI-14	Sidewalks and Crosswalks Upgrade – both sides of all streets in the Falls and ADA compliance upgrades.
PI-15	Intersection and Landscape Improvements at Bridge Street and Lamb St.
PI-16	Street repaving and reconstruction on collector and arterial streets.
PI-17	Continue, sustain and expand transit service in the Falls.
PI-18	Route 116 Bridge enhancements between the Falls and Holyoke, including a bike path across the bridge and the use of art/ architectural lighting.
PI-19	Wayfinding.
PI-20	Interpretative signage for historic walks*.
PI-21	Interpretative signage for riverfront amenities*.
PI-22	Public Art – Main Street and Buttery Brook Path.
PI-23	Public Art and lighting on Route 116 Bridge.
PI-24	Community Garden area along Buttery Brook adjacent to planned 40R housing area.
PI-25	Restoration and Interpretation of the South Hadley Falls first navigable canal. Steps include commissioning an archeological study of the riverfront area; undertaking a historic resources report/ feasibility study; a plan and implementation strategy for the actual restoration and interpretation of South Hadley's first navigable canal in the US.
PI-26	Development of a pier north of canal for ferry/boat launching area.
PI-27	Smith Park Landscape Upgrade & Enhancements.
PI-28	Additional Amenities in Texon Riverside Park and throughout the Falls to foster walking for all ages and abilities.
PI-29	Wi Fi Hot Spot(s) throughout the Falls.
PI-30	Remove rubble piles from riverfront; re-seed and re-grade as needed.
PI-31	Development of look out points along the Connecticut River and Buttery Brook.
PI-32	Designate and sign healthy walking routes in South Hadley Falls.
PI-33	Undertake a study of traffic flow, including a review of one-way and two-way street options for Bolton and other nearby streets.
PI-34	Upgrade parking area and circulation area by the riverfront at Beachgrounds Park.



For Public Improvements refer to Table 7-1.



**SOUTH HADLEY FALLS: PUBLIC IMPROVEMENTS IN SOUTH HADLEY FALLS URRP AREA.**  
**South Hadley Redevelopment Authority**

0 50 100 200  
Prepared by: McCabe Enterprises Team, 2017





Plate 1-S1. Blighted Open Area Eligibility Criteria.

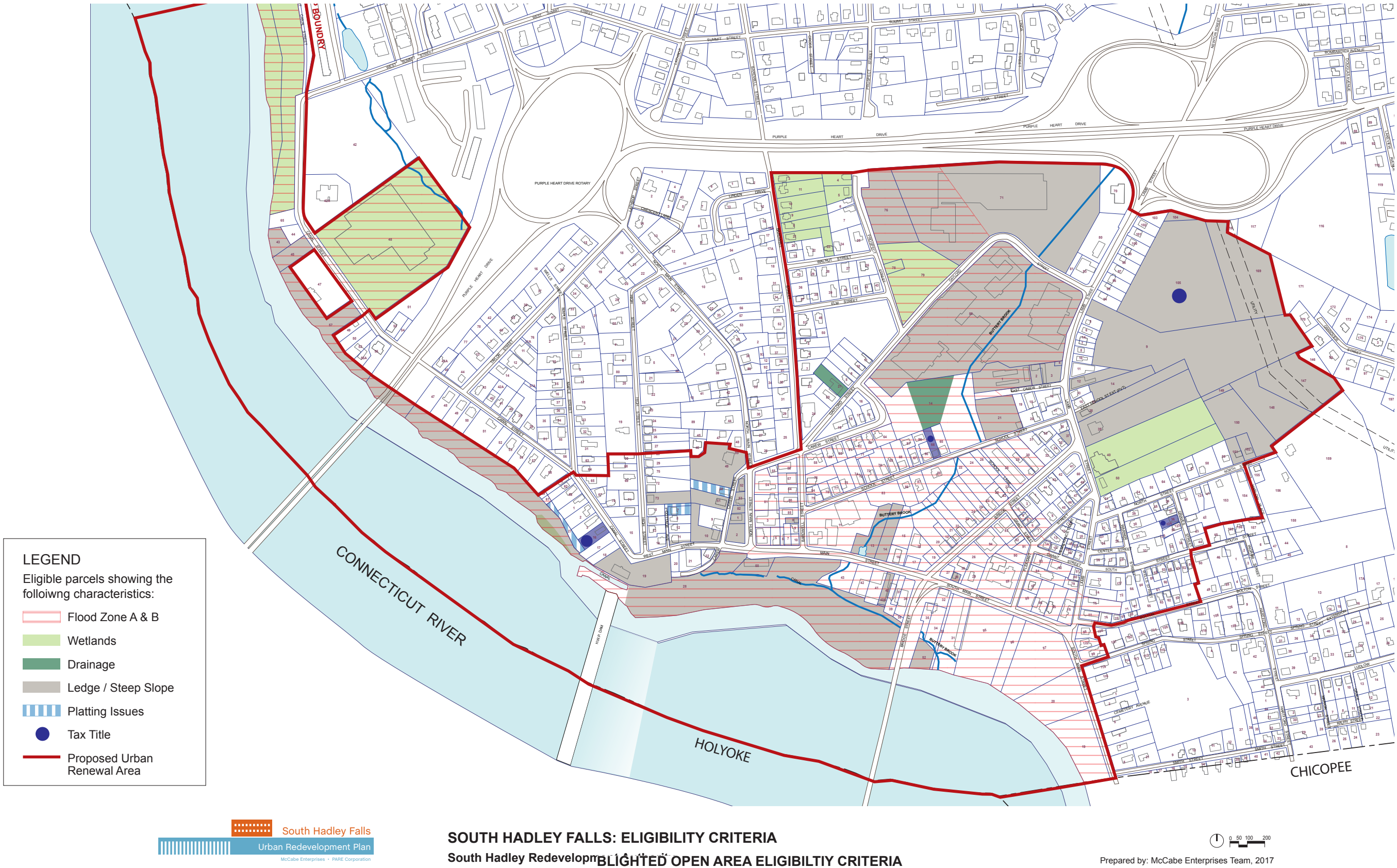
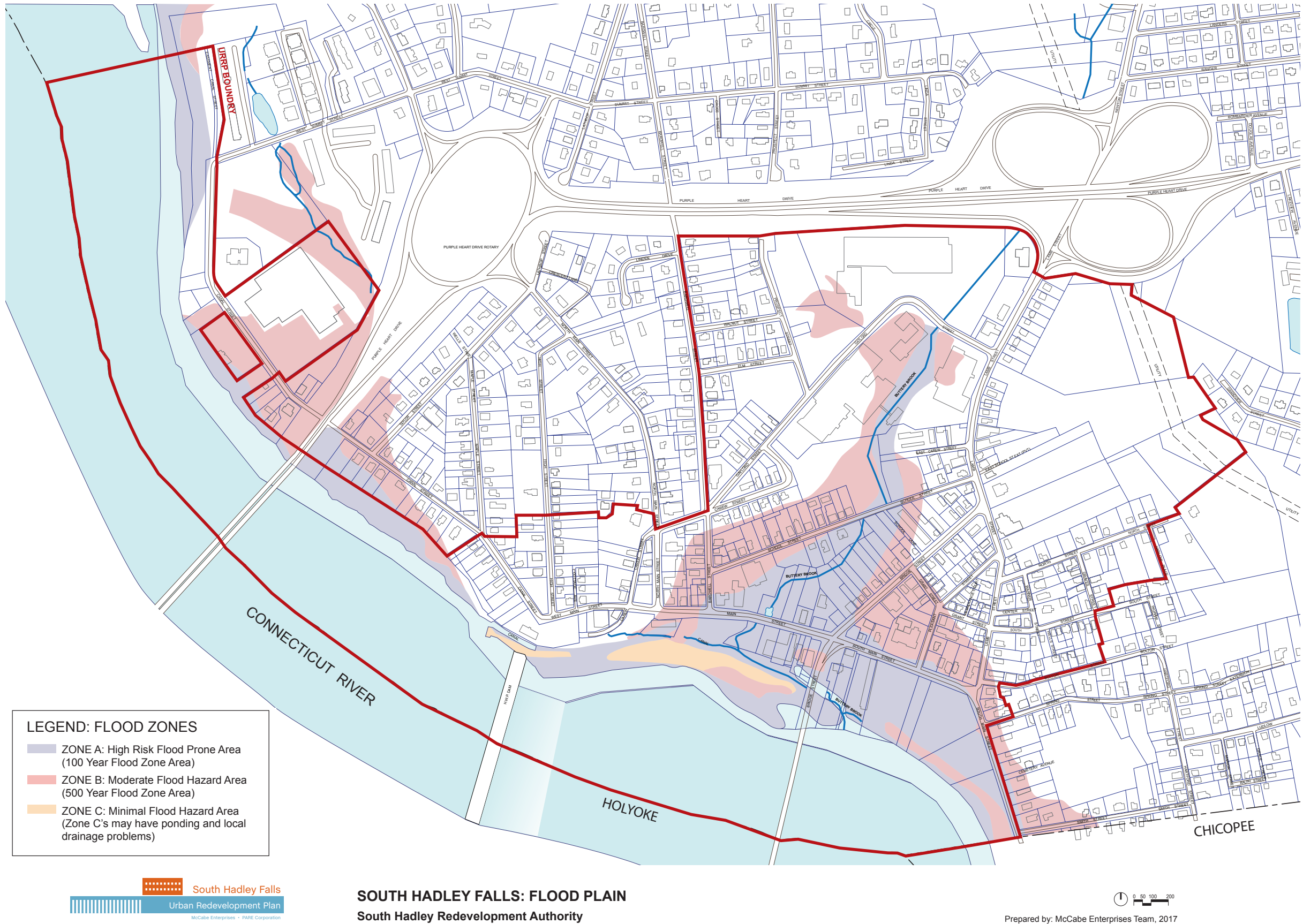






Plate 1-S2. FEMA Flood Plain.

Risk	Zone	Zone Description
High Risk Areas	A	Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Because detailed analyses are not performed for such areas; no depths or base flood elevations are shown within these zones. Mandatory flood insurance purchase requirements and floodplain management standards apply.
	A-13	These are known as numbered A Zones. Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Because detailed analyses are not performed for such areas; no depths or base flood elevations are shown within these zones. Mandatory flood insurance purchase requirements and floodplain management standards apply.
Moderate Risk	B	Area of moderate flood hazard, usually the area between the limits of the 100-year and 500-year floods. B Zones are also used to designate base floodplains of lesser hazards, such as areas protected by levees from 100-year flood, or shallow flooding areas with average depths of less than one foot or drainage areas less than 1 square mile.
Lower Risk	C	Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level. Zone C may have ponding and local drainage problems that don't warrant a detailed study or designation as base floodplain. Zone X is the area determined to be outside the 500-year flood and protected by levee from 100-year flood.







## Plate 1-S3. Brownfields.

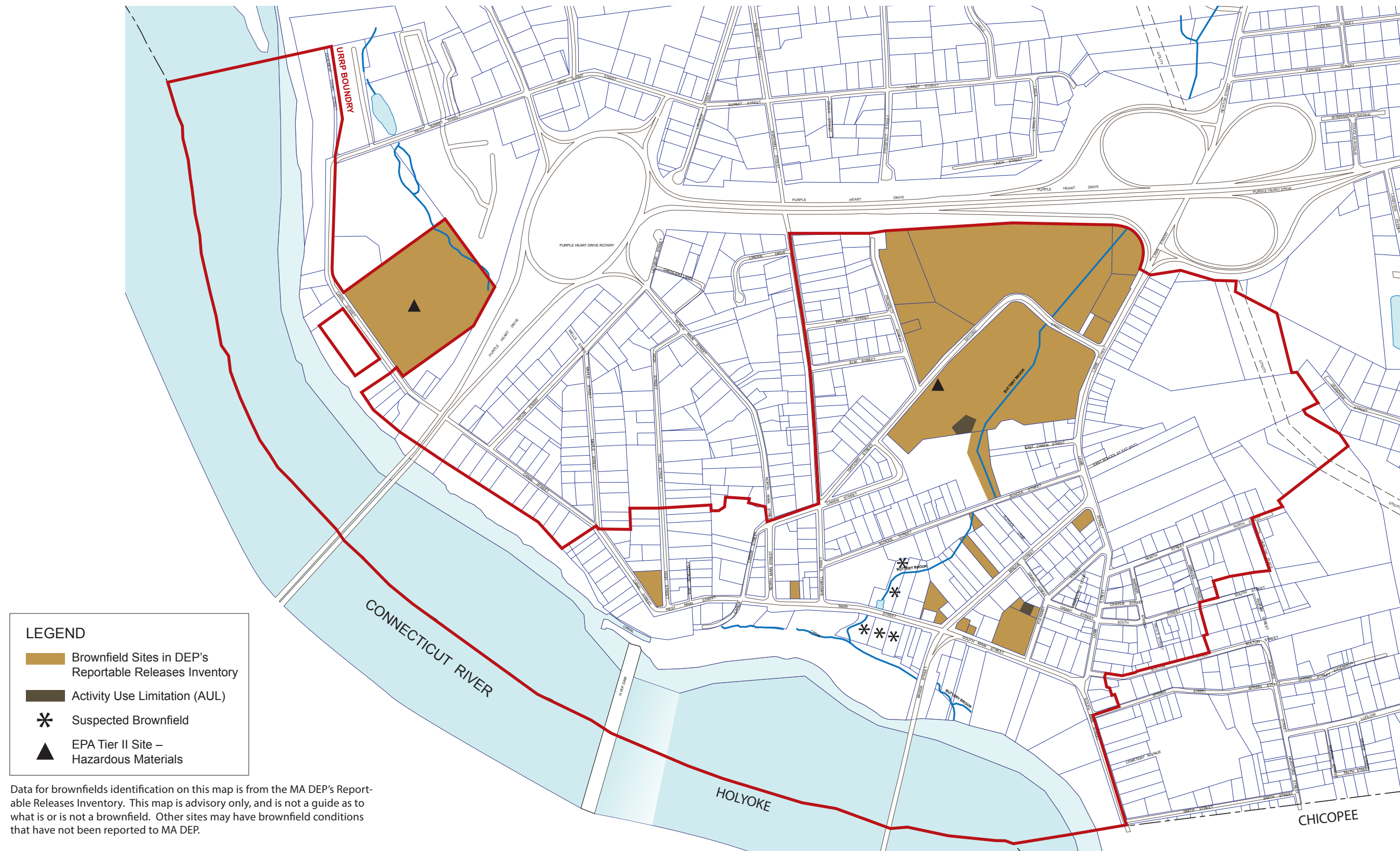
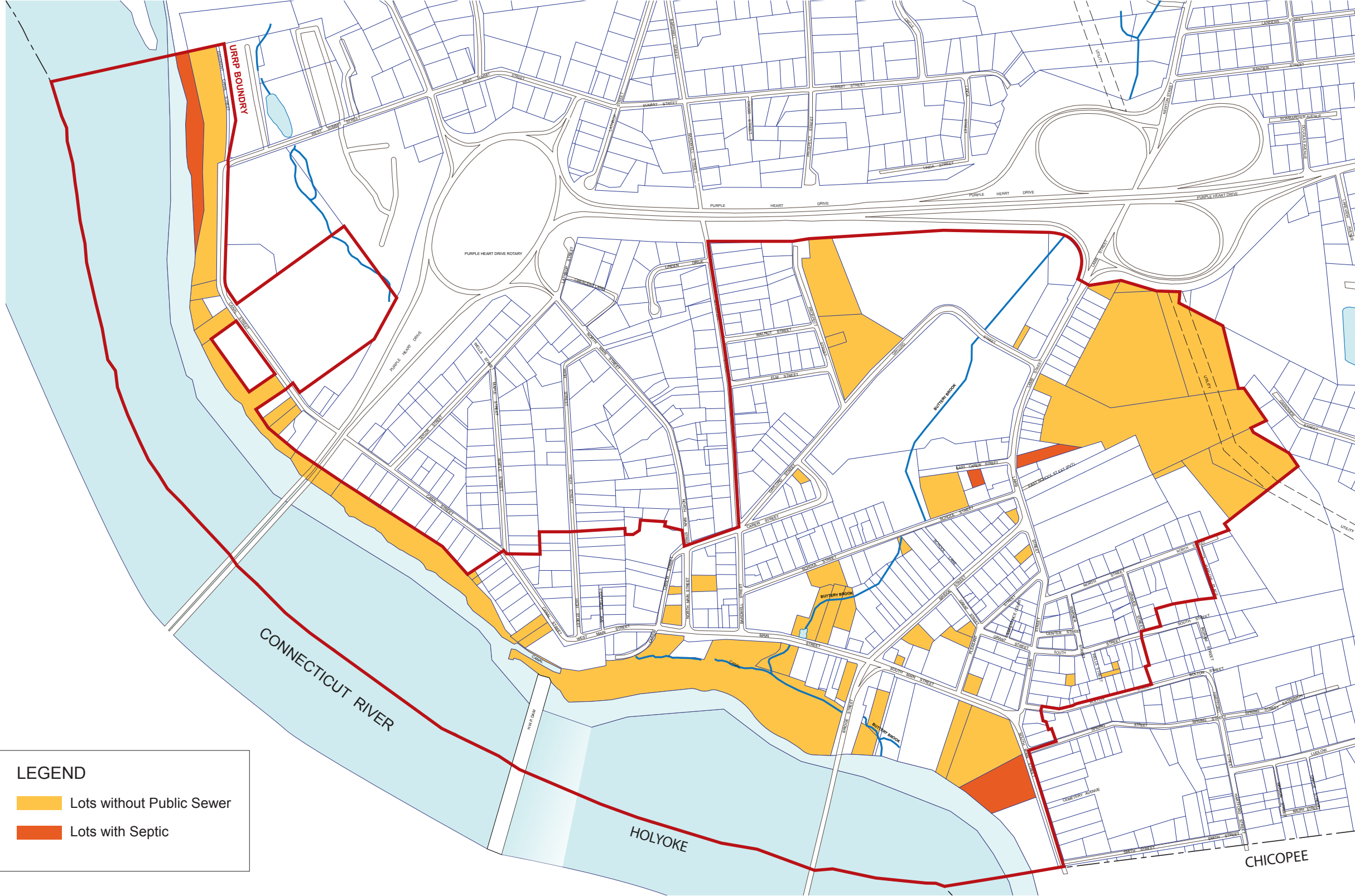






Plate 1-S4. Public Sewer Service.





## Plate 1-S5. Historic Resources.

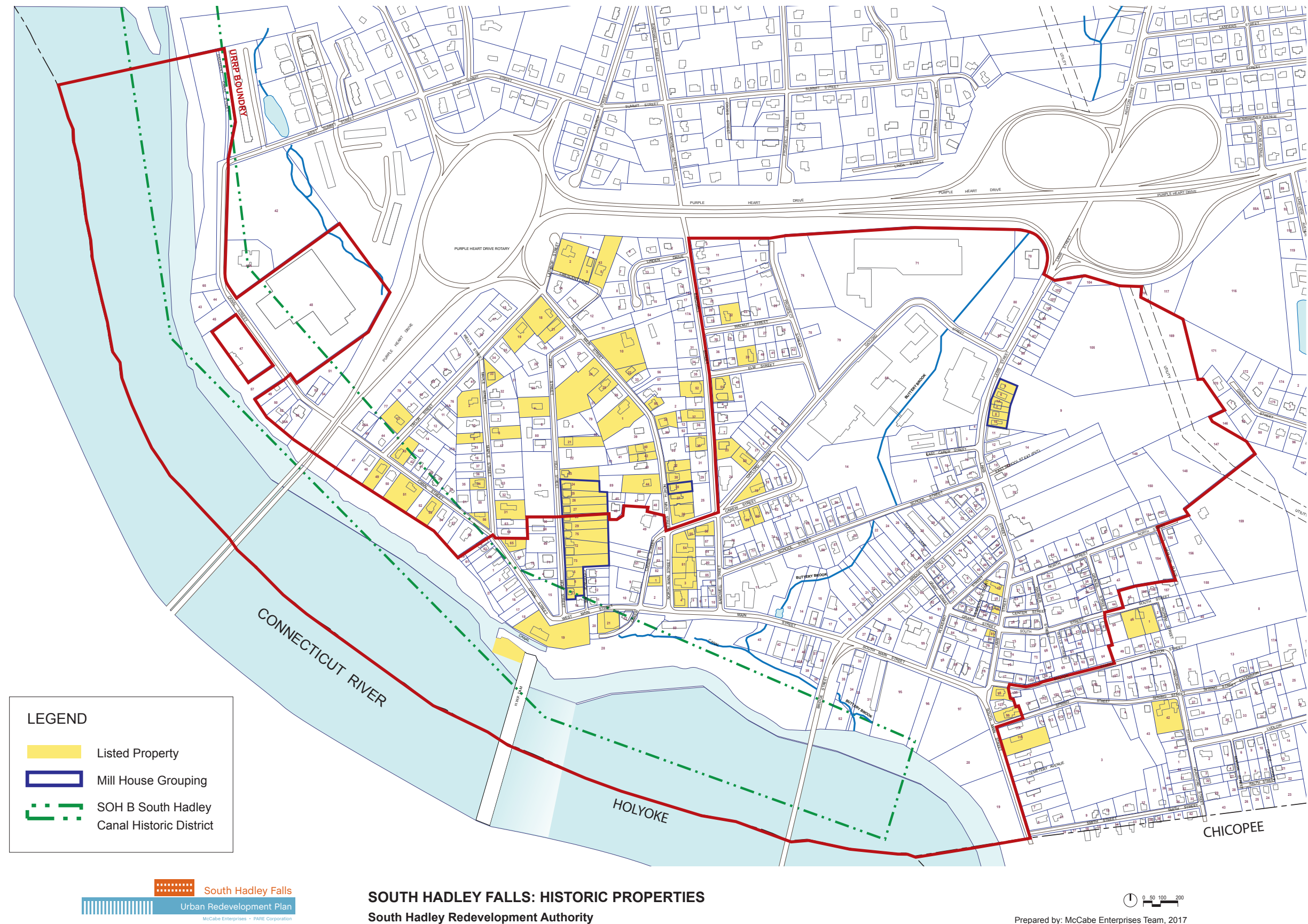
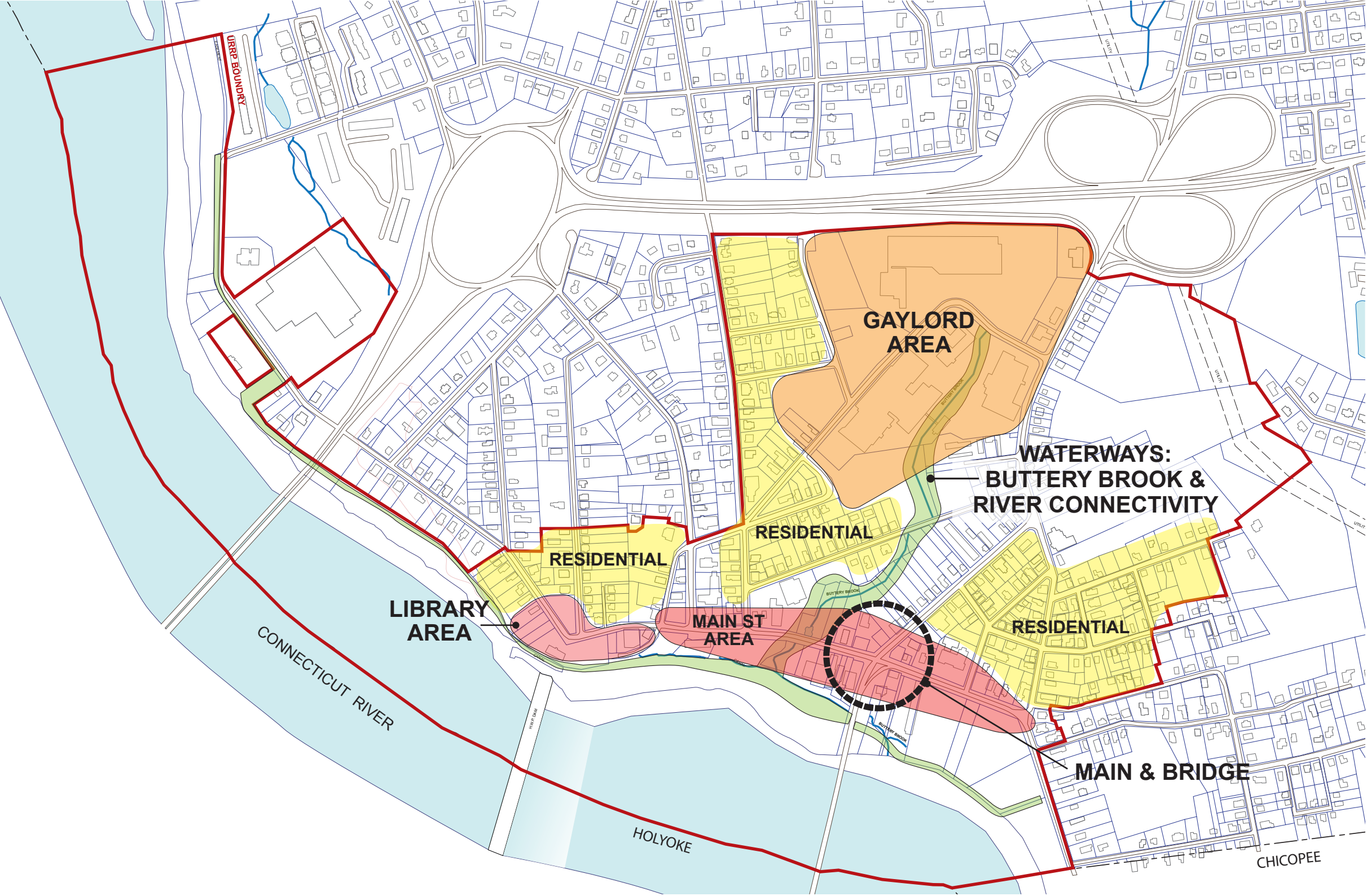






Plate 1-S6. Focus Areas.





## 12.02 (1) (g)

### Parcels to Be Acquired

The South Hadley Falls Urban Redevelopment and Renewal Plan (URRP) has identified parcels to be acquired for purposes of land assembly, clearance, building rehabilitation, and the elimination of spot blight. Figure 1-1 (Plate 1-G1) depicts the potential parcels to be acquired, as well as the easements to be acquired for the development of two multi-use paths. Table 1-2 details the parcels to be acquired for redevelopment and Table 1-3 details the parcels where easements are needed to enable the development of two multi-use paths, one along the Connecticut River and a second along Buttery Brook.

Implementation of the South Hadley Falls URRP will use a phased approach. Phase 1 extends from the outset through year six. Phase 2 is from year seven to year fourteen. Phase 3 begins in year fifteen and continues through year twenty.

Figure 1-1. Parcels to be Acquired for South Hadley Falls.

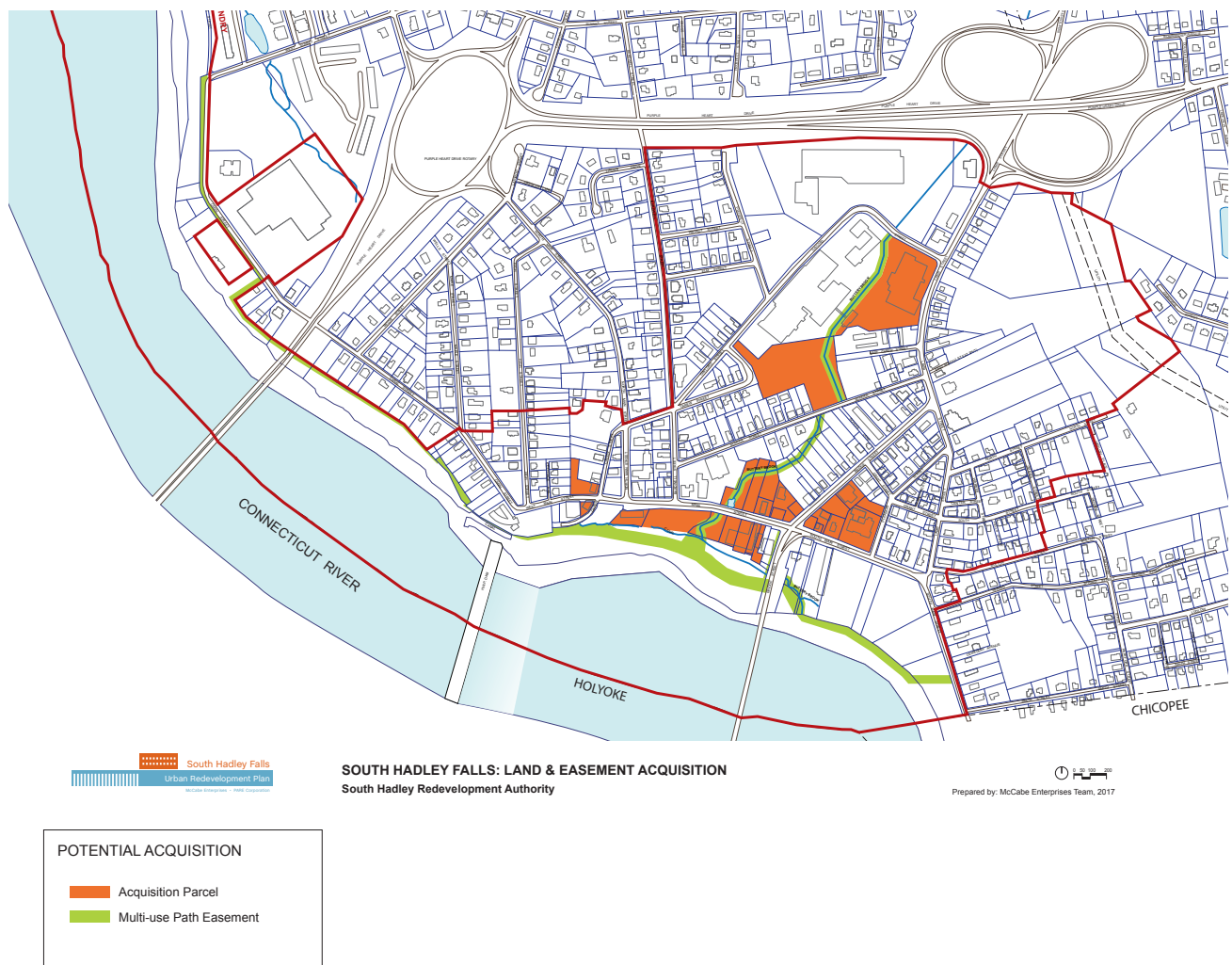




Table 1-2. Parcels to be Acquired for South Hadley Falls URRP Implementation.

Parcel Number	Parcel Sizes		Address	Owner	Current Use	Proposed Use	Phase
	Acres	SF					
004D-0010-000	0.57	24,977	W. Main Street (NW corner of Main & Carew St.)	QUENNEVILLE KEITH P and Gene R	Car Wash	Housing --Infill Site	3
005C-0050-000	0.46	20,003	3 Main Street	K & S Holdings	Auto Repair	Mixed Use development – residential & commercial , and easement for multi-use path/ public access along the Connecticut River.	3
005C-0019-000	0.13	5,727	24 Bridge Street	C & K II LLP	Vacant Lot	Mixed Use, Multi-story Signature Building Development with restaurant or café on ground level and upper-level offices/ housing.	1
005C-0018-000	0.46	19,830	14 Bridge St	SKUSE, MARTIN E JR	Auto Repair	Mixed Use, Multi-story Signature Building Development with restaurant or café on ground level and upper-level offices/ housing.	1
005C-0017-000	0.12	5,148	92 Main Street	C & K II LLP	Vacant Lot	Mixed Use, Multi-story Signature Building Development with restaurant or café on ground level and upper-level offices/ housing.	1
005C-0016-000	0.19	8,200	90 Main Street	TODD LEONIA	Electric Supply	Mixed Use, Multi-story Signature Building Development with restaurant or café on ground level and upper-level offices/ housing.	1
005C-0014-000	0.56	24,225	Main Street	TODD LEONIA	Vacant Lot	Buttery Brook Multi-Use Path & Amphitheatre / Placemaking and a Mixed use, Multi-story Signature Building Development with restaurant or café on ground level and upper-level offices/ housing.	1
005C-0013-000	0.75	32,458	Main Street	TODD LEONIA	Vacant Lot	Buttery Brook Multi-Use Path & Amphitheatre / Placemaking	1
005C-0015-000	0.32	13,872	Main Street	TODD LEONIA	Vacant Lot	Buttery Brook Multi-Use Path & Amphitheatre / Placemaking and a Mixed use, Multi-story Signature Building Development with restaurant or café on ground level and upper-level offices/ housing.	1
005C-0040-000	0.17	7,462	91 Main Street	Fuel Services, Inc.	Auto Repair	Mixed Use Development – residential & commercial, and easement for multi-use river-front path & public access.	2

Table 1-2. Parcels to be Acquired for South Hadley Falls URRP Implementation. (Cont.)

Parcel Number	Parcel Sizes		Address	Owner	Current Use	Proposed Use	Phase
	Acres	SF					
005C-0039-000	0.1983	8,636	Main Street	Town of South Hadley	Municipal	Mixed Use Development, – residential & commercial, and easement for multi-use river-front path & public access.	2
005C-040A-000	0.0059	258	Main Street	Fuel Services, Inc.	Rear parcel behind Auto Repair; Undeveloped Land	Mixed Use Development, – residential & commercial, and easement for multi-use river-front path & public access.	2
005C-0041-000	0.3632	15,819	85 Main Street	Town of South Hadley, Electric Light Department	SHELD	Mixed Use Development, – residential & commercial, and easement for multi-use river-front path & public access.	2
005C-0042-000	0.3788	16,500	Main Street	Town of South Hadley	SHELD	Mixed Use Development, – residential & commercial, and easement for multi-use river-front path & public access.	2
005C-0043-000	0.5786	25,204	Main Street	Town of South Hadley, Electric Light Department	SHELD	Mixed Use Development, – residential & commercial, and easement for multi-use river-front path & public access.	2
005A-0014-000	4.52	196,891	55 Carew Street	US INDUSTRIAL GAYLORD LP C/O LAKE-STAR PROPERTIES	Vacant Lot	Housing (40R) development, including affordable housing and easement for multi-use path & public access along Buttery Brook.	1
0018-0086-000	Total: 14.18  Portion to be acquired: 4.54 acres	Total: 617,681  Portion to be acquired: 197,672 SF	7-27 Gaylord St.	US INDUSTRIAL GAYLORD LP C/O LAKE-STAR PROPERTIES	Vacant Industrial building;	Mixed-Use with Municipal Facilities, Commercial Services; Housing and easement for multi-use path/ public access along Buttery Brook.	1
004D-0022-000	0.11	4,792	1 West Main Street	KAZ-IMIERCZAK CASIMIR & IRENE	Commercial Warehouse – Condemned Bldg.	Retail/ studio/ gallery space; potential live-work space while preserving/reusing historic industrial space.	2
004D-0028-000	14.508	631,953	Canal Street	Holyoke Gas & Electric	Riverfront land	Mixed-Use Development with ground level commercial and upper-level housing. Parking and Riverfront Multi-Use Path.	2
005C-0030-000	0.23	9,820	19 BRIDGE ST	LAXMI PETROLEUM INC	Liquor Store (closed)	Mixed-Use commercial development with residential.	2
005C-0027-000	0.0989	4,306	17 Bridge Street	LAXMI PETROLEUM INC	Gas Station	Mixed-Use commercial development with residential.	2

Parcel Number	Parcel Sizes		Address	Owner	Current Use	Proposed Use	Phase
	Acres	SF					
005C-0028-000	0.0879	3,829	Main Street	LAXMI PETROLEUM INC	Parking Lot for Gas Station	Mixed-Use commercial development with residential.	2
005C-0029-000	0.29	12,780	110 Main Street	KNIGHTS OF COLUMBUS BUILDING ASSOC OF S HADLEY	Social Club	Mixed-Use commercial development with residential.	2
005C-0026-000	0.3252	14,164	Bridge Street	Town of South Hadley	Parking Lot	Housing along with artist-in-residence space, and a performance/ community meeting space in auditorium.	3
005D-0094-000	0.4119	17,941	41 Bridge Street	Town of South Hadley	Police Station	Mixed use: Mixed Use – Commercial Offices and Housing as part of Town Hall redevelopment	3
005D-0089-000	1.13	49,223	116 Main Street	Town of South Hadley	Town Hall	Housing, along with artist-in-residence space and a performance/ community meeting space	3
005D-0090-000	0.22	9,584	Pleasant Street	Town of South Hadley	Town Hall Parking Lot	Housing along with artist-in-residence space, and a performance/ community meeting space in auditorium.	3

## Multi-Use Paths

The following table, Table 1-3, identifies the parcels where easements to build and maintain a multi-use path along the Connecticut River and along a day-lighted Buttery Brook are needed. Easements will traverse only a portion of the property and are intended to enable the existing uses and operations of each property to continue. The anticipated easements for the multi-

use paths along the Connecticut River and a daylighted Buttery Brook presently does not have any building structures, with exception of one property at 47 School Street. This residential property has a temporary pre-fabricated metal storage shed located in an area which could be included in the easement for the planned Buttery Brook multi-use path and day lighting project.

**Table 1-3. Parcels where Easements for Multi-Use Paths and Daylighting Buttery Brook Are to Be Acquired for South Hadley Falls URRP Implementation.**

Parcel Number	Parcel Sizes		Address	Owner	Current Use	Proposed Use	Phase
	Acres	SF					
005C-0020-000	0.74	32,149	28 Bridge Street	MALLOY, KATIE M.	Mixed Use: Resl & Coml	Easement for Buttery Brook Multi-Use Path	1
005C-0021-000	0.29	12,771	36 Bridge Street	LUIS BUILDERS INC	Resl; Demolished (vacant land)	Easement for Buttery Brook Multi-Use Path	1
005C-0022-000	0.33	14,256	38 Bridge Street	MICHALSKI MELISSA A	Resl -- 2-Family	Easement for Buttery Brook Multi-Use Path	1
005C-0023-000	0.49	21,329	40 Bridge Street	Rainbow Bridge, LLC	Office Building	Easement for Buttery Brook Multi-Use Path	1
005C-0024-000	0.33	14,312	42 Bridge Street	MENDES MICHAEL M & FRANCIS DEBORAH A	Resl -- 3 Family	Easement for Buttery Brook Multi-Use Path	1
005C-0025-000	0.22	9,660	44 Bridge Street	WODECKI SYLVIA J	Resl - Single	Easement for Buttery Brook Multi-Use Path	1
005A-0088-000	0.59	25,524	47 School St.	CROCHETIERE ROBERT P SR & COOPER NANCY J & HENRY L	Resl -- 2 Family	Easement for Buttery Brook Multi-Use Path	1
005B-0022-000	0.11	4,957	School Street	TURGEON ALAN C & MELISSA A	Residential	Easement for Buttery Brook Multi-Use Path	1
005B-0024-000	0.39	17,044	55 School Street	LAROCHELLE MANAGEMENT LLC	Store/ Shop; 2 Family	Easement for Buttery Brook Multi-Use Path	1
004D-0028-000	14.508	631,953	Canal Street	Holyoke Gas & Electric	Riverfront land	Easement for Multi-Use Riverfront Path	1
004D-0019-000	1.43	62,291	2 Canal Street	Town of South Hadley	Public Library and parking lot	Easement for Multi-Use Riverfront Path	1
004D-0018-000	0.23	10,019	Canal Street	Town of South Hadley	Public Library and garden	Easement for Multi-Use Riverfront Path	1



**Table 1-3. Parcels where Easements for Multi-Use Paths and Daylighting Buttery Brook Are to Be Acquired for South Hadley Falls URRP Implementation. (Cont.)**

Parcel Number	Parcel Sizes		Address	Owner	Current Use	Proposed Use	Phase
	Acres	SF					
004D-0017-000	0.25	10,890	8 Canal Street	Town of South Hadley	Vacant Land --	Easement for Multi-Use Riverfront Path	1
parcel 27		-	Canal Street	no data; undetermined	Vacant Land	Easement for Multi-Use Riverfront Path	1
005C-0052-000	0.56	24,394	Main Street	Holyoke Gas & Electric	Riverfront land	Easement for Multi-Use Riverfront Path	1
005C-0035-000	0.1376	5,996	1 Bridge Street	JT BRIDGE REALTY INC	Bar/ Restaurant	Easement for Multi-Use Riverfront Path	1
005C-0034-000	0.3046	13,267	Main Street	JT BRIDGE REALTY INC	Undeveloped Land -- Bar Pkg area	Easement for Multi-Use Riverfront Path	1
005C-0033-000	0.1864	8,120	Bridge Street	JT BRIDGE REALTY INC	Undeveloped Land -- driveway to bar parking area	Easement for Multi-Use Riverfront Path	1
005C-0031-000	1.36	59,242	111 Main Street	CHRISTY GEORGE J	Resl Apts Over 8	Easement for Multi-Use Riverfront Path	1
005D-0095-000	2.57	111,949	Main Street	Town of South Hadley Parks Dept.	Beachgrounds Park	Easement for Multi-Use Riverfront Path	1
005D-0096-000	0.7858	34,230	Main Street	Town of South Hadley Parks Dept.	Beach-grounds Park	Easement for Multi-Use Riverfront Path	1
005D-0097-000	2.59	112,820	Main Street	Town of South Hadley Parks Dept.	Beach-grounds Park	Easement for Multi-Use Riverfront Path	1
003B-0020-000	2	87,120	Main Street	Town of South Hadley Sewage	Sewer Pump Station	Easement for Multi-Use Riverfront Path	1
003B-0019-000	2.2	95,832	S. Main Street	Town of South Hadley	Riverfront land --undeveloped	Easement for Multi-Use Riverfront Path	1
005C-0036-000	0.4339	18,900	2 Bridge Street	Commonwealth of Massachusetts Dept. of Public Works	924V; land undeveloped	Easement for Multi-Use Riverfront Path	1
005C-0038-000	0.05	2,176	Bridge Street	Town of South Hadley	Riverfront land --undeveloped	Easement for Multi-Use Riverfront Path	1
0020-0057-000	1.67	72,624	Canal Street	Holyoke Gas & Electric	Riverfront land	Easement for Multi-use Riverfront Path	1

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## 12.02 (2) Area Eligibility

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### Eligibility

Massachusetts General Laws governing urban renewal plans require that an urban renewal plan occur in a designated area that has been qualified as “a decadent, substandard or blighted open area”. When one of these conditions is present, government intervention is warranted to revitalize and redevelop the area, per Chapter 121B, MGL. This section contains data and other descriptive material which demonstrate that the South Hadley Falls Urban Redevelopment and Renewal Area is a “an open blighted area” as defined in M.G.L. c.121B, §1. As such, it is eligible to be approved by the Commonwealth of Massachusetts Department of Housing and Community Development (DHCD) as an urban renewal area.”

A blighted open area is defined by the statute as: “a predominantly open area which is detrimental to the safety, health, morals, welfare or sound growth of a community because it is unduly costly to develop it soundly through the ordinary operations of private enterprise by reason of the existence of ledge, rock, unsuitable soil, or other physical conditions, or by reason of the necessity for unduly expensive excavation, fill or grading, or by reason of the need for unduly expensive foundations, retaining walls or unduly expensive measures for waterproofing structures or for draining the area or for the prevention of the flooding thereof or for the protection of adjacent properties and the water table therein or for unduly expensive measures incident to building around or over rights of way through the area, or for otherwise making the area appropriate for sound development, or

by reason of obsolete, inappropriate or otherwise faulty platting or subdivision, deterioration of site improvements or facilities, division of the area by rights of way, diversity of ownership of plots, or inadequacy of transportation facilities or other utilities, or by reason of tax and special assessment delinquencies, or because there has been a substantial change in business or economic conditions or practices, or an abandonment or cessation of a previous use or of work on improvements begun but not feasible to complete without the aids provided by this chapter, or by reason of any combination of the foregoing or other conditions; or a predominantly open area which by reason of any condition or combination of conditions which are not being remedied by the ordinary operations of private enterprise is of such a character that in essence it is detrimental to the safety, health, morals, welfare or sound growth of the community in which it is situated.”

Although South Hadley Falls is an urbanized node, many parts of the Falls, including the Urban Redevelopment and Renewal Area, are open areas, which have created barriers and challenges to development. The Falls is located along the Connecticut River. The URRP area has nearly 1.4 miles (or approximately 7,428 linear feet) of riverfront lands adjacent to the river. The western edge of the URRP area is the South Hadley/Holyoke town line which runs to the center line of the Connecticut River for a distance of nearly 1.5 miles (7,802 feet), which is roughly 500 feet west of the riverbank. There are 90.1 acres of water sheet of the Connecticut River are part of the South Hadley Falls URRP area.

The rationale for extending the western edge of the URRP to municipal boundary line is several-fold. First, the municipal line

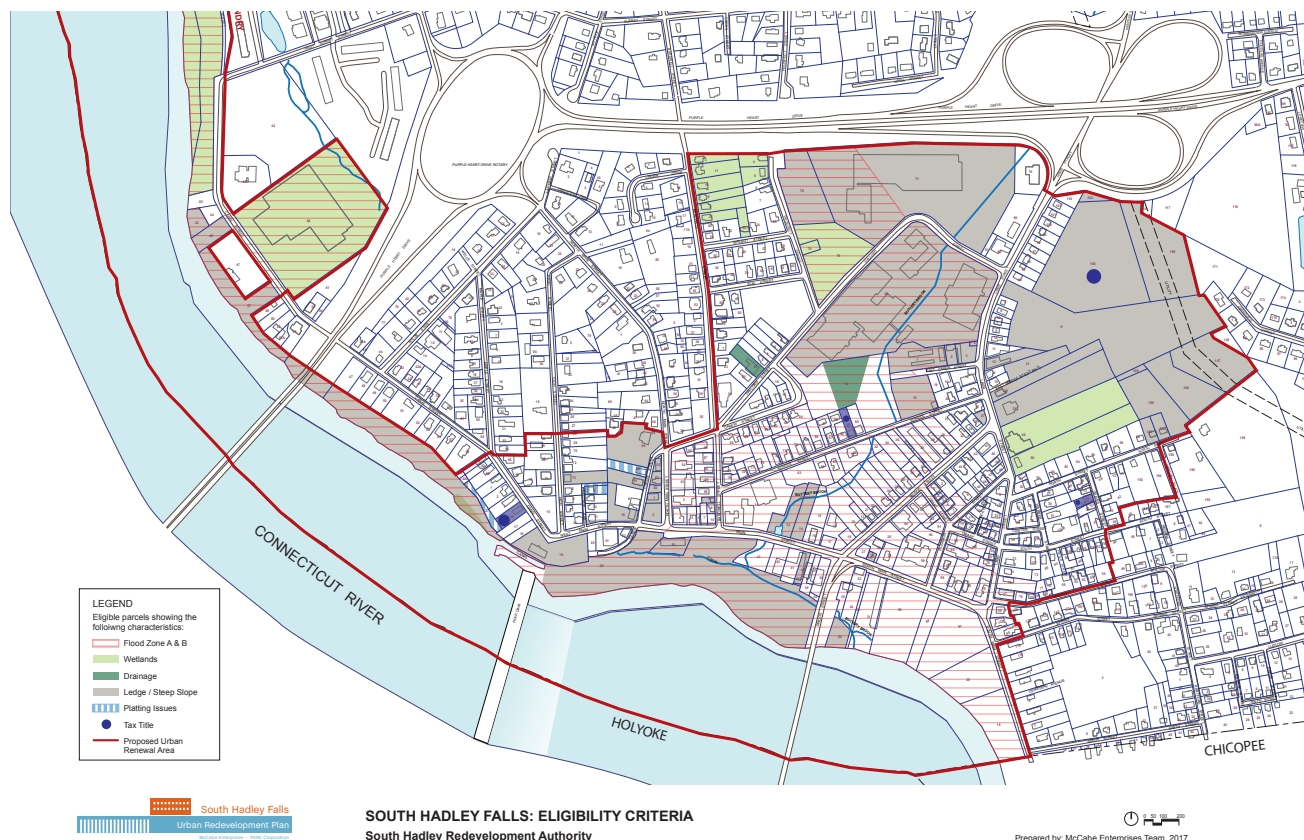
provides a clear boundary. Rivers can meander and the edges of a riverbank can change over time. In addition, the Connecticut River is a defining feature, both historically and presently for South Hadley Falls. The riverbank area is home to the first navigable canal in the US, which the historic interpretation and restoration of the canal is a long-term action of the redevelopment plan. Other activities outlined in this plan include work on the bridges and water access. Thus, inclusion of not only the riverbank but extending the western edge of the URRP area to the municipal boundary in the Connecticut River makes sense, and enables the SHRA to undertake programming and work along/ in the river, if need be and when properly permitted.

The URRP area was extended north along Canal Street to extend to the northern boundary of Canal Park along the Connecticut River as a result of public comment and input at the various listening sessions and public meetings held in South Hadley by the Redevelopment Authority. Canal Park includes portions of the first navigable canal.

South Hadley Falls is an urbanized node in a predominantly open area. The South Hadley Falls URRP area consists of 290 acres. There are 72.8 acres of open lands with no buildings in the district interspersed throughout the district and 90.1 acres of water area, for a total of 162.9 acres – 56.1% of the overall URRP area is open. See Figure 2-2.

Buttery Brook winds through the center of the South Hadley Falls URRP area. There is swath of over 400 feet of open area where there are overgrowth, uncut grasses and vacant land, even in locations where the brook is encapsulated. There are also significant steep slopes on the hills in the northeast section of the South Hadley Falls URRP, which can be noted in the topographic map (see Plate 1-A2). These steep slopes add to the expense of development and exacerbate drainage issues. Much of the area, because of the waterways, natural and human-made conditions has been identified by FEMA in a flood zone (see Plate 1-L1). Main Street in South Hadley Falls has a history of flooding. In addition, there are outcroppings of ledge throughout the South Hadley Falls URRP area. These factors all contribute to how South Hadley Falls suffers from blighted open area.

Figure 2-1. Eligibility Criteria for South Hadley Falls as an Open Blighted Area.



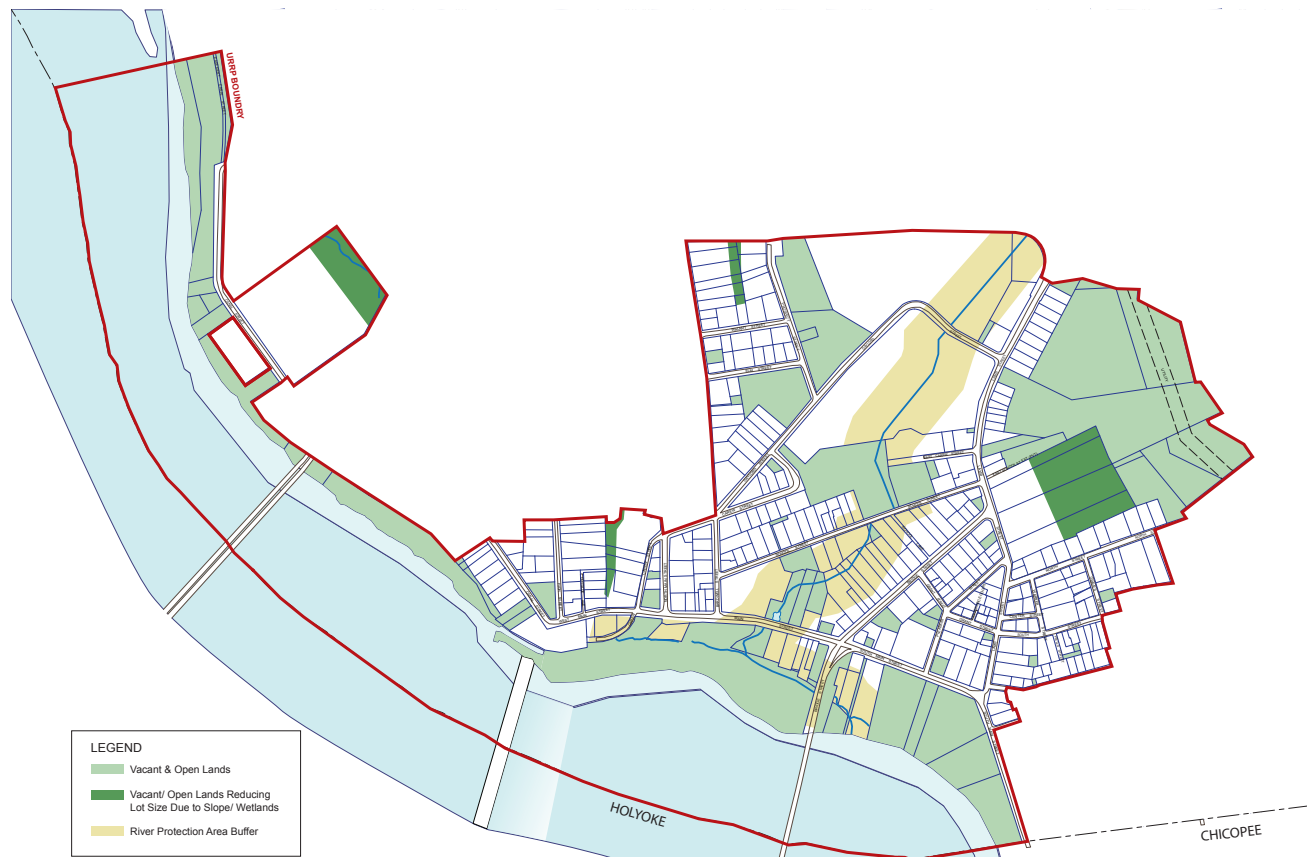
In addition, the South Hadley Falls Urban Redevelopment and Renewal Plan area meets many of the components of a decadent area, as defined by Chapter 121B, M.G.L. A survey of building and physical conditions of the area was undertaken. The boundaries of the South Hadley Falls Urban Redevelopment and Renewal Area were determined based on survey data and an analysis of existing conditions, brownfields, steep slopes, wetlands, flood plain, aging and obsolete buildings with delayed maintenance. The presence of archeological resources present an additional challenge to revitalization. The presence of archeological resources requires an archeological reconnaissance survey, and depending upon the findings additional field investigations. This adds time, typically six months to a year, sometimes longer, and expense to prospective development projects. Brownfields require site assessments by professional Licensed Site Professionals (LSPs) and site remediation, capping, or imposition of an Activity Use Limitation, or a combination of one or more of these approaches. Depending upon the findings of the site assessment, site remediation activities can require substantial time and add significant costs to a project. The presence of flood plain lands require the design and construction of elevated buildings.

The presence of these conditions – brownfield, flood plains, and the potential presence of archeological resources add additional costs and significant time delays to development projects, which discourages private investment and lessens financial viability for the private sector. These existing conditions necessitate public intervention to spur private investment and renewal in South Hadley Falls.

A map illustrating how the South Hadley Urban Redevelopment and Renewal area meets the definitions of an open blighted area qualifying to be an urban renewal area is shown in Figure 2-1.

The applicable elements of the definition of Open Blight are highlighted followed with details on existing conditions found in the South Hadley Falls URRP area as to each of the specific elements of Open Blight follow.

Figure 2-2. Open Lands in the South Hadley Falls URRP Area.





Unduly costly to develop thru ordinary operations of private enterprise by reason of the existence of ledge, rock, unsuitable soil, or other physical conditions.

There are 76 parcels in the SHF URRP area which has a combination of steep slopes, ledge, rock or at least a ten foot or greater elevation change within a specific lot. 126.7 acres in the URRP area are impacted by ledge rock, and steep or significant slopes. To take advantage of the views and vistas offered by the propitious location of South Hadley Falls near the bend of the Connecticut River, private enterprise will need to invest in more expensive foundation and structural building support due to the many outcroppings of rock and ledge in the Falls, as well as the steep and significant slopes.

There are two soil types found in the South Hadley Falls URRP target area identified in the Hampshire County Soil survey prepared by the US Department of Agriculture's (USDA) Natural Resource Conservation Services (NRCS) which are prone to flooding and drainage issues. The Windsor-Scitico-Amostown

complex (750C) includes the Scitico soils which is a soil type rates by NRCS as poorly drained with very high run-off. The location of this 750C soil type in the northeast area of the URRP area corresponds with the impact area identified from the complaint data from the South Hadley Board of Health, along with interviews and observations in the North Street area.

A small amount of the Limerick soil type is also found in the South Hadley Falls URRP area. Limerick soil (8A) is known to be an area of frequent flooding. The depth to the water table in Limerick soils is zero to eighteen inches. The Limerick and Scitico soils with their respective high-water tables (0 to 18 inches, and 0 to 12 inches) create costly geologic conditions for construction and development. These two soil types impact 63 parcels encompassing an area of 44.5 acres in the URRP target area, 22.3% of the land area. Poorly drained soils and high-water tables contributed to unduly high construction costs, as well as poise health risks to residents due to dampness and the risk of mold.

Another costly physical problem is the extent of brownfields in South Hadley Falls. There are eighteen known brownfields in the MA Department of Environmental Protection's data base.

Figure 2-3. Soils in the South Hadley Falls URRP Area.



There are approximately 25 brownfields on former industrial and commercial sites, encompassing over 50.6 acres in the Falls. Many of the parcels were formerly mills and abut waterways – Buttery Brook and the Connecticut River. Buttery Brook was once used as the sewer for the mills, where chemicals were routinely dumped. Brownfields comprise at least 25.3% of the land area in the South Hadley Falls URRP target area. Some sites include lands being rezoned to induce development of needed affordable housing through the MA 40R Smart Growth Initiative. Questions about an adjacent Activity Use Limitation (AUL) and unknowns about the site's history create a chill for prospective development.

As the historic locus of industry, the mills and industry in the Falls used and dumped a wide range of chemicals including metals, such as lead, arsenic, volatile organic compounds, ethylbenzene, polychlorinated biphenyls (PCBs), polyvinyl chlorides which is frequently associated with dioxins. Many of the commercial and industrial buildings were constructed with asbestos, as well. PCBs have been demonstrated to cause a range of adverse health effects, including cancer and negative health effects on the reproductive system, nervous system, endocrine system. VOCs at high enough levels in drinking water may be harmful to the central nervous system, and may cause skin irritations as well as irritate mucus membranes if inhaled.



Unknowns about potential liability scare prospective owners and businesses from moving to and investing in South Hadley Falls. Brownfields have deterred reuse, including the leasing of contaminated properties, since prospective businesses are fearful of being named a responsible party if they occupy the site. The additional cost of assessing and remediating brownfields inhibits further private investment in South Hadley Falls.

**By reason of the need for unduly expensive measures for waterproofing structures or for draining the area or for the prevention of the flooding there of.**

There is a clear need for South Hadley Falls to address stormwater, flooding, and drainage issues, particularly in the era of climate change when weather extremes are increasingly common. The existing conditions in the South Hadley Falls URRP point to the need for preparation and resiliency measures.

124 parcels in the SHF URRP area are in the 100-year or 500-year flood plain as mapped by the Federal Emergency Management Association (FEMA), which affects 45.1% of the land area and 35.3% of the overall URRP area. Most of the core commercial area of the Falls along Main Street and the gateway at Bridge Street are in the 100-year flood plain and are at risk for flooding.

The businesses on Main Street in the Falls were underwater in the great flood of 1936. The National Weather Service reported that the Connecticut River gauge at Holyoke (just north of the dam) directly across from South Hadley Falls was 16.8 inches on March 19, 1936, the highest recording. The river peaked again



Figures 2-4 and 2-5: The great flood, South Hadley Falls, 1936.  
= <https://www.mtholyoke.edu/~dalbino/index.html>

at 14.9 inches on September 22, 1938. Recent peaks are lower, but the risk of flooding to Main Street and other lower lying portions of the Falls remains. Existing commercial and residential buildings in the 100-year flood plain will need to elevate critical systems, such as heating and cooling systems, electrical and telecommunications boxes from basements and lower levels to upper levels and roof tops. This is a major expense that discourages rehabilitation and reuse, since some roof tops may need reinforcement. It also reduces the amount of usable space, often eliminating storage areas for inventory and seasonal supplies in commercial buildings. With new construction, the presence of the 100-year floodplain may impede private investment, with the requirements for elevated first floors and waterproofing adding additional costs and design challenges.

There are 29 parcels with wetlands. The presence of wetlands restricts the area that is available for development in the URRP. These twenty-nine parcels account for 48.9 acres of land in the URRP target area, almost one-quarter (24.4%) of the land area.

In addition to the extensive flood plain area as well as wetlands in the South Hadley Falls area, residents have been concerned about a high-water table, poor drainage and water seepage. A review of the South Hadley Board of Health's records on housing complaints for the past five years revealed numerous complaints about water seepage and mold in the South Hadley Falls URRP, even for housing located beyond the flood plain risk area and known wetland areas. Melting snow and rain runs off of the steep slopes, particularly in the eastern section of the South Hadley Falls URRP area, negatively impacting housing along North Street and other nearby streets, including Harlow, Graves and Lamb. The impact area affects at least sixty-three parcels, many of which have multiple-family housing units. Interviews with residents of the North Street area further confirmed the problems of water and drainage in this residential area of the South Hadley Falls URRP. The Hampshire County Soil Survey, noted earlier, further corroborates the drainage, water run-off and seepage problems noted by residents and Board of Health records.

### **Inappropriate or otherwise faulty platting or subdivision.**

Parcel sizes within the South Hadley Falls Urban Redevelopment and Renewal Plan area range from tiny parcels as small as 35 SF to largest parcel, sized at 14.51 acres. In today's environment, it is difficult for private enterprise to cost effectively and reasonably build a business operation on small lots. The small lot sizes, less than a quarter acre (10,980 SF), have become nearly obsolete for new development and construction. 62.5% of the parcels in the South Hadley Falls URRP area are smaller than a quarter-acre.

The majority of parcels, 93% of the 410 parcels in the URRP target area are less than the minimum lot size of 7,500 SF prescribed by the South Hadley town by-law for Village Residential. The recently enacted Smart Growth Overlay District (SGOD) zoning bylaw for South Hadley Falls (40R) eliminates the minimum lot size for a portion of the URRP area. The overlay is designed to promote the construction of housing units. However, most of the parcels do not conform to the minimum dimensional requirements in the business zones. The BA and the BA-1 zones are outside the SGOD but within the South Hadley Falls URRP area.

There are three different business zones in South Hadley Falls URRP area, each with different minimum lot size requirements. Business zoned parcels comprise one-quarter of the parcels in the URRP target area. Overall, 66% of the parcels zoned for business beyond the SGOD do not meet the minimum lot size requirements.

The minimum lot size for business is 10,000 SF for the neighborhood business (BA) zone. Of the forty parcels in the South Hadley Falls URRP target area which are zoned for neighborhood business, 52.5% of the parcels do not meet the minimum lot size requirement for neighborhood business. For the village center mixed-use business (BB) zone, the minimum lot size is 12,000 SF. There are another forty parcels zoned BB in the South Hadley Falls URRP area. Nearly two-thirds (62.5%) of the parcels do not meet the minimum lot size. The third business zoning category in South Hadley Falls is the General Business (B-A1) Zone, which requires a minimum lot size of 25,000 SF. 88% of the parcels in the General Business Zone do not meet the minimum lot size.

In addition, there are a few parcels located in South Hadley Falls URRP target area with platting-related issues. This includes a 0.23 acre parcel with no known owner or link to assessment records. Another parcel has its septic and utility connections on a nearby parcel not owned by the property owner, and the owner is unaware of any easement for the requisite sanitary services. In another instance, a public street has unofficially become part of a residential area.

### **Deterioration of Buildings, Site Improvements or Facilities**

A local survey of the external physical conditions of all properties and structures in the South Hadley Falls Urban Redevelopment & Renewal Area was conducted in the fall of 2014. Based on feedback during deliberations by the South Hadley Redevelop-



ment Authority and through the community engagement process, some additional areas in the Falls were subsequently surveyed as well. The physical condition survey examined building conditions on sites with a building or structure, as well as site/ground conditions. Building condition elements assessed included roof, chimney, and exterior building material finish; gutters and downspouts; building entrances, windows, and foundations. Site conditions surveyed include parking areas, yard, fences, out-buildings, retaining walls (if any), trash areas; internal walkways.

The elements were assessed as to good, fair, poor and not applicable. It was also noted whether deficiencies were minor, major or serious. The exterior conditions of each property were ranked along a spectrum of excellent, satisfactory, moderate disrepair, or severe disrepair, defined as follows.

- **Excellent:** The buildings appeared to be in a structurally stable condition. The conditions of the building elements appear to be new or well cared for and well maintained. Site conditions revealed a high degree of maintenance. Site and building conditions were in no need of cleaning or maintenance. In some cases, there were signs of recent rehabilitation, such as new paint, new door and windows.
- **Good:** Buildings and sites in the good category exhibited stable conditions and required attention to one or two minor deficiencies, such as new paint or a window replacement. Based on the visual exterior inspection, the structure appears to be able to function at its intended purpose.
- **Fair:** Building and site conditions in the fair condition include buildings in need of three to five minor deficiencies, or a major deficiency. Physical conditions to the site and building have declined, requiring more than cosmetic repairs or routine maintenance. Exterior observations are

often indicative of more serious issues. Illustrative examples include damaged exterior walls, sagging roof lines, missing shingles, or masonry cracks that could allow for moisture penetration. Building components appeared to be reaching the end of their useful lives. Some of the buildings required considerable maintenance on the overall structure.

- **Poor:** This category included buildings that were visually dilapidated and needed extensive repairs. Building and site conditions with a serious deficiency; multiple major deficiencies; a major deficiency with three or more minor deficiencies; or a building or site with six or more minor deficiencies were defined as poor. Most of the buildings and sites require major investment in façade improvements, storefronts, walls, or other architectural features. A rating of Poor may also indicate that the parcel is vacant with deteriorated pavement conditions and/or remnants of structures or building foundations that have been removed.

The results of physical conditions survey of the South Hadley Falls URRP area are detailed in Table 2-1.

The overall perception of the South Hadley Falls area is that it is tired, and is in need fixing-up with aging structures and obsolete features. Many homeowners and property owners have delayed maintenance on their homes due to economic conditions. There are absentee owners who are less attentive to property maintenance. Most of the storefronts on Main Street have faded signs and facades that could benefit from a storefront improvement program. There is little new private investment. Public investment in the South Hadley Library has generated renewed interest and hope for South Hadley Falls. Over half (55.2%) of the buildings in in the South Hadley Falls URRP target area are in fair or poor condition affecting 823,003 SF – 53.5% of the building stock. Several buildings have been condemned by the building inspector.

Table 2-1. Building Conditions Overview.

Building Condition	# of Buildings	Percent of Total Buildings	Building Area (SF)	Percent of Bldg Area
Excellent	33	9.3%	130,424	8.4%
Good/Acceptable	126	35.5%	591,358	38.3%
Fair/ Moderate Disrepair	184	51.8%	687,886	44.5%
Poor/ Serious Disrepair	12	3.4%	135,117	8.7%
TOTAL	355		1,544,785	



## Division of the Area by Rights of Way

The South Hadley Falls URRP has been divided from the balance of the Town of South Hadley by the limited-access Route 202 highway that circumvented the Falls when it was built in the 1950s. This circumferential roadway and right-of-way functions as a barrier and further separates the Falls from the balance of South Hadley. The limited access highway blocks easy safe pedestrian and bicycle connections. Route 202 serves as visual and physical barrier that has isolated the Falls.

Holyoke Gas & Electric, a municipal utility which serves the City of Holyoke, owns 16.7 acres of land in the South Hadley Falls URRP target area. Holyoke Gas & Electric (H.G.E.) own all the lands in the target area which abut the Connecticut River. H.G.E. strictly regulates access to the riverfront and has erected cyclone fences with locked gates. Public access is permitted only from 7 am to 5 pm, even during warmer summer months when there is sunlight until 8:00 in the evening. This strict regulation of utility-owned land precludes access to the Connecticut River by many residents and working people who don't get off work until after 5 pm. Moreover, the highly regulated and limited access to the riverfront creates an additional burden and challenge to utilizing the riverfront as a recreational amenity to encourage visitors and investment in South Hadley Falls.

## Inadequacy of Transportation Facilities and Utilities

Recent cutbacks in bus service by Pioneer Valley Transit Authority has reduced transit access to and from the Falls, limiting transportation options for area residents. There are no designated and marked bike paths in the Falls. Bicyclists must ride along streets with cars and trucks, particularly as to the intersection of Main and Route 116 (Bridge Street), which can be hazardous.

There are 554 on-street and off-street parking spaces in South Hadley Falls. Off-street parking is located in one of four parking lots – the Library (59 spaces); Town Hall/Police Station (40 spaces); Main Street (27 spaces); and the Beachgrounds (60 spaces). Off-street parking is limited at Town Hall and the Police Station, given the need for both employee and visitor parking. Some on-street parking is available nearby. The off-street parking lot on the south side of Main Street is in poor condition with deteriorated asphalt, pot holes, faded or non-existent space striping, and no landscaping. This is the principal parking lot used for the small shops and service businesses in the Falls.

A field review by a professional engineer found that many of the sidewalk ramps providing handicap access are not ADA compliant. Pedestrian safety issues were observed at crosswalks, where crosswalks exist. There are also areas with sidewalks in poor condition. Traffic signage for moving vehicles is in poor condition and not up to the standards of Manual on Uniform Traffic Control Devices (MUTCD) published by the Federal Highway Administration. Intersections with open area would benefit from safety improvements.

During the public consultation process, residents voiced the need for traffic calming, particularly along Main Street, but also Bridge, Lamb, and School Streets. Speeding vehicular traffic was noted as a problem for children and youth walking from the residential area to the Beachgrounds Park. A spot check on speeds on a weekend summer afternoon noted that cars were traveling often 40 miles per hour as they approached the Beachgrounds from the west, further confirming the need for traffic calming.

There are 48 parcels—12% of all parcels—in the South Hadley Falls URRP area that do currently do not have sewer access or a hook-up.

## Substantial Change in Business, Economic Conditions or Practices

South Hadley Falls has experienced an economic downturn with closure of mills and factories. This is not only a historic condition, where closures have occurred over past decades, it is a more recent event as well.

Fibermark, at the corner of West Main Street and Canal permanently closed and moved out of town in 2005, leaving a large obsolete industrial building and brownfield, which the Town demolished due to public safety concerns.

Rexam Graphics and Intellicoat have both closed. The 50,000 SF office building on Gaylord Street sits vacant, along with nearly 200,000 SF of obsolete, and dilapidated buildings including the old power house, mill # 6, and building # 10. Mill # 6 is riddled with asbestos and hazardous chemicals, and is a known brownfield site. Building 10 is obsolete. Ceiling clearances are too low for current business and industrial practices. The building systems in the office building preclude easy or economical subdivision of the space. The building owner is in bankruptcy, creating further challenges to redevelopment and reuse. The factory building on the north side of Gaylord is partially vacant as well. Leasing is confounded by the owners' bankruptcy.

The Texon mill, a huge, abandoned hulking mill along the river-front was recently demolished by Holyoke Gas and Electric since it threatened the Holyoke dam.

The liquor store in South Hadley Falls adjacent to the gas station on Main and Bridge Streets at the gateway to the Falls, has closed and has not reopened. South Hadley Falls has not only lost a significant number of employers and jobs, it is also losing convenience and services for its residents. This forces residents to travel farther to work and for basic shopping, often by car, since transit is very limited.

Another negative trend is the loss of population. South Hadley Falls (as measured by the population of Census Tract 8211), has lost population since 2010. A -1.9% loss of population occurred from 2010 to 2015 in South Hadley Falls. For the same period, in contrast, the Town of South Hadley, Hampshire County and the state all grew in population. In 2010-2015, the population in South Hadley grew 1.4%, Hampshire County 1.7%, and the state, 2.4%.

The Census Bureau reported the unemployment rate for 2015 in the Falls was 7.6%, significantly higher than the unemployment rate for the Commonwealth of 5.2%, for Hampshire County 4.7%, and for the Town of South Hadley 4.1%. The American Community Survey estimated in 2015 (five-year estimates) that 7.4% of persons in South Hadley Falls (CT 8211) did not have health insurance, over twice the rate of uninsured persons in the county (3.2%), and the state (3.6%). The 14.6% poverty rate for persons over 65 years of age in South Hadley Falls is higher than the Town (10.1%), the county (7.9%), and the state (9.2%). Over one in four (27.4%) children under five years live below the poverty line in South Hadley Falls. The South Hadley Falls young child poverty rate is significantly higher than the Town (14.6%), Hampshire Count (15.6%), Massachusetts (16.7%).

The median household income for South Hadley Falls (CT8211) is \$49,029 per the 2015 American Community Survey, five-year estimates. This is substantially less than the median income for

the Town (\$60,427), for the County (\$61,368), and for the state (\$68,563). The median household income in South Hadley Falls is below 80% of the median income of the state and Hampshire County. South Hadley Falls not only exhibits the physical characteristics of an economic downtown, but its residents suffer from the increased costs of driving to work and shopping for basic goods with less overall income.

## Diversity of Ownership

A diversity of ownership of properties exists in South Hadley Falls. There are 410 parcels, with 303 different property owners. Persons, corporations, and entities owning multiple parcels control 120 parcels encompassing sixty percent of the land area. The largest property owner is US Industrial Gaylord Limited Partnership controlled by Lakestar Properties in New Jersey. Lakestar Properties is in bankruptcy and overseen by a court-appointed receiver. Lakestar controls 36.92 acres in the South Hadley Falls URRP target area, about one-sixth of the land area. The second largest property owners is the Town of South Hadley, which owns 27 parcels comprising 25.11 acres in the South Hadley Falls URRP area. The third largest property owner is a utility, Holyoke Gas and Electric, which owns three parcels totaling 16.73 acres. The three largest property owners in South Hadley Falls URRP area control one-third of the land area. 300 different entities control the remaining 120.14 acres of land, exclusive of streets and rights-of-way.

Based on the preceding discussion and review of findings on the conditions in South Hadley Falls, the South Hadley Falls URRP area clearly meets the definition a blighted open area. The South Hadley Falls URRP area has significant areas affecting 58.8% of the land area in the South Hadley Falls URRP and 66.1% of the building area (SF) which meet and exceed the statutory definition of a blighted open area because it is characterized by:

**Table 2-2. Eligibility Overview for South Hadley Falls URRP area.**

Parcels	Total Land Area Acres (exclusive of streets, waterways)	Total Building Living Area (net SF)	Open Blight Eligible Acreage	Open Blight Eligible Bldg SF
410	199.9	1,544,785	170.5 acres	921,804.40
			58.8%	66.1%

- Ledge, rock, unsuitable soils, or other physical condition, which is unduly costly to develop through ordinary operations of private enterprise;
- Poor drainage and flood prone areas which require unduly expensive measures for waterproofing structures or for draining the area or for the prevention of the flooding there of;
- Inappropriately or otherwise has faulty platting or subdivision;
- Deteriorated buildings, site improvements or facilities where 55.2% of the buildings are in fair or poor condition which comprises 53.2% of the overall building area (SF) in the South Hadley Falls URRP;
- Division of the area by rights of way;
- Inadequacy of transportation facilities and utilities;
- Substantial change in business, economic conditions or practices; and
- Diversity of ownership.

Due to these open blighted conditions, public actions are needed to stimulate private investment in South Hadley Falls.

In addition, to being an open blighted area, much of South Hadley Falls URRP area also meets the definition of a decadent area. MGL, Chapter 121B, Section 1 defines a decadent area to be:

**“An area which is detrimental to safety, health, morals, welfare or sound growth of a community because of the existence of buildings which are out of repair, physically deteriorated, unfit for human habitation, or obsolete, or in need of major maintenance or repair, or because much of the real estate in recent years has been sold or taken for non-payment of taxes or upon foreclosure of mortgages, or because buildings have been torn down and not replaced and in which under existing conditions it is improbable that the buildings will be replaced, or because of a substantial change in business or economic conditions, or because of inadequate light, air, or open space, or because of excessive land coverage, or because diversity of**

**ownership, irregular lot sizes or obsolete street patterns make it improbable that the area will be redeveloped by the ordinary operations of private enterprise, or by reason of any combination of the foregoing conditions.”**

The South Hadley Falls URRP area possesses the characteristics of a decadent area, as further described in the following paragraphs.

**Because of the existence of buildings which are out of repair, physically deteriorated, unfit for human habitation, or obsolete, or in need of major maintenance or repair.**

The building condition survey found that 55.2% of the buildings in the South Hadley Falls URRP area are in fair or poor condition. This affects 53.2% of the overall building area in the South Hadley Falls URRP area. Buildings in fair or poor condition require major repair and maintenance. Much of the industrial buildings remaining in the Falls are obsolete, and are inadequate to meet the needs of twenty-first century manufacturing or commerce. The US Census reported in the 2015 American Community Survey, five-year estimate that 72.3% of the housing units in South Hadley Falls (as measured by Census Tract 8211) were built prior to 1970, and are nearly fifty years old or more. Older buildings require greater maintenance and upkeep and generally do not include updated electrical services for 21st century needs or efficient energy systems. The age of the housing stock and the field condition survey reinforce that the housing stock is in need of major repair and suffers from deferred maintenance. Further details on the building condition survey are reported earlier on pages 76-77.

**Because much of the real estate in recent years has been sold or taken for non-payment of taxes or upon foreclosure of mortgages.**

The largest property owner in South Hadley Falls, Lakestar Properties, is in bankruptcy in New Jersey, and has a court receiver. This has made the leasing and occupancy of vacant industrial buildings extremely challenging. Needed upgrades to aging buildings and the physical plant have been postponed. The largest property owner in South Hadley Falls, Lakestar Properties, is in foreclosure, and under court receivership. This affects 53.2% of the commercial land area in the South Hadley Falls URRP and 20% of the commercial building stock.

HUD reported that South Hadley Falls (Census Tract 8211) had the second highest number of home foreclosures, 40 foreclosures, in Hampshire County. South Hadley Falls was second only to a census tract in Ware during the height of the foreclosure crisis during the Great Recession, 2008-2010. RealtyTrac, a reporter of foreclosures, indicates that in 2018, South Hadley Falls had a foreclosure rate of 1 foreclosure per 1,627 residences, which is twice as high as the Hampshire County rate of 1 in every 3,481 residences, and nearly fifty percent more frequent than the Massachusetts rate of 1 in every 2,396 residences.

### **Because buildings have been torn down and not replaced.**

The five-story, 100,000 square-foot Texon Mill along the Connecticut River was torn down in 2013-2014. This building which once housed hundreds of workers manufacturing insoles permanently closed about twenty years ago. It is not being rebuilt.

FiberMark closed in 2005. The FiberMark manufacturing building was a 30,000 SF eyesore which contained PCBs. The building was torn down in 2011, and no new construction has occurred yet on the site at the corner of Canal and High Streets.

South Hadley Falls has the scars of buildings that have been torn down, and not replaced, such as the Texon Mill and the FiberMark building. It is improbable that these buildings will be replaced with similar sized commercial structures in South Hadley Falls.

### **Because of a substantial change in business or economic conditions.**

In 2008, Pioneer Valley Planning Commission in their report, *2008 Major Employers Inventory for the Pioneer Valley Region* identified Intellicoat as the third largest employer in South Hadley with 193 employees. This was a 20% decrease from the 2006 employment level of Intellicoat, which was 254 employees. Today, Intellicoat is a memory, and does not have a presence in South Hadley. The jobs are gone.

The loss of Intellicoat, Rexam Graphics, FiberMark, Texon as major employers located in South Hadley Falls has created a substantial change in business and economic conditions for the Falls. The loss of these manufacturers has negatively impacted the retail and service businesses in the Falls, as well. Even the lo-

cal funeral home and liquor store have closed. There is no longer a market or a drug store in the Falls. The loss of manufacturers combined with changing economic conditions which favored suburban retail locations near highways further accelerated the loss of retail and services away from Main Street in South Hadley Falls.

Additional details on the change of business and economic conditions and the deleterious impact on the Falls have been detailed earlier on pages 78-79.

### **Because of the diversity of ownership, irregular lot sizes or obsolete street patterns make it improbable that the area will be redeveloped by the ordinary operations of private enterprise.**

As noted earlier, there are 404 parcels with 303 different parcel owners. Lakestar Properties in New Jersey, the Town of South Hadley, and Holyoke Gas & Electric, a municipal utility owned by the City of Holyoke are the three largest property owners in the district, controlling approximately one-third of the land area. 300 different entities control the remaining 120.14 acres of land exclusive of water and rights-of-way. There is significant diversity of ownership within the South Hadley Falls URRP, as well as irregular lot sizes.

Lot sizes in the South Hadley Falls URRP range from 35 SF to 14.51 acres. Nearly all of the parcels, 93%, of the 410 parcels, are less than the minimum lot size of 7,500 SF as required by Town's zoning by-law. The South Hadley Falls Smart Growth Overlay Zoning District, adopted in furtherance of the promoting the redevelopment of South Hadley Falls in tandem with the development of this Urban Renewal & Redevelopment Plan, eliminates the minimum lot size requirements for residential development. Most of the commercially zoned parcels do not meet the minimum lot size requirements as required by zoning, as noted on page 76.

Existing obsolete street patterns is highlighted by the upgrades and reconstruction of Route 202 in the 1950s which is a limited-access freeway encircling South Hadley Falls. The "new" Route 202 is a bypass around South Hadley Falls, and has had the effect of isolating the Falls from commerce and other parts of South Hadley. Route 202 has become a barrier for the Falls, rather than a connector. This obsolete roadway pattern from the interstate highway construction era has adversely affected the South Hadley Falls URRP area.



The existing conditions of the South Hadley Falls URRP area also conforms with the definition of decadent per Chapter 121B of MGL, Section 1. As a blighted open area and decadent area, public actions are needed to stimulate private investment to mitigate and eliminate the negative conditions of decadency and blight in the South Hadley Falls URRP.

## Clearance

Clearance is the demolition and removal of buildings to enable redevelopment of the land for new uses. The urban renewal regulations warrant clearance when there is showing that buildings are functionally obsolete, structurally substandard, or not reasonably capable of being rehabilitated for productive use, and the extent of clearance is justified and necessary.

The South Hadley Falls URRP is proposing clearance at the Mill 6 area in the Gaylord Focus Area, and strategic demolition/spot clearance along Main Street to enable redevelopment at the SHELD site and the north and east corners of Main and Bridge Streets and other development sites along Main Street. The buildings to be cleared are enumerated in Table 2-3.

The Mill #6 area at the southwest corner of Gaylord and Lamb Streets. This area is proposed for re-use, but must first be cleared. Mill #6 is one of two building in this area, which has 75,247 gross square feet of building space. The second building, the power house building spanning 4,071 SF. One hundred percent of the building area on this site is structurally substandard and and functionally obsolete requiring clearance.

Mill #6 is functionally abandoned and has been a public safety hazard with youth occasionally breaking-in and wandering around in the dark. The South Hadley Building Inspector has condemned the Mill #6 building. Mill #6 does not meet current building codes and is a public safety hazard. The roof leaks. There has been water damage to the building. The building itself is constructed with hazardous materials (asbestos) and contains remnants of chemical spills resulting from an earlier era of manufacturing. The design of the building is obsolete for twenty-first century manufacturing and assembly.

The power house building once functioned as the power generation building generating steam for the former industrial area. It is now functionally obsolete and cannot be economically rehabilitated.

Clearance of the Mill # 6 area in the Gaylord Focus Area is essential to enable redevelopment. The existing unsafe massive buildings preclude redevelopment.

## Spot Clearance

The second area to be strategically cleared with spot clearance is along Main Street, as noted on Map Plate # 1-B2. This encompasses spot clearance activities on five potential redevelopment parcels. 55.8% of the floor area along Main Street area is functionally obsolete, substandard or incapable of being reasonably rehabilitated.

Implementation of the South Hadley URRP and the redevelopment of the SHELD site will require demolition and clearance activities. When SHELD determines the likely date of relocation of their Main Street facilities, administrative and service trucks), this will trigger the SHRA acquiring the SHELD site and adjacent sites and undertaking clearance activities. There are three buildings on the four parcels, namely an automotive service repair building which has 4,598 gross square feet, and the SHELD administrative facility, which has 6,080 SF plus 13,072 SF of SHELD's operational facilities/garage, for a total of 21,520 GSF.

Specific deficiencies in the SHELD facility include the presence of radon in the basement. The roof purlins and bridging system is insufficient in the main garage addition. This garage extension cannot adequately support snow loads. The exterior wall assembly in the office area has cracks in the exterior brickwork. The brick work at the main office entry is deficient. The roof framing system in the main building is deficient. The foundation of the main garage has cracks on the north side where water can infiltrate the building. There are also similar cracks in the office building foundation that cause exposure to water infiltration. These deficiencies were identified by



Figure 2-6. Vacant Mill 6 structure.

Engineering Design Associates as a subcontractor to Reinhardt Associates, Inc. Reinhardt Associates, Inc. was employed as an architectural consultant by SHELd and asked to do a building assessment of SHELd's current facilities. Engineering Design Associates is a structural and civil engineering firm based in Springfield, MA.

Since the SHELd Building is one of the few remaining commercial buildings built in the early twentieth century on Main Street, the SHRA intends to assess the viability of preserving and retaining the façade as part of redevelopment. An updated determination of the building's structural integrity and soundness will be undertaken at the time SHELd decides to relocate.

Other buildings which cannot economically be rehabilitated and reused include the 823 GSF gas station, the 2,348 GSF

vacant liquor store, and the 2,448 GSF car wash. These three commercial buildings have very small footprints, which make redevelopment economically challenging. The vacant liquor store is in fair condition.

The two auto-oriented buildings, the gas station and the car wash, can not be easily adapted to new uses.

The auto-oriented building at 14 Bridge Street is over seventy-years old. It has been the locus of a reportable release of hazardous materials to MA DEP. Additional site assessment work is anticipated with the probable need for site remediation at this location. Absorption of site assessment and likely site remediation costs is uneconomical for a 3,020 SF building. Spot clearance of this building is necessary to assemble a parcel of sufficient size to enable redevelopment. The auto repair shop



Figure 2-7. Standing water inside Mill 6 structure.



Figure 2-8. Evidence of roof leaks; pipes with potential asbestos insulation in Mill #6.



Figure 2-9. Cracks in masonry on east elevation of SHELd office building; photo from 2014 facility assessment by Reinhardt Associates.



Figure 2-10. Interior office HVAC system; photo from 2014 facility assessment by Reinhardt Associates.

Table 2-3. Buildings Slated for Clearance.

Address	Parcel #	Year Built	Building SF	Current Use	Functionally Obsolete; Sub-Standard or Incapable of Rehab
7-27 Gaylord Mill # 6	0018-0086-000	1962	75,247	Vacant Mill	Condemned; functionally obsolete and sub-standard
7-27 Gaylord Power Bldg	0018-0086-000	1960	4,071	Vacant Industrial Bldg	Functionally obsolete and sub-standard
14 Bridge St.	005C-0018-000	1946	3,020	Auto Repair	
90 Main St.	005C-0016-000	1972	2,368	Electrician Services	
85 Main Street, Building 1	005C-0041-000	1920	6,080	SHELD – offices	Sub-Standard
85 Main Street, Building 1	005C-0041-000	1970	13,072	SHELD service area	Sub-Standard
91 Main Street	0053-0040-000	1936	4,598	Auto Repair	
17 Bridge St. (at Main St.)	005C-0027-000	1992	823	Gas Station	Functionally Obsolete
19 Bridge St.	005C-0030-000	1975	2,348	Vacant Liquor Store	Functionally Obsolete
110 West Main Street	005C-0029-000	1912	3,774	Fraternal Organization	
3 Main Street	005C-0050-000	1964	5,840	Auto Body	
W. Main Street	004D-0010-000	1960	2,448	Car Wash	Functionally Obsolete
TOTAL SF			123,689		104,089 GSF is Functionally Obsolete, Sub-Standards; Incapable of Rehab
					84.2% of gross floor area

Table 2-4. Clearance Activity.

Focus Area	Total Floor Area to be Cleared GSF	GSF of Functionally Obsolete; Sub-Standard or Incapable of Rehab (FOSSIR)	Percent of Area FOSSIR
Gaylord Street Mill 6 Area	79,318	79,318	100.0%
Main Street & the Gateway	44,371	24,771	55.8%
TOTAL	123,689	104,089	84.2%



at 91 Main Street adjacent to the existing SHELD offices is over eighty-years old, and is a suspected brownfields site. The 4,598 SF building has 2,100 SF footprint and attached storage areas that are not conducive to rehabilitation. So that, a more appropriately sized parcel can be redeveloped as part of a larger SHELD-site for mixed use, clearance of this building in fair condition is necessary.

Most of the buildings on Main Street slated for spot clearance are over 50 years old and have outlived their useful life. None are listed on the National Register. The two recently built structures – the gas station (built in 1992) and the vacant liquor store building (built in 1975) are functionally obsolete. Spot clearance is necessary along Main Street, so that the objectives of the South Hadley Falls URRP can be implemented.

The URRP plan calls for new housing and a mixed-use approach to support a walkable Canal Village. The existing auto uses along Main Street are contrary to the long-term vision, goals and objectives for the South Hadley Falls URRP area.

It is the intent of the SHRA to use a preservation approach and rehabilitate buildings where possible. Table 2-5 identifies acquisition parcels proposed for rehabilitation. Parcels denoted with an \* in Table 2-5 are private projects intended to be stimulated by public investments. These are not SHRA projects nor is SHRA acquiring or disposing of them.

## Alignment with the South Hadley Master Plan

The South Hadley Falls Urban Redevelopment and Renewal

Plan (URRP) advances the core initiatives and goals of the adopted and endorsed 2010 Master Plan for the Town of South Hadley. More specifically, the Master Plan has five core initiatives, with the revitalization of South Hadley Falls as the number 1 core initiative. The mission and purpose of the South Hadley Falls URRP is to revitalize South Hadley Falls. Other key goals in the South Hadley Master Plan, for which the URRP is aligned and advances include:

- Advances Economic Development (ED) Goal ED-1 by revitalizing one of the commercial and residential centers in South Hadley Falls and by providing expanded economic and employment opportunities, and additionally advances ED-4 and ED-8;
- Incorporates design principles, advancing Land Use & Community Design (LUCD) Goal LUCD-1 concerns regarding aesthetic qualities;
- Supports Transportation and Transit (T) Goals T-2 and T-3, sustainable transportation strategies/ infrastructure and community-wide non-motorized connectivity;
- Supports Historic & Cultural Resources (HCR) Goals HCR-1, HCR-2, HCR-3, and HCR-4 which advocate recognizing the value of historic resources, increasing education and awareness of historic resources, and enhancing the quality of cultural resources and activities;
- Complements Open Space and Recreation (OSR) Goal OSR-5, well managed access to the River; and
- Helps implement Housing Goals H-2, H-3, and H-5 regarding diverse and affordable housing types for all residents, and sustainable housing.

Table 2-5. Proposed Rehabilitation Activities.

Parcel Number	Building	Bldg Size	Planned Use After Rehabilitation	Economic Feasibility & Character
0004D-0022-000 *	Tool & Die Bldg, West Main St.	4,240 SF	Retail/ Gallery/ Artist Live Work Studio	Yes. Preserve Building with Historic Tax Credits and incentives.
004D-0021-000 *	Old Glasgow Mill Bldg, 1 W. Main	30,950 SF	Co-Work Space	Yes. Maintains historic character, last mill bldg, of South Hadley Falls.
005A-0024-00 *	Bardwell Library 27 Bardwell	7,493 SF	Mixed Use with light Industrial/com'l & Housing	Yes. Reuses & retains "Carnegie" Library Bldg.
005d-0094-000	Police Station 41 Bridge St.	10,800 SF	Housing	Yes. Transitional bldg between commercial & residential uses.
005D-0089-000	Town Hall 116 Main Street	25,900	Mixed Use – Commercial Offices and Housing	Yes. Maintains neighborhood character.
--	So Hadley Falls URRP area	Various	Housing, Artist live-work, Performance Space	Yes. Planned CDBG-housing rehab program.



Table 2-6. Projected Project Benefits.







Benefits at Full Build-Out of the South Hadley Falls URRP		
	New Residential Units	162 + units
	New Increase in Real Estate Taxes	\$1,138,000 annually
	Construction Jobs (Public Works & Private Investment)	606 jobs   (110 Public Works + 496 Private Development)
	Anticipated New Private Investment	\$ 102 million
	Projected Net New Permanent Full-Time Equivalent Jobs	140
	Bike/ Multi-Use Path Users	20,300 riders/ visitors annually

Table 2-7 provides additional detail on how the South Hadley Falls URRP is aligned and advances specific goals of the South Hadley Master Plan.

Table 2-7. South Hadley Falls URRP Advances South Hadley's Master Plan Goals.

Goal #	Master Plan Goal	South Hadley Falls URRP Activities Advancing Master Plan Goals
Economic Development (ED)		
ED-1	A revitalized, thriving commercial and residential center in South Hadley Falls with expanded employment and economic opportunities.	The overall thrust of the South Hadley Falls URRP is the revitalization of the commercial and residential sectors in South Hadley Falls. The SHRA and the URRP are the implementation strategy and mechanism for this master plan goal.
ED-4	An active economic development strategy that capitalizes on South Hadley's and the region's education, cultural and natural resources, and includes an active recreation Component.	The South Hadley Falls URRP strategy calls for capitalizing on the Falls' access to natural resources, the Connecticut River and Buttery Brook; promoting recreation with the development of multi-use paths; advancing the history & culture of the Falls through preservation, interpretative signage, interpretation of the historic South Hadley Canal, and partnerships with local educational institutions, including Holyoke Community College, Conway School of Design and Mount Holyoke College.
ED-8	An effective and appropriately staffed municipally supported effort for attainment of South Hadley's economic development goals, including the revitalization of South Hadley Falls.	The creation of the South Hadley Redevelopment Authority and the development of the South Hadley Falls URRP are steps towards appropriately staffing work towards attaining South Hadley's economic development goal of revitalizing South Hadley Falls. This plan includes resources (staff and contractual) to work towards SHF revitalization.

Table 2-7. South Hadley Falls URRP Advances South Hadley's Master Plan Goals. (Cont.)

Goal #	Master Plan Goal	South Hadley Falls URRP Activities Advancing Master Plan Goals
Land Use and Community Design (LUCD)		
LUCD-1	Improved aesthetic quality throughout the Town by aligning the Town's regulatory framework, development review process, and Town investments and programs towards this goal.	<p>The South Hadley Falls URRP improves the aesthetic quality of the Falls by:</p> <ul style="list-style-type: none"> <li>• Rehabilitating and upgrading existing housing;</li> <li>• Storefront sign and façade program;</li> <li>• Placemaking activities and public art;</li> <li>• Interpretative signage and wayfinding; &amp;</li> <li>• Inclusion of design principles.</li> </ul>
Transportation & Transit (T)		
T-2	To promote sustainable transportation strategies and infrastructure.	<p>The SHF URRP promotes sustainable transportation strategies and infrastructure by:</p> <ul style="list-style-type: none"> <li>• Creating streetscape improvements, including sidewalks and ADA access improvements;</li> <li>• Enhancing walkability with safer crosswalks and sidewalks on both sides of streets within South Hadley Falls URRP area; and</li> <li>• Continuing, sustaining and expanding PVTA services, including the Tiger Trolley to the Falls.</li> </ul>
T-3	Enhanced community-wide and regional non-motorized Connectivity.	<p>The URRP calls for the design &amp; construction of 2 multi-modal paths (bicycling and walking) along the Connecticut River and a day-lighted Buttery Brook and can be linked with extensions to South Hadley Center and adjacent communities – Holyoke and Chicopee.</p>
Historic & Cultural Resources (HCR)		
HCR-1	Preserve and enhance the historical landscapes, districts, and individual resources of the Town of South Hadley.	<p>The URRP commits to historic preservation as a guiding principle of the URRP. This includes supporting National Register nominations and designation of historic districts for:</p> <ul style="list-style-type: none"> <li>• Glasgow Gingham mill and worker housing;</li> <li>• Thematic nomination of mill worker housing, including brickyard housing; &amp;</li> <li>• SHF local historic district along North Main Street area.</li> </ul>
HCR-2	Communicate the location, history, significance, and current condition of South Hadley's historical and cultural resources and historical landscapes.	<p>HCR-2 will be advanced by:</p> <p>Instituting a system of interpretative signage for historic walks;</p> <ul style="list-style-type: none"> <li>• Commissioning a feasibility study for the interpretation and restoration of the first navigable canal at South Hadley Falls, a national historic landmark and designated district; and</li> <li>• Restoring and interpreting South Hadley's first navigable canal.</li> </ul>

Table 2-7. South Hadley Falls URRP Advances South Hadley's Master Plan Goals. (Cont.)

Goal #	Master Plan Goal	South Hadley Falls URRP Activities Advancing Master Plan Goals
HCR-3	Government actions recognize the value of the Town's historical and cultural resources.	The adoption of the South Hadley Falls URRP by South Hadley Town Meeting will be a local governmental action that illustrates South Hadley's valuing historical and cultural resources in the Falls.
HCR-4	Expand the quantity and enhance the quality of cultural resources and activities.	SHF URRP calls for development of an arts and culture agenda for South Hadley Falls. Activities include: <ul style="list-style-type: none"> <li>• Public art &amp; lighting of the Route 116 bridge;</li> <li>• Creation of a small outdoor amphitheater along Buttery Brook;</li> <li>• Public art installations in the Falls along Main Street and Buttery Brook; and</li> <li>• Support of the South Hadley Library.</li> </ul>
Open Space & Recreation (OSR)		
OCR-5	Provide safe, convenient and well managed access to the river for recreation.	The URRP intends to build a multi-modal path for bicycling and walking along the Connecticut Riverfront in South Hadley Falls, which will provide a safe, convenient and well managed access to the river for both recreation and travel.
Housing (H)		
H-1	Management and planning of housing development to meet the community's affordable housing goals.	The URRP includes plans to build affordable and market rate housing in the 40R Smart Growth Overlay district, as well as advocating for incentivizing developers to include affordable housing units within new development initiatives.
H-2	Diverse and affordable housing opportunities which also maintain the community's character	The URRP calls for new mixed-use development, including housing along Main Street, as well as new residential housing at the former Carew School site. This would expand the type of housing while maintaining the character of the Falls. In addition, the URRP calls for a home repair program to rehab and upgrade existing housing units. Design principles have been developed to help maintain community character.
H-3	Equal and fair access to housing for all residents.	One of the URRP's goals is to expand the economic and social diversity of the Falls with a variety of attractive housing options. In the plan, the SHRA affirms its commitment to fair housing, its intent to require all working with SHRA to commit to fair housing and fair lending policies.
H-5	Sustainable housing development.	The URRP supports sustainable housing development by encouraging and supporting energy conservation and weatherization of new and existing housing developments, including the potential use of the PACE bond program.

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## 12.02 (3) Project Objectives

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### Vision

During the public engagement processes undertaken by the SHRA and the SDAT, the vision for South Hadley Falls was developed and affirmed to be:

“A canal village that capitalizes on its historic and ecological assets, increases commercial and residential density in the neighborhood, provides stronger and visual and physical accessibility to the river, and has a strong neighborhood and business association coordinating community activities and economic development.”

The vision, goals, objectives and strategies discussed here are part of the twenty-year South Hadley Falls Urban Renewal and Re-development Plan.

### Goals

In the spirit of the industry and ingenuity that created the town, South Hadley and the South Hadley Redevelopment Authority in partnership with residents, businesses and institutions, envisions an economically revitalized and renewed Falls community that will:

- I. Encourage new and support existing businesses – retail, service, commercial, technical and manufacturing – to provide jobs and economic opportunity for South Hadley Falls residents.
- II. Attract new residents while it provides ever-improving housing, services and public amenities to current Falls residents.
- III. Support vibrant community institutions – churches, clubs, civic organizations, our new Library, social service and educational providers.
- IV. Commit to South Hadley Falls historic preservation as a guiding principle.
- V. Appreciate that the Connecticut River, Buttery Brook and the historic canal are under-utilized and overlooked assets of South Hadley Falls.
- VI. Expand and preserve the economic and social diversity of South Hadley Falls with a range of job opportunities and a variety of attractive housing options.



- VII. Stimulate private sector investment and utilize public funds judiciously and strategically as a catalyst for private investment.
- VIII. Foster a healthy, safe and resilient environment in South Hadley Falls for residents, businesses, workers and visitors.
- IX. Serve as a source of pride and inspiration to the larger South Hadley community and surrounding communities.

The goals, objectives, strategies, the design principles and guidelines provide the needed guidance and framework for plan implementation. The goals, objectives and strategies set forth desired land uses, building, parking, mobility and public infrastructure and amenity improvements. The design principles and guidelines provide for the appropriate densities, massing, and siting of new, infill construction. The Town of South Hadley has recently adopted the South Hadley Falls Smart Growth Overlay District Zoning which facilitates the implementation of housing-related goals.

## Goals, Objectives and Strategies

The goals, objectives and strategic rationale established for the renewal and redevelopment effort are highlighted in this section. Also highlighted are objectives, project and policy investments by both the public and private sectors, and some policy initiatives. Within the brackets following each action item is a cross-reference to Initiatives & Development Projects (ID) or Public Improvements (PI). The South Hadley Falls Urban Renewal & Redevelopment Plan Initiatives and Development Projects are identified in Table 7-1 and in Table 7-3 for Public Improvement Projects. Some activities and program advance multiple strategic goals (and hence may be mentioned more than once).

### Goals, Objectives and Strategies Annotations

Goals, objectives and strategies elements are cross referenced with physical improvements itemized in Section 12.02 (7) Public Improvements. These improvements are categorized as either Public Improvements [PI] and Initiatives and Development Programs and Projects [ID].

**Table 3.1. Goals, Objectives and Strategies.**

<p><b>Goal I.</b> Encourage new and support existing businesses – retail, service, commercial, technical and manufacturing – to provide jobs and economic opportunity for South Hadley Falls residents.</p>
<p><b>A. Fill vacancies (storefront and commercial space).</b></p> <ol style="list-style-type: none"> <li>1. Targeted Business Recruitment Program. [ID-14] <ol style="list-style-type: none"> <li>a. Restaurants/ Cafés.</li> <li>b. Market/ Fresh food option (this could also be a farmers’ market).</li> <li>c. Entertainment/ gathering-type businesses.</li> </ol> </li> <li>2. Sign and Façade Program for Businesses. [ID-1]</li> </ol> <p><b>B. Strengthen market for retail, restaurant and services in South Hadley Falls.</b></p> <ol style="list-style-type: none"> <li>1. Increase # of people coming to the Falls by adding additional attractions &amp; amenities, e.g., bike path, walking path, recreation, expanded library services, civic life and governmental offices and services, special events such as Falls Fest.</li> <li>2. Increase # of housing units in the Falls. There are 3,255 housing units in South Hadley Falls (as defined by Census Tract 8211) according to the American Community Survey, 5-year estimate, 2011-2015.</li> <li>3. Increase the # of persons working in the Falls. There are 1,146 jobs in South Hadley Falls (defined as Census Tract 8211), of which 240 persons live and work in South Hadley Falls, per 2015 US Census Longitudinal Employer-Household Dynamics.</li> </ol>

Table 3.1. Goals & Strategies. (Cont.)

- C. Bring about a signature development at Main and Bridge (north corner) that will provide space for a restaurant/ coffee shop and other retail, service, office uses in a mixed-use building. [ID-6]**
- D. Create jobs in South Hadley Falls by:**
  - 1. Supporting and strengthening existing business.
  - 2. Develop co-working, shared-use space and incubator facilities in South Hadley Falls. [ID-11; ID-15]
  - 3. Entrepreneurship: partner with Mount Holyoke College, Holyoke Community College, and regional economic development partners to promote and provide technical assistance and support to entrepreneurs in South Hadley Falls.
  - 4. Business retention and growing existing businesses.
  - 5. New business development.
  - 6. Motivate South Hadley Falls & Town employers to encourage employees and persons working in South Hadley to live in South Hadley, and in particular live in South Hadley Falls.
  - 7. Develop education & training opportunities in the Falls. [ID19 and ID26].
- E. Retain South Hadley Falls as the civic and governmental center of South Hadley.**
  - 1. Keep Town Hall & Public Safety in the Falls.
  - 2. Keep South Hadley Electric Light Department located in the Falls. [ID-13].
- F. Install and construct infrastructure improvements that support and strengthen the business environment and enhance South Hadley Falls' sense of place as a Canal Village.**
  - 1. Install fiber optic system through-out the Falls for high-speed internet transmission. [PI-12]
  - 2. Upgrade Main Street parking lot. [PI-13]
  - 3. Streetscape improvements, using a Complete Streets approach including sidewalks and pedestrian amenities, as well as traffic calming along Main Street from Canal and Main to Lamb Street and Main. [PI-3; PI-14; PI-16]
  - 4. Streetscape Improvements, including sidewalks and ADA access improvements, along Bridge Street from the Bridge and Main to Lamb and Bridge and continuing north to Gaylord Street. [PI-4 and PI-14]
  - 5. Wayfinding signage. [PI-19]
  - 6. Wi Fi hot spots throughout South Hadley Falls. [PI-29]
- G. Continue, sustain and expand as needed transit services by PVTA in South Hadley Falls including the Tiger Trolley. [PI-17]**

**Goal II.** Attract new residents while it provides ever-improving housing, services and public amenities to current Falls residents.

- A. Maintain and improve existing housing stock.**
  - 1. Housing rehabilitation home repair program targeted at South Hadley Falls homeowners and tenants. [ID-2]
  - 2. Code inspection program for rental housing. [ID-3]
  - 3. First time home-buyers program and home buyer education to encourage people to buy homes in the Falls. [ID-4]
- B. Build new housing in a variety of housing types in South Hadley Falls,**
  - 1. Encourage private owners to redevelop upper stories along Main and Bridge Street into housing using a mixed-use approach to commercial buildings.
  - 2. Build new housing in the 40R district, especially at Gaylord and Carew, and along Buttery Brook's new multi-use path. [ID-7]
  - 3. Redevelop the existing Town Hall into housing, and dedicate one unit for an artist-in-residence program. [ID-12]
  - 4. Support the development of live-work spaces as a housing option in South Hadley Falls. [ID-24]

Table 3.1. Goals & Strategies. (Cont.)

**C. Include affordable housing options in redevelopment and new construction.**

1. Incentivize developers to designate at least 10% of all new or substantially rehabilitated units as affordable of all new housing initiatives with eight or more units.
2. For smaller developments, SHRA working with the Town should consider incentivizing developers to contribute to the affordable housing fund for contributions in lieu of construction and dedication of affordable housing units in each new development (redevelopment).

**D. Enhance public spaces and amenities to:**

1. Focus on enhancing walkability of South Hadley Falls for all, through beautification, the addition of benches, upgrading sidewalks so that they are ADA compliant. [PI-2; PI-3; PI-4; PI-14]
2. Implement Smith Park planting and improvement plan. [PI-27]
3. Develop Buttery Brook walking path with public art and interpretation, and daylighting Buttery Brook.
  - a. Determine the feasibility and in-depth study of daylighting Buttery Brook and plan for Buttery Brook walkway and multi-use path. [PI-5]
  - b. Incrementally implement Buttery Brook walkway-multi-use plan connecting Gaylord Street development with Main Street and the Connecticut River. [PI-7]
  - c. Designate Buttery Brook in South Hadley Falls as a river with a 25 foot buffer area per the MA River Protection Act.
4. Further enhance the new Texon Riverside Park. [PI-27]
  - a. Foster walking for all ages and abilities along the riverfront.
  - b. Add interpretative signage for visitors at Riverside Park. [PI-21]
5. Improve intersections with additional amenities, traffic calming and safety measures for all travel modes, especially pedestrians including:
  - a. Bridge and Main Streets: Make Bridge and Main a Gateway with landscaping and design elements welcoming persons to South Hadley Falls, calm traffic and provide for bicyclist and pedestrian safety by adding appropriate crosswalks and pedestrian oases, and upgrading the intersection. [PI-1]
  - b. Main and Lamb Street – the connection to the Beachgrounds: install traffic calming measures, including crosswalks, to upgrade the intersection and to create safer access to the Beachgrounds. [PI-2]
  - c. Improve Bridge and Lamb Street intersection with traffic calming, crosswalks and landscape enhancements. [PI-15]
6. Develop and implement a network of bicycle and multi-use paths along the Connecticut River and Buttery Brook that connect with town-wide and regional paths that are an attraction and draw to the Falls. [PI-10]
7. Public art and lighting on the Route 116 Memorial Bridge. [PI-23]
8. Develop an overall program of public art in South Hadley Falls, including public art along Main Street and Buttery Brook Path. [PI-22]
9. Interpretative signage for riverfront amenities and outlook points. [PI-21]
10. Develop a series of Wi-Fi hot spots throughout South Hadley Falls. [PI-29]

**E. Develop an arts agenda and focus for South Hadley Falls.**

1. Public art and lighting on the Route 116 Memorial Bridge. [PI-23]
2. Create a small outdoor amphitheater north of Main Street along Buttery Brook with grading, seating and landscape. [PI-8]
3. Enhance the Route 116 Memorial Bridge connecting South Hadley and Holyoke with lighting and temporary art installations. [PI-18]

Table 3.1. Goals & Strategies. (Cont.)

**Goal III.** Support vibrant community institutions – churches, clubs, civic organizations, our new Library, social service and educational providers.

- A. Work with partner organizations in South Hadley Falls to support and encourage public engagement and activities in the area.**
- B. Support and participate with the South Hadley Falls Neighborhood Association.**
- C. Partner with the community garden advocates to develop a community garden along Buttery Brook adjacent to the planned 40R area. [PI-24]**
- D. Support the South Hadley Food Bank operated by the United Methodist Church.**
- E. Encourage the development of a satellite facility educational facility in South Hadley Falls by area colleges and universities, including community colleges and continuing adult education. [ID-6]**
- F. Work with the Town and South Hadley Falls Neighborhood Association to welcome new residents of the Falls with a welcoming event on a semi-annual basis.**
- G. Support informal networking amongst South Hadley Falls businesses and encourage the formation of a South Hadley Falls business association.**

**Goal IV.** Commit to South Hadley Falls historic preservation as a guiding principle.

- A. Institute a system of interpretative signage for historic walks. [PI-21]**
- B. Support the nominations to the National Register of Historic Places and designation of historic districts, particularly a thematic nomination for worker-housing with the Brickyard houses on Lamb Street and the Glasgow Gingham factory housing on Cottage and High Streets. [ID-30]**
- C. Support the development a Local Historic District along North Main Street, from Main Street west towards the Route 202 Rotary. [ID-31]**

**Goal V.** Appreciate that the Connecticut River and historic canal are under-utilized and overlooked assets of South Hadley Falls.

- A. Visually connect South Hadley Falls with the Connecticut River.**
  - 1. Create look-out points from Main Street to the Connecticut River, particularly at the confluence of Buttery Brook and the Connecticut River. [PI-8 and PI-31]
  - 2. Investigate the feasibility of removing the rubble piles (the rubble berm) along the Beachgrounds separating the park and the river, or otherwise enhance visual access and connections between the Beachgrounds and the Connecticut River. [PI-30]
- B. Commission a plan and feasibility study to restore and interpret the historic first navigable canal at South Hadley Falls. [PI-25]**
- C. Commission an archeological study of the riverfront area, as a pre-development activity.**
- D. Restore and interpret South Hadley Falls' first navigable canal. [PI-25]**
- E. Explore the development of a pier north of the canal for ferry and boat launchings on the Connecticut River. [PI-26]**
- F. Enhance use and enjoyment of the river by enhancing the Route 116 Memorial Bridge connecting South Hadley Falls and Holyoke including pedestrian and bicycle amenities and architectural lighting of the bridge. [PI-18]**



Table 3.1. Goals & Strategies. (Cont.)

Goal VI. Expand and preserve the economic and social diversity of South Hadley Falls with a range of job opportunities and a variety of attractive housing options.

**A. Expand and preserve economic & social diversity through jobs and economic development.**

1. Supporting and retaining mix of retail/service, manufacturing and public employment opportunities in South Hadley Falls
2. Develop co-working, shared-use space and incubator facilities in South Hadley Falls. [ID-11; ID-15]
3. Fostering entrepreneurship by partnering with Mount Holyoke College, Holyoke Community College, and regional economic development partners to promote and provide technical assistance and support to entrepreneurs in South Hadley Falls.
4. Retain existing businesses and support growing existing businesses.
5. Pursue new business development.
6. Encourage adoption of policies where area employers support and encourage employees to live in South Hadley, and in particular the Falls.
7. Develop and host education and training opportunities in the Falls. [ID19 and ID26]

**B. Expand and preserve economic and social diversity through a variety of attractive housing options in South Hadley Falls.**

1. Maintain and improve existing housing stock.
  - a. Housing rehab/ home repair program targeted at South Hadley Falls homeowners and tenants. [ID-2]
  - b. Code inspection program for rental housing. [ID-3]
  - c. First time home-buyers program and home buyer education to encourage people to buy homes in the Falls. [ID-4]
2. Build new housing in a variety of housing types in South Hadley Falls,
  - a. Encourage private owners to redevelop upper stories along Main and Bridge Street into housing using a mixed-use approach to commercial buildings,
  - b. Build new housing in the 40R district, especially at Gaylord and Carew, and along Buttery Brook's new multi-use path. [ID-7]
  - c. Redevelop the existing Town Hall into housing, and dedicate one unit for an artist-in-residence program. [ID-12]
  - d. Support the development of market-rate, mixed-income and affordable housing options in South Hadley Falls.
3. Include affordable housing options in redevelopment and new construction.
  - a. Prospective developers shall be incentivized to designate at least 10% of all new or substantially rehabilitated units as affordable of all new housing initiatives with eight or more units.
  - b. For smaller developments, the SHRA working with the Town should consider establishing an affordable housing fund for contributions in lieu of construction and dedication of affordable housing units in each new development (redevelopment) and incentivize builders to contribute to the fund.
  - c. The SHRA affirms its commitment to fair housing and will require all working with the SHRA to commit to fair housing and fair lending policies.

Table 3.1. Goals & Strategies. (Cont.)

**Goal VII. Stimulate private sector investment and utilize public funds a judiciously and strategically as a catalyst for private investment.**

SHRA working with public and private partners will use a strategic mix of public policies, incentives and public infrastructure investment, to spur quality private sector investment in the Falls. The SHRA working with partners will undertake mixed-use, residential, and commercial projects that advance the overall vision and goals of the South Hadley Falls Urban Renewal & Redevelopment Plan. These actions include:

- A. Raising the profile of South Hadley Falls as a good place for investment amongst area bankers, investors, and the development community;**
- B. Utilizing public incentive and programmatic tools, including, but not limited to:**
  - 1. The Massachusetts Economic Development Incentive Program, which has approved the designation of the Falls as an Economic Opportunity Area enabling use of Tax Increment Financing and other incentive tools;
  - 2. 40R Smart Growth program;
  - 3. District Improvement Financing and Chapter 23L;
  - 4. Brownfields assessment and cleanup resources;
  - 5. State and federal policy and funding programs;
- C. Encouraging the Town to adopt streamline permitting practices for key redevelopment sites;**
- D. Assembling land and engage in pre-development activities as needed; and**
- E. Pursuing other urban renewal and redevelopment tools and initiatives to foster high-quality investment in South Hadley Falls.**

**Goal VIII. Foster a healthy, safe and resilient environment in South Hadley Falls for residents, businesses, workers and visitors.**

- A. Provide traffic calming on School Street between Lamb and Bardwell. [PI-9]**
- B. Implement storm water management and drainage improvements using low impact design and best management practices, including the creation of rain gardens through South Hadley Falls to enhance resiliency and healthier environment. [ID-19 and PI-9]**
- C. Undertake a study reviewing traffic patterns with an aim to enhance walkability, bicycling and safe traffic flow, including a review of two-way and one-way streets.**
- D. Provide for safer streets for pedestrians, bicyclists, buses, and vehicles with multi-modal transportation improvements. [PI-1; PI-2; PI-3; PI-4; PI-15; PI-16; PI-17]**
- E. Designate healthy walking routes to encourage movement and recreation. [PI-32]**

**Goal IX. Serve as a source of pride and inspiration to the larger South Hadley community and surrounding communities.**

- A. Create a biannual or annual event designed to support pride in South Hadley Falls, inspiring local and regional residents.**
- B. Maintain an informational web site that demonstrates progress, which also informs and inspires interested persons and stakeholders.**
- C. Issue an Annual Report on the progress and actions of SHRA and how South Hadley Falls is changing.**

## The Strategic Framework

The overall strategy for Main Street in the Falls area is to strengthen the physical environment so that it is more conducive to businesses providing local good-paying jobs. The goal is to enhance the sense that South Hadley Falls is a “Canal Village” serving neighborhood residents, as well as the broader town and nearby areas.

South Hadley Falls has been and remains the civic center of the Town of South Hadley. The Falls was once home to paper and textile mills that lined the Connecticut River. Most of the mills have disappeared through collapse, fire or most recently demolition to eliminate public safety hazards adjacent to nearby residences.

South Hadley Falls over the past few decades has been experiencing an economic malaise, and has not yet found its post-industrial economic niche since the closure of the mills. A new library overlooking the Connecticut River has been built which is fostering new activity in the Falls, and has become a beacon for renewed hope and confidence in The Falls.

The commercial area in the Falls today is dispersed along Main Street, Bridge Street and Lamb Street. At one time, the commercial area was focused on Main Street and the Bridge and Main corner. The nearby mills which once teamed with hundreds of workers provided an important customer base for the Main Street businesses in the Falls. Today, many of these jobs are no longer. Eighty-six percent (86%) of South Hadley residents, nearly nine out of every ten, work outside of the town.

The population of the Falls (as measured by Census Tract 8211) decreased nearly two percent (-1.9%) since 2010, while the population of the Town as well as Hampshire County both increased 1.4% and 1.7%, respectively. The state grew 2.4%. Over 72% of the housing units in South Hadley Falls (CT8211) are over fifty years old, compared to 54% in Hampshire County. The housing stock in the core of South Hadley Falls is even older. Very little new housing has been constructed in the Falls in the past two decades.

The Falls has good bones with a walkable scale and a mix of housing types (albeit some residential properties are in need of repair and rehabilitation). The Falls is the civic center of the Town with Town Hall, the police station, SHELd (South Hadley Electric Light Department), and the new library. The Falls, although no longer the economic powerhouse it once was, has the second largest concentration of employment in South Hadley (following the Center where Mount Holyoke College, South Hadley’s largest employer is situated).

The corner of Bridge and Main Streets, the Gaylord area, and the anticipated SHELd site provides opportunities for new infill and redevelopment for new entrepreneurs and business initiatives that will create desired construction jobs, permanent employment opportunities and services for South Hadley Falls.

An untapped Falls asset is its rich ecological and open space resources along the Connecticut River and Buttery Brook. There is renewed interest in the outdoors experience and waterways are considered an amenity. South Hadley Falls is a canal village rich in history. It is the site of the first navigable canal built in 1795, a national historic landmark. The revitalization of South Hadley Falls requires building upon the Falls’ significant ecological, open space and historic assets.

The United States has largely become a post-industrial service economy. This transformation has had dramatic impacts on South Hadley Falls. Another transition is underway from an economy focused on consumer goods to an “experience economy.” The experience economy focuses on persons’ consuming memorable experiences and social environments in lieu of purchasing consumer goods and products which can now be readily purchased online, or in a venue offering experience. Restaurants and gathering places today are important parts of commercial districts. South Hadley Fall’s assets – the Connecticut River, open space, the undiscovered Buttery Brook, historic houses and properties, and the Library, are the building blocks for the Falls’ renewal as a walkable Canal Village.

Another key asset is South Hadley’s dependable source of electric power and highly competitive electric rates. The SHELd plans to extend fiber-optic for high speed internet communications will strengthen the competitive business landscape for South Hadley Falls. Although manufacturing is a shadow of its former strength in the Falls, manufacturing businesses, such as E-ink, Mohawk Paper, and Tech-Fab are important local employers. In addition, some space in the former Rexham building complex houses a start-up in advanced materials, which could be a seed for an advance materials co-work/ innovation center.

The overall strategy for the renewal of South Hadley Falls is predicated on the following points:

- Creating a stronger sense of place in the Falls;
- Retaining a strong civic presence and services in the Falls;
- Building on the Connecticut River and Buttery Brook as amenities and draws;
- Increasing the walkability and connectivity in the Falls;

- Strengthening the local economy through business retention, innovation, entrepreneurship and job creation, and business recruitment and mixed-use development;
- Preserving and highlighting historic assets;
- Improving and diversifying the housing options for a range of family and household types and incomes in the Falls;
- Partnering with the public and private sector – individuals, neighborhood association, local and regional nonprofits, local, state and federal government and business to bring about new investment, redevelopment and revitalization of South Hadley Falls;
- Quality – the urban renewal and redevelopment of South Hadley Falls needs to reflect quality and 21st century standards to become competitive again and become the walkable Canal Village desired by the Town;
- Implementation – the South Hadley Redevelopment Authority working with partners is focused on implementing projects to bring about the desired change, and seeks to undertake small and large projects so that residents and townspeople can recognize that revitalization of the Falls is underway.

## Principles for Urban Redevelopment & Renewal

The renewal and redevelopment of South Hadley Falls will be predicated on the following principles:

- Respect the historic character;
- Resilience;
- The Connecticut River is an asset;
- Build on assets:
  - Civic and Local Government Center;
  - Riverfront and Buttery Brook; and
  - Library;
- Build on the Experience Economy and Think of South Hadley Falls as a Social District.

## Design Principles

The South Hadley Falls Urban Redevelopment & Renewal Plan calls for high-quality design and development for all new projects and major renovations to further advance revitalization and the goals of this plan. The design principles guiding the urban renewal and redevelopment plan are:

- Promote walkways and pedestrian activity;
- Scale and massing compatible with adjacent buildings;
- Apply sign and façade guidelines;
- Building design and materials which respect architectural heritage and traditions; and
- Mixed Uses – Residential and/or Office above first floor on major streets (primarily Main and Bridge Streets).

In addition to these design principles, the redevelopment and renewal of South Hadley Falls in the 40R District will rely upon the adopted design guidelines in the South Hadley Falls Smart Growth Overlay District. The design principles along with sign and façade guidelines will be used throughout the South Hadley Falls URRP area. These guidelines can be found in the Appendix.

## Geographic Focus Areas

Within the South Hadley Falls URRP area, there are six focus areas needing action to address existing challenges to a healthy and economically vital community. The focus areas are:

1. Main Street – The Commercial Area;
2. Bridge & Main – The Gateway;
3. The Library Area;
4. Gaylord Street Area;
5. The Falls Residential Areas;
6. Waterways – the Connecticut River and Buttery Brook.

The strategy, challenges and assets of each of these six focus areas follows. The focus area strategies include the major redevelopment site work as well as other programmatic initiatives and public improvements.



## Main Street Challenges, Assets, and Action Steps



Figures 3-1, 3-2. Views of Main Street Area.

### CHALLENGES:

- Vacant and underutilized properties.
- Many buildings are poorly maintained and some are condemned, reducing property values.
- Retail uses are scattered with significant space and distance between retail uses. This makes Main Street uncondusive for retail and shopping.
- Traffic.
- Brownfields and contaminated properties.
- Lack of street edge and placemaking amenities.
- Major intersection, Bridge and Main, suffers from nearby poorly maintained properties, vacancies, creating an initial impression of malaise and neglect. It lacks a welcoming appearance.
- Fragment ownership in small parcels, particularly at Bridge and Main Streets.
- Buttery Brook is encapsulated. The presence of the brook has precluded development for a 400 foot swath in the center of the district, resulting in a landscape that is ignored, unkempt and overgrown.
- The Connecticut River, one of South Hadley Falls' greatest assets, is invisible from Main Street which runs parallel and along the Connecticut River.

### ASSETS:

- Pedestrian small-town scale.
- Presence of civic and religious institutions.
- The Fire House Museum.
- Proximity to the Connecticut River.
- Parks and natural resources.

## ACTION STEPS:

- To initiate a sign and façade program to assist local businesses. [ID-1]
- To develop a system of streetscape improvements, including traffic calming along Main Street. [PI-3]
- To implement the Smith Park planting and beautification plan. [PI-27]
- Upgrade parking areas, adding signage, enhancing resiliency, and paving. [PI-13]
- To make physical infrastructure improvements to enhance the gateway and sense of arrival in South Hadley Falls along with walkability improvements, including the construction of intersection improvements with better pedestrian crossings. [PI-1]
- To generally clean-up and upgrade of all four corners at Bridge and Main Street. [ID-6, ID-20, ID-21, and ID-22]
- To redevelop Bridge & Main Street with a major mixed-use development and enhancements at all corners. [ID-6]
- The Redevelopment Authority will work with the property owners to assemble a redevelopment parcel at the north corner of Bridge and Main, for a multi-story mixed-use development with rear parking. Prospective future uses could include a restaurant and a fresh foods market. [ID-6]
- To design and build a small outdoor amphitheater along Buttery Brook near Main Street that can be an event-space. [PI-8]
- To daylight Buttery Brook west of Main Street. [PI-5, PI-6]
- To provide infrastructure enhancements to support business development and recruit new businesses. [PI-12, PI-13, PI-29, ID-15, ID-11, PI-3, PI-4]
- To fill existing first floor vacancies. [ID-14 ]
- To work with property owners on increasing utilization of upper stories, where appropriate. [ID-28]
- To enhance the landscape elements and pocket parks through the partnership with the Conway School of Design and the formation of a youth job training program on landscape. [PI-27 and ID-19]
- To redevelop the SHELD property, with perhaps a restaurant as an interim use in the SHELD office building, and in the longer term a mixed-use redevelopment. [ID-17]
- To install high-speed fiber optic lines. [PI-12]
- To develop a system of Wi-Fi hot spots along Main Street. [PI-29]
- To advocate for liquor licenses for South Hadley Falls to support the development of restaurants in the Falls. [ID-32]

## Views of Main Street



Figures 33 to 3-5. Views of Main Street Area.

# Bridge and Main Streets: Challenges, Assets, and Action Steps

## CHALLENGES:

- Accommodating a range of mobility modes at the intersection including vehicular, bicycle, and pedestrian. Multi-modal use must be balanced with the high volume of traffic.
- Flood plain area.
- Sites with brownfields issues.
- Many existing structures are set back from the street edge, and do not support good urban design principles for a walkable environment.
- Multiple owners means land assembly will be required for development.
- Steep slopes.

## ASSETS:

- Bridge and Main is the entry point to South Hadley Falls and central point in the UR Area.
- Adjoins the river and the bridge

## ACTION STEPS:

To retain existing businesses, attract new businesses and foster additional mixed-use development.

- To improve imageability of the Bridge Street and Main Street intersection as a gateway to South Hadley Falls.
- To upgrade street lighting along Main Street. [PI-3]
- To improve sidewalks and crosswalks for better pedestrian mobility along both sides of Bridge and Main Streets. [PI-3]
- To incorporate landscape enhancements and rain gardens for better drainage and resiliency. [PI-10, ID-19]
- To install high-speed fiber optic lines. [PI-12]
- To design, fabricate and install interpretative signage for historic walks, and interpretation of historic and natural phenomena. [PI-19, PI-20]



Figure 3-6 and 3-7. View of Buttery Brook area along Main Street.



## Images of the Bridge and Main Area



Figures 3-8 to 3-10. Views of Bridge and Main Streets from the Route 116 Memorial Bridge approach.



## The Library Area: Challenges, Assets, and Action Steps



Figure 3-11. The new library today.

### CHALLENGES:

- Steep slopes.
- Open rock and ledge area.
- Demolished buildings/ structures have left vacant lots awaiting new construction.
- Small lot sizes and some lots do not have street front access.
- Condemned properties.
- Some nearby residential properties suffer from low and no maintenance.
- Limited river front access.

### ASSETS:

- New South Hadley Library.
- Only visual access and sight line of the Connecticut River.
- Historic properties and houses.

### ACTION STEPS:

- To redevelop the Fibermark site into new housing. [ID-8]
- To retain businesses in the Glasgow Mill building (now the Tech Fab building at 1 West Main Street), and foster additional mixed-use development and co-working space at this location. [ID-11]
- To upgrade street lighting in the Library Area, to the entry of Riverside Park, and light the walkways along Main Street. [PI-3]
- To build continuous sidewalks along both sides of Canal and Main Streets to better connect the Library Area with Main Street. [PI-3]
- To incorporate landscape enhancements and rain gardens for better drainage and resiliency. [PI-27 and PI-10, ID-19]
- To install high-speed fiber optic lines. [PI-12]
- To support the Library as a center of community life in South Hadley and the Falls.
- To redevelop the northwest corner of Carew and Main Street into housing. [ID-10].
- To design, fabricate and install interpretative signage for historic walks, and interpretation of historic and natural phenomena. [PI-19, PI-20]

## Images of the Library Area



Figure 3-12. West Main and Canal Street prior to the new library.



Figure 3-13. The Fibermark building site before demolition.



Figure 3-14. Former mill building now condemned on West Main Street.



Figure 3-15. The Fibermark site awaiting new development.

# The Gaylord Street Area: Challenges, Assets, and Action Steps

## CHALLENGES:

- Extensive vacant and under-utilized industrial properties.
- Brownfields and properties with Activity Use Limitations.
- Aging industrial properties that are not easily retrofitted for twenty-first century uses.
- Flood plain area of Buttery Brook adds expense to redevelopment and challenges to repurposing.
- Major property owner is in receivership.
- Wetlands and poor drainage affect area.

## ASSETS:

- Industrially-zoned land with a Class B office building.
- Strong businesses, such as E-Ink and Mohawk Paper.
- Tradesman area on East Carew serving small contractors.

## ACTION STEPS:

- To create a business incubator to support new and growing businesses. [ID-15]
- To retain and recruit businesses to fill the existing commercial office and industrial space on Gaylord Street. [ID-14]
- To support easy access for small businesses to the “tradesman area” on East Carew Street.
- To demolish Mill #6. [ID-16]
- To undertake a brownfields assessment and clean-up (as needed) of the Mill # 6 area. [ID-16]
- To create a new development site at the former Mill # 6 site. [ID-16]
- To install high-speed fiber optic lines. [PI-12]
- To enhance connectivity between Gaylord Street and Main Street with a multi-use path along Buttery Brook. [PI-6, PI-7, PI-8]
- To relocate SHELDT facilities – office and operations in the Gaylord Street area. [ID-13]
- To upgrade sidewalk connectivity on both sides of Gaylord Street. [PI-33]
- To upgrade drainage along Gaylord Street. [PI-10]



Figure 3-16. Interior of Mill 6.



## Images of the Gaylord Street Area



Figure 3-17. One of the older industrial buildings on Gaylord Street.



Figure 3-18. Aerial view of Gaylord Street industrial area.

Source: Google Earth.



# The Falls Residential Neighborhoods: Challenges, Assets, and Action Steps

## CHALLENGES:

- Absentee landlords.
  - Poor maintenance and property neglect.
  - Vehicular traffic, particularly through traffic, has increased with lack of jobs and essential retail services, such as fresh food in the Falls, which is a departure from the time when Falls residents could easily walk to work and essential retail.
  - Aging housing stock with deferred maintenance.
  - Some residential properties are condemned and others have become bank-owned.
  - Residential streets need to accommodate cars, bicycles, pedestrians and incorporate storm water management measures.
- Poor drainage afflicts many residential areas. Many tenants complain about water infiltration to the Board of Health.
  - High speed traffic on major streets makes it difficult for residents of all ages to access open space and riverfront area.
  - Few activities or employment opportunities for youth.

## ASSETS:

- Affordable housing stock.
- Historic homes from a variety of eras.
- Active neighborhood association.
- Healthy community institutions, e.g., churches.
- Smart Growth Zoning Overlay 40R district.



Figure 3-19. The former Glasgow Mill worker housing, now homes of South Hadley Falls residents along High Street.

Housing rehabilitation and home repair programs could benefit homes in South Hadley Falls.



Figures 3-20 to 3-23. Examples of housing types and conditions..

## ACTION STEPS:

- To establish and operate a home repair low-interest loan program. [ID-2]
- To establish a first-time home buyers program (program and incentives). [ID-4]
- To improve code enforcement to assure all housing meets basic health, sanitary and building codes. [ID-3]
- To foster in-fill development with new housing, with a variety of types, tenure and affordability, throughout the Falls. [ID-5, ID-7, ID-8, ID-9, ID-10, ID-11, ID-12 and ID-28]
- To maintain and expand network of sidewalks and cross-walks, so that sidewalks within the Falls area are on both sides of the street to ensure walkability and safety. [PI-1, PI-2, PI-3, PI-4, PI-7, PI-9, PI-11, PI-33, PI-14, PI-16, PI-33]
- To encourage and support energy conservation and weatherization measures. [ID-2]
- To assess the system of circulation pattern of residential streets, including the one-way streets, as to safety and traffic flow. [PI-33]
- To upgrade the storm drainage system, as needed, for better drainage and resiliency using best management practices (natural approaches, such as swales and rain gardens), and structured storm water management, where required. [PI-10]
- To work with residents to enhance the landscape using xeriscaping and drawing upon the youth landscape training program. [ID-19]
- To designate and prepare nominations for historic district designations in the residential areas, including a portion of North Main and High Streets, and the Glasgow Mill worker housing and the Brickyard worker housing. [ID-30]
- To support and encourage the use of historic walking paths developed by the Rise of the Falls Facilitation Group with interpretative signage. [PI-20 and PI-32]
- To support mixed-use development along the riverfront which includes upper-story residential may encompass the auto body shop plus area across from Egg & I. [ID-18]

# Water - The Connecticut River and Buttery Brook: Challenges, Assets, and Action Steps

## ASSETS:

- The Connecticut River.
- Buttery Brook.
- Beachgrounds and Texon Park.
- The historic canal.
- The Holyoke Dam.

## CHALLENGES:

- Lack of visibility and access to the Connecticut River.
- Steep slopes and steep banks.
- Potential for flooding and the need to for resiliency.
- Potential degradation of Buttery Brook from years of historic dumping in the river.
- Buttery Brook, both the encapsulated and natural sections, is an unkempt and neglected barrier that cuts a large swath through the center of South Hadley Falls dividing the community.
- Limited access to Texon Park.
- River bank has trash and overgrowth from neglect.

## The Connecticut River at South Hadley Falls



Just as the Connecticut River with the first navigable canal powered the growth of South Hadley Falls, the river and its ecological riches today can be the asset that underpins the rediscovery and renewal of South Hadley Falls in the twenty-first century.



Figures 3-24 to 3-26. The Holyoke Dam on the Connecticut River



## ACTION STEPS:

- To plan for and build a multi-use path along the Connecticut River connecting with the larger Town and regional network of multi-use paths. [PI-11]
- To slow speeding traffic and enable safer pedestrian access to the Beachgrounds Park and the Connecticut River by upgrading the intersection with traffic calming measures and crosswalks at Lamb and Main Street that is pedestrian and bicyclist friendly. [PI-2]
- To continue the improvements and enhancements of open space, particularly in Texon Riverside Park, including interpretative signage. [PI-21]
- To add additional amenities to Texon Riverside Park. [PI-28]
- To develop a look-out access point from the west side of Main Street at the daylighted Buttery Brook. [PI-6, PI-31]
- To undertake a daylighting study of Buttery Brook and incrementally daylight Buttery Brook as appropriate. [PI-5]
- To develop a Buttery Brook multi-modal path connecting Main Street through to Gaylord. [PI-7]
- To develop a community garden along Buttery Brook adjacent to the planned 40R housing area in the Gaylord Street area. [PI-24]
- To install lighting along the Route 116 Bridge, including temporary art or architectural lighting. [PI-18]
- To develop, design, fabricate and install a program of historic and environmental interpretative signage and wayfinding. [PI-19, PI-20 and PI-21]
- To upgrade and enhance the parking and walking areas at the Beachgrounds Park, and to consider removal of the rubble piles from the riverfront, and re-seed and re-grade, as needed. [PI-30 and PI-34]
- To develop a plan for the further restoration and interpretation of the historic South Hadley Canal. [PI-25]
- To undertake an archeological study along the riverfront area. [PI-5]
- To develop riverfront recreation opportunities, including a pier north of the canal for ferry/boat launching. [PI-26]
- To create a small outdoor amphitheater along Buttery Brook and its proposed multi-use path, near Main Street. [PI-8]
- To create and install public art installations along Main Street, the Buttery Brook Multi-use Path, and the Route 116 bridge where public art becomes an integral part of the landscape. [P-22, P-23]

## Buttery Brook Area in South Hadley Falls



Figures 3-27, 3-28. Field and forest conditions along the Buttery Brook.



# South Hadley Falls Urban Redevelopment and Renewal District-wide Overall Action Steps

## ACTION STEPS:

- To install high-speed fiber optic through South Hadley Falls. [PI-12]
- To strengthen connectivity and walkability using a complete streets approach through the Village with sidewalks and crosswalks. [PI-14, PI-1, PI-2, PI-3, PI-4]
- To incorporate public art (temporary and permanent) in revitalization and redevelopment. [PI-22, PI-23]
- To continue, sustain and expand transit service in the Falls. [PI-17]
- To design and erect a wayfinding system. [PI-19]
- To upgrade the intersection of Lamb and Bridge. [PI-15]
- To add traffic calming to School Street. [PI-16]
- To foster and support entrepreneurship. [ID-23]
- To retain businesses in the Falls and to support existing and growing businesses. [ID-25]
- To urge local employers to encourage employees to live in South Hadley and particularly South Hadley Falls. [ID-26]
- To support and encourage the development of educational and training opportunities in South Hadley Falls. [ID-27, ID-29]
- To encourage area colleges and universities to offer classes and educational opportunities in South Hadley Falls. [ID-27, ID-29]
- To support nomination and listing of South Hadley's historic properties to the National Register of Historic Places. [ID-30, ID-31]
- Interpretation of the historic canal to create an attraction. [PI25]



Figure 3-29. Historic view of South Hadley Falls from the Bridge.

Source: Diane LaRoche.



Figure 3-30. Historic view of South Hadley Falls from Holyoke.

Source: <https://www.digitalcommonwealth.org/search/commonwealth:fb494q52k>.

## 12.02 (4) Financial Plan

### Financial Plan

The Financial Plan for the South Hadley Falls Urban Redevelopment and Renewal Plan (URRP) was developed to enable implementation of the plan to take place over three phases, and the budget reflects this phrase approach. The Financing Plan was developed in accordance with 760 CMR 12.00, Urban Renewal Regulations. The financial plan was prepared using cost estimates for the programs and projects, designed to implement the goals and objectives of the South Hadley Falls URRP. These goals and objectives which have been discussed in the earlier sections of this plan.

The financial plan identifies potential sources of funding. Review and approval of the South Hadley Falls URRP by the Massachusetts Department of Housing & Community Development (DHCD), by the South Hadley Selectboard, and by Town Meeting does not represent a funding commitment. The SHRA understands that funding from either local or state resources requires a specific funding award and budget request or application, in most cases. It should be noted that the Town of South Hadley has been very supportive of the SHRA and Town Meeting has provided funding for the development of the South Hadley Falls URRP.

### Disclosure

Officers and members of the South Hadley Redevelopment Authority have no direct or indirect interest in any properties within the South Hadley Falls Urban Redevelopment & Renewal Plan target area, with the exception of one board member's residence.

A disclosure as to this ownership is found in the Appendix.

### Land Acquisition Costs

The estimated cost for proposed acquisition of each parcel is shown in Table 4-1, and is based on assessed valuation of the properties to be acquired. Easements are valued at \$2,000 per easement. Acquisition cost of easements is detailed in Table 4-2. The exact location and size of each specific easement will be developed during the subsequent engineering and design of a multi-use path along the Connecticut River and along a daylighted Buttery Brook. An estimated placeholder value of \$2,000 for each easement has been used, since many of the easements are anticipated to be small and on the edge of property lines. There are no permanent building structures in the anticipated easement areas. SHRA has received a waiver from the MA Department of Housing & Community Development for appraisals at this time as to prospective easement acquisition. The value of each easement will be determined by appraisals following delineation and prior to acquisition.

Two of the proposed parcels to be acquired are for a portion of an existing parcel. The acquisition cost in these two cases is based on a proportional share of the assessed valuation based on the proportional acreage to be acquired.

Two appraisals are usually required prior to any property acquisition, including easements except when the property is acquired through donation, transfer from another public entity, through tax foreclosure or through a public auction as specified in 760 CMR 12.04. (continued page 114)

Table 4-1. Acquisition Costs for Parcels to be Acquired.

	Parcel Number	Address	Owner	Value†	Phase When Acquisition is Planned
□	004D-0010-000	W. Main Street (NW corner of Main & Carew St.)	QUENNEVILLE KEITH P and Gene R	\$ 192,600	3
□	005C-0050-000	3 Main Street	KPS Holdings	\$ 290,000	3
□	005C-0019-000	24 Bridge Street	C & K II LLP	\$ 42,900	1
□	005C-0018-000	14 Bridge St	SKUSE MARTIN E JR	\$ 146,600	1
□	005C-0017-000	92 Main Street	C & K II LLP	\$ 41,200	1
□	005C-0016-000	90 Main Street	TODD LEONIA	\$ 173,900	1
□	005C-0014-000	Main Street	TODD LEONIA	\$ 50,700	1
□	005C-0013-000	Main Street	TODD LEONIA	\$ 57,000	1
□	005C-0015-000	Main Street	TODD LEONIA	\$ 29,800	1
□	005C-0040-000	91 Main Street	FUEL SERVICES INC.	\$ 217,500	2
W	005C-0038-000	Bridge Street	Town of South Hadley	\$ 1,100	2
W	005C-0039-000	Main Street	Town of South Hadley	\$ 21,900	2
□	005C-040A-000	Main Street	FUEL SERVICES INC.	\$ 100	2
W	005C-0041-000	85 Main Street	Town of South Hadley, Electric Light Department	\$ 495,700	2
W	005C-0042-000	Main Street	Town of South Hadley	\$ 30,500	2
W	005C-0043-000	Main Street	Town of South Hadley, Electric Light Department	\$ 21,700	2
□	005A-0014-000	55 Carew Street	US INDUSTRIAL GAYLORD LP C/O LAKESTAR PROPERTIES	\$ 123,800	1
□	0018-0086-000	7-27 Gaylord St.	US INDUSTRIAL GAYLORD LP C/O LAKESTAR PROPERTIES	\$ 1,430,800**	1
□	004D-0022-000	1 West Main Street	KAZIMIERCZAK CASIMIR & IRENE	\$ 99,000	2
W	004D-0028-000	Canal Street	Holyoke Gas & Electric	\$ 194,150**	2
□	005C-0030-000	19 BRIDGE ST	LAXMI PETROLEUM INC	\$ 193,900	2
□	005C-0027-000	17 Bridge Street	LAXMI PETROLEUM INC	\$ 219,100	2
□	005C-0028-000	Main Street	LAXMI PETROLEUM INC	\$ 37,500	2
□	005C-0029-000	110 Main Street	KNIGHTS OF COLUMBUS BUILDING ASSOC OF S HADLEY	\$ 118,300	2
W	005C-0026-000	Bridge Street	Town of South Hadley	\$ 49,400	3
W	005D-0094-000	41 Bridge Street	Town of South Hadley	\$ 850,200	3
W	005D-0089-000	116 Main Street	Town of South Hadley	\$ 669,500	3
W	005D-0090-000	Pleasant Street	Town of South Hadley	\$ 64,600	3
TOTAL COST FOR PARCEL ACQUISITION				\$ 5,863,450	

□ Indicates a property to be appraised. Value may change.

W Indicates a property for which SHRA received a waiver as to the appraisal at this time.

† Values are based on the assessed valuation from the South Hadley Assessor.

\*\* Only a portion of a parcel to be acquired.

Table 4-2. Potential Easements to Be Acquired.

	Parcel Number	Address	Owner	Estimated Easement Value†
□	005C-0020-000	28 Bridge Street	MALLOY, KATIE M.	\$ 2,000
□	005C-0021-000	36 Bridge Street	LUIS BUILDERS INC	\$ 2,000
□	005C-0022-000	38 Bridge Street	MICHALSKI MELISSA A	\$ 2,000
□	005C-0023-000	40 Bridge Street	RAINBOW BRIDGE, LLC	\$ 2,000
□	005C-0024-000	42 Bridge Street	MENDES MICHAEL M & FRANCIS DEBORAH A	\$ 2,000
□	005C-0025-000	44 Bridge Street	WODECKI SYLVIA J	\$ 2,000
□	005A-0088-000	47 School St.	CROCHETIERE ROBERT P SR & COOPER NANCY J & HENRY L	\$ 2,000
□	005B-0022-000	School Street	TURGEON ALAN C & MELISSA A	\$ 2,000
□	005B-0024-000	55 School Street	LAROCHELLE MANAGEMENT LLC	\$ 2,000
W	004D-0028-000	Canal Street	Holyoke Gas & Electric	\$ 2,000
W	004D-0019-000	2 Canal Street	Town of South Hadley	\$ 2,000
W	004D-0018-000	Canal Street	Town of South Hadley	\$ 2,000
□	004D-0017-000	8 Canal Street	Town of South Hadley	\$ 2,000
□	parcel 27	Canal Street	no data; undetermined	\$ 2,000
W	005C-0052-000	Main Street	Holyoke Gas & Electric	\$ 2,000
□	005C-0037-000	95 Main Street	Fuel Services	\$ 2,000
□	005C-0035-000	1 Bridge Street	JT BRIDGE REALTY INC	\$ 2,000
□	005C-0034-000	Main Street	JT BRIDGE REALTY INC	\$ 2,000
□	005C-0033-000	Bridge Street	JT BRIDGE REALTY INC	\$ 2,000
□	005C-0031-000	111 Main Street	CHRISTY GEORGE J	\$ 2,000
W	005D-0095-000	Main Street	Town of South Hadley Parks Dept.	\$ 2,000
W	05D-0096-000	Main Street	Town of South Hadley Parks Dept.	\$ 2,000
W	005D-0097-000	Main Street	Town of South Hadley Parks Dept.	\$ 2,000
W	003B-0020-000	Main Street	Town of South Hadley Sewage	\$ 2,000
W	003B-0019-000	S. Main Street	Town of South Hadley	\$ 2,000
W	005C-0036-000	2 Bridge Street	Commonwealth of Massachusetts Dept. of Public Works	\$ 2,000
W	005C-0038-000	Bridge Street	Town of South Hadley	\$ 2,000
TOTAL ESTIMATED COST OF EASEMENT ACQUISITION†				\$ 54,000.

□ Indicates a property to be appraised. Value may change.

W Indicates a property for which SHRA received a waiver as to the appraisal at this time Easement value is estimated and subject to change based on a future appraisal.

† An estimated placeholder value of \$2,000 for each easement has been used, since many of the easements are anticipated to be small and on the edge of property lines. The value of each easement will be determined by appraisals following delineation and prior to acquisition.



Table 4-3. Acquisition Cost Budget.

	PHASE 1	PHASE 2	PHASE 3	TOTAL	EXIST. OWNERSHIP OF ACQUISITION PARCELS	
	Year 0 to 6	Year 7 to 14	Year 15 to 20		PRIVATE OWNERS	PUBLIC OWNERS
	2019-2024	2025-2032	2033-2048			
Parcel Acquisition Costs*	\$2,096,700	\$1,650,450	\$2,116,300	\$5,863,450	\$3,464,700	\$2,398,750
Easement Acquisition Costs*	\$54,000	-	-	\$54,000	\$30,000	\$24,000
Acquisition Costs by Phase	\$2,150,700	\$1,650,450	\$2,116,300	\$5,917,450	\$3,494,700	\$2,422,750
Appraisals for Acquisition	\$174,000	\$95,000	\$30,000	\$299,000	\$249,000	\$50,000
Phase 1 Site Assessments	\$140,000	\$92,000	\$24,000	\$256,000	\$236,000	\$20,000
Survey for easements	\$70,000			\$70,000	\$37,500	\$32,500
Survey for acquisition	\$8,000	\$5,000		\$13,000	\$8,000	\$5,000
Title/ Title Insurance	\$36,000	\$13,000	\$6,000	\$55,000	\$33,000	\$22,000
Legal (2% of acquisition)	\$43,014	\$33,009	\$42,326	\$118,349	\$69,992	\$48,357
SUB-TOTAL ACQUISITION COSTS	\$2,621,714	\$1,888,459	\$2,218,626	\$6,728,799	\$4,128,192	\$2,600,607

\*Acquisition costs may vary depending upon appraisals.

Required appraisals will be conducted to evaluate the current property values before any formal actions for privately-owned parcels targeted for acquisition. DHCD has granted the SHRA a waiver of the initial appraisal requirements for publicly-owned properties and for acquisition of the easements. A copy of the waiver can be found in the Appendix. Assessed valuations are based on 2015 South Hadley Assessor's data, which are shown in Table 4-1. The results of the windshield appraisals by a licensed appraiser for the acquisition parcels may alter the budget.

## Site Preparation & Remediation Costs

Site preparation costs include archeological reconnaissance studies, environmental clean-up, building demolition and grading of parcels, fencing and other security measures as may be warranted. Site preparation activities – demolition, grading, fencing and security are estimated to be \$1,030,083, which is being budgeted over all three phases. Demolition costs and grading costs are the primary cost and have been estimated at \$7.00 per building SF on properties to be acquired where demolition is needed for re-use. \$88,000 is budgeted for fencing, security and insurance.

It is the intent of the SHRA to use a preservation approach and rehabilitate buildings where possible. However, some of the structures are not only obsolete, but have hazardous conditions. In cases of public safety, the SHRA intends to utilize demolition.

There may also be instances where retaining an existing building could preclude achievement of the overall redevelopment objectives. In these instances, the SHRA may also proceed with building demolition.

As part of the acquisition activities, SHRA intends to undertake Phase 1 site assessments of each property to be acquired. SHRA working with the Town will seek use of US EPA brownfields site assessment funding (including the state DEP pool of US EPA site assessment funds) and brownfield assessment and clean up funds from MassDevelopment. Depending upon the findings of the initial site assessment activities, the SHRA will look to using a wide range of funding and techniques to minimize its risk and exposure to brownfields liability and to appropriately remediate sites, including the use of Activity Use Limitations (AULs), Covenant Not to Sue, US EPA Brownfields cleanup funds and brownfield revolving loan funds, as well as designated redevelopers may undertake assessment and cleanup using private funding, or assessment and cleanup may be partially funded through a combination of federal and state assistance programs as available and funded. One owner has indicated a willingness to donate a parcel to the Redevelopment Authority for re-use, however, the site will likely require extensive remediation. For purposes of budgeting, \$1 million is being set aside for potential remediation activities, plus an additional \$400,000 for site assessments (Phase 2 and 3 studies) over all three phases. Better remediation budget estimates will be developed as the SHRA undertakes brownfield site assessment Phase 1 and 2 activities.

Another site preparation activity is an archeological reconnaissance study along South Hadley Falls' Connecticut Riverfront area and Buttery Brook, as needed. \$250,000 is being budgeted for archeological reconnaissance studies and advanced archeological studies in total. The specific scope of work will be developed in consultation with the Massachusetts Historical Commission, after a review of existing archeological studies of the area. The SHRA anticipates working with the Town to seek funding from MHC's Massachusetts Preservation Project Fund(MPPF) to undertake this activity. The Town of South Hadley has filed a letter of intent in fall 2016 requesting MPPF funding from MHC. This pre-development activity is identified in the initiatives component.

## Relocation

As a result of planned acquisitions, the South Hadley Redevelopment Authority anticipates there may be up to nine relocations required of businesses. There are no residential properties being acquired, and no residential relocations are envisioned. In Phase 1, two relocations may be required. In Phase 2, there are five relocations that may be required, and in Phase 3, there are two relocations that may be required as a result of acquisition by SHRA. All businesses and residents (if any – none are anticipated) displaced by public action will receive relocation assistance and payment under the Massachusetts General Laws, Chapter 79A, and in accordance with CMR 27.02 and 27.03, and applicable federal regulations. A detailed relocation study will be conducted to determine specific relocation costs. It should be noted, however, that only at the time of the filing of the relocation claim, will the true cost of relocation be known. Relocation budget expenses include payments to impacted businesses and individuals, as well as a relocation consultant. The relocation budget is based on an average cost for relocating a business based on the experience of other communities undertaking urban renewal, plus the cost of a relocation consultant. This line item is \$765,000 for all three phases, which includes \$90,000 for a relocation consultant.

The South Hadley Electric Light Department (SHELD), a municipal utility, has announced its intention to relocate its facility in South Hadley Falls in 2013, which is also located in the South Hadley Falls Urban Redevelopment & Renewal Plan area. The SHRA intends to acquire this town-owned property for redevelopment, after SHELD identifies its new headquarters and relocates. As a town-owned property, SHRA does not intend to provide relocation payments to the Town or SHELD. SHRA intends to respond to the re-use opportunity SHELD's planned move creates, and is not prompting this relocation. It is important to note that SHELD announced its relocation plans in 2013 prior

to the formation of the South Hadley Redevelopment Authority.

## Public Improvement Costs

Public Improvement Costs are provided in the Table 4-4 on Public Improvements by phase and desired public improvement. Cost estimates are order of magnitude estimates, and have been prepared without the benefit of survey, engineering, design, or geo-technical evaluation. These order of magnitude cost estimates are not for construction. More detailed engineering and design plans will be needed, and a budget line for engineering and design services is included.

Funding public improvements for the implementation of the South Hadley Falls URRP will require a partnership with the SHRA and the Town of South Hadley. It is anticipated that the Town and SHRA will aggressively pursue state and federal resources to help fund capital improvements. Local match is often required, and the SHRA will identify sources of local match which may include special town appropriation, private philanthropy, bank financing, Community Preservation Act awards if enacted, District Improvement Financing, Chapter 23L Local Infrastructure and other local resources.

Funding for the Connecticut River Multi-Use Path is anticipated from transportation enhancement funding, namely FAST, as well as trails funding. Funding for daylighting Buttery Brook is anticipated through a variety of funding sources including federal and state initiatives regarding environmental and brownfields assessment, cleanup and reuse, as well as watershed-management funding, and private foundation sources.

Transportation improvements, including intersections, traffic calming measures, streetscape improvements, parking areas, are anticipated to be supported through local and state funding, including MassWorks. Potential funding for walkability includes transportation sources, as well as public health sources.

Public art enhancements and installations will be supported through private donations, foundation funding, and state arts funding initiatives. MA Historical Commission's preservation services fund will be tapped to support preservation-related activities.

The Community Preservation Act, if enacted by votes in South Hadley, will create another potential funding source for some projects envisioned in the urban renewal plan related to preservation, open space and affordable housing.

Table 4-4. Public Improvement Costs.

	Public Improvement	PHASE 1 Year 0 to 6	PHASE 2 Year 7 to 14	PHASE 3 Year 15 to 20	TOTAL
		2019- 2024	2025- 2032	2033-2048	
PI- 1	Bridge and Main Street –Create a Gateway approach to South Hadley Falls with intersection improvements and enhanced safety for pedestrians and bicyclists based on a multi-disciplinary approach (engineering and landscape design) with a robust public consultation process.	875,000	-	-	875,000
PI- 2	Main Street and Lamb – Upgrade the intersection by installing pedestrian crosswalks and traffic calming measures for slowing traffic and increased safety of persons, particularly children accessing the Beachgrounds.	575,000	-	-	575,000
PI- 3	Streetscape Improvements using a Complete Streets approach, including traffic calming, sidewalks and lighting along Main Street from Canal and Main to Lamb Street and Main Street	280,000	-	-	280,000
PI- 4	Streetscape Improvements – Bridge Street from Main to Lamb	-	50,000	-	50,000
PI- 5	Buttery Brook Daylighting Study and Plan	250,000	-	-	250,000
PI- 6	Buttery Brook Path – daylighting and connection from Main Street to the River – initial phase. Does not include acquisition costs.	250,000	300,000	300,000	850,000
PI- 7	Buttery Brook Multi-Use Path Main Street to Gaylord – phased approach	275,000	550,000	275,000	1,100,000
PI- 8	Small outdoor amphitheater at Buttery Brook -- grading, seating, landscape	290,000	-	-	290,000
PI- 9	Provide for safer streets, including traffic calming on School Street between Lamb and Bardwell	-	-	-	-
PI- 10	Storm water Management and Drainage Improvements on streets throughout the URRP area using BMPs and LID.	150,000	500,000	500,000	1,150,000
PI- 11	Multi-use path along Connecticut River that can be enjoyed by walkers and bicyclists.	1,000,000	850,000	-	1,850,000
PI- 12	Fiber-optic upgrades in the Falls	200,000	150,000	350,000	700,000
PI- 13	Main Street parking lot upgrade	300,000	-	-	300,000
PI- 14	Sidewalks and Crosswalks Upgrade – both sides of all streets in the Falls and ADA compliance upgrades	600,000	800,000	600,000	2,000,000
PI- 15	Intersection Improvements with Landscape Enhancements at Bridge and Lamb Streets	-	-	500,000	500,000
PI- 16	Street repaving and reconstruction on collector (minor & major) & arterial streets	1,146,000	1,528,000	1,146,000	3,820,000
PI- 17	Continue and sustain transit service in the Falls	300,000	400,000	300,000	1,000,000

Table 4-4. Public Improvement Costs. (Cont.)

	Public Improvement	PHASE 1 Year 0 to 6	PHASE 2 Year 7 to 14	PHASE 3 Year 15 to 20	TOTAL
		2019- 2024	2025- 2032	2033-2048	
PI- 18	Route 116 Bridge enhancements between the Falls and Holyoke, including a bike path across the bridge and the use of art/ architectural lighting.	50,000	1,000,000	-	1,050,000
PI- 19	Wayfinding	-	50,000	-	50,000
PI- 20	Interpretative signage for historic walks*	7,500	7,500	-	15,000
PI- 21	Interpretative signage for riverfront amenities*	-	25,000	-	25,000
PI- 22	Public Art -- Main Street and Buttery Brook Path	-	300,000	-	300,000
PI- 23	Public Art and lighting on Route 116 Bridge	-	-	300,000	300,000
PI- 24	Community Garden area along Buttery Brook adjacent to planned 40R housing area	35,000	-	-	35,000
PI- 25	Restoration and Interpretation of the South Hadley Falls first navigable canal. Steps include commissioning an archeological study of the riverfront area; undertaking a historic resources report/ feasibility study; and the actual restoration and interpretation of South Hadley's first navigable canal in the US.	-	-	3,000,000	3,000,000
PI- 26	Development of a pier north of canal for ferry/boat launching area.	-	-	1,750,000	1,750,000
PI- 27	Smith Park Landscape Upgrade & Enhancements	7,500	-	-	7,500
PI- 28	Additional Amenities in Riverside Park and throughout the Falls to foster walking for all ages and abilities	25,000	-	-	25,000
PI- 29	Wi Fi Hot Spot(s) throughout the Falls	100,000	-	-	100,000
PI- 30	Remove rubble piles from riverfront and re-seed and re-grade as needed	-	-	1,000,000	1,000,000
PI- 31	Development of look out points along the Connecticut River and Buttery Brook	100,000	200,000	300,000	600,000
PI- 32	Designate and sign healthy walking routes in South Hadley Falls.	12,500	1,000	1,500	15,000
PI- 33	Undertake a study of traffic flow, including a review of one-way and two-way street options for Bolton and other nearby streets.	20,000	-	-	20,000
PI- 34	Upgrade parking area and circulation area by the riverfront at Beachgrounds Park.	-	30,000	-	30,000
	Sub-Total	6,848,500	6,741,500	10,322,500	23,912,500
	Engineering, Design, Soft Costs	789,420	826,980	1,178,700	2,795,100
	20% Contingency	1,527,584	1,513,696	2,064,500	5,105,780
	PUBLIC IMPROVEMENTS TOTAL ESTIMATED COST	9,165,504	9,082,176	13,565,700	31,813,380



## Initiatives

The South Hadley Urban Redevelopment and Renewal Plan outlines a series of programmatic initiatives, pre-development activities and development projects. This line item pertains to programmatic initiatives and projects, and the anticipated need for resources. Some initiatives may be able to be successfully implemented from a policy and advocacy perspective, others may require in-kind support and services from the Town, such as with code enforcement. Public action – public involvement, governmental policies and investment – are needed to stimulate the

market and set the stage for private investment. The next table, Table 4-5 on Initiatives provides the detail on costs for individual initiatives. Some of the initiatives will first require public action and investment so that private investment can be attracted to South Hadley Falls to make the desired private investments. Following public actions, the SHFURRP Plan calls for securing and designating a private developer who will bear the subsequent cost of redevelopment.

**Table 4-5. Costs of Initiatives, Programs & Development.**

	Initiative	Description	PHASE 1 Year 0 to 6 2019- 2024	PHASE 2 Year 7 to 14 2025-2032	PHASE 3 Year 15 to 20 2033-2048	TOTAL
ID- 1	Façade & Signage Program for local business	CDBG or bank loan consortium are potential sources.	\$500,000			\$500,000
ID- 2	Home Repair and Housing Rehabilitation for home owners and rental units	CDBG funds to assist low-and-moderate income homeowners and renters; Town with assistance by PVPC.	\$1,000,000	\$1,000,000	\$1,000,000	\$3,000,000
ID- 3	Code Compliance	Collaborate with Town to encourage code compliance to maintain housing stock quality and public health.	\$40,000	\$10,000	\$10,000	\$60,000
ID- 4	First-Time Home Ownership Program	Continuing Initiative launched in the short-term. Fees and partnership with MHIC and banks.	\$50,000	\$80,000	\$60,000	\$190,000
ID- 5	In-fill Housing on existing vacant lots	Private Development Expense.*	-	-	-	\$ -
ID- 6	North corner of Main and Bridge: Re-Use Plan: Signature building with mixed-Use with ground floor restaurant and office/housing above	Private Development Expense.*	-	-	-	\$ -
ID- 7	40 R Housing Development along Gaylord, Carew and Buttery Brook	Private Development Expense.*	-	-	-	\$ -
ID- 8	Redevelopment of the old Fibermark property at 1 Canal Street (corner of Main & Canal) into new housing development	Developer designated by Town. Project permitted and about to start. Private Development Expense.*	-	-	-	\$ -

Table 4-5. Costs of Initiatives, Programs & Development. (Cont.)

	Initiative	Description	PHASE 1 Year 0 to 6 2019- 2024	PHASE 2 Year 7 to 14 2025-2032	PHASE 3 Year 15 to 20 2033-2048	TOTAL
ID- 9	Redevelopment of Bardwell Street Library Building for housing.	Developer designation by the Town for housing. development. Project underway. Private Development Expense.*	-	-	-	\$ -
ID- 10	Redevelop "Car Wash" Site into housing.	Private Development Expense.*	-	-	-	\$ -
ID- 11	Carew and Main: Mill Redevelopment: Housing/ mixed-use/ Co-Working Space.	Work with existing owners to encourage redevelopment and reinvestment.	-	-	-	\$ -
ID- 12	Redevelop Town Hall for Housing, along with artist-in-residence space and a performance/ meeting space.	Private Development Expense.*	-	-	-	\$ -
ID- 13	Support SHELd developing a new office & yard site at Lamb & Gaylord Street.	Acquisition may be by SHELd. SHRA to work closely with SHELd.	-	-	-	\$ -
ID- 14	Business Development/ recruitment / retention of restaurants, retail, services to Main Street and recruitment/ retention of office and industrial users to Gaylord Street. Fresh food, restaurant and entertainment uses be part of the business development effort for Main Street.		\$90,000	\$120,000	\$90,000	\$300,000
ID- 15	Develop industrial/business co-work/ industrial incubator at Gaylord Street	This is a continuing initiative launched in short-term. Private sector leadership with support from SHRA.	\$5,000			\$5,000
ID- 16	Redevelopment of Mill 6: Potentially re-use this site for relocation of SHELd and/ or South Hadley Town Hall, or alternatively mixed-use development (commercial (non-retail)/ residential development).	Private Development Expense.*	-	-	-	\$ -

\* Following necessary public actions by the Town and SHRA and its governmental partners to foster private development.

Table 4-5. Costs of Initiatives, Programs & Development. (Cont.)

	Initiative	Description	PHASE 1 Year 0 to 6 2019- 2024	PHASE 2 Year 7 to 14 2025-2032	PHASE 3 Year 15 to 20 2033-2048	TOTAL
ID- 17	West corner of Bridge & Main (the SHELD site plus): Re-use SHELD building for restaurant and retail on an interim basis, and redevelop the site with a mixed-use development, overall.	Private Development Expense.*	-	-	-	\$ -
ID- 18	Parking Area on Main Across from Egg & Preferred Option: Mixed-use Development; Ground Floor Commercial with Housing Above (inclusive of parking).	Private Development Expense.*	-	-	-	\$ -
ID- 19	Youth Employment Initiative with landscape/ environmental training.	Commonwealth Corporation and Regional WIB as a potential partner/funder with Conway School of Design.	\$150,000			\$ 150,000
ID- 20	Enhance corners at Bridge and Main.	Encourage private sector initiative, if possible. Partner with Conway School of Design.	\$13,000			\$ 13,000
ID- 21	Enhance corner of Bridge and Main through redevelopment of the north corner and east corner into mixed-use developments.	Private Development Expense.*	-	-	-	\$ -
ID- 22	Encourage/support the enhancement and private redevelopment of the south corner of Bridge and Main Streets.	Private sector reinvestment.*	-	-	-	\$ -
ID- 23	Foster and support entrepreneurship.	Work with Mount Holyoke College re: entrepreneurship; MA Office of Innovation and regional economic development entities, Holyoke Community College and private parties.	\$2,500	\$2,500	\$2,500	\$ 7,500
ID- 24	To encourage live-work housing as a housing option in South Hadley Falls.	Policy initiative. Ideally, live-work housing would be an as-of-right use.	-	-	-	\$ -

Table 4-5. Costs of Initiatives, Programs &amp; Development. (Cont.)

	Initiative	Description	PHASE 1 Year 0 to 6 2019- 2024	PHASE 2 Year 7 to 14 2025-2032	PHASE 3 Year 15 to 20 2033-2048	TOTAL
ID- 25	Business retention.	SHRA work with the Town Manager & Selectboard on business retention and other partners as needed.	\$15,000	\$20,000	\$15,000	\$50,000
ID- 26	Develop a Live in South Hadley Falls policy to encourage employees working in South Hadley to live in the Town and in South Hadley Falls.	Work with the local employers.	\$2,000	\$2,000	\$2,000	\$6,000
ID- 27	Create educational and training opportunities in the Falls for residents and employees of SHF businesses to train and advance incumbent workers, new hires, and residents desiring opportunity.	Work with Town, Mount Holyoke College, Holyoke Community College, WIB, SH Chamber of Commerce, and area colleges, universities and businesses.	-	-	-	\$ -
ID- 28	Encourage the full utilization of upper stories along Main and Bridge Streets, including redevelopment of upper levels into housing.	Private sector reinvestment.*	-	-	-	\$ -
ID- 29	Encourage Holyoke Community College to offer programs, classes and services in South Hadley Falls.		-	-	-	\$ -
ID- 30	Support the preparation and submittal of National Register nominations for designation of historic sites and districts in South Hadley Falls.	Work with South Hadley Falls Neighborhood Association and the South Hadley Historical Commission.	\$3,000			\$3,000
ID- 31	Support the establishment of a Local Historic District in the Falls.		-	-	-	\$ -
ID- 32	Work towards the creation of new liquor licenses for use by new restaurants in South Hadley Falls.	Work with Selectboard and State Legislative delegation.	-	-	-	\$ -
	Sub-Total		\$1,870,500	\$1,234,500	\$1,179,500	\$4,284,500
	20% Contingency		\$374,100	\$246,900	\$235,900	\$856,900
	Total Initiatives, Programs, Development		\$2,244,600	\$1,481,400	\$1,415,400	\$5,141,400

\* Following necessary public actions by the Town and SHRA and its governmental partners to foster private development.



Table 4-6. Overall Expense Budget

	Phase 1 Year 0 to 6 2019-2024	Phase 2 Year 7 to 14 2025-2032	Phase 3 Year 15 to 20 2033-2048	TOTAL	Average Annual Cost
Land Acquisition	\$2,621,714	\$1,888,459	\$2,218,626	\$6,728,799	\$336,440
Site Preparation	\$643,192	\$234,395	\$152,496	\$1,030,083	\$51,504
Site Remediation	\$850,000	\$350,000	\$200,000	\$1,400,000	\$70,000
Public Improvements	\$9,165,504	\$9,082,176	\$13,565,700	\$31,813,380	\$1,590,669
Initiatives	\$2,244,600	\$1,481,400	\$1,415,400	\$5,141,400	\$257,070
Relocation Expenses	\$170,000.00	\$425,000.00	\$170,000.00	\$765,000	\$38,250
Property Mgmt & Maintenance	\$75,000.00	\$120,000.00	\$90,000.00	\$285,000	\$14,250
Contractual Services	\$450,000	\$600,000	\$450,000	\$1,500,000	\$75,000
Fees	\$100,000	\$75,000	\$25,000	\$200,000	\$10,000
Sub-Total	\$16,320,010	\$14,256,430	\$18,287,222	\$48,863,662	\$2,443,183
Contingency/ Reserve (15%)	\$2,448,001	\$2,138,464	\$2,743,083	\$7,329,549	\$366,477
Implementation & Administration	\$600,000	\$800,000	\$600,000	\$2,000,000	\$100,000
TOTAL	\$19,368,011	\$17,194,894	\$21,630,305	\$58,193,211	\$2,909,660

## Revenues

The South Hadley Redevelopment Authority anticipates working with the Town to receive an annual appropriation for core operations plus in-kind support. SHRA will work in partnership with the Town on capital project initiatives to be supported by state, federal and philanthropic grant funding as well as local resources. One potential sources of support for the SHRA's implementation of the South Hadley Falls URRP includes the Commonwealth's 40R payments to the Town.

The projects outlined in this plan will be supported by a mix of funding sources. Local funding options include property sales, enactment and use of District Improvement Financing with Chapter 23L, MGL.

## Funding Programs

The following is a brief overview of funding programs that can be used to implement the South Hadley Falls Urban Redevelopment & Renewal Plan. Funding opportunities include grant and loan programs, as well as tax credits. Development projects undertaken in a public-private partnership creating jobs or providing affordable housing can take advantage of some of these programs with a public partner, such as the SHRA or the Town. Most of the programs listed below are geared towards public improvements and program initiatives. Other funding such as bonding, DIF, and grants can be used for general implementation activities.

**Bonds.** Municipal bonds are debt securities issued by a government entity to fund day-to-day obligations and to finance capital

Table 4-7. Projected Revenues and Funding Sources.

Source	Budget Amount	Average Annual Amount
Bonding	2,000,000	100,000
Brownfields US EPA	2,000,000	100,000
CDBG	2,500,000	125,000
Collective Work Space Grants	12,000	600
Commonwealth Corporation	200,000	10,000
DIF	4,000,000	200,000
Income from Sale or lease of property	1,000,000	50,000
MA Preservation Projects Fund	600,000	30,000
Mass Cultural Council	600,000	30,000
MassWorks	12,000,000	600,000
New Market Tax Credits	3,000,000	150,000
PACE	1,000,000	50,000
PARC, LAND, LawCon	2,600,000	130,000
Private Contributions & Foundations	2,500,000	125,000
Section 604b and 319 grants	400,000	20,000
SHELD	800,000	40,000
Town -- Core Operations	5,516,000	275,800
Town -- In-kind and projects	7,216,000	360,800
Transportation Enhancements & FAST	10,250,000	512,500
<b>TOTAL REVENUES</b>	<b>\$ 58,194,000</b>	<b>\$ 2,909,700</b>

projects. Because of the significant cost of many of the actions, loans or bonds will need to be applied for. The payback of these bonds will require a business model that will generate revenue from projects in the Plan.

**Brownfields Funds from US EPA.** US EPA provides a variety of brownfields-related grant programs for site assessment, clean-up and remediation, revolving loan programs for brownfields cleanup, job training and the brownfields area-wide planning initiative.

**Brownfields Redevelopment Fund (BRF).** The BRF is administered by MassDevelopment, the state's economic development and financing agency, which works with private businesses and nonprofits to create housing and economic growth in blighted areas. It provides technical assistance and money, typically in the form of low-interest loans, to worthwhile projects around the state.

**Brownfields Tax Credit.** Massachusetts has a brownfields tax credit program, where entities undertaking brownfields cleanup and remediation can take a significant tax credit to offset the cost of cleanup.

**Chapter 40R.** Housing production within the Commonwealth has not kept pace with the growing number of households looking for an affordable place to live. To help meet this demand, the Commonwealth adopted Chapter 40R allowing municipalities to encourage housing production that is aligned with the principles of "smart growth." Eligible municipalities, upon approval, will receive zoning incentive payments for housing creation based on number of units of new construction. Each new housing unit that meets the statutory requirements will allow the city to collect \$3,000 per building permit.

**Chapter 23L Funding.** Chapter 23L provides for Local Infrastructure Funding through the use of special district betterments,

with an expanded purpose of betterments for parks, roads, street-scape, recreational facilities, utilities, water and sanitary facilities, and community-supported commercial and residential improvements. Chapter 23L enables bond-financing with a 25-year payback, secured by payments from individual property owners in a designated development district, which could be the South Hadley Falls URRP area or a sub-area of the URRP. MassDevelopment administers the Chapter 23L program and provides the bond financing. Chapter 23 L Local Infrastructure Funding can be paired with District Improvement Financing, providing additional security for a DIF bond.

**Chapter 90 Funding.** Chapter 90 funding provides 100% reimbursable state funds to each municipality for local roadway improvements. Funds must be allocated to roadway projects, such as resurfacing and related work and other work incidental to the above such as preliminary engineering. Potential funding for project design costs associated with roadway improvements.

**Clean Water Act, Section 319 Program.** The Section 319 program of the federal Clean Water Act is administered by MA Department of Environmental Protection (DEP). It provides a matching grant funding for projects addressing the prevention, control, and abatement of nonpoint source (NPS) pollution.

**Clean Water Act, Section 604b Program.** The Section 604b program of the federal Clean Water Act is administered by MA Department of Environmental Protection (DEP). Section 604b provides grant funding for water quality assessment and management planning. No local match is required for the 604b program.

**Commonwealth Corporation.** The Commonwealth Corporation is a quasi-public entity dedicated to work force development and training issues. Commonwealth Corporation provides grants and technical assistance on youth employment and youth training issues through the Youth Works program, as well as industry sector training grants through the Workforce Competitiveness Trust Fund. They also operate the Work Force Training Fund which provides grants for training new and existing workers to businesses to strengthen and learn new skills and enhance overall competitiveness.

**Community Development Block Grant Program (CDBG).** A federally funded program designed to help small cities and towns meet a broad range of community development needs. DHCD operates an annual solicitation for CDBG funding. Projects must meet one of three national thresholds to qualify: benefit to 51% of more low and moderate income persons; elimination of slums and blight; or a critical emergency (e.g. tornado or hur-

ricane impacts). Eligible CDBG projects include but are not limited to housing rehabilitation or development, infrastructure, community/public facilities, removal of architectural barriers to allow access by persons with disabilities.

**Collaborative Workspace Grants.** Collaborative Workspace Grants are a Massachusetts initiative to encourage innovation, community-based entrepreneurship, co-work and share work space. The Collaborative Workspace grant program began in 2016 and is administered by MassDevelopment. Funds can be used for capital improvements and programming.

**District Improvement Financing (DIF).** District Improvement Financing utilizes the incremental new tax revenue generated through redevelopment and revitalization activities in a designated DIF District, which could be the South Hadley Falls URRP area. Municipalities continue to receive the benefit of the base real estate tax revenues along with inflationary increases. DIF can be used in a pay-as-you go with incremental revenue being set aside in a designated account, or through a DIF bond. In the case of a DIF bond, the incremental new real estate tax revenues are used to repay the bonds. The community has access to a larger sum for capital projects at the front end. DIF can be used for a wide range of improvements and services related to commercial revitalization and redevelopment. DIF can be a source of local match funding for grant programs and for implementation of the URRP programs.

**FAST.** Fixing America's Surface Transportation Act (FAST) extended federal transportation funding for roads, transit, freight, and alternative transportation. Alternative transportation includes the transportation enhancement program. This five-year extension of federal transportation funding enables the states and local regions to access continued federal funding for transportation improvements, which must first be prioritized on the local regional level through the Transportation Improvement Plan or TIP. Pioneer Valley Planning Commission administers the TIP in collaboration with MassDOT.

**Historic Rehabilitation Tax Credits (State and Federal).** Since April 2004, the Massachusetts Historic Rehabilitation Tax Credit program (MHRTC) has been catalyzing the rehabilitation, reuse and revitalization of historic properties across the Commonwealth. The MHRTC allows the certified rehabilitation of an income-producing property to receive up to 20% of the cost of certified rehabilitation expenditures in state tax credits. This credit, many times coupled with the Federal Rehabilitation Tax Credit, is a critical source of attaining project feasibility. The credits can be sold to a third party investor for funds which are often put back into the project. The credit program makes evi-

dent the economic and community benefits of preservation. All projects must have the potential or be already listed on the National Register of Historic Places and adhere to the Secretary of the Interior's guidelines for historic preservation.

**HOME Investment Partnership Program.** The HOME Investment Partnerships Program (HOME) provides formula grants to States and localities that communities use - often in partnership with local nonprofit groups - to fund a wide range of activities including building, buying, and/or rehabilitating affordable housing for rent or homeownership or providing direct rental assistance to low-income people. HOME is the largest Federal block grant to state and local governments designed exclusively to create affordable housing for low-income households. For South Hadley, HOME funds are available through MA Department of Housing & Community Development. HOME funds are typically used by housing developers of affordable housing.

**Land and Water Conservation (LAWCON).** LAWCON is federal funding administered by the states which provides a 50% matching grant for total project-related allowable costs for the acquisition of land and the development of park and outdoor recreational facilities. LAWCON funds are administered by DCR. All projects must be included in the Town's approved Open Space and Recreation Plan.

**MassWorks.** MassWorks is an annual grant program operated by the Commonwealth that promotes economic development and job creation through improvements to streets, sidewalks, and other specified infrastructure. MassWorks can also be used to fund infrastructure necessary for key housing developments that include affordable housing. Eligible activities include design, construction and/or reconstruction of existing and or newly relocated streets, sidewalks and related infrastructure. This program is a potential source of funds for URP projects involving roadway/transportation, streetscape, public utilities infrastructure, as well as bridge improvements.

**Massachusetts Preservation Projects Fund (MPPF).** The MPPF is grant program administered by the Massachusetts Historical Commission and provides worthy projects related to preservation, including both historic and archeological initiatives, funding. Funds can be used for planning, assessment, as well as capital and preservation-maintenance projects. This is a matching grant program.

**New Market Tax Credits (NMTC).** The New Market Tax Credits Program is a federal tax incentive to encourage investment in lower-income communities, and is available in designated areas determined by the Secretary of the Treasury, including the South Hadley Falls area (Census Tract 8211). The NMTC Program

aims to break the cycle of disinvestment experienced by communities, such as South Hadley Falls, by attracting the private investment necessary to reinvigorate local economies. NMTCs attracts private capital into lower-income communities by permitting individual and corporate investors to receive a tax credit against their federal income tax in exchange for making equity investments in specialized financial intermediaries called Community Development Entities (CDEs). CDEs sell NMTCs to investors seeking tax shelter (credits), and use the proceeds to invest in community-serving projects.

Eligible activities for NMTC investment include small and large businesses, manufacturing facilities, community health centers, alternative energy, mixed-use real estate development, community facilities, and retail.

Massachusetts serving CDEs include quasi-publics, such as MassDevelopment and Massachusetts Housing Investment Corporation (MHIC); bank-related funds such as TD Community Development Corporation; regional entities such as Boston Community Capital; and national nonprofit entities, such as LISC (Local Initiatives Support Corporation), the AFL-CIO Investment Trust Fund with Building America CDE, The Community Builders, and Housing Partnership Network.

**Opportunity Zone.** The Opportunity Zone program was created by the federal Tax Cuts & Jobs Act of 2017. The South Hadley Redevelopment Authority and the Town successfully requested the Governor to designate Census Tract 8211 to be an Opportunity Zone, which was approved by the US Secretary of the Treasury. Opportunity Zones are federal tax incentives to encourage private investment in qualified census tracts. Opportunity Zone (OZ) designation is effective for ten years through 2026.

Private investment in OZs confer significant tax benefits for longer-term investments to incent private investment. Unlike, the use of other tax incentive programs, such as LIHTC (Low Income Housing Tax Credits) or NMTC (New Market Tax Credits), which are available through a competitive application process, OZ investments automatically qualify without a special application. There is also no annual cap on Opportunity Zone tax benefits.

OZ tax benefits include a temporary tax deferral for capital gains reinvested in a Qualified Opportunity Fund (QOF); a step-up in a qualified basis for any investment held in a QOF – five-year investment period begets a 10% basis increase or a seven-year investment period begets a 15% basis increase; and a permanent exclusion of capital gains from the sale or exchange of an invest-



ment in a QOF held for at least ten years.

These attractive tax benefits can be used to induce investors – banks, investment and pension funds and high-worth individuals – to invest in projects in Opportunity Zones, which includes the South Hadley Falls URRP area.

**Property Assessed Clean Energy (PACE).** PACE is a new funding mechanism in the Commonwealth managed by MassDevelopment that enables commercial, industrial and multi-family property owners in a district or target area to undertake long-term financing, similar to a betterment, for energy conservation and clean energy improvements, including gas line extensions, which may have a longer return on investment payback period. PACE obligation, like a betterment, is transferred to subsequent property owners in cases of property sales.

**Parkland Acquisition and Renovations for Communities (PARC) and Local Acquisitions for Natural Diversity (LAND) Grant Programs.** The PARC and LAND Grants provide financial assistance to city and town conservation commissions to acquire critical open space. The open space must be used for conservation or passive recreation purposes. PARC Grants aid cities and towns in acquiring, developing, and renovating park and outdoor recreation facilities. LAND Grants assist municipal conservation commissions acquiring land for natural resource

and passive outdoor recreation purposes. The MA Department of Conservation and Recreation administers the LAND and PARC grant programs. Projects seeking LAND and PARC funding should also be included in the Town's Open Space & Recreation Plan.

**Trails Program.** The Massachusetts Recreational Trails Program is a federally funded program administered by the MA Department of Conservation and Recreation, which provides grants for project costs ranging from \$2,000 to \$50,000. Larger grants are possible with projects with multi-community benefits. Grants are awarded for a variety of trail protection, construction, and stewardship projects

**Transportation Enhancement Program.** A federal program that provides funding for a wide range of non-traditional surface transportation projects. Examples include development and improvement of pedestrian and bicycle facilities and safety education programs, acquisition or improvements of scenic or historic sites related to transportation, preservation of abandoned railway corridors, alleviation of environmental impacts on water quality or wildlife, and other projects. Streetscape, multi-use paths used for commuting, streets in the URRP Area may be eligible for funding from this program. Water transportation projects can also be funded.

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## 12.02 (5) Local Approvals & MEPA

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Upon conditional approval of the URP by DHCD, the SHRA will begin the local approval process and conduct the appropriate public hearings.

The Massachusetts Environmental Policy Act (MEPA) Environmental Notification Form (ENF) for the URP has not yet been filed by the SHRA, but a copy will be sent to DHCD when the document is submitted for review by the Secretary of Energy and Environmental Affairs (EEA). The SHRA has hired a consultant, BSC Group, to prepare the ENF and anticipates submittal in early August 2019. The SHRA understands that any DHCD approval issued prior to receipt of the Secretary's Certificate will be conditional upon completing the MEPA process.

### A. Declaration of Necessity



TO BE INSERTED BY SHRA:

- Declaration of Necessity





## B. Public Hearing

The South Hadley Selectboard held a public hearing on the draft South Hadley Urban Redevelopment & Renewal Plan on \_\_\_\_\_, 2019.

A copy of the published public hearing notice appeared in the Town Reminder on \_\_\_\_\_, 2019, which provided over fourteen (14) days advanced notice to the public of said public hearing.

The minutes of the public hearing, sign-in sheets, and media coverage of the public hearing follow.



TO BE INSERTED BY SHRA:

- Public Hearing Posted Public Notice





TO BE INSERTED BY SHRA:

- Public Hearing Published Notice



TO BE INSERTED BY SHRA:

- Public Hearing Minutes





TO BE INSERTED BY SHRA:

- Public Hearing Sign-In Sheets



## C-1. South Hadley Selectboard Approval

The Selectboard has reviewed and considered the South Hadley Falls Urban Redevelopment and Renewal Plan (URRP) following the public hearing and has voted to approve the South Hadley Falls Urban Redevelopment & Renewal Plan at their regular meeting on \_\_\_\_\_, 2019.

A copy of the resolution approving the South Hadley Falls Urban Redevelopment and Renewal Plan follows.





TO BE INSERTED BY SHRA:

- SELECTBOARD RESOLUTION APPROVING SOUTH HADLEY FALLS URRP (Certified Copy)



## C-2. Town Meeting

The South Hadley Falls Town Meeting has voted to approve the South Hadley Falls Urban Redevelopment and Renewal Plan at the \_\_\_\_\_, 2019 Town Meeting.



TO BE INSERTED BY SHRA:

- Town Meeting Warrant Article





TO BE INSERTED BY SHRA:

- Certified Copy of Town Meeting Vote



## D. Planning Board

The South Hadley Planning Board has met and reviewed the South Hadley Falls Urban Redevelopment and Renewal Plan (URRP) and has found the South Hadley Falls URRP to be based on a local survey and to be aligned with the goals and objectives of the South Hadley Master Plan. A formal resolution by the South Hadley Planning Board making these findings was adopted on \_\_\_\_\_, 2019, and the resolution follows.





TO BE INSERTED BY SHRA:

ADOPTED RESOLUTION BY SOUTH HADLEY  
PLANNING BOARD  
(Certified Copy)



## E. Massachusetts Historical Commission

The Massachusetts Historical Commission (MHC) was notified by letter dated \_\_\_\_\_, 2019 of the public hearing on the South Hadley Falls Urban Redevelopment and Renewal Plan. A copy of the public notice was included with the letter to MHC. A copy of the correspondence follows.



TO BE INSERTED BY SHRA:

- Notice to MHC re: Public Hearing





TO BE INSERTED BY SHRA:

- Response, if any, from MHC regarding Plan.



## F. Opinion of Counsel

The letter from SHRA's legal counsel certifying that proposed Plan is in compliance with the applicable laws can be found on the following page.





TO BE INSERTED BY SHRA:

- Opinion of Counsel letter



## 12.02 (6) Site Preparation

### Site Preparation

The South Hadley Falls Urban Redevelopment and Renewal Plan (URRP) project area consists of 290 acres. It is located in the historic canal village on the Connecticut River, just across the Memorial Bridge from Holyoke. The Falls is where the first navigable canal in the US was constructed, which spawned industry and trade. It is a densely developed and populated area. There are several significant topographic features in the South Hadley Falls URRP district, most notably the Connecticut River on its southwestern edge. Buttery Brook winds through the center of the Falls, draining into the Connecticut River and bifurcating the URRP district. Significant portions of Buttery Brook are currently encapsulated. Other topographic features include outcroppings of ledge and rock and significant slopes, particularly on the northeastern edge of the district.

To add value and amenities to the South Hadley Falls URRP district, two multi-use paths are planned. One is along the South Hadley side of the Connecticut River, extending from the Chicopee/South Hadley municipal line northward to underneath the Memorial (Route 116) Bridge, and northward towards Route 202 and Canal Park.

The second planned multi-use path runs parallel to and along both sides of Buttery Brook, and extends from the Gaylord Street area southward to the Connecticut River. The SHRA is proposing the daylighting of Buttery Brook. As part of site preparation, the SHRA intends to work with the Town to request that the Secretary of Environmental Affairs designate South Hadley

Falls as a densely-developed area per the definitions at 310 CMR 10.04. This would allow the Buttery Brook setback to be defined as twenty-five feet on each side per the Massachusetts River Protection Act. This is a key step affecting the size of the potential development area for the new development parcels 1, 2, 3, 4 and 7, which are identified in Figure 10-1, New Development Parcels, and Table 10-1, Planned Disposition Parcels.

The banks of the Connecticut River are a major feature in the South Hadley Falls URRP district. Riverfronts historically have frequently been found to be former settlement and hunting sites for Native Peoples in Massachusetts. As such, redevelopment site preparation activities will include an archeological reconnaissance survey along the Connecticut Riverfront area and, as needed, near Buttery Brook. The SHRA intends to consult with professional archeologists and the Massachusetts Historical Commission on the geographic scope of any archeological reconnaissance surveys. Depending upon the results of the archeological reconnaissance studies, additional archeological work may be needed. The Town of South Hadley has filed a preliminary application to the Massachusetts Historical Commission, at the request of the SHRA, for Massachusetts Preservation Project Fund grant funds to undertake the archeological reconnaissance studies.

Brownfields site assessment and remediation will be another needed site preparation activity. South Hadley Falls was the historic locus of industry, including paper mills and coatings factories in South Hadley. The MA DEP database on waste sites and reportable releases indicates that there are twenty-five cases of reportable releases in the South Hadley Falls URRP target area, which is 25% of all listings in South Hadley. The South Hadley

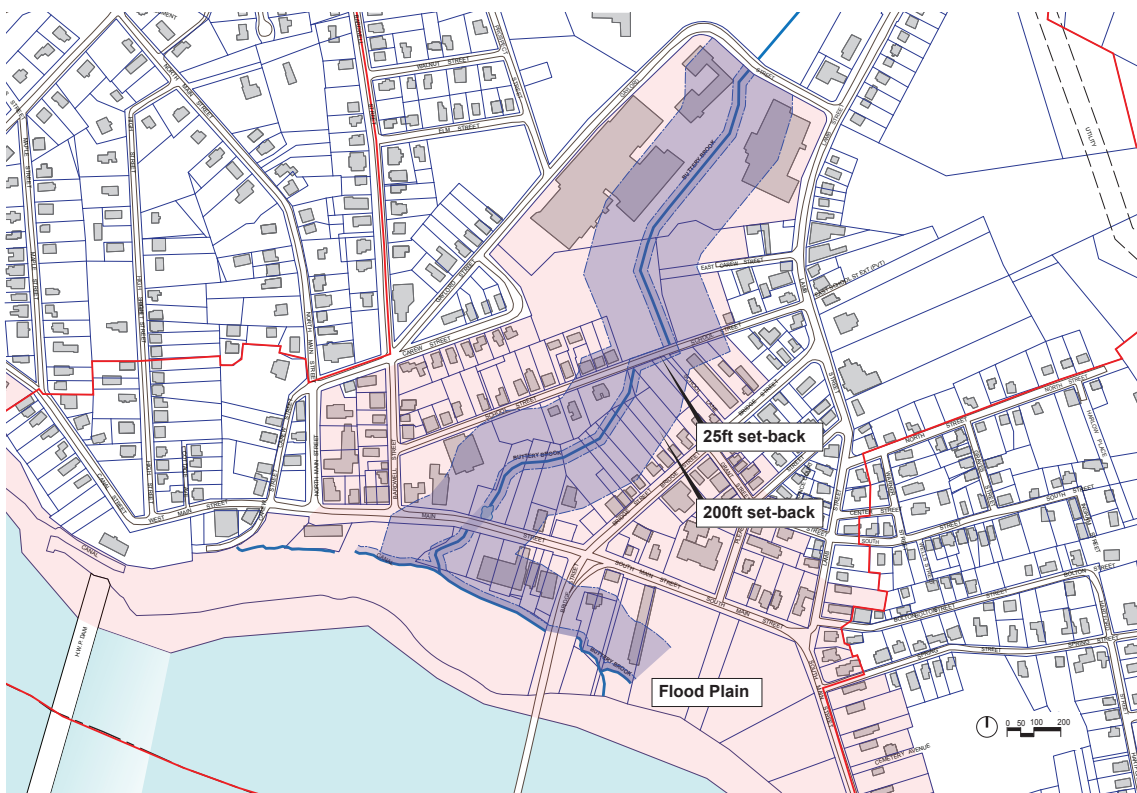
Falls URRP district represents only 2.2% of the Town's land area. Although many of these releases have been closed, several owners have indicated that brownfields issues remain. As such, brownfields site assessment activities will likely be needed for the redevelopment sites. Site assessment will be needed before clean-up or remediation costs can be determined.

The privately-owned parcels scheduled for acquisition will be investigated as part of due diligence and during acquisition activities. Hazardous conditions will be addressed in accordance with applicable state and federal regulations. Should these investigations identify any environmental contamination, the funding for any necessary remediation will be provided through an adjustment to the market value of the property, and an offset to the disposition proceeds will be made to reflect the diminution in value caused by the presence of such contamination. The SHRA may also pursue site assessment and remediation assistance from state and federal sources. The SHRA anticipates undertaking some environmental activities on parcels where an owner or developer does not undertake the remediation, to reduce environmental uncertainty and make the parcels more attractive for development. It is likely that additional parcels will require remediation for heretofore unknown contamination.

In addition to these site preparation activities, many of the proposed development sites will require demolition and removal of existing structures, particularly for development sites 1, 2, 4, 6A, 7 and 8. (See Map Plate 1-H1.) Many of these properties have structures that were built prior to 1978, and likely have surfaces with lead paint. Some buildings may also have asbestos, other contaminants and hazardous substances. Site preparation activities will include the demolition and removal of buildings, the removal and proper disposal of any asbestos, contaminants, hazardous substances, and/or lead as required for building demolition activities. To the extent feasible, the contractor will recycle demolition debris. Any open excavations will be backfilled with on-site soils or important clean filled and graded and compacted, as needed. Site grading may be altered slightly to facilitate drainage. Erosion and sediment controls will be used to control storm water. Fencing will be erected around demolition and construction sites as a public safety measure.

Access to new development parcel # 4 at the corner of Lamb and Gaylord will require one to two curb cuts in order to provide new street access. Access to this area has previously been through the driveway at 28 Gaylord, which will become part of a separate parcel. It is anticipated that the redeveloper of this parcel will construct the new access point(s).

Figure 6-1. Buttery Brook Densely Developed Area Setback.



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## 12.02 (7) Public Improvements

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### Public Improvements

The South Hadley Falls Urban Redevelopment and Renewal Plan (URRP) has identified a range of physical public improvements to advance its vision of a walkable Canal Village, including a gateway entrance to the Falls; traffic, parking and safety improvements; utilities; connectivity and access improvements, streetscape and placemaking. These public improvements are designed to enhance the image of South Hadley Falls; to create a more attractive, better connected and safer physical environment that will attract visitors and residents to the commercial district for eating, shopping, recreation, living and working. Moreover, the public improvements are designed so that two major assets of the Falls can be accessed, utilized and enjoyed, namely the Connecticut River waterfront and Buttery Brook. Both of which are nearly hidden today.

The public improvements are designed to foster an environment that is more conducive to private investment, so that the private sector will open new businesses, develop new housing, commercial and mixed-use developments. The development of an attractive streetscape and public realm with recreational opportunities provides a framework for investment that diminishes risk for private investors in South Hadley Falls.

As part of the South Hadley Falls URRP, the SHRA intends to work closely the Town of South Hadley, South Hadley Fire District 1, South Hadley Electric Light Department (SHELD), as well as state and federal agencies on the funding, design, permitting, construction, operations and maintenance of the public improvement projects set forth here in Table 7-1. Public Improvements in South Hadley Falls by Phase. Plate 1L-1 on page 51 depicts the location of the planned Public Improvements in South Hadley Falls.



Table 7-1. South Hadley Falls URRP Public Improvements by Phase.

Project Number	Public Improvement	Short-Term	Mid-Term	Long-Term
		0 to 6 years	7 to 14 years	15 to 20 years
PI-1	Bridge and Main Street –Create a Gateway approach to South Hadley Falls with intersection improvements and enhanced safety for pedestrian and bi-cyclists based on a multi-disciplinary approach (engineering and landscape design) with a public consultation process.	X		
PI-2	Main Street and Lamb – Upgrade the intersection by install traffic calming measures and pedestrian crosswalks for slowing traffic and increased safety of persons, particularly children accessing the Beachgrounds, whether by foot or bicycle.	X		
PI-3	Streetscape Improvements using a Complete Streets approach, including traffic calming, sidewalks, crosswalks, street trees, and lighting along Main Street from Canal and Main to Lamb Street and Main Street.	X		
PI-4	Streetscape Improvements – Bridge Street from Main to Lamb, including sidewalks, crosswalks, street trees, seating and lighting.		X	
PI-5	Buttery Brook Daylighting Study and Plan	X		
PI-6	Buttery Brook Path – daylighting and connection from Main Street to the River – initial phase. Does not include acquisition costs.	X		
PI-7	Buttery Brook Multi-Use Path Main Street to Gaylord – phased approach.	X	X	X
PI-8	Small outdoor amphitheater at Buttery Brook -- grading, seating, landscape.	X		
PI-9	Provide for safer streets, including traffic calming on School Street between Lamb and Bardwell.		X	X
PI-10	Storm water Management and Drainage Improvements on streets throughout the URRP area.	X	X	X
PI-11	Multi-use path along Connecticut River that can be enjoyed by walkers and bicyclists.	X		
PI-12	Fiber-optic upgrades in the Falls.	X	X	
PI-13	Main Street parking lot upgrade.	X		
PI-14	Sidewalks and Crosswalks Upgrade – both sides of all streets in the Falls and ADA compliance upgrades.	X	X	X
PI-15	Intersection and Landscape Improvements at Bridge Street and Lamb Street.			X
PI-16	Street repaving and reconstruction on collector and arterial streets.	X	X	X

Table 7-1. South Hadley Falls URRP Public Improvements by Phase. (Cont.)

Project Number	Public Improvement	Short-Term	Mid-Term	Long-Term
		0 to 6 years	7 to 14 years	15 to 20 years
PI-17	Continue, sustain and expand transit service in the Falls.	X	X	X
PI-18	Route 116 Bridge enhancements between the Falls and Holyoke, including a bike path across the bridge and the use of art/ architectural lighting.	X		
PI-19	Wayfinding.		X	
PI-20	Interpretative signage for historic walks*.	X	X	
PI-21	Interpretative signage for riverfront amenities*.		X	
PI-22	Public Art -- Main Street and Buttery Brook Path.		X	
PI-23	Public Art and lighting on Route 116 Bridge.			X
PI-24	Community Garden area along Buttery Brook adjacent to planned 40R housing area.	X	X	
PI-25	Restoration and Interpretation of the South Hadley Falls first navigable canal. Steps include commissioning an archeological study of the riverfront area; undertaking a historic resources report/ feasibility study; a plan and implementation strategy for the actual restoration and interpretation of South Hadley's first navigable canal in the US			X
PI-26	Development of a pier north of canal for ferry/boat launching area.			X
PI-27	Smith Park Landscape Upgrade & Enhancements.	X		
PI-28	Additional Amenities in Texon Riverside Park and throughout the Falls to foster walking for all ages and abilities.	X		
PI-29	Wi Fi Hot Spot(s) throughout the Falls.	X		
PI-30	Remove rubble piles from riverfront; re-seed and re-grade as needed.			X
PI-31	Development of look out points along the Connecticut River and Buttery Brook.	X	X	X
PI-32	Designate and sign healthy walking routes in South Hadley Falls.	X		
PI-33	Undertake a study of traffic flow, including a review of one-way and two-way street options for Bolton and other nearby streets.	X		
PI-34	Upgrade parking area and circulation area by the riverfront at Beachgrounds Park.		X	

## The Gateway to the Falls: Bridge & Main Streets

Bridge and Main Streets is the gateway and point of arrival in South Hadley Falls. It marks the arrival point for people traveling northerly across Memorial Bridge (Route 116) from Holyoke, and people coming from Route 33 (Memorial Drive) from Chicopee to the Falls. Three of the new development parcels to be created by the South Hadley Falls URRP look onto Bridge & Main Streets. Redesigning the intersection to reflect its status as a key gateway to the Falls and the related streetscape enhancements is important framework to encourage new private investment in the Falls.

Safety is also a key consideration for the redesign of Bridge and Main Streets intersection, which has the highest number of crashes of all intersections in the Falls. There were 19 crashes in the period 2011-2013. This is the second highest crash location in the entire Town of South Hadley per Pioneer Valley Planning Commission (PVPC). The pedestrian crosswalks which consist of only a painted outline, which is substantially faded.

The Bridge and Main Streets intersection has generated a lot of interest in the urban redevelopment and renewal planning process. The SHRA has established two key goals for the intersection, namely to establish the Main and Bridge Street intersection as an attractive gateway to South Hadley Falls and to make design improvements that assure safe passage and travel for pedestrians, along with bicyclists, and motor vehicles, including trucks and transit.

The SHRA will undertake an engineering and design study to address improvements to the intersection of Bridge Street and Main Street to improve safety for pedestrians, bicyclists, and motorists, including transit buses and trucks, in addition to functioning as the historic gateway to South Hadley Falls. The engineering and design study process will include a robust public consultation process inviting users and abutters to participate.

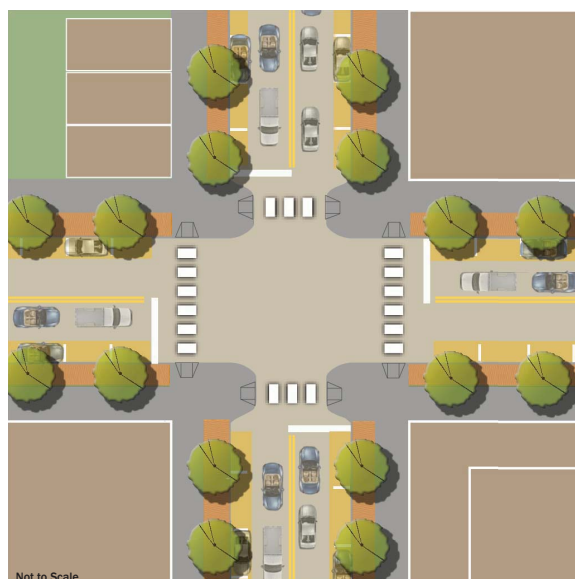
Three alternative concepts for the approach to Bridge Street and Main Street have been initially identified during the South Hadley Falls URRP planning process. The engineering and design study will analyze current and projected traffic flows by all modes, safety, and design considerations to spur revitalization and create a more walkable historic Canal Village. The planned engineering and design study will assess the preliminary alternative concepts and develop other alternatives as may be warranted in accordance with the goals and objectives of the South Hadley Falls URRP.

The initial three alternative concept plans for the Bridge Street & Main Street intersection in alphabetical order (and no order of preference) are:

1. “Main Street – Extended Curb Intersection”;
2. Protected Intersection; and
3. Roundabout Intersection Design.

Concept drawings depicting each alternative are pictured as follows in Figure 7-1 through Figure 7-3.

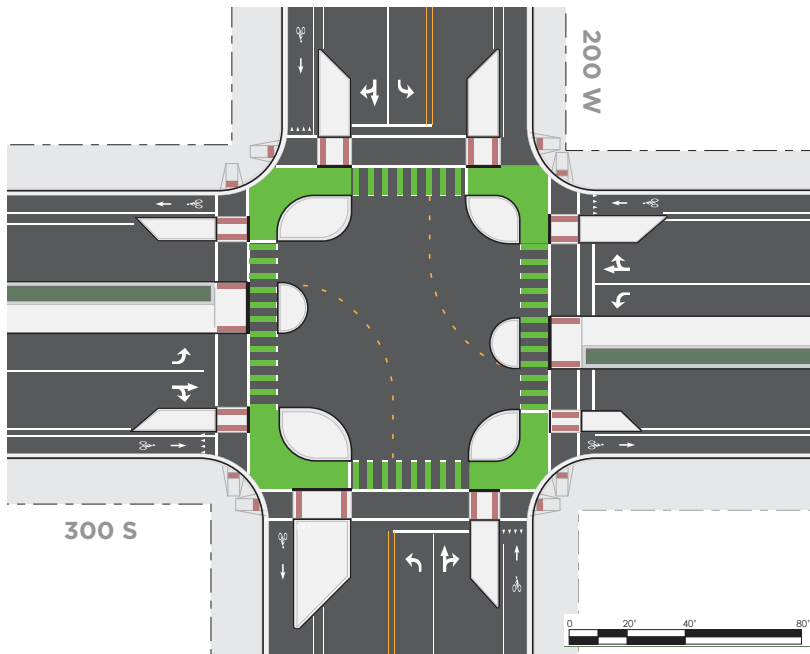
Figure 7-1. The Main Street - Extended Curb Intersection Approach.



- Development Zone:** Development should be pedestrian-oriented with narrow setbacks and an active street environment.
- Sidewalk Zone:** The pedestrian walk area is of sufficient width to allow pedestrians to walk safely and comfortably. Pedestrians are the on a main street.
- Green Zone:** The primary travel way for vehicles. A shared vehicle zone has mixed traffic (cars, trucks, buses and bicycles).
- Motor Vehicle/ Shared Vehicle Zone:** Consists of the area between the sidewalk zone and curb. Includes street trees and other landscaping, as well as interspersed street furnishings and pedestrian-scale lighting in a hardscaped amenity zone.
- Parking/ Transit Zone:** Accommodates on-street parking and transit stops. Width and layout may vary.

Source: North Carolina Complete Streets Guide.

Figure 7-2. The Protected Intersection.



The protected intersection has corner safety islands and is designed to define traffic movements at the intersection of two separate bike lanes along with separate motor vehicle lanes.

Source: Alta, Salt Lake City intersection design using the protected intersection model.

Figure 7-3. The Roundabout Intersection.



Conceptual round-about at Main and Bridge Streets to calm traffic, improve crossings and create a sense of arrival.



Source: (above) Federal Highway Administration, Intersection Safet, <http://safety.fhwa.dot.gov/intersection/innovative/roundabouts/fhwa-sa08006/>



## Intersection Improvements

In addition to the Gateway intersection of Bridge and Main Street, two other intersections are slated for improvement, namely Bridge and Lamb Street and Main Street and Lamb Streets. Safety is a key consideration for both intersections, particularly safety for all modes of travel – pedestrian, bicyclists, and motor vehicles.

The intersection of Bridge and Lamb Street had eight crashes for the 2011-2013 period, making it one of the top ten crash sites in South Hadley, and part of the top three crash sites in South Hadley Falls.

The Main and Lamb Street intersection is a key crossing area for where children and youth from the residential neighborhood cross Main Street to access the Beachgrounds Park, with its recreational and athletic facilities. Westbound traffic along Main Street tends to speed, particularly during after school and rush hours, when young people wish to cross the street. Speeding traffic was also observed on weekends. Currently, there are no marked crosswalks enabling pedestrians to safely cross Main Street at Lamb Street. The Main Street and Lamb intersection will be upgraded with traffic calming measures, pedestrian crosswalks for slowing traffic and increased safety of persons walking and bicycling, especially youth and children going to and from the Beachgrounds.

## Streetscape Improvements

Streetscape improvements using a Complete Streets approach, including traffic calming, sidewalks, crosswalks, street trees, and decorative lighting along Main Street/ West Main Street from Canal Street to Lamb Street is planned, as well as along Bridge Street from Main to Lamb. Sidewalks will be repaired or replaced and made handicapped accessible/ ADA compliant. Decorative landscape elements will be included as part of the streetscape, such as banners and street furniture – planters, benches and trash receptacles.

## Buttery Brook

Buttery Brook is today an ignored and forgotten waterway with overgrown vegetation and trash where it is somewhat visible in the Falls, and overgrown with unkempt grasses where it is encapsulated and invisible. The Buttery Brook waterway traverses the center of the Falls and divides the URRP area almost in half. The pathway of Buttery Brook can connect the business/ industry area along Gaylord Street with Main Street in the Falls. As a part of the public improvements, a daylighting study and plan will be undertaken for Buttery Brook and then implemented. A multi-use path providing a new pedestrian and bicycle connection in the Falls along Buttery Brook is planned that will connect with the multi-use/bike path along the Connecticut River. A small

Figure 7-4. View of potential Buttery Brook Multi-use Path.





outdoor amphitheater near Main Street by Buttery Brook is envisioned to help foster a sense of place. This improvement will provide a much-needed “in-fill” connection along Main Street enabling a more continuous series of active uses along the Falls’ Main Street commercial area. In addition, Buttery Brook pathway is seen as location for public art installations.

## Connecticut Riverfront Multi-Use Path

Riverfront access, including visual access, is extremely limited in the Falls. The Connecticut River and the view of the Holyoke Dam has the potential to be a recreational amenity and attraction. The development of a Connecticut River bike/ multi-use path in the Falls, with a priority of connecting the Beachgrounds Park with Texon Park was a recommendation in the recent South Hadley Comprehensive Bicycle and Pedestrian Plan prepared by the Pioneer Valley Planning Commission. In addition, the development of look out points along the Connecticut River, including at the mouth of Buttery Brook would enhance the visitor/ user experience. Additional amenities to foster walking for all ages and abilities in the Texon Riverside Park would improve access to the river for all. Removal of the rubble piles left from prior construction remains, with subsequent reseeded and regarding are an additional desired improvement that can be dovetailed with the development of the multi-use path along the Connecticut River.

## Safety and Traffic Calming

To provide for safer streets and a more walkable neighborhood and commercial area in South Hadley Falls, traffic calming measures will be undertaken along School Street between Lamb and Bardwell, and along Main Street from Canal Street to Lamb. Traffic calming measures may include bumpouts, crosswalks, raised crosswalks, landscaping and street trees. Drivers seeking to avoid the Bridge and Lamb Streets intersection and the traffic light, frequently cut down School Street, often speeding down a residential street where St. Patrick’s recreation hall is also situated. Three of the top ten crash sites in South Hadley are in the Falls, although the Falls represents only 2.2% of the Town’s land area.

To enhance safety and traffic flow, the SHRA working with the Town intends to study two-way street options for Bolton Street and other nearby residential streets that are just northeast of the Main and Lamb Street intersection. The results of this study may adjust traffic flow patterns and suggest some redesign of

## Bicycling & Economic Development

In 2012, the more than 60 million recreational bicyclists in the U.S. spent nearly \$47 billion on meals, transportation, lodging, gifts and entertainment. Downtown and local business districts can benefit from supporting bicycle trips in a variety of ways:

- People who ride bikes buy other things too. Bike- accessible business districts should consider retail attractions that cater to bike customers’ needs.
- People on bikes are more likely to make repeat trips to local shopping areas.
- Bicycling tourists pay for food, travel and lodging while on vacation.
- Employees who ride bikes can save their companies money on health insurance premiums.

Bike-friendly business districts include:

- Clearly marked bike lanes and bike/ multi-use paths.
- Bike racks and bike corrals.
- Bike-oriented wayfinding signage.

For more information on bicycling and economic development, visit the League of American Bicyclists (<http://www.bike-league.org/>) and the Alliance for Biking & Walking.

streets and sidewalks in this area. It is the intention of the SHRA to follow-up with implementation actions following the engineering study and public input by neighborhood residents.

Streets

The SHRA will work with the Town of South Hadley to upgrade street conditions, particularly of collector and arterial streets in the South Hadley Falls URRP area. Many streets show pavement distress and cracking attributable to ponding, an indicator of needed storm water management and drainage improvements. Storm water management and drainage improvements are a related public improvement identified by the SHRA for the South Hadley Falls URRP. Street upgrade of pavement conditions and reconstruction where necessary will be undertaken in cooperation with the Town on a continuing basis through the implementation period of the URRP.

PVPC undertook an assessment of pavement distress on functionally classified roadways, including arterial, major and minor streets in 2015-2016. Eighty-six (86) street segments were analyzed including eighteen segments in the South Hadley Falls URRP area, covering 13,797 LF of roadways, approximately 2.6 miles. Pavement distress data was analyzed using PavementView software to develop an Overall Condition Index (OCI) rating. Over half (55.6%) of the arterial and collector street segments

in the South Hadley Falls URRP area were rated as fair or failed. Nearly two-thirds (62%) of the arterial and collector roadway length is considered fair or failed.

Pavement Management

Extensive research on pavement and roadway surfaces shows that the investment in pavement maintenance and preservation (such as resurfacing activities) extends the overall life of the roadway and minimizes life-cycle costs, as shown in Figure 7-5. Waiting until a road is significantly deteriorated often requiring total reconstruction is significantly more expensive (as much as six to ten times more expensive). Consequently, it is financially smarter to resurface slightly deteriorated roadways before addressing the roads in the poorest condition which require total reconstruction.

The pavement management rating system assesses pavement surfaces and produces a pavement condition index score. Pavement Condition Index (PCI, also known as the Overall Condition Index – OCI) scores range from Excellent to Failed and can be categorized into five ranges, as shown in Table 7-2.

Implementing a Pavement Management System (PMS) allows communities to plan their roadway repairs and maintenance in a cost-effective manner that can be easily justified and understood.

Figure 7-5. Pavement Management Curve.

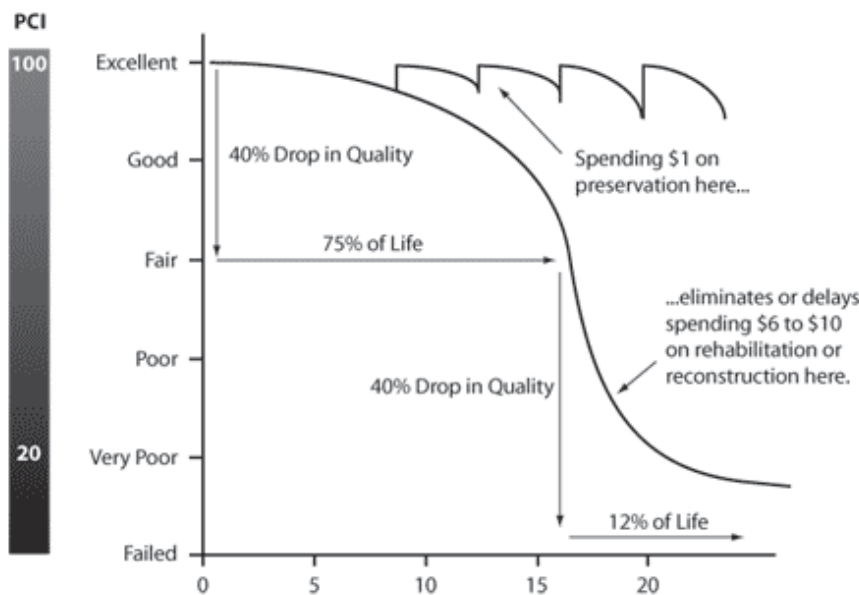


Table 7-2. Pavement Condition Index Ranges.

Condition	Maintenance Need	PCI Score	Action Needed
Excellent Condition	New; In need of no immediate maintenance	88-100	No Action Needed
Good Condition	May be in need of crack sealing or minor localized repair	68 to 87	Routine Maintenance
Fair Condition	Pavement surface in need of surface sealing or thin overlay	48 to 67	Preventive Maintenance
Poor Condition	Pavement structure in need of additional thickness to resist traffic loading	21 to 47	Structural Improvement
Failed Condition	In need of full depth reconstruction and reclamation	0 to 20	Base Rehabilitation

## Parking

Two parking lots are proposed for upgraded, including pavement, lighting and landscaping. One parking lot is on the south side of Main Street, located between Bardwell and Carew Streets, across from the Egg & I. The Main Street parking lot lacks visible striping and the pavement area is poor. The second parking area is at the Beachgrounds Park, which needs a similar upgrade, as well. It is also anticipated as redevelopment occurs, better management of the existing parking supply, encouraging use of alternative modes – walking and bicycling, as well as additional parking may be needed. A portion of redevelopment site parcel # 2 (see Figure 10-1 or Plate 1-H1) is already paved and can be used as an interim parking facility, after the property is vacated by SHELD. Parking will also be part of the reuse of redevelopment site # 2.

The proposed parking improvements will support commercial, residential and recreational/ cultural development within the South Hadley URRP. A survey of parking supply and demand was performed to assess the need for parking. The survey indicated that the parking supply is in ample supply. During peak events at the Library or Town Hall, there is reduced parking vacancies and parkers may need to walk 1 block to their destination. As redevelopment proceeds, the need for additional parking is anticipated. Upgrading the existing lots and better parking management, including shared-use parking is estimated to meet increased demands.

## Transit

Transit service within the past few years was reestablished by Pioneer Valley Transit Authority for South Hadley Falls with connections to the Center, Holyoke and Chicopee. Sustaining and expanding transit service, providing a transportation option for households with no or only one car, as well as for youth and seniors is desired. As a part of supporting continuing transit service, bus stops, seating and shelters will be transit-supportive street furniture that will be included in public improvements.

## Pedestrian Amenities, Sidewalks and Crosswalks

An on-going program to improve and upgrade crosswalks and sidewalks throughout the Falls URRP area will be undertaken. Sidewalks will be upgraded to assure accessibility for all, and compliance with ADA standards. Sidewalks, in some places, are currently missing on both sides of streets in the URRP area. As part of developing a more walkable Canal Village and pedestrian recreational amenities, designation and signage of healthy walking routes in the Falls will be undertaken, providing another incentive to come to and spend time in the Falls. This is a public improvement that supports better health amongst Falls residents, as well.

## Accessibility

As part of revitalization and redevelopment, it is important to ensure that the commercial district, recreational amenities and walkable areas are physically accessible to all, including persons with disabilities. The South Hadley Falls URRP area, particularly Main and Bridge Streets, need to be elder-friendly and youth-friendly. Public entities, including the SHRA and the Town, are required to construct facilities in accordance with the Americans with Disabilities Act (ADA) standards. These standards apply to all new construction. These requirements include sidewalks and curb ramps, which must be retrofitted to meet all current standards. Any non-compliant sidewalk or curb ramp must be upgraded to meet current standards whenever any alteration, such as road surfacing, is carried out.

Sidewalk width requirements exist to make sure sidewalks are adequate for use by wheelchair-bound individuals. The minimum width for an ADA-compliant sidewalk is 48 inches (4 feet), though sidewalks can be constructed wider than this. If sidewalks are less than 60 inches (5 feet) across, passing spaces must be constructed at set intervals. These passing spaces must measure at least 60 inches on all sides, and must be located at least every 200 feet.

Figure 7-6. ADA Requirements for Typical Sidewalk Construction.

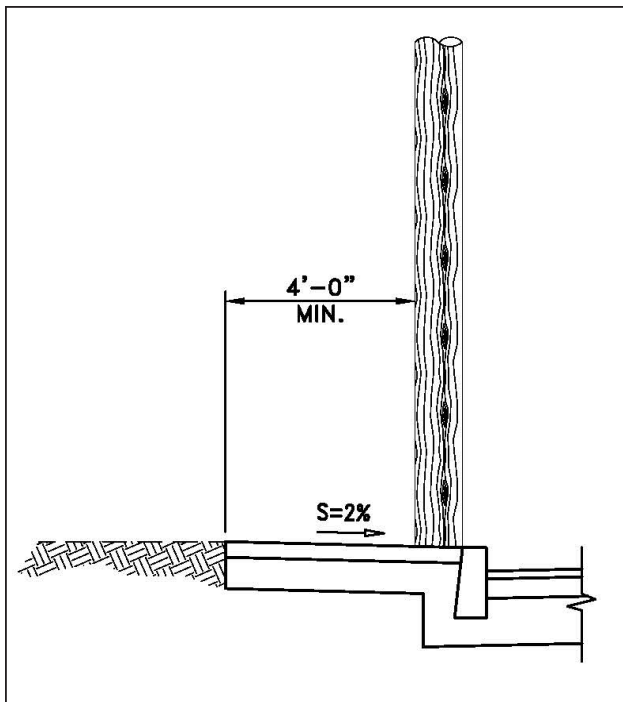


Figure 7-7 and 7-8. Bar or Zebra Crosswalks improve pedestrian safety and are more visible to drivers. Parallel Line (or Traverse Line) Crosswalk is less visible to drivers, particularly at night.

Surface textures are important to ensure disabled individuals with mobility devices can safely traverse the sidewalk. The texture of a sidewalk must be firm, stable and slip-resistant. Care should be taken to ensure any concrete finishing meets these requirements. Additionally, any grates, such as tree or drainage grates, inset into the sidewalk must comply; to ensure that mobility devices do not get stuck, any openings in the grate can be no larger than  $\frac{1}{2}$  inch across.

Sidewalks also must meet slope requirements. A sidewalk must have a slope of less than 1:20; otherwise it will be considered a ramp, and will be subject to a different set of ADA standards. Curb ramps are required wherever a sidewalk crosses a curb. This is particularly important at street intersections, where individuals will interact with traffic. These ramps must have a slope of less than 1:12, must be at least 36 inches wide and must contain a detectable warning device with a raised dome surface and contrasting color. Ramps must not project into the street, and where there is a marked crosswalk, the ramp must be contained entirely in the width of the crosswalk.

Obstructions like sign posts and utility poles can decrease the walkable width of the sidewalk, so alternative locations for these obstructions, especially sign posts, should ideally be used. Sidewalks may be located near obstructions, such as telephone poles, hydrants, traffic signal cabinets, signposts or other utilities and infrastructure. Where such obstructions exist, the sidewalk must be constructed to allow the minimum width requirement of 36 inches between the edge of an obstruction and the edge of the sidewalk. In some cases, if a sidewalk cannot be constructed to comply with this guideline, the obstruction may need to be removed or relocated.

## Smith Park Landscape Enhancements

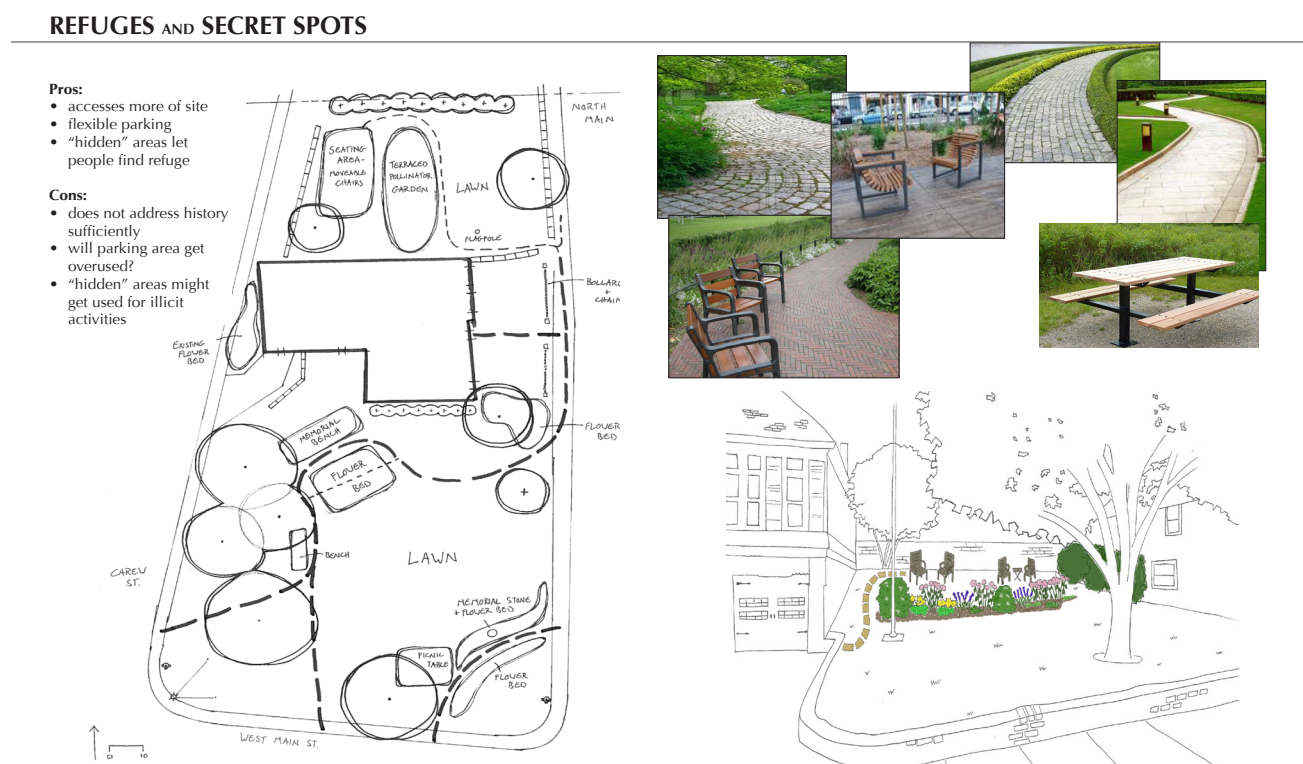
Smith Park, at the northwest corner of Main and North Main Streets and adjacent to the Fire House Historical Museum, is planned to be the locus of landscape upgrades. The SHRA partnered with the Conway School of Design to develop a landscape design to interpret the history of South Hadley Falls and to enhance the sense of place at Smith Park. The SHRA sees Smith Park as an early action item to create a more welcoming and inviting environment in the Falls.

## Utilities

Existing utilities including water, sewer, and electric are sufficient to serve the proposed development activities within the South Hadley Falls URRP. A program of annual storm water management and drainage improvements is needed. As part of increasing the resilience of South Hadley Falls, the SHRA working with the Town anticipates the using storm water best management practices (BMPs), rain gardens, as well as structured approaches (where necessary) to address the storm water and drainage issues in South Hadley Falls. The SHRA working with the Town anticipates including low impact development (LID) storm water management consistent with the Massachusetts Department of Environmental Protection's (MA-DEP) standards. Development of individual parcels will also incorporate LID storm water management practices consistent with MA-DEP guidelines.

Fiber optic lines and upgrades are needed in the Falls to enable the Falls to be an attractive business location in the 21st century. The development of a series of public Wi-Fi hot spots throughout the Falls is planned.

Figure 7-9. Concept Design for Smith Park Improvements.



Source: Conway School of Design.



## Wayfinding and the Public Realm

Art pieces, interpretative signs, and wayfinding elements reflecting South Hadley Falls' rich history, geography, natural resources and culture will be designed and installed as part of the public realm. These public improvement projects are designed to provide basic directions as well as enhance the area for users and visitors. Public improvements include wayfinding; interpretative signage for historic walks based on the Rise of the Falls historic walking tours; interpretative signage and riverfront amenities; public art along Buttery Brook, and public spaces, including lighting and art installations along Memorial Bridge (Route 116) connecting South Hadley Falls and Holyoke; and a community garden near the new development parcel # 3 (see Figure 10-1 or Plate 1-H1) which will be 40R/ smart growth housing development site along Buttery Brook.

## The Historic Canal

South Hadley Falls was the site of the first navigable canal in the US. The restoration and interpretation of this canal is an important public improvement to enhance the historic character of the area, and to provide another visitor amenity. To this end, the SHRA intends to commission a historic resources report and feasibility study to plan and develop a restoration and interpretation study for the historic canal area. This area along the Connecticut River is also likely to be an area of archeological interest and resources. As noted in section 6 of this plan on site preparation, the SHRA working with the Town intends to undertake an archeological reconnaissance study of the area. The results of which will help inform the historic resources report and feasibility study for restoration and interpretation. SHRA anticipates working closely with the Massachusetts Historical Commission (MHC) as well as MA-DEP on this long-range public improvement.

As part of the interpretation effort, SHRA plans to include development of a pier north of the canal for launching boats into the Connecticut River.

The order of magnitude estimated cost of these public improvements including parking, street upgrades, multi-use paths, sidewalks, lighting, as well as design and soft costs is provided in Table 4-4.

## Initiatives and Development Projects

In addition to the Public Improvement projects, the SHRA has developed a series of initiatives and planned private redevelopment projects as part of the overall revitalization of the South Hadley Falls URRP. To secure private development in South Hadley Falls, the SHRA intends to take the requisite steps with the Town to stimulate the market and set the stage for much needed new private investment in the Falls. The public actions outlined in this plan are the prerequisites for the desired private investment.

The SHRA sees its role as a convener, initiator and catalyst, facilitator, advocate, partner, and in some cases the implementer of initiatives and development projects that will renew, revitalize and redevelop South Hadley Falls. The SHRA intends to work closely with South Hadley municipal departments and agencies, residents, businesses, the private sector, local and regional agencies, state and federal governments to advance and implement the South Hadley Falls Urban Redevelopment & Renewal Plan. As such, the lead agency for specific initiatives and development projects will likely vary and be determined as to projects specifics and timing.

The numbering applied to Initiative & Developments does not reflect any ranking or order or priority.

Table 7-3. Initiatives & Development Projects in South Hadley Falls URRP by Phase.

Number	Initiatives & Development Projects	Short-Term 0 - 6 years	Mid-Term 7 - 14 years	Long-Term 15 – 20 years	Comments
ID-1	Façade & Signage Program for local business	X			CDBG or bank loan consortium are potential sources.
ID-2	Home Repair and Housing Rehabilitation for home owners and rental units	X	X	X	CDBG funds to assist low-and-moderate income homeowners and renters; Town with assistance by PVPC.
ID-3	Code Compliance	X	X	X	Collaborate with Town to encourage code compliance to maintain housing stock quality and public health.
ID-4	First-Time Home Ownership Program	X	X	X	Continuing Initiative launched in the short-term. Fees and partnership with MHIC and banks.
ID-5	In-fill Housing on vacant lots	X	X		Private Redevelopment* with local incentives, e.g. LIHTC. SHRA potential partner.
ID-6	North corner of Main and Bridge: • Re-Use Plan: Signature building with mixed-Use with ground floor restaurant and office/housing above	X			Redevelopment project with private partner*, SHRA and others TBD.  Initial Steps: Land Assembly/ Acquisition.
ID-7	40 R Housing Development along Gaylord, Carew and Buttery Brook	X	X		Private Redevelopment* with potential partnership with SHRA &/or Town.
ID-8	Redevelopment of the old Fibermark property at 1 Canal Street (corner of Main & Canal) into new housing development	X			Developer designated by Town.
ID-9	Redevelopment of Bardwell Street Library Building • Option A: Housing • Option B: Co-Working Space; Media Resource Center	X			Developer designation by the Town for housing development. Work to resolve disposition issues underway by the Town.
ID-10	Redevelop "Car Wash" Site into housing			X	Encourage the re-purposing of this site to residential.
ID-11	Carew and Main: Mill Redevelopment: Housing/mixed-use/ Co-Working Space		X	X	Work with existing owners to encourage redevelopment and reinvestment.
ID-12	Redevelop Town Hall for Housing, along with artist-in-residence space and a performance/ meeting space		X	→	Depends upon relocation of Town Hall.

\*Following necessary public actions by the Town and SHRA and its governmental partners to foster private development.

Table 7-3. Initiatives & Development Projects in South Hadley Falls URRP by Phase. (Cont.)

Number	Initiatives & Development Projects	Short-Term 0 - 6 years	Mid-Term 7 - 14 years	Long-Term 15 – 20 years	Comments
ID-13	Relocate SHELD yard to Lamb & Gaylord Street		X		Acquisition may be by SHELD. SHRA to work closely with SHELD.
ID-14	Business Development/ recruitment / retention of restaurants, retail, services to Main Street and recruitment/ retention of office and industrial users to Gaylord Street. Fresh food, restaurant and entertainment uses be part of the business development effort for Main Street.	X	X	X	
ID-15	Develop industrial/business co-work/ industrial incubator at Gaylord Street	X			This is a continuing initiative launched in short-term. Private sector* and support from SHRA.
ID-16	Redevelopment of Mill 6 <ul style="list-style-type: none"> <li>Potentially re-use this site for relocation of SHELD and/ or South Hadley Town Hall, or alternatively mixed-use development (commercial (non-retail)/ residential development).</li> </ul>		X	X	May be future SHELD or Town Hall site. This land needs to be gifted or acquired. Brownfields site assessment; remediation; demolition and subsequent redevelopment.
ID-17	West corner of Bridge & Main (the SHELD site plus) <ul style="list-style-type: none"> <li>Option A: Re-use SHELD building for restaurant, retail or office on an interim basis.</li> <li>Option B: Redevelop entire site with a mixed-use development, overall, including ground-floor restaurant and retail, parking and riverfront access.</li> </ul>		X  Option A or B		
ID-18	Parking Area on Main Across from Egg & Preferred Option: Mixed-use Development; Ground Floor Commercial with Housing Above (inclusive of parking)			X	
ID-19	Youth Employment Initiative with landscape/ environmental training	X	X		Commonwealth Corporation and Regional WIB as a potential partner/funder with Conway School of Design.
ID-20	Enhance corners at Bridge and Main: design and develop streetscape and landscape improvements to enhance the corners..	X			Encourage private sector initiative*, if possible.
ID-21	Enhance corners at Bridge and Main through redevelopment of the north corner and the east corner into mixed-use developments.		X	X	

\*Following necessary public actions by the Town and SHRA and its governmental partners to foster private development.

Table 7-3. Initiatives & Development Projects in South Hadley Falls URRP by Phase. (Cont.)

Number	Initiatives & Development Projects	Short-Term 0 - 6 years	Mid-Term 7 - 14 years	Long-Term 15 – 20 years	Comments
ID-22	Encourage the enhancement and private redevelopment of the south corner of Bridge and Main Streets.		X	X	Private sector* reinvestment.
ID-23	Foster and support entrepreneurship	X	X	X	Work with Mount Holyoke College re: entrepreneurship; MA Office of Innovation and regional economic development entities, Holyoke Community College and private parties.
ID-24	To encourage live-work housing as a housing option in South Hadley Falls.	X	X	X	Ideally, live-work housing would be an as-of-right use.
ID-25	Business retention.	X	X	X	SHRA work with the Town Manager & Selectboard on business retention and other partners as needed.
ID-26	Develop a Live in South Hadley Falls policy to encourage employees working in South Hadley to live in the Town and in South Hadley Falls.	X	X	X	Work with the local employers.
ID-27	Create educational and training opportunities in the Falls for residents and employees of SHF businesses to train and advance incumbent workers, new hires, and residents desiring opportunity.	X	X	X	Work with Town, Mount Holyoke College, Holyoke Community College, WIB, SH Chamber of Commerce, and area colleges, universities and businesses.
ID-28	Encourage the full utilization of upper stories along Main and Bridge Streets, including redevelopment of upper levels into housing.	X	X	X	
ID-29	Encourage Holyoke Community College to offer programs, classes and services in South Hadley Falls.	X	X	X	
ID-30	Support the preparation and submittal of National Register nominations for designation of historic sites and districts in South Hadley Falls.	X	X	X	Work with South Hadley Falls Neighborhood Association and the South Hadley Historical Commission.
ID-31	Support the establishment of a Local Historic District in the Falls.	X	X	X	
ID-32	Work towards the creation of new liquor licenses for use by new restaurants in South Hadley Falls.	X			Work with Selectboard and State Legislative delegation.

\*Following necessary public actions by the Town and SHRA and its governmental partners to foster private development.





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## 12.02 (8) Relocation Plan

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### Relocation Plan

Massachusetts General Laws, Chapter 79A, provides that all businesses and residents displaced by public funding are entitled to receive relocation assistance and payment. The purpose of the Chapter 79A statute is to provide for the fair and equitable treatment of all parties to be displaced, as a result of public funding. The implementing regulations, 760 CMR 27.00, spell out the terms and procedures for such relocation assistance and payments.

The South Hadley Redevelopment Authority (SHRA) intends to provide fair and equitable treatment to all parties displaced due to the public funding identified in the South Hadley Falls Urban Redevelopment and Renewal Plan (URRP). It is the intention of the SHRA to assist the affected businesses in relocating successfully, in accordance with the framework established by Chapter 79A, MGL and 760 CMR 27.00. The SHRA invites cooperation of site occupants.

The South Hadley Falls URRP involves the full acquisition of 13.60 acres of privately owned land out of an urban redevelopment and renewal area consisting of 290 acres for redevelopment activities and other permitted uses. The successful implementation of the plan anticipates the relocation of nine businesses. No residential housing units are proposed to be relocated. There are no residential occupants proposed to be displaced by the project.

In addition, the South Hadley Falls URRP calls for the acquisition of easements for purposes of developing multi-use trails

along the Connecticut River and Buttery Brook, as well as daylighting portions of Buttery Brook. The planned acquisition of easements requires no relocation of businesses, no relocation of any housing units, and no residential occupants. The proposed easement areas for the multi-use paths along the Connecticut River and a daylighted Buttery Brook presently do not have any building structures.

No detailed property inspections have been conducted so far to estimate the exact cost of relocation. The relocation cost estimated in Section 12.02(4) is \$765,000 for the relocation of nine businesses. Businesses or residents cannot be relocated by the South Hadley Redevelopment Authority using public funds without the designation of a relocation advisory agency. (NOTE: No relocation of residents is foreseen or called for in this plan.)

The SHRA will prepare and submit a detailed Relocation Plan to DHCD's Bureau of Relocation for review and approval prior to the commencement of any property acquisition activities that may result in relocation. The Relocation Plan will adhere to all applicable federal statutes, Chapter 79A, MGL, and the applicable regulations and guidelines.

It is the intention of the SHRA to retain the services of a relocation firm experienced in relocation matters to directly assist the SHRA, including assistance in finding suitable alternative sites, review of moving estimates, providing relocation assistance and

administering payments in a fair and equitable manner, etc.

The SHRA acknowledges that each occupant in legal occupancy at the time of acquisition will be allowed to remain on the said property for not less than four (4) months from the date of its receipt of notice that property acquisition has occurred. The South Hadley Falls relocation assistance program will:

- (1) fully inform eligible person and businesses at the earliest possible date as to the availability of relocation payments and assistance;
- (2) supply displaced occupants (businesses) with information

concerning commercial sites, and social and economic assistance programs;

- (3) assist owners of displaced businesses in obtaining and becoming established in suitable business locations; and
- (4) administer relocation payments in a fair and equitable manner

Anticipated relocation of private businesses per the South Hadley Falls URRP include the following businesses noted in Table 8-1.

**Table 8-1. Potential Businesses Which May Require Relocation Assistance.**

Name of Business	Address of Business	URRP Phase	Anticipated Time Period
Haas Electric	82 Main Street South Hadley	1	2024-2031
Central Auto & Tire Service	86 Main Street South Hadley	1	2024-2031
Quality Auto Repair	91 Main Street South Hadley	2	2024-2031
John's Collision	3 Main Street South Hadley	3	2032--2037
Old Quarry Car Wash	W. Main & North Main Streets South Hadley	3	2032--2037
United Tool Co.	1 West Main Street South Hadley	2	2024-2031
Knights of Columbus	110 Main Street South Hadley	2	2024-2031
Getty Gas Station	19 Bridge Street South Hadley	2	2024-2031
Liquor Town (which permanently closed as of December 2016)	17 Bridge Street South Hadley	2	2024-2031





## 12.02 (9) Redevelopers' Obligations

### Redeveloper's Obligations

Upon adoption and approval of the South Hadley Falls Urban Redevelopment & Renewal Plan (URRP), the South Hadley Redevelopment Authority (SHRA), working with the Town of South Hadley, will undertake site preparation activities and acquisition so as to stimulate private investment in South Hadley Falls and the URRP area.

SHRA will solicit developer interest for each redevelopment parcel. Each potential redeveloper shall be required to provide at a minimum, the following information to the SHRA:

- A full description of the proposed development, including a narrative and graphic description of the project;
- A detailed description of the nature and location of any public improvements or assistance being sought;
- Financial strength of the redeveloper, including the redeveloper's history and experience, if any with bankruptcies, mortgage foreclosures, loan defaults, litigation, and evidence of the financial resources and financing commitments, including equity and lending sources for the proposed project;
- Proposed job creation (construction and permanent positions);
- Timetable for beginning and completing each phase, including design, permitting, construction, and occupancy;
- Past experience and references;
- Partners, if any, and development team members (firms and individuals);
- Financial disclosure statements for the redeveloper, all partners, and key personnel;
- Evidence that the redeveloper is compliant with the tax laws of the Commonwealth of Massachusetts and has no outstanding taxes or unpaid bills with the Town of South Hadley, SHELDA, or the SHRA; and
- Evidence of insurance.

All redevelopment proposals for these properties must be consistent with the objectives and requirements set forth in the South Hadley Falls Urban Redevelopment & Renewal Plan and advance the goals and objectives of the Plan. Prior to the designation of a preferred developer, the SHRA will review and evaluate documentation in order to ensure that the redeveloper possesses the financial capacity and the qualifications to undertake redevelopment and that the proposed project is in keeping with and advances the goals and objectives of the South Hadley Urban Redevelopment and Renewal Plan.



Designated developers will be required to enter into a Land Disposition Agreement (LDA) with the SHRA that shall be in accordance with the provisions of 760 CMR 12 and approved by the Massachusetts Department of Housing & Community Development. The LDA will contain language to ensure that the SHRA and the Town of South Hadley's interests are protected, including a right of reversion and additional performance standards as applicable. Each LDA will also detail the redeveloper's project's use of sustainable design principles, and indicate how the project will promote the Commonwealth's Sustainable Development Principles.

As a part of the LDA, the designated developer and the development project will be required to comply with and advance the goals, objectives and requirements set forth in the South Hadley Falls URRP. This includes adherence to the Design Principles set forth in Chapter 3, and the Design Standards adopted by the Town and found in the Appendix.

All redevelopers will be required to commence and complete the building of all proposed improvements within a reasonable time frame and in accordance with a schedule approved by the SHRA at the time of conveyance.

A redevelopment firm may not sell, without approval of the SHRA, any or all of its interest in the project area property prior to the completion of the proposed improvements.

The South Hadley Redevelopment Authority may choose to define such additional criteria and obligations, including performance bonds, of prospective redevelopers, so long as such additional criteria and obligations are in keeping with MGL Chapter 121B, 760 CMR 12, and the goals and objectives of the South Hadley Falls URRP.

At the time of the preparation of the drafting and approval process of the South Hadley Falls URRP, the SHRA has not entered into any specific or general agreements or commitments regarding redevelopment.

Redevelopers are expected to incorporate sustainable and resilient development practices, including on-site BMPs (Best Management Practices) and LIDs (Low Impact Development) storm-water management practices on site, where appropriate.

It is anticipated that the redevelopers of:

- Redevelopment Site #1 will design and construct the improvements with pedestrian and bicycle public access to the planned Buttery Brook multi-use path and proposed outdoor amphitheater;
- Redevelopment Site # 2 will design and construct improvements so as to be a good neighbor complementing and to provide access to planned Connecticut River multi-use path;
- Redevelopment Sites # 3, 4A, and 4B will design and construct improvements to connect with and complement the planned Buttery Brook multi-use path;
- Redevelopment Site 6B will provide for and support an artist-in-residence program, performance and community meeting space.

Redevelopers on sites adjacent or in close proximity to the planned multi-use paths along Buttery Brook and the Connecticut River will provide any necessary construction or permanent easements to facilitate the development, operations and maintenance of the multi-use paths.

Redevelopers of sites with a residential reuse shall designate at least 10% of the housing units as affordable or a greater number if so required by local bylaw. To encourage development of affordable and work force housing the SHRA may provide incentives.

Simultaneous with the formation of the SHRA and South Hadley's decision to prepare a South Hadley Falls Urban Redevelopment and Renewal Plan, the Town of South Hadley solicited proposals for the redevelopment of two sites, the South Hadley Public Library site at 27 Bardwell, the corner of Bardwell and Gaylord Streets, and the former Fibermark site at 1 Canal Street, the corner of Canal, West Main and High Streets. These early initial activities by the Town are being undertaken to stimulate private investment in the South Hadley Falls URRP area. The development and adoption of the South Hadley Falls URRP, along with the site preparation and acquisition activities, are needed to stimulate private investment in the Falls.





## 12.02 (10) Property Disposition

### Disposition

The South Hadley Falls Urban Redevelopment & Renewal Plan (URRP) creates eight (8) disposition parcels for redevelopment. See Figure 10-1. Two of the disposition parcels have both a part A and part B to indicate that the disposition parcel could be subdivided as part of redevelopment or redeveloped as a whole. Thus, the South Hadley Falls URRP may be creating eight (8) to ten (10) disposition parcels. Table 10-1 describes the individual parcels and the proposed use for each parcel. These parcels and their locations have been chosen to provide the maximum opportunity to facilitate the private redevelopment of South Hadley Falls. The South Hadley Redevelopment Authority (SHRA) intends to work closely with the Town to facilitate a respectful and appropriate redevelopment of the planning area.

The parcels illustrated in Figure 10-1 depict areas defined for new development. The SHRA will work with the developer(s) on establishing a site plan that is consistent with the South Hadley Falls URRP vision and, also meets the needs of the redeveloper(s). The SHRA believes that this flexible approach has the best chance of creating a coherent, attractive and ultimately successful revitalization of South Hadley Falls. Therefore, any proposed redeveloper(s) of the sites will be able to propose alternative building and/or parcel arrangements for the Project Area provided such an arrangement meets the requirements of this Plan, the goals and objectives of the South Hadley Falls URRP and applicable law. Any such development proposal will be reviewed by the SHRA and the appropriate Town representatives

and boards in accordance with the goals and objectives of the Plan, and the terms of the Land Disposition Agreement(s) to be negotiated with the proposed redeveloper.

No redevelopers have been identified for the specific parcels during the development of this plan for the disposition parcels. The South Hadley Redevelopment Authority is committed to an open procurement process for the selection of developers and redevelopers.

Under Chapter 121B and Chapter 30B of Massachusetts General Laws (M.G.L.), the sale or lease of real property by public agencies engaged in the development and disposition of commercial and industrial real estate in accordance with an approved plan is exempt from public disposition procedures. The South Hadley Redevelopment Authority (SHRA) is vested with the powers of an urban renewal agency. As such, once the South Hadley Falls Urban Redevelopment & Renewal Plan is officially adopted and approved, the SHRA may exercise this authority. The SHRA will be able to negotiate directly with regional or national development entities of new business that wish to relocate in South Hadley Falls and negotiate directly with prospective redevelopers regarding the redevelopment of land made available after the redesign and re-parcelization, provided such negotiations are in the best interest of the SHRA and South Hadley, and further provided that they meet the requirements of the South Hadley Falls URRP.

Acquisition and disposition of land requires close coordination with the Massachusetts Department of Housing and Community Development. Under the Housing and Urban Renewal Regulations, 760 CMR 12.05, a disposition appraisal must be prepared and submitted to DHCD. DHCD must approve the Land Disposition Agreement (LDA) as well as the disposition price for each Disposition Parcel. Accordingly, the South Had-

ley Redevelopment Authority will closely consult and coordinate acquisition and disposition activities with DHCD. Each LDA will include covenants and safeguards to ensure that each specific Disposition Parcel is redeveloped in accordance with the representations of the redeveloper and the expectations of the South Hadley Redevelopment Authority and the provisions of the South Hadley Falls URRP, including design principles and guidelines.

Table 10-1. Planned Disposition Parcels.

Disposition Parcel #	Location	Parcel Size	Planned Re-use
1	North Corner of Bridge & Main Streets	109,460 SF less easement for multi-use path 2.5 acres	Mixed-Use, Multi-Story Signature Building Development with restaurant or café on ground level and upper level offices/housing and easement for multi-use path/public access along Buttery Brook.
2	South Side of Main Street (West corner of Bridge and Main) (SHELD site plus additional property, however, the 7,608 feet on the western edge of the SHELD property along Buttery Brook is not included.)	66,174 SF 1.52 acres	Mixed-Use Development - residential & commercial, and easement for multi-use path/ public access along the Connecticut River.
3	55 Carew Street – Carew & Gaylord Street spanning to School Street, west of Buttery Brook (former Carew School site)	196,891 SF 4.52 acres	Housing development, including affordable housing and easement for multi-use path/ public access along Buttery Brook.
4A	Southeast corner of Gaylord Street and Lamb Street (the Mill # 6 site).	197,671.8 SF in aggregate	Mixed-Use with Municipal Facilities; Commercial Services; housing and easement for multi-use path/ public access along Buttery Brook.
4B		4.54 acres in aggregate	Mixed-Use with Municipal Services, housing and easement for multi-use path/public access along Buttery Brook.
5	1 West Main Street (United Tools site)	4,792 SF	Retail/ studio/ gallery space; potential live-work space while preserving/reusing historic industrial space.
6A	East corner of Main and Bridge Streets	70,735 SF 1.6 acres	Mixed-use commercial development, housing.
6B	116 Main Street – Town Hall Site and parking area	90,912 SF 2.09 acres	Housing along with artist-in-residence space, and a performance/community meeting space in auditorium and mixed use with commercial office and housing in former police station.
7	South Side of Main Street west of Buttery Brook	66,003 SF 1.51 acres	Parking and Mixed-Use Development. Ground level commercial with upper level housing. Easement for multi-use path/ public access along Connecticut River.
8	Northwest corner of Carew Street and West Main Street	24,977 SF 0.57 acres	Residential development. Housing in-fill site.

The planned future uses of the ten disposition parcels conform to either the underlying zoning district or the 40R Smart Growth Overlay District (SGOD) for South Hadley Falls. The recently enacted SGOD for South Hadley Falls altered the previous underlying use restrictions in the Industrial districts (I-A and I-B) and the Business A district (B-A) to permit housing and mixed-use development. With the SGOD's enactment the zoning in South Hadley Falls now offers the maximum opportunity for

privately financed urban renewal with the needs of South Hadley Falls and the Town overall, as expressed in this URRP. Site Plan Review, as with most new development and construction in South Hadley, will be required. Table 10-2 details the specific zoning district as to planned uses for each disposition site. Appendix F includes reference tables as to use, dimensional and parking requirements for each district as proscribed by the South Hadley Zoning Bylaw.

Figure 10-1. Development/ Disposition Parcels.

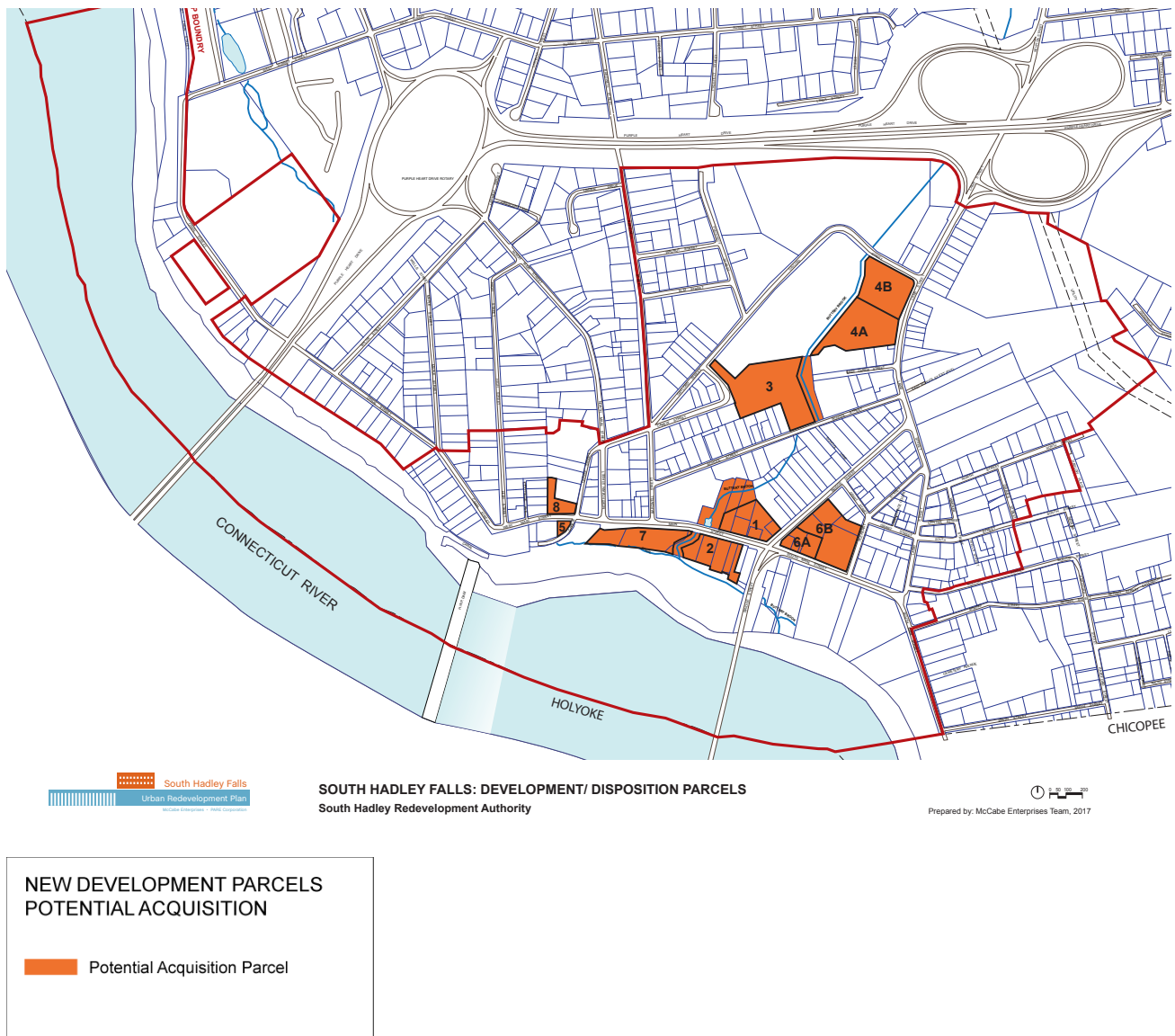




Table 10-2. Zoning of Planned Disposition Parcels.

Parcel		Exist. Zoning	Smart Growth Overlay District	Uses Allowed Under Existing Zoning	Planned Uses for Disposition Parcels	Reuse Compliant with Zoning
	Location					
1	North corner of Bridge & Main	BB – Business B, and 40R SGOD South Hadley Falls Smart Growth Overlay District	Yes	<ul style="list-style-type: none"> <li>Mixed-use with housing is permitted in SHF SGOD.</li> <li>Restaurants/ cafes and offices permitted with SPR.</li> <li>Multi-use path &amp; public access permitted in BB and SGOD.</li> </ul>	Mixed-Use Multi-Story Signature Bldg with restaurant, café on ground level and upper level offices/ housing and easement for Multi-Use path and public access to Buttery Brook.	Allowed
2	South Side of Main Street (West corner of Bridge and Main) - SHELD site plus additional property, however, the 7,608 feet on the western edge of the SHELD property along Buttery Brook is not included.	IB – Industrial B, BB – Business B, and 40R SGOD South Hadley Falls Smart Growth Overlay District	Yes	<ul style="list-style-type: none"> <li>Mixed-use with housing is permitted in SHF SGOD.</li> <li>Retail, office &amp; businesses uses allowed in BB &amp; IB.</li> <li>Housing allowed in BB with SPR.</li> </ul>	Mixed-Use and easement for Multi-Use path and public access to Connecticut River.	Allowed
3	55 Carew Street – Carew & Gaylord Street spanning to School Street, west of Buttery Brook (former Carew School site)	RB – Residence B, IB — Industrial B, and 40R SGOD South Hadley Falls Smart Growth Overlay District	Yes	<ul style="list-style-type: none"> <li>Housing is permitted in SHF SGOD.</li> <li>Multi-family housing is allowed in RB and BB by SP. A SPR is required in RB.</li> <li>Public access to Buttery Brook and Multi-Use Path allowed as of right.</li> </ul>	Housing development, including affordable housing & easement for public access along Buttery Brook.	Allowed
4A	Corner of Gaylord Street and Lamb Street (the Mill # 6 site on the west side of Lamb).	IB – Industrial B, and 40R SGOD South Hadley Falls Smart Growth Overlay District	Yes	<ul style="list-style-type: none"> <li>Allowed with SPR in IB and SGOD.</li> <li>Public access to Buttery Brook and Multi-Use Path allowed as of right.</li> </ul>	Municipal facilities; Housing; Commercial Services; and easement for multi-use path/ public access along Buttery Brook.	Allowed
4B		IB – Industrial B, and 40R SGOD South Hadley Falls Smart Growth Overlay District	Yes	<ul style="list-style-type: none"> <li>Allowed with Site Plan Review in IB and SGOD.</li> <li>Public access to Buttery Brook and Multi-Use Path allowed as of right.</li> </ul>	Relocation of Town Hall & Town services; Housing; and easement for multi-use path / public access along Buttery Brook.	Allowed

Table 10-2. Zoning of Planned Disposition Parcels (cont).

Parcel		Exist. Zoning	Smart Growth Overlay District	Uses Allowed Under Existing Zoning	Planned Uses for Disposition Parcels	Reuse Compliant with Zoning
	Location					
5	1 West Main Street (United Tools site)	IB – Industrial B, and 40R SGOD South Hadley Falls Smart Growth Overlay District	Yes	<ul style="list-style-type: none"> <li>Allowed in IB.</li> <li>Retail requires a SPR.</li> <li>Industrial and studio space allowed as of right.</li> </ul>	Retail/ studio/ gallery space while preserving/ reusing historic industrial space.	Allowed
6A	East corner of Main and Bridge Streets	BB – Business B, RB – Residence B, and 40R SGOD South Hadley Falls Smart Growth Overlay District	Yes	<ul style="list-style-type: none"> <li>Mixed-use with housing is permitted in SHF SGOD.</li> <li>Commercial uses allowed in BB with SPR. Housing permitted in BB with a SP.</li> </ul>	Mixed-use commercial development with housing.	Allowed
6B	116 Main Street – Town Hall Site and parking area	RB – Residence B, and 40R SGOD South Hadley Falls Smart Growth Overlay District	Yes	<ul style="list-style-type: none"> <li>Mixed-use with housing is permitted in SHF SGOD.</li> <li>Housing is allowed in BA and RB by SP.</li> <li>Mixed use commercial allowed in BA.</li> <li>Proposed “reuse” of the auditorium for performance &amp; community space is a grandfathered use. It is also allowed by SPR as a charitable or nonprofit use.</li> </ul>	Housing with performance /community space in auditorium and mixed use with commercial office and housing in former police station.	Allowed
7	South Side of Main Street west of Buttery Brook	IB – Industrial B, and 40R SGOD South Hadley Falls Smart Growth Overlay District	Yes	<ul style="list-style-type: none"> <li>Mixed-use with housing is permitted in SHF SGOD.</li> <li>Public access to Buttery Brook and Multi-Use Path allowed as of right.</li> </ul>	Parking and Mixed-Use Development, Ground level commercial with upper-level housing. Easement for multi-use path/ public access along Connecticut River.	Allowed
8	Northwest corner of Carew Street and West Main Street	BB – Business B, and 40R SGOD South Hadley Falls Smart Growth Overlay District	Yes	<ul style="list-style-type: none"> <li>Housing is permitted in SHF SGOD.</li> <li>Residential is allowed in BB with a SP.</li> </ul>	Residential development.	Allowed

**LEGEND:** BB is Zoning District Business B.  
 IB is Zoning District Industrial B.  
 RB is Zoning District Residential B.  
 SGOD is Smart Growth Overlay District.

SHF is South Hadley Falls.  
 SP is a Special Permit.  
 SPR is Site Plan Review.



## 12.02 (11) Citizen Participation

### Citizen Participation

The South Hadley Redevelopment Authority (SHRA) has a strong commitment to public engagement and citizen participation. The development of the South Hadley Falls Urban Redevelopment and Renewal Plan (URRP) has included a series of public informational meetings, business survey, survey of Falls Fest attendees, continuing dialog and meetings with South Hadley Falls Neighborhood Association (the local neighborhood association which is the focus of the URRP), and meetings and conversations with Town officials, municipal staff, boards and committees. In addition, the SHRA formed a Citizens' Advisory Committee. The SHRA established a web site where it posted meeting notices, minutes and draft documents, and maintains a town webpage at [www.southhadley.org/462/Redevelopment-Authority](http://www.southhadley.org/462/Redevelopment-Authority). Additional information on public meetings and outreach with support documentation can be found in Appendix A.

The formation of the South Hadley Redevelopment Authority and the development of this urban redevelopment and renewal plan for South Hadley Falls grew out of the AIA Sustainable Design Assistance Team (SDAT) site visit to South Hadley Falls and report. This planning initiative involved hundreds of South Hadley residents, businesses, and stakeholders in developing a vision and initial planning framework for the revitalization and redevelopment of South Hadley Falls. The South Hadley Planning Board submitted the request for assistance to the American Institute of Architects (AIA) for the technical assistance by the SDAT. Volunteer students from U-Mass Amherst also assisted in this initial participatory planning effort which established the

groundwork for the South Hadley Falls URRP.

### Outreach and Public Engagement Activities

The SHRA has held two major informational meetings/workshops in partnership with the local South Hadley organization, Know Your Town. Founded in 1947, Know Your Town (KYT) is a nonpartisan organization that seeks to acquaint South Hadley residents with the resources the town has to offer and the various issues and functions of town government. KYT hosts regular public forums and discussions on key issues in South Hadley. As a newly formed redevelopment entity, the SHRA partnered with KYT to tap into their expertise reaching out to the general public and hosting public discussions. The first informational meeting was held on December 4, 2014 at South Hadley High School. The second informational meeting with KYT was held on March 31, 2016 at South Hadley Town Hall in the Falls area. Copies of sign-in sheets and meeting summaries can be found in the Appendix.

SHRA met with the South Hadley Falls Neighborhood Association (SHFNA) on Saturday, May 2, 2015 to discuss neighborhood issues, needs and how an urban redevelopment and renewal plan can benefit the South Hadley Falls neighborhood area. Representatives of SHRA have subsequently attended monthly meetings of the SHFNA and provided updates to members on the development of the South Hadley Falls URRP and the work of the SHRA. (A SHRA member is also a member of the neighborhood association.)

SHRA hosted and staffed an informational table and display at the 2015 Falls Fest, which draws thousands of visitors and residents to the Beachgrounds Park for a summer music weekend. The SHRA developed an informational handout about the development of an urban renewal plan which was distributed at Falls Fest. In addition, a survey of Falls Fest attendees who stopped at the informational table was undertaken.

Although there are a small number of business establishments in South Hadley Falls, the SHRA undertook a business survey that was hand distributed and mailed to local businesses. Businesses also had the option of responding online.

The SHRA made two public presentations about urban renewal and the specifics of the draft South Hadley Falls URRP to joint meetings of the Selectboard and the Planning Board. These meetings were televised on local cable access television.

In addition to the outreach activities described above, the Redevelopment Authority members have made public presentations and/or have met with the following organizations:

- Beaver Club;
- Connecticut River Watershed Association;
- Conway School of Design;
- E-Ink (major employer in South Hadley Falls);
- Holyoke Community College;
- Holyoke Gas & Electric (major property owner in South Hadley Falls);
- Loomis Village (senior housing development);
- Mount Holyoke College – Entrepreneurship Initiative;
- Pioneer Valley Planning Commission;
- South Hadley Bike/Walk Committee;
- South Hadley Capital Planning Committee;
- South Hadley Conservation Commission;

- South Hadley Electric Light Department;
- South Hadley Falls Neighborhood Association;
- South Hadley/ Granby Chamber of Commerce;
- South Hadley Library;
- South Hadley Planning Board;
- South Hadley Selectboard; and
- South Hadley Town Meeting reports and informational displays.

## Citizen Advisory Committee

To provide for a broad level of citizen input into the development and implementation of the South Hadley Falls URRP, the SHRA organized a twenty-one person Citizens Advisory Committee. Redevelopment Authority Board members recruited South Hadley residents to serve on the Citizens Advisory Committee. The Advisory Committee was formulated to include persons whose expertise and knowledge may be helpful in the development and implementation of revitalization and redevelopment activities in the Falls. The SHRA also sought to have the Advisory Committee members reflect the diversity of South Hadley and the Falls. Key stakeholders were also recruited to serve on the Advisory Committee.

The Citizens' Advisory Committee has met three times during the development of the South Hadley Falls URRP to provide guidance and comments. The SHRA intends to retain the assistance of the Advisory Committee during the implementation phases. It is anticipated that the Advisory Committee will meet once or twice a year, or at key points, such as review of prospective redevelopers' proposals for key sites.

Copies of Advisory Committee meeting summaries can be found in the Appendix, along with other citizen participation documentation.

Table 11-1. SHRA Advisory Committee Members.

Advisory Committee Member	Affiliation
Wayne Ashcroft	E-Ink Plant Manager
Liz Austin	Chair, Connecticut River Watershed Association Board
Anne Awad	Chair, South Hadley Electric Light Department; retired public health executive
Betsy Bergen	United Church of Christ
Pauline Casey	Falls resident
Wayne Cordes	Tech Fab owner; Member, Lions Club
Naomi Darling	Architect; Assistant Professor of Sustainable Design, Mt. Holyoke College
Helen Fantini	Advisory Committee Chairperson; Architect; Town Meeting member
Father James	Pastor, St. Patrick's Parish
Bruce Forcier	Friends of Buttery Brook; Selectboard member
Richard Harris	Town Planner
John Hine	Chair, Selectboard
Robert Judge	Human Relations Director
Jeff Labrecque	Chief Operating Officer, Village Commons
Mary Jo Maydew	VP for Finance and Administration Emeritus, Mount Holyoke College
Priscilla Mandrachia	Chair, Holyoke Community Health Center; retired 2nd Vice President, MassMutual Corporate Audit Dept.
Marianne Millard	Bike/Walk Committee
John Scibek	State Representative
Michael J. Sullivan	Town Administrator
Martha Terry	Co-Chair, Know Your Town
Gillian M. Woldorf	President, South Hadley Falls Neighborhood Association





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## (12) Sustainable Development Principles

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### Sustainable Development Principles

#### Concentrate Development and Mix Uses

Support the revitalization of city and town centers and neighborhoods by promoting development that is compact, conserves land, protects historic resources, and integrates uses. Encourage remediation and reuse of existing sites, structures, and infrastructure rather than new construction.

The South Hadley Falls Urban Redevelopment and Renewal Plan (URRP) focuses on the historic commercial/industrial district in South Hadley. Drawing upon its history as the site of the first navigable canal in the US, the South Hadley Falls URRP uses historic preservation as a guiding principle, and the vision is to become a thriving, walkable canal village. The existing scale of South Hadley Falls is compact and walkable. The URRP focuses on infill development, mixed-use projects, and redevelopment of existing sites, including former factory sites, such as a vacant, dilapidated and rusting Mill 6 complex, and reuse of brownfield sites following assessment and remediation. The South Hadley Falls URRP adheres to the Sustainable Development Principle of concentrating development and mix uses.

#### Advance Equity

Promote equitable sharing of the benefits and burdens of development. Provide technical and strategic support for inclusive community planning and decision making to ensure social, economic, and environmental justice. Ensure that the interests of future generations are not compromised by today's decisions

The South Hadley Falls URRP includes increasing accessibility; increasing job opportunities for local residents, including youth employment training; strengthening and growing entrepreneurship and existing businesses; and assessing and remediating brownfields. Public input and engagement is an important part of the creation and implementation of the urban redevelopment and renewal plan for South Hadley Falls. The SHRA has established a Citizens Advisory Committee to continue incorporating public voices from residents, stakeholders, advocates and businesspeople in the URRP. The SHRA through the South Hadley Falls URRP seeks to advance equity and opportunity with public and private investment in a community of need, namely South Hadley Falls.

## Make Efficient Decisions

Make regulatory and permitting processes for development clear, predictable, coordinated, and timely in accordance with smart growth and environmental stewardship.

The SHRA as part of the urban redevelopment and renewal planning process for South Hadley Falls has briefed numerous town boards, including the Selectboard, Planning Board, Conservation Commission, Capital Planning Committee, the Appropriations Committee, and Bike/Walk Committee on the South Hadley Falls URRP. The SHRA has worked to build understanding and support of the urban renewal process amongst town committees, staff, as well as property owners, business people, and the South Hadley Falls Neighborhood Association. This process has been designed to enable efficient decision making as SHRA moves towards implementation.

The Town of South Hadley recently adopted the Smart Growth Zoning Overlay District which facilitates the development of market rate and affordable housing options, including multi-family housing in the Falls.

So, that the development permitting processes can move forward in a timely manner, the SHRA foresees undertaking several pre-development activities, as outlined in the URRP. The pre-development activities, such as the archeological reconnaissance study, brownfields site assessment and remediation, land assembly and demolition, sets the table so that permitting for development can occur in a timely manner.

## Protect Land and Ecosystems

Protect and restore environmentally sensitive lands, natural resources, agricultural lands, critical habitats, wetlands and water resources, and cultural and historic landscapes. Increase the quantity, quality and accessibility of open spaces and recreational opportunities.

The South Hadley Falls URRP seeks to increase the accessibility of open space and recreational opportunities. The Connecticut River is a major asset in the redevelopment of the Falls. The Plan seeks to enhance Smith Park, daylight a partially encapsulated waterway – Buttery Brook; develop multi-use paths along the Connecticut River and Buttery Brook, increase safe pedestrian access to Beachgrounds Park, and strengthen connections with Canal Park. In addition, the South Hadley Falls URRP cites historic preservation as a guiding principle. Archeological studies along the waterways are planned. A historic resources report and

feasibility study leading to the preservation and interpretation of America's first navigable canal in South Hadley Falls is part of the overall URRP. Thus, the URRP protects land and eco-systems.

## Use Natural Resources Wisely

Construct and promote developments, buildings, and infrastructure that conserve natural resources by reducing waste and pollution through efficient use of land, energy, water, and materials.

Natural resources, such as the Connecticut River and Buttery Brook, are important assets in South Hadley Falls. The South Hadley Falls URRP calls for investments in maintaining and enhancing the natural resource assets. Cleaning up existing brownfields in South Hadley Falls, including eliminating the presence of pollution and hazardous substances in the Falls, is a necessary step in the redevelopment of South Hadley Falls. Redevelopment and new construction projects will be developed so as to advance the sustainability and resilience of South Hadley Falls, including the use of storm water Best Management Practices (BMPs), Low Impact Design (LID) techniques, and energy conservation.

## Expand Housing Opportunities

Support the construction and rehabilitation of homes to meet the needs of people of all abilities, income levels, and household types. Build homes near jobs, transit, and where services are available. Foster the development of housing, particularly multifamily and smaller single-family homes, in a way that is compatible with a community's character and vision and with providing new housing choices for people of all means.

Increasing and improving the housing stock in South Hadley Falls is an important component of the South Hadley Falls URRP. The Town recently adopted the Smart Growth Overlay Zoning District in the Falls, which encourages the development of new housing, including affordable housing, per the Commonwealth's 40R program. Mixed-used development with upper-level housing and development of multi-family triplex housing and small infill cottage housing are the new housing types planned for the Falls. In addition, the South Hadley Falls URRP calls for assisting existing residents improve their homes through a home repair program, and to encourage first time home owners to locate in South Hadley Falls.

## Provide Transportation Choice

Maintain and expand transportation options that maximize mobility, reduce congestion, conserve fuel and improve air quality. Prioritize rail, bus, boat, rapid and surface transit, shared-vehicle and shared-ride services, bicycling, and walking. Invest strategically in existing and new passenger and freight transportation infrastructure that supports sound economic development consistent with smart growth objectives.

The vision for South Hadley Falls is to be a walkable canal village. The South Hadley Falls URRP calls for the development of two multi-use paths which will increase transportation choices for persons desiring to bicycle or walk. The Buttery Brook multi-use path will connect the industrial/commercial area on Gaylord Street with the Main Street small business area, and residences in-between. The URRP's public improvements advance complete streets, providing more transportation options for residents, workers and visitors in the Falls. Sustaining and expanding transit services in the Falls is one of the URRP's objectives.

South Hadley Falls URRP area is one mile away from the new Amtrak train service in Holyoke with connections to Springfield, Hartford, New Haven, and Vermont. This provides another transit choice for Falls residents.

## Increase Job and Business Opportunities

Attract businesses and jobs to locations near housing, infrastructure, and transportation options. Promote economic development in industry clusters. Expand access to education, training, and entrepreneurial opportunities. Support the growth of local businesses, including sustainable natural resource-based businesses, such as agriculture, forestry, clean energy technology, and fisheries.

Economic development, increasing jobs and business opportunities is a major thrust of the South Hadley URRP. South Hadley Falls has elements of the needed infrastructure today to support development of business and industry, and through the URRP. South Hadley intends to expand the availability of high-speed fiber as one of the URRP's public improvement projects, which is aimed at making the Falls a more competitive business location. In addition, the URRP's projects are designed to increase housing opportunities in walking distance of job opportunities. Initiatives to expand job and business opportunities include the development of co-working space, including lab space for advanced materials. The SHRA also is committed to enhancing

job opportunities for youth, and seeks to implement a training initiative for youth for environmental careers and jobs

## Promote Clean Energy

Maximize energy efficiency and renewable energy opportunities. Support energy conservation strategies, local clean power generation, distributed generation. Reduce greenhouse gas emissions and consumption of fossil fuels.

The South Hadley Falls URRP calls for assisting home owners to make energy conservation improvements with insulation and weatherization activities. The Plan also supports development of infrastructure to support alternative transportation modes – transit, bicycling and walking, which all work to reduce energy use and greenhouse gas emissions. Thus, the URRP promotes clean energy and works to reduce greenhouse gas emissions.

## Plan Regionally

Support the development and implementation of local and regional, state and interstate plans that have broad public support and are consistent with these principles. Foster development projects, land and water conservation, transportation and housing that have a regional or multi-community benefit. Consider the long-term costs and benefits to the Commonwealth.

As part of the planning process for the South Hadley Falls Urban Redevelopment & Renewal Plan (URRP), the South Hadley Redevelopment Authority has reached out to regional stakeholders, such as the Connecticut River Watershed, whose board chair serves on the SHRA's Citizens Advisory Committee. In addition, the SHRA has forged a working relationship with its municipal neighbor, the City of Holyoke so that urban renewal plan implementation in both communities can be complementary and foster economic growth and jobs. Planning for enhancements along Memorial Bridge which connects South Hadley Falls with Holyoke is viewed as a joint effort amongst both redevelopment entities and municipalities. Representatives from both South Hadley and Holyoke are engaged in planning for some joint programming centered around the river and bridge.

The South Hadley Falls URRP intends to develop a riverfront multi-use path along the Connecticut River, which can connect with planned bike paths in Chicopee and provide connections with Holyoke's nearby train station and the regional path system.



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## (13) Appendix

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- A. Public Engagement Process
- B. Market Overview
- C. Waivers
- D. Conflict of Interest Affidavits and Disclosures
- E. List of Properties in the URRP Area
- F. Zoning Overview of South Hadley Falls URRP Area
- G. South Hadley Falls Design Guidelines
- H. Related Town Plans & Policies





# Appendix A.

## Public Engagement Process

The South Hadley Redevelopment Authority has had a robust public engagement process to develop the South Hadley Falls Urban Redevelopment and Renewal Plan. The focus on South Hadley Falls began with a multi-day public-participatory charrette led by the American Institute of Architects (AIA) Sustainable Development Assistance Team (SDAT) on April 22-25, 2012, which created a vision plan for South Hadley Falls. Over 200 people were engaged in the charrette process. The South Hadley Planning Board spearheaded the AID SDAT visit. Student volunteers assisted from the University of Massachusetts. The SDAT participatory process and report laid the ground work for the formation of the South Hadley Redevelopment Authority by South Hadley Town Meeting in 2014 with the charge to develop an urban renewal plan for the Falls.

South Hadley Town Meeting voted to created the SHRA and to fund the development of the urban renewal plan for South Hadley Falls. The SHRA had regularly updated Town Meeting on its work and outreach efforts, including information displays at Town Meeting. As a newly formed board, the SHRA has reached out and partnered with existing, such as the South Hadley Falls Neighborhood Association, Know Your Town, a volunteer organization founded in 1947 which holds information forums open to the public, on issues facing civic life in South Hadley,

the Granby-South Hadley Chamber of Commerce, as well as numerous town boards and committees. Many of the public meetings were televised on South Hadley public access television, or covered in the local South Hadley newspaper, The Town Reminder, and on occasion the Springfield Republican.

The SHRA has established its own web site to increase awareness and provide information about the South Hadley Falls Urban Redevelopment and Renewal Plan. This website was discontinued in 2018. A copy of the draft plan has been posted online at the municipal website page at [www.southhadley.org/462/Redevelopment-Authority](http://www.southhadley.org/462/Redevelopment-Authority).

In addition to outreach and public engagement and informational meetings, the SHRA organized a twenty-one-person advisory committee that is representative of a wide range of constituencies and interest groups. The Advisory Committee has meet two-to-three times annually to advise, provide feedback and direction to the SHRA on the South Hadley Falls Urban Redevelopment and Renewal Plan.

A summary of outreach and public engagement events is found in Table A-1.

Figure A-1: South Hadley Redevelopment Authority meeting sign.



**Table A-1. Outreach & Public Engagement Events regarding the South Hadley Falls Urban Redevelopment & Renewal Plan.**

Date	Event	Partner	Audience
December 12, 2014	KYT & SHRA – Introduction to Urban Redevelopment & public input	Know Your Town & SHRA held at South Hadley High School	General Public
2015			
May 2, 2015	South Hadley Falls Neighborhood Association meeting	SHFNA	Local residents and general public of the Falls
May 21, 2015	Inaugural meeting of the SHRA Advisory Committee		Advisory Committee
July 26, 2015	Falls Fest – Informational table & survey of Falls Fest attendees		General Public
October 27, 2015	Community & Advisory Meeting	Advisory Committee	General Public and Advisory Committee
2015	Beaver Club Presentation about SHRA and the URRP		The Beaver Club
2016			
March 31, 2016	Know Your Town: Update on the South Hadley Falls URRP	Know Your Town	General Public
April 2016	South Hadley/ Granby Chamber of Commerce	Chamber of Commerce	Business community – Update on URRP for the Falls
May 7, 2016	South Hadley Falls Neighborhood Association		Local residents and general public of the Falls
May 11, 2016	Presentation at South Hadley Town Meeting		Town Meeting
May 18, 2016	Meeting with Bike/Walk Committee re: bike/ walking path proposals		Bike Walk Committee
June 21, 2016	Presentation to Joint Meeting of SH Selectboard and Planning Board –	Selectboard & Planning Board	Town officials; meeting televised for cable access TV
July 26, 2016	Advisory Committee at SH Library to review potential projects & initiatives	Advisory Committee	Advisory Committee
September 12, 2016	Planning Board meeting		Informational Presentation to Planning Board
September 26, 2016	Planning Board meeting		Informational Presentation to Planning Board
October 12, 2016	South Hadley Bike/Walk Committee		URRP overview & Discussion on approaches to safety for bicyclists & pedestrians at key intersections

Table A-1. Outreach & Public Engagement Events regarding the South Hadley Falls Urban Redevelopment & Renewal Plan. (Cont.)

Date	Event	Partner	Audience
October 12, 2016	Conservation Commission		Conservation Commissioners; Briefing about URRP and ConComm issues, including daylighting Buttery Brook
October 24, 2016	Planning Board meeting		URRP update and Q/A with Planning Board.
November 15, 2016	Presentation to Joint Meeting of SH Selectboard and Planning Board – update on the plan	Selectboard and Planning Board	Town officials and general public. Meeting televised on local public access TV
2017			
January 19, 2017	Advisory Committee meeting – update on plan	Advisory Committee and Loomis Village; Held at Loomis Village, senior housing	Advisory Committee meeting and the public
September 18, 2017	Advisory Committee – plan presentation	Advisory Committee held at South Hadley Town Library	Advisory Committee and the public

In addition to formal presentations and discussions reaching out to the general public and various constituencies in the Falls and South Hadley, the SHRA has engaged in small one-on-one and small group meetings with stakeholders and potential partners during the planning process for the South Hadley Falls Urban Redevelopment and Renewal Plan, including; the Conway School of Design; Holyoke Community College; Holyoke Gas & Electric, South Hadley Electric Light Department (SHELD); the Town's Capital Planning Committee, and owner representatives of the 27 Gaylord Street property. Representatives of SHRA provided regular monthly updates at the South Hadley Falls Neighborhood Association meeting.

A survey of businesses in South Hadley Falls was also undertaken, which is detailed in the Appendix section on market issues.

South Hadley Town Meeting to act on proposals for redevelopment authority, medical marijuana and spending to demolish Fibermark building <http://blog.masslive.com/breakingnews/print.html?entry=/2013/11/south...>



### South Hadley Town Meeting to act on proposals for redevelopment authority, medical marijuana and spending to demolish Fibermark building

Jim Russell | Special to The Republican By Jim Russell | Special to The Republican

on November 17, 2013 at 6:00 AM



John Fitzgerald, Urban Development Coordinator for the state Department of Housing & Community Development at South Hadley selectmen's meeting July 16

Jim Russell

SOUTH HADLEY — Tuesday's 12-article **special town meeting** warrant proposes zoning amendments, including one to allow medical marijuana cultivation, production and distribution, creation of a **redevelopment authority** with the power of eminent domain, and a request to spend \$95,000 to demolish the former **Fibermark building**.

The Nov. 19 meeting at Town Hall auditorium starts at 7 p.m.

The Planning Board says amending the industrial zone for medicinal marijuana facilities could create high-paying jobs and bolster the tax base, and would be highly regulated.

Building a cultivation plant, that must be completely enclosed, impossible to look into from outside, and not emit odors, would require site plan approval and/or a special permit.

In addition to the Planning Board, the Selectboard is also charged with deciding whether a facility may open in town.

Proposals to allow marijuana cultivation, a not-for-profit marijuana treatment center or a dispensary all must have 24-hour video surveillance systems approved by the police chief, according to the zoning bylaw amendment that is proposed.

The facility director must respond within 24 hours when a town official requests information, the operation is barred from running between 8 p.m. and 8 a.m., and waste disposal must adhere to strict guidelines.

"No marijuana shall be smoked, eaten or otherwise consumed or ingested within the premises," the amendment states.

The idea to create a South Hadley redevelopment authority gained steam when several town officials voiced support at a July selectboard meeting after it was explained by a state expert.

The expert, **John Fitzgerald**, Urban Development coordinator for the state Department of Housing & Community Development, said a redevelopment authority makes sense for the town and is the preferred way to spur investment in an area such as South Hadley Falls.

Fitzgerald said town meeting can create a five-person authority, and that four of the initial appointments are made by selectboard and one by the state. And then Town Meeting would vote in the four municipal-appointed members.

Fitzgerald said the "purpose of urban renewal is to redevelop decadent and blighted" areas. The need for government involvement results from the absence of private investment, due to obstacles such as multiple owners of buildings and land.

The state official said redevelopment authorities can acquire land -- including via eminent domain as a last resort -- and convey land, according to a well thought-out master plan for a specified area.

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## South Hadley Redevelopment Authority begins to focus on Falls neighborhood

Jim Russell | Special to The Republican By Jim Russell | Special to The Republican

on April 18, 2014 at 6:16 PM



Members of the South Hadley Redevelopment Authority at their first meeting on April 14 2014, L-R, Imad Zubi, Gerald A. "Tony" Judge, Schley Warren and Francis J. DeToma

Jim Russell

SOUTH HADLEY – The four members of the town's newly created **redevelopment authority** said at their first meeting on Monday that they face a long, arduous road ahead to foster economic progress in the Falls neighborhood.

The panel met with town administrator Michael Sullivan to discuss their future role, how they will be funded, and to acknowledge it will take up to five years to create a sound blueprint to lay out a vision of how redevelopment in the Falls should happen.

The idea to create a South Hadley redevelopment authority was one of Sullivan's first major initiatives when he was appointed as administrator a year ago. Town meeting said yes to its creation

in November.

The **urban development coordinator** for the state Department of Housing & Community Development met with town officials in July, saying a redevelopment is the most efficient mechanism to create new investment opportunities.

The five-person authority is supposed to include one state-appointed member, but that designation is not expected to occur until later this year, Sullivan explained at the April 14 meeting.

He said the appointment by the governor's office usually takes about five months to happen, and that it is based on recommendations from the town.

According to state law, the initial appointments of the four current members are appointed by the selectboard. The law requires that future appointments would then be designated by town meeting. And next month's town meeting is expected to make the appointments.

The authority members are: Francis J. DeToma, Schley Warren, Imad Zubi and Gerald A. "Tony" Judge. Edward J. Boiselle also sought an appointment but was not selected.

Sullivan said an important task is coming up with a development plan - and that is likely to take five years to accomplish.

"You guys have a lot of work ahead of you; this isn't a sprint, this is a marathon," the town administrator said. He said \$20,000 is currently available to hire a consultant and that town meeting may appropriate an additional sum. The consultant is expected to describe the limitations, the possibilities, and liabilities in the economic focus zone the authority designates. Any plan requires state approval to take effect.

"This is a fantastic moment," Judge said. "We have a wonderful possibility here."

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## South Hadley Falls redevelopment subject of Know Your Town public forum Thursday

South Hadley Redevelopment Authority

Members of the South Hadley Redevelopment Authority at their first meeting on April 14 2014, L-R, Imad Zubi, Gerald A. "Tony" Judge, Schley Warren and Francis J. DeToma (*JIM RUSSELL PHOTO*)

**Jim Russell | Special to The Republican** By **Jim Russell | Special to The Republican**

on December 01, 2014 at 1:50 PM, updated December 01, 2014 at 1:51 PM

SOUTH HADLEY - The town's recently established four-person **redevelopment authority** will hold a public forum on Thursday to provide the community an update on their work and what they hope to accomplish.

**The event on Dec. 4**, sponsored by the non-profit and non-partisan Know Your Town, begins at 7 p.m. at the South Hadley High School Library, 153 Newton St.

**South Hadley Redevelopment Authority** chairman Gerald Judge, vice chairman Francis DeToma, treasurer Imad Zubi and member Scheley Warren will attend and answer questions following their presentation.

They were appointed at May's annual town meeting by the assembly. A fifth member is expected to be named by the governor.

The panel is focusing its efforts on the South Hadley Falls area.

Because public input is key to their work, the authority says it will convene public forums to gather information.

"Over the next year, a detailed and comprehensive redevelopment plan will be created for the Town's approval," the panel said in a statement.

"We believe that the absence of such a plan makes economic development progress very difficult, despite good efforts and high hopes. There will be a redevelopment plan, and it will reflect the ideas and interests of South Hadley's citizens. That job has begun."

In addition to Thursday's forum, the authority holds regular business meetings that are open to the public.

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## Completion of plans to revitalize South Hadley Falls neighborhood expected a year from now, redevelopment authority says

Tony Judge, left and Frank DeToma

South Hadley Redevelopment Authority Chairman Tony Judge, left, and Vice Chairman Frank DeToma, during the Dec. 4, 2014 public forum at the high school library sponsored by Know Your Town (JIM RUSSELL PHOTO)

**Jim Russell | Special to The Republican By Jim Russell | Special to The Republican**

on December 06, 2014 at 10:00 AM

**SOUTH HADLEY** - With broad community support, the town's recently formed **redevelopment authority** says it will complete an extensive blueprint within a year's time - to spell out ways to revitalize the Falls neighborhood -- that will include how to fund the major undertaking, expected to take decades.

At a public forum Thursday, members of the **South Hadley** Redevelopment Authority and their consultant, **McCabe Enterprises** of Boston, discussed ongoing progress and what needs to be done to complete that essential first step: creation of an Urban Redevelopment Plan.

According to the firm's president and founder, Kathleen McCabe, who attended the Dec. 4 meeting, state approval of such a plan is needed, and town meeting, selectboard and the Planning Board must approve it to take effect.

A redevelopment plan, which is a road map describing how a specific district would undergo changes to foster social and economic development, empowers a community - with the local RDA as agent - to acquire and dispose of land, actions not permissible without one.

McCabe also said an approved plan, while no guarantor of government assistance grants, nonetheless makes it easier to win approval for them.

Kathleen McCabe, founder and president of McCabe Enterprises of Boston is a consultant for the town's redevelopment authority  
Jim Russell photo

"An urban redevelopment plan must have community support and be developed with community consultation," she said. "The private sector also benefits from an urban development

plan by knowing the community's goals and desires" in the specified district.

When Gillian Woldorf, who chairs the South Hadley Falls Neighborhood Association, asked the RDA "how will you reach out to those not here tonight," the RDA chairman, Tony Judge said: "In every way we can. We are absolutely sincere about community input."

"We are at the beginning of a decades long process," he said.

"This is a community effort," added the RDA vice chairman, Frank DeTomas. "All of us have to make it work."

There was a light-hearted exchange when South Hadley Electric Light Department Manager Wayne Doerpholz, sitting

"After SHELD removed the tracks?" she said to Doerpholz.

While acknowledging the agency had done so years ago, the manager said tracks could be put back. He also said the area would be well served by a bank.

"It would be really lovely if South Hadley Falls had a bank. It used to have two," Doerpholz said.

Nearly 80 attended the public forum held at the high school library. It was sponsored by the non-profit, non-partisan community group Know Your Town.

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## South Hadley Redevelopment Authority to unveil proposal to spur economic growth in Falls neighborhood



South Hadley Redevelopment Authority Chairman Tony Judge, left, and Vice Chairman Frank DeToma, during the Dec. 4, 2014 public forum at the high school library sponsored by Know Your Town (JIM RUSSELL PHOTO)



By **Jim Russell** | **Special to The Republican**  
on March 29, 2016 at 3:13 PM

**SOUTH HADLEY** — The town's **redevelopment authority** will unveil a proposal to foster economic growth in the Falls village at a community meeting on Thursday night hosted by Know Your Town.

The meeting begins at 7 p.m. at the Town Hall Selectboard's meeting room, 116 Main St.

The five-person **South Hadley Redevelopment Authority** has been working with a consultant, **McCabe Enterprises** of Boston, since 2014 to create an Urban Redevelopment Plan.

The aim of a redevelopment plan is to describe proposed changes to a specifically delineated area of town to bring about improvements. The plan requires state and local approval.

It would empower the **Redevelopment Authority** to take steps to implement the ideas, and could include acquiring and selling land.

The proposal is expected to include how to fund the major undertaking to revitalize the Falls village in the coming decades.

"The Redevelopment Authority will give a PowerPoint presentation and discuss with attendees these exciting, innovative proposals for the Falls focus area," Know Your Town said in a prepared statement announcing Thursday's meeting.

### SOUTH HADLEY HEADLINES

[Mount Holyoke professor to compete on Jeopardy!](#)

[South Hadley FallsFest 2016 canceled, but organizers plan several smaller events in its place](#)

## Report estimates \$37 million to re-do South Hadley Falls



Northward view of Connecticut River from Route 116 bridge connecting South Hadley Falls village with neighboring Holyoke (Jim Russell photo)



By **Jim Russell** | **Special to The Republican**  
on November 03, 2016 at 3:02 PM

**SOUTH HADLEY** — An ambitious attempt to foster and guide improvements and economic development in the Falls neighborhood here would cost about \$37 million to complete, according to preliminary estimates whose dollar values are subject to change.

A report by the **South Hadley Redevelopment Authority** recently provided to the town's Selectboard that says "Draft, for Review Only" is scheduled to be further discussed by the two committees on Nov. 15.

The draft shows a three-phase plan for two broad efforts related to multiple land acquisitions forecast at about \$13 million and 34 improvements to the South Hadley Falls neighborhood estimated to cost \$24 million.

The estimated cost for proposed acquisition is based on assessed valuation of the properties to be acquired, the SHRA draft says.

The "sub-total land acquisition costs" for phase one are estimated at \$6.2 million, then \$4.7

million in phase 2 and \$2.2 million in phase 3, the SHRA draft shows.

"South Hadley Falls Proposed Public Improvements Urban Renewal Plan" shows short-term goals that will take up to six years to complete, with mid- and long-term objectives stretching to 14 years and 20 years, and potentially beyond that time frame, to complete the 34 improvements.

They include an estimated \$1.85 million idea to create a multi-use path along the Connecticut River for walkers and bicyclists, \$2 million to improve sidewalks and crosswalks and \$1.75 million for development "of a pier north of canal for ferry/boat launching area."

The plan envisions an estimated \$3 million investment in a project touting the community's heritage. The report describes it as "Restoration and Interpretation of the South Hadley Falls first navigable canal. Steps include commissioning an archaeological study of the riverfront area; undertaking a historic resources report/ feasibility study; and the actual restoration and interpretation of South Hadley's first navigable canal in the US."

The SHRA document says all of the "cost estimates are based on professional experience and knowledge. These cost estimates should not be relied upon for construction. Additional planning and design of preliminary conceptual options is required."

**The Rise of the Falls** by [The Republican/MassLive.com](http://TheRepublican/MassLive.com) on Scribd

### SOUTH HADLEY HEADLINES

[Sen. President Stan Rosenberg sails past Donald Peltier in Hampshire, Franklin and Worcester district](#)

[South Hadley again rejects Community Preservation Act](#)

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## Efforts to Boost South Hadley Falls Gain Steam

Kathleen Mitchell on March 7, 2017 in **Community Spotlight**

### Community Spotlight



Frank DeToma and Mike Sullivan say the Vietnam Veterans Memorial Bridge is the gateway into South Hadley Falls, where revitalization efforts are underway.

In two months, the Vietnam Veterans Memorial Bridge that leads from Holyoke into South Hadley Falls will be closed for a day for a “River Roll and Stroll” event.

The family festival is designed to promote healthy living and is being co-sponsored by the Holyoke Bike-Pedestrian Committee and the South Hadley Bike-Walk Committee, a grass-roots effort to help promote recreational opportunities for bicyclists and pedestrians.

“The River Roll and Stroll will give people a look at the Falls and allow them to see the potential that exists while providing an economic boost to businesses there,” said Mariann Millard, co-chair of the event steering committee and chair of the South Hadley Bike-Walk Committee.

One of their goals is to make people aware of the natural resources and hiking trails that wind through conservation land in the town, which will help to expand efforts by town officials who believe increasing recreational opportunities will foster the growth of economic investments.

“We don’t have a rail trail, but want to show the public what we have to offer,” Millard said, adding that the South Hadley Falls Neighborhood Assoc. has put together a walking map of the area that highlights historic buildings and the Bicentennial Canal Park that overlooks the Connecticut River.

The newly created map; River Roll and Stroll on May 7, which was initiated by Sean Condon of Holyoke;

and upcoming annual FallsFest Music & Arts Festival on July 29 that attracts thousands of people are part of a growing force aimed at introducing newcomers to the Falls and promoting economic development there.

“We believe the strategic use of public funding and local enthusiasm will encourage more people to live, visit, and work in the Falls and become a catalyst for private investment,” said Frank DeToma, a selectman and chair of the Redevelopment Authority. “Our ultimate vision is to develop a ‘canal village’ that will consist of commercial and residential establishments that capitalize on our historic canal and adjacent riverfront as well as the architectural character of some of the original buildings.”

Town Administrator Mike Sullivan said that, although the Redevelopment Authority is concerned with the entire town, bringing new life to the Falls will provide a significant boost to South Hadley’s economy as a whole.

“*We believe the strategic use of public funding and local enthusiasm will encourage more people to live, visit, and work in the Falls and become a catalyst for private investment.*”

Ira Brezinsky agrees and says collaborative efforts that include work by government officials and businesses have coalesced to shine a light on the Falls and attract people who might not otherwise visit the area.

“It’s an ideal time for business people who want to get a taste of the community and neighborhood to come here, and we will put our best foot forward to welcome people from throughout the region,” said the selectman, co-chair for the River Roll and Stroll, and president of Music and Arts South Hadley, a grass-roots effort that became a nonprofit last year and hosts the FallsFest.

The town has also partnered with the Pioneer Valley Planning Commission to map out walking trails that need improvement and places where bike lanes and chevrons are needed to increase recreational opportunities.

In addition, a five-year, \$5 million infrastructure project that involves improving parks, adding benches, new landscaping, crosswalks, traffic-calming devices, and new sidewalks in the Falls is well underway. So far, \$2.7 million has been spent, and this year another \$1.2 million will be poured into the redevelopment effort.

For this, the latest installment of its Community Spotlight series, BusinessWest looks at what the Falls has to offer, plans for its future, and why officials and residents are bullish on the idea of redeveloping the area.

## **Planned Progress**



Sullivan says the Falls is overdue for attention, and holds unlimited potential. It is less than a mile from the \$4.3 million Holyoke passenger rail platform, and has centralized sewers and great access to the Connecticut River. In addition, South Hadley has its own municipal light plant, and work is being done to be able to offer secure, high-speed Internet in the future.

The Falls is also rich in history: the first navigable canal in the U.S. was built there in 1795, which made Falls Village (then South Hadley Canal) a busy shipping center and tourist attraction.

Unfortunately, its former vibrancy has been greatly diminished, mirroring what has occurred in many towns and cities across Western Mass., where businesses along riverfronts shut their doors or moved, and disinvestment slowly occurred.

But revitalization efforts began in earnest after a study of the area that was completed about five years ago became a springboard for change. As a result of recommendations in the final draft, the Falls Neighborhood Assoc. was formed, and in 2014 two important advances were made. The first was the long-awaited construction of a new \$12 million public library on 2 Canal St. It was dedicated a year ago and contains meeting and reading rooms, and large banks of computers that businesses can use to conduct training classes.

The second advance occurred when a town meeting approved the creation of an advisory board to develop a comprehensive plan for the area.

The final draft is almost complete and will be presented to the public by the Redevelopment Authority, which is the name the advisory board was given, at a special town meeting held expressly for that purpose on June 7.

"A tremendous amount of work has gone into this," Sullivan said, noting that the committee members are all unpaid volunteers.

There are many components to the plan, which include a focus on the east-west core of the area that is part of a larger, recently established 'Smart Growth' overlay district in the Falls.

"Developers who wish to construct relatively high-density housing in Smart Growth districts can do so by right, thus eliminating their need to apply for special permitting from a local planning authority," DeToma told BusinessWest.

The proposed plan contains many other elements, including repurposing some town-owned properties and redeveloping a number of industrial properties.

But progress is already occurring, and the first residential construction project in decades is underway. Orange LLC is building 12 condominiums in three units directly across from the new library on 1 Canal St. that will each have their own garage and extra parking.

"This is a beautiful spot, and the Victorian look of the buildings is expected to enhance the neighborhood," DeToma said, adding that Orange LLC also has plans to develop six other condominiums in the old library building on 27 Bardwell St. "The design is very imaginative and interesting, and there will be a great room in every unit."

Sullivan told BusinessWest that condominiums in South Hadley have appreciated significantly over the past six months. "New ones are selling more quickly than they can be built," he said, noting that construction on the Rivercrest Condominiums on Ferry Street began last year, and 16 of the proposed 28 units have already been sold.

Business growth has also taken place in the Falls. Over the past 18 months, Mohawk Paper and E Ink Corp. moved there, and South Hadley Fuel scrapped its plans to move out and expanded in town instead.

Sullivan explained that the decision came about in large part because Town Planner Richard Harris alerted South Hadley Fuel owner Steve Chase to an existing but unused underground tank farm near E Ink Inc., which he described as an "opportunity found."

"As a result, they have opened one of the largest propane storage and distribution facilities in Western Mass," the town administrator said. "We do all we can to introduce businesses to opportunities that exist here."

Brezinsky agreed. "South Hadley and particularly the Falls has been very welcoming and engaging to businesses that want to move or expand there. We were able to steer Mohawk Paper through town meeting very quickly to get them what they needed to move here, and there are other examples like this," he said, explaining that Mohawk Paper moved to the Falls two years ago into a group of buildings formerly known as the U.S. Gaylord properties, and opportunities exist for professional space, retail businesses, manufacturing, and incubator space.

"I believe one of the benefits of the Falls is its scale," he continued. "It has a small footprint and is very walkable, unlike some former industrial areas where there are blocks of old buildings. The Falls never rose to those heights, so I don't believe it will take much to get it to the tipping point where it can become a vibrant place again where people live, work, and play."

DeToma said the northwest corner of the gateway Bridge/Main intersection is a prime location for redevelopment. It consists of three parcels owned by three different entities, but each lot is too small to be of interest to a developer.

"Our proposed redevelopment plan calls for the consolidation of those properties in order to increase their potential for private development," he said.

## **Forward Movement**

South Hadley recently lobbied to have Pioneer Valley Transit Authority's Tiger Trolley change its route. Today, it runs over the Vietnam Veterans Memorial Bridge on Route 116 rather than the bridge on Route 202. Sullivan said that was important because the Falls is densely populated and town officials wanted to provide access to jobs in Holyoke and South Hadley, especially since Mohawk Paper and Mount Holyoke College are two of the largest employers. He added that the X90A Route that runs from Chicopee to Main Street in South Hadley is one of the fastest-growing routes in the area and also goes over the Route 116 bridge.

Parks in the town are also receiving attention. The town administrator told BusinessWest that Bicentennial Park, which is situated a quarter-mile away from the new library, will be renamed Belsky Park after Ted Belsky, a longtime member of the Select Board, and \$97,000 will be spent to install lighting and a deck that will overlook the Connecticut River.

In addition, the town is creating a one-mile loop called the River to Range Trail that will begin in a field near Brunelle's Marina and offer access to people of different abilities.

"We worked with the Pioneer Valley Planning Council on this," Sullivan noted, adding that, eventually, the trail will connect to the Summit House on top of Mount Holyoke. "We see it becoming part of a recreational economy. That market is exploding, and we are getting requests for groups for camping areas. Although we are not proposing to open any right now, we have to be cognizant of opportunities as they present themselves."

The Buttery Brook area is another area of focus. It runs east-west and roughly parallel to Gaylord and Bridge streets, crosses under Main Street via a culvert, and empties into the Connecticut River. DeToma said it is overgrown, but the Redevelopment Authority hopes to restore it to its original, attractive condition and install a multi-use recreational path along its bank.

"There will be two benefits to this," he explained. "First, it will be a major recreational attraction in our Canal Village central area. Secondly, because this area is part of our Smart Growth district, it should stimulate the interest of developers in constructing affordable, higher-density housing nearby."

Plans are also in place to build a new bridge over Bachelor Brook as well as a parking lot for 12 cars. The estimated cost is \$2.1 million, and South Hadley has already received almost \$1 million toward that amount from state and federal grants.

## **Concerted Efforts**

Sullivan said major efforts are taking place to help people rediscover, reconsider, and reinvest in the Falls, and the Redevelopment Plan is the underpinning of the future.

"South Hadley has many opportunities; a lot of cool things are happening here," he told BusinessWest, noting that South Hadley Electric is planning to create a hub for data storage and hired a new manager to help develop its high-speed Internet plan. "Their rates were key in bringing Mohawk Paper here, and

enthusiasm about the area is growing. It has become an organic movement with its own energy, all for the benefit of the Falls.”

DeToma concurred. “The grass-roots efforts are taking on a life of their own. As we point out the value and potential of moving here, many groups are getting involved, and events like the River Roll and Stroll will help South Hadley and Holyoke to grow.”

Which bodes well for the future as residents and officials work together to bring new life to South Hadley in a way that will benefit generations to come.

### **South Hadley at a glance**

**Year Incorporated: 1775**

**Population: 17,663 (2017)**

**Area: 18.4 square miles**

**County: Hampshire**

**Residential and Commercial Tax Rate: \$20.12 (Fire District 1); \$20.66 (Fire District 2)**

**Median Household Income: \$64,610**

**Median family Income: \$76,679**

**Type of government: Town Administrator, Select Board, Town Meeting**

**Largest employers: Mount Holyoke College, Loomis Communities, Mohawk Paper**

**\* Latest information available**

#### **About Kathleen Mitchell**

[View all posts by Kathleen Mitchell →](#)

< At Brick Coworkshop, Iron Sharpens Iron ... and Much More

Help, Hope Available for Vision Problems Caused by Aging >



## A.ii. Supporting Meeting Materials, Notes and Sign-in sheets

### Advisory Committee Meeting Comments, May 21, 2015

#### General Notes

- Target area -- how determined?
- Father Shea wondered if people might be frightened by urban renewal label and blight term.
- Can perceptions change
- Assess viability of uses. Need for market analysis;
- Aesthetics are important for visitors
- Park opens at 8; park aesthetics; points of access.
- Easthampton and Turners Falls could be models
- History of South Hadley – need to show our history
- Flood plain
- SHELD
- Walking area
- Compensatory Storage to address flood prone areas
- Develop lots so that they are ready for developers address constraints
  - Brownfields?
  - Environmental
  - Permitting
  - Flooding
- Potential for artists
- Maintain the right balance
- Web site, can be a resource, could solicit ideas via the web site
- Placemaking – signs with a logo; tag line
- Open Space
  - community gardens;
  - space along the river with public access
- Open Riverfront
- What role does the canal play?
- Fish ladder – Town and Holyoke
- Colloquium of communities
- Regional opportunities
- Hampshire County Museums
- Main Street Parking lots:
  - Don't need 2 lots
  - Could become Town Common
  - Over run of parking
  - Infill development
  - Restaurants (Village Common has a common parking lot for restaurants)

- Regulatory issues
- River access.
- Park is outcome of relicensing of the dam
- Visual access by south levee improved
- HGE owns riverfront to Hatfield
- Do not have flexibility of river
- Inventory properties along the river
- Shelburne Falls and Montague are possible models
- Bridge is a resource.
  - Light show
  - Collaborate with Holyoke

#### From Flip Charts

- Aesthetics and Architecture
- Pedestrian Safety
- Question regarding Eligibility and the future amendments
- Fear of being in the District
- ? regarding size of roundabouts
- History → need to develop important element
- Fishway
- Competition and Collaboration -- build/strengthen the market through collaboration
- Creative Economy
  - Look at the bigger picture
  - Hampshire County Museums
- Open Space → don't need parking lot on Main Street. Could be Town Common
- Need pedestrian life
- Gaps on Main Street
- Floodplain
  - Height
  - Compensatory Storage
  - Mapping Water Areas
- Gentrification
- Mills/ Artist Strategy
- Involvement / Discussion



- Placemaking
  - Logos on street signs
  - Visual marker
- Open space for community gatherings
- Knowledge of park space (increase)
- Inviting (-- the park)
- Regulatory – need enabler
- Lower Riverside Park – safety and vandalism issues
- Levee
- Inventory of Riverfront properties
- Do something with the Bridge
  - Lighting
  - Events

From Index Cards:

- “I would like to join the Redevelopment Committee.” Betsy Bergen, [bbergen2@comcast.net](mailto:bbergen2@comcast.net), 413 536-3810
- Aesthetics is all important because it pulls in economic development which promotes an active community. – Betsy Bergen, 413 536-3810
- Could we make Fish Ladder a large center of the Park – Connect it with the Center. Betsy Bergen, 413 536-3810
- Scenic By-ways coming from Greenfield on 47 will end at theCenter. We are asking PVPC to incorporate our own scenic by-way: Ferry to Alvord, bring along River to Falls, have markers as suggested – SH Scenic Byway hopefully with bike lane → connectivity to Center. – Pauline Casey.

**South Hadley Redevelopment Authority  
Advisory Committee Meeting**

Tuesday, October 27, 2015

6:00 pm

South Hadley Public Library  
2 Canal Street, South Hadley Falls

- |      |                                                           |
|------|-----------------------------------------------------------|
| 6:00 | 1. Welcome & Introductions                                |
|      | 2. Brief Presentation on Redevelopment Scenarios          |
|      | 3. Discussion of Redevelopment Scenarios and Alternatives |
|      | 4. Wrap-Up: Points of Agreement and Needed Information    |
|      | 5. Next Steps                                             |
| 7:45 | 6. Adjournment and Refreshments                           |

### **Small Group Assignment**

*Each small group should select one person to be the recorder for their group and a second person to be the reporter. The recorder will take notes on the group's discussion making sure major ideas, questions, agreements, and suggestions are all written down. The reporter will be the person who provides a 2 minute verbal summary to the larger group at the end of this exercise.*

Each small group is asked to review the proposed alternative redevelopment scenarios, and ask yourselves:

1. Are these the key redevelopment opportunities and desired uses for South Hadley Falls?
2. How does what we want align with the vision, goals, needs and challenges? (The Vision and Goals are on back for reference.)
3. What do we still need to know or investigate?
4. What do we not want in South Hadley Falls?
5. What additional suggestions, ideas, comments and concerns does your small group have?

## Vision and Goals for the Falls

“A canal village that capitalizes on its historic and ecological assets, increases commercial and residential density in the neighborhood, provides stronger and visual and physical accessibility to the river, and has a strong neighborhood and business association coordinating community activities and economic development.”

--SDAT report, 2012

In the spirit of the industry and ingenuity that created the Town, the South Hadley Redevelopment Authority, in partnership with residents, businesses and institutions, envisions an economically revitalized and renewed Falls community that will:

GOAL	COMMENTS
Encourage new and support existing businesses – retail, service, commercial, technical and manufacturing	
To provide jobs and economic opportunity for South Hadley Falls residents	
Attract new residents while providing ever-improving housing services and public amenities to current Falls residents	
Support vibrant community institutions – churches, clubs, civic organizations, our new Library, social service and educational providers	
Commit to South Hadley Falls historic preservation as a guiding principal and obligation	
Appreciate the Connecticut River and the historic canal are an under-utilized and overlooked asset of South Hadley Falls	
Serve as a source of provide and inspiration to the larger South Hadley community and surrounding communities.	

October 27, 2015

South Hadley Redevelopment Authority  
Advisory Committee Small Group Discussion

2

**South Hadley Redevelopment Authority  
Advisory Committee Meeting Regarding Renewal &  
Redevelopment Scenarios in South Hadley Falls,  
October 27, 2015**

**Group 1**

**Reporter: Imad**

- extend greenway along river if possible
- extend bike trails throughout to connect to greenway
- begin with the development that is of most use to the falls (rather than looking at development that would attract people to falls)
- start with Buttery Brook right away
- start with small businesses that are already here – local operators (rather than bring in outsiders)
- flooding of Buttery Brook – is this an issue?
- Moving of town hall: debated. Would it be attractive to developers? Is town hall moving anyway?
- Start with the parcel with the fewest issues (as many parcels may have regulatory issues.)
- Love the idea of moving the council on aging into the falls – this will attract people to the area
- Like the rotary idea, think it's a great approach
- \*\* Façade/signage upgrades to support the people already in the falls

**Group 2**

**Reporter: Diane**

- corner of Main/Bridge an absolute priority; like the rotary
- great to then support this as an entry w the mixed use development
- SHELD: discussed the idea of moving it. Like the idea of being able to pay bills as part of town hall (have office there), but ok if truck yard etc move.
- Bringing council on aging into the falls is desirable
- Really want to help existing businesses
- Maintain the character of South Hadley falls – design guidelines
- This group found it hard to imagine the Buttery Brook path, but think the area along Main Street could be improved
- The hotel is hard to envision in S Hadley Falls. Maybe a fitness center / restaurant combo? -- > ie. a mixed-use building
- Like the idea of the assisted living development – think this should be encouraged. (but maybe not by the funeral home . . . )
- Community garden is on the wish list. Perhaps on the School St side of the Carew St housing site

- One person thought it should be continuum of care housing (not just assisted)
- Also feel its important not to gentrify but to have a balance of affordable housing. (But keep away from low quality low income housing)

### **Group 3**

#### **Reporter:**

- Like daylighting Buttery Brook
- like the round-about
- like the idea of mixed-use building at Main/Bridge – town maybe lease space out?
- Like the idea of having SHELD office at this corner as part of town hall
- SHELD yard – maybe relocate to the mill #3 site (Ann says this is ok)
- Mill #6 as mixed use (Corner of Gaylord & Lamb)
- Like town hall developed as housing or maybe assisted living
- Like the hotel idea – like Porches in N. Adams
- At the SHELD current site – think mixed use is great – would love to see a café here along the Buttery Brook greenway
- Would like to see if Buttery Brook can connect to the canal and on to the Beach Grounds
- Richard pointed out that S Hadley fuel already has their offices separated from their
- Site labeled assisted living behind may be too steep a slope; need to look at

### **Group 4**

#### **Reporter:**

- Buttery Brook corridor – might be good to go after the 25ft setback
- Highlighting the Main/Bridge corner is great; like the idea of a mixed-use townhall building there
- Would consider re-purposing town hall as an arts space
- Would consider mixed use up at the corner of Gaylord/Lamb
- Not big on the youth center idea, but like the idea of an amphitheater to highlight the arts use

#### **General:**

- The idea of developing an arts center was brought up along with the suggestion to explore the feasibility
- The question of parking was brought up, particularly at the corner of Main/Bridge where the Town Hall/ Council on Aging/SHELD office is proposed. Is there enough space for parking on the site?



- Community Center was suggested instead of a youth center – a place for all ages.
- New train station in Holyoke will be in walking distance from the falls – is this being considered?
- Including the Council on Aging in a central location is a good idea; like the idea of using the required emergency management spaces as part of the plan. Can it be centralized and used by the community.
- Town Hall is over 100 years old and suffering from deferred maintenance, and is difficult to make ADA accessible. (Window issues, elevator issues, cornices deteriorating, needs a roof, etc.)
- State funding available for integrating parking uses among owners.
- Example art programs: Maynard Art Space, Concord Emerson Umbrella
- Need to visually and physically connect to the river – VERY IMPORTANT and should not lose sight of this
- What ever is developed along Main St, access to the river behind the buildings is important.
- Must keep in mind that there is a dyke along the river and to get views of it you have to be up 2-3 floors
- Uses should not turn their backs on the river (ie the way the garages use it as a dumping grounds).
- Perhaps some design guidelines about access/views/development along the river are needed
- Maybe the long-term plan is to remove everything from the river-side of Main St was suggested?

## About Urban Renewal

### What is Urban Renewal?

The Massachusetts Legislature established the Urban Renewal Program to assist communities to revitalize decadent, substandard or blighted open areas and to encourage sound growth. The Urban Renewal Program provides tools for communities to redevelop these deteriorated and blighted areas - - designated as urban renewal areas - - for residential, recreational, educational, hospital, business, commercial, industrial or other purposes. Redevelopment within designated urban renewal areas must be undertaken in accordance with urban renewal plan which is adopted by the community and approved by the MA Department of Housing and Community Development (DHCD). DHCD administers the Urban Renewal Program and approves locally- initiated plans.

### What is the purpose of urban renewal?

The Commonwealth has established several purposes for urban renewal plans. They are:

- Eliminate decadent, substandard or open blighted areas;
- Job creation and retention;
- Provision for low and moderate income housing, where needed;
- Enhance and encourage private investments; and
- Resultant public benefits.

A central tenet of urban renewal is that without public actions outlined in the urban renewal plan, proposed redevelopment by the private sector could not occur.

### What is an Urban Renewal Plan?

An urban renewal plan describes the focus area, its needs, history, problems and their causes, the strategy for change, goals and objectives, planned uses and activities in the area by the public and private sectors, expected outcomes, and a financial and funding plan. An urban renewal plan must have community support and be developed with community consultation. In short, the urban renewal plan states the vision for the area and the road map to implement the vision.

### What are the benefits or reasons for doing an Urban Renewal Plan?

The urban renewal plan sets forth the goals, strategies and desired development plan and standards for an area. With an approved urban renewal plan, a municipality can often more easily obtain state or federal funding for identified projects within the urban renewal plan. There is no automatic source of funding that comes with urban renewal designation. Urban renewal also enables a municipality through its redevelopment authority to acquire land and dispose of land in accordance with the urban renewal plans'



goals, desired uses for property and standards for redevelopment and design. Cities, like Fitchburg, Attleboro and Quincy, are using urban renewal plans to help revitalize their downtowns. The private sector also benefits from an urban renewal plan by knowing what the community's goals and desires are for an area.

#### What areas are eligible for urban renewal?

Based on an assessment and analysis of existing conditions, the area designated for urban renewal must meet the criteria for open blight; decadent; or substandard as defined in Massachusetts statutes.

#### What are the elements of an Urban Renewal Plan?

The urban renewal plan addresses existing conditions, area needs, the history of addressing area problems, local objectives, needed public improvements, redevelopment strategy and projects, land acquisition issues, site preparation, redevelopment standards, redeveloper responsibilities, financial plan, public participation and approvals. An urban renewal plan is to be consistent with and further local objectives regarding land use, improved traffic, public transportation, public utilities, recreational, educational and community facilities and other public improvements. The urban renewal plan is to define anticipated public benefits that will result from public investment in the urban renewal plant.

#### If a property is in the urban renewal area, does that mean it's blighted?

No, not all properties in an urban renewal area are blighted. The legal definition of open blight is broad and covers properties that may have had a history of tax delinquencies, inadequate utilities, challenging subsurface issues including brownfields, high water table or ledge, inadequate transportation facilities and access, or unduly high redevelopment costs due to physical conditions and obstacles which deter private investment. A significant majority of the properties in the urban renewal district must be considered open blighted, substandard or decadent

Where can I find out more information about urban renewal?

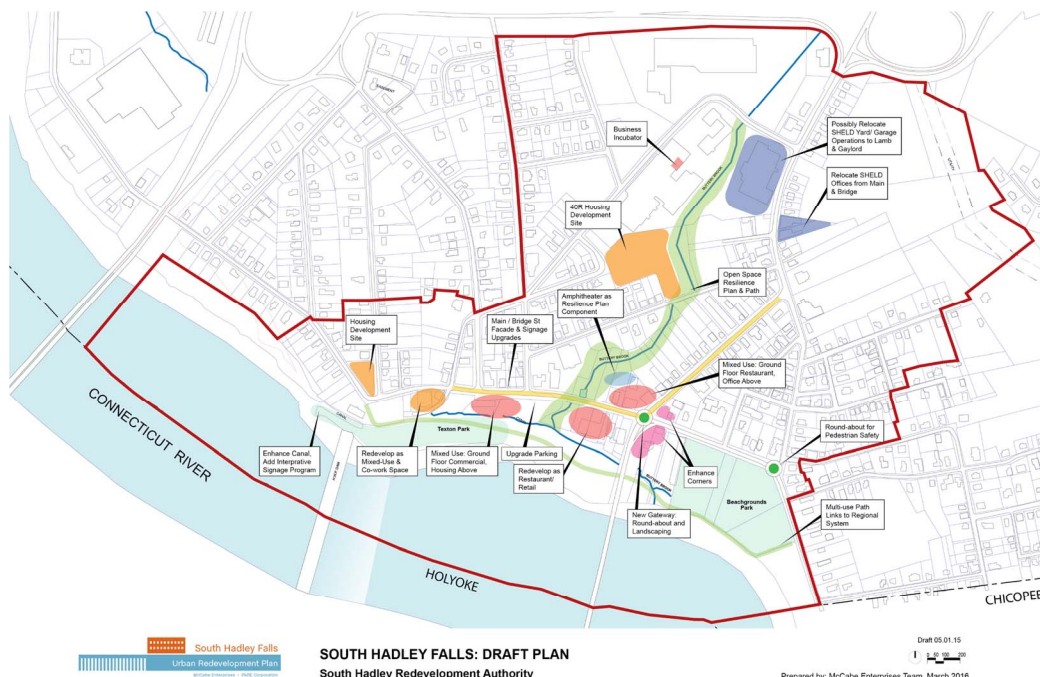
The South Hadley Redevelopment Authority's web site has more information on urban renewal, including all reports and presentations. Go to [www.shredevelopment.com](http://www.shredevelopment.com) to find further information. Information is also posted at: <http://www.southhadley.org/462/Redevelopment-Authority>.

How can I participate in the Urban Renewal Plan?

Your input and comments are welcomed and needed. Please come to public meetings or send us your comments to the South Hadley Redevelopment Authority, 110 Main Street, South Hadley, MA 01075. Public meetings are advertised and are typically held at the Library. There will be a public hearing in September 2016 on the Urban Redevelopment & Renewal Plan.

When will the Urban Renewal Plan be complete?

The completion of the South Hadley Falls Urban Redevelopment & Renewal Plan is scheduled for fall 2016, when it will be considered by Town Meeting, and subsequently submitted to the Massachusetts Department of Housing & Community Development for final approval. Copies of the draft Urban Redevelopment & Renewal plan will be posted on the SHRA web site, and copies will be made available at the Library and Town Hall.



**JOINT PLANNING BOARD AND SELECTBOARD MEETING**

**TUESDAY JUNE 21, 2016**

**TOWN HALL AUDITORIUM– 7:00 P.M.**

**AGENDA**

*Revised 6/17/2016*

**Note: Not all the topics listed in this notice may actually be reached for discussion. In addition, the topics listed are those which the chair reasonably expects will be discussed as of the date of this notice.**

1. CALL TO ORDER/ROLL CALL
2. APPROVAL OF MINUTES *June 7, 2016 Regular Selectboard Meeting*
3. ANNOUNCEMENTS/OPEN FORUM
4. JOINT MEETING TOPICS
  - A. REDEVELOPMENT DRAFT PLAN (PRESENTATION)
  - B. MASTER PLAN IMPLEMENTATION COMMITTEE (DISCUSSION)
  - C. FALL SPECIAL TOWN MEETING POSSIBLE ARTICLES (DISCUSSION)
5. CONSENT AGENDA
  - A. ONE DAY ALL ALCOHOL LICENSE REQUEST:
    - Imad Zubi, for MHC Conference & Event Services - June 29, 2016 - MHC Equestrian Center
  - B. ONE DAY BEER AND WINE LICENSE REQUESTS:
    - Thomas Charette, Knights of Columbus – August 14, 2016 – Buttery Brook Park
    - Gregory Tiner, for South Hadley Sporting Club – July 23, 2016 – 135 River Road
    - Gregory Tiner, for South Hadley Sporting Club – August 20, 2016 – 135 River Road
    - Imad Zubi, for MHC Conference & Event Services - June 23rd, 24th, 27th, 28th, 29th, 30th, 2016 (Gordon Research Conferences) - Chapin Auditorium
6. NEW BUSINESS
  - A. Notice of Intent to Convert 339 Pearl Street from 61A to Residential Use/Vote to Not Exercise Right of First Refusal
  - B. Sculpture on Library Grounds
7. CONTINUING BUSINESS
  - A. Ledges Financial Report (May)
  - B. Valley Bike Share (vote, sign MOU)
  - C. Appointments to Committees FY 17
  - D. Board/Committee future consideration (discussion)
8. TOWN ADMINISTRATOR REPORT
9. CHAIRMAN'S REPORT
10. ADJOURN

## Town of South Hadley

JEFF SQUIRE  
Chairman  
MARK CAVANAUGH  
Vice-Chairman  
JOAN ROSNER  
Clerk  
MELISSA O'BRIEN  
Member  
BRAD HUTCHISON  
Member  
VACANT  
Associate Member



RICHARD L. HARRIS, AICP  
Town Planner

### OFFICE OF THE PLANNING BOARD

116 Main Street, Room 204  
South Hadley, MA. 01075-2896  
Telephone: (413) 538-5017 Ext 206 \* Fax: (413) 538-7565  
www.southhadleyma.gov  
Email: rharris@southhadleyma.gov

### **REVISED AGENDA**

NOTICE OF SOUTH HADLEY PLANNING BOARD REGULAR MEETING  
**MONDAY, SEPTEMBER 12, 2016 AT 6:00 P.M.**  
TOWN HALL – **Selectboard Meeting Room**

**NOTE: Not all the topics listed in this notice may actually be reached for discussion. In addition, the topics listed are those which the Chair reasonably expects will be discussed as of the date of this notice.**

1. Discussion: Can a tree service meet the criteria for a Home Occupation?
2. Discussion of the South Hadley Urban Renewal Plan
3. PUBLIC HEARING: Proposed Flag Lot Special Permit Application 108 College Street (Applicant requests that it be deferred to September 26, 2016)
4. PUBLIC HEARING: Proposed 12-unit multifamily development 1 Canal Street (Canal, Main, and High Streets)
5. Discussion of the Housing Production Plan and Multifamily Study with PVPC staff.
6. Discussion of Design Review Bylaws and Fall STM Bylaw amendment proposals
7. Consider Endorsement of Approval Not Required Plan for Matthew and Honora McDonough. Property Location: 148 Woodbridge Street (Assessor's Map #56 – Parcel #66).
8. Minutes
9. Bills and Correspondence
10. Development Update and Planner's Report
11. Other New Business (topics which the Chair could not reasonably expect to be discussed/considered as of the date of this notice)
12. Adjournment

NEXT SCHEDULED REGULAR MEETINGS: **Monday, September 26, 2016**



JEFF SQUIRE  
Chairman  
MARK CAVANAUGH  
Vice-Chairman  
JOAN ROSNER  
Clerk  
MELISSA O'BRIEN  
Member  
BRAD HUTCHISON  
Member  
VACANT  
Associate Member

## Town of South Hadley



RICHARD L. HARRIS, AICP  
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NOTICE OF SOUTH HADLEY PLANNING BOARD **REGULAR MEETING**  
**MONDAY, SEPTEMBER 26, 2016 AT 6:00 P.M.**  
TOWN HALL – **Selectboard Meeting Room**

**NOTE: Not all the topics listed in this notice may actually be reached for discussion. In addition, the topics listed are those which the Chair reasonably expects will be discussed as of the date of this notice.**

1. Discussion of the South Hadley Urban Renewal Plan
2. Discussion of the Housing Production Plan and Multifamily Study with PVPC staff.
3. **PUBLIC HEARING:** Proposed Flag Lot Special Permit Application - Property Location: 108 College Street (Assessor's Map #41 – Parcel #18) (Deferred from September 12, 2016)
4. Minutes
5. Bills and Correspondence
6. **PUBLIC HEARING:** Special Permit Application for proposed increase in guest rooms in a Bed & Breakfast (from 3 guest rooms to 5) and change in ownership - Property Location: 25 Woodbridge (Assessor's Map #52 – Parcel #219)
7. **PUBLIC HEARING:** Special Permit for Proposed Professional Business - Property Location: 2078 Memorial Drive (Assessor's Map #7 – Parcel #123)
8. **PUBLIC HEARING:** Special Permit for Proposed 12-unit multifamily development – Property Location: Canal, Main, and High Streets - (Assessor's Map #4D – Parcel #15)
9. Discussion of Bylaw amendments for Fall Special Town Meeting
10. Discussion of the Health Impact Assessment Project with PVPC staff (NOTES: project must finish in August – this will be input into the Subdivision Regulations Revisions)
11. Development Update and Planner's Report
12. Other New Business (topics which the Chair could not reasonably expect to be discussed/considered as of the date of this notice)
13. Adjournment

NEXT SCHEDULED REGULAR MEETINGS: **Monday, October 17, 2016**

## **A Summary of the October 27, 2016 SHRA Advisory Committee Small Groups Sessions**

After a presentation by the McCabe group, Advisory Committee members were broken into four discussion groups (Groups 1- 4), each of which then presented their comments/suggestions to the entire group. This was followed by a general discussion and comment session. For each of the initiatives **in bold** below, the table indicates the groups (1- 4 plus G) that indicated general support for or interest in that effort.

**The need for mixed-use redevelopment in the Falls/Arts in the Falls** 2, 3, 3, 4, 4

**The need to improve the Memorial Bridge Gateway to the Falls** 1, 2, 3, 4

**The need to redevelop the corner of Bridge and Main** 2, 3, 4, G

**Daylighting Buttery Brook** 1, 2, 3, 4

**Extending greenway/access to and along the river** 1, 3, 4, G

**Repurpose/move Town Hall** 1, 3, 4, G

**Development should be responsive to the present Falls occupants and businesses** 1, 1, 2

**Move Council on Aging to the Falls** 1, 2, G

**Preserving the Character of the Falls/Design Guidelines** 1, 2, G

**Keep all or part of SHELD in the Falls** 2, 3

**Parking Concerns** G, G

There was a strong consensus that we need mixed-use redevelopment in the Falls, with attention to the experiential potential for the Falls (arts, dining, entertainment). There was a general consensus that there is a need improve the Memorial Bridge entrance into the Falls and to redevelop the corner of Bridge and Main. Daylighting Buttery Brook, extending the river greenway, and improving access to the river were also broadly supported, as was repurposing or moving Town Hall.

Some groups were concerned about the possible negative impacts of redevelopment on the present Falls businesses and residents. Some groups welcomed the idea of moving the Council on Aging to the Falls, and stressed the need to preserve the character of the Falls. A smaller number of groups stressed the need for or value of keeping SHELD in the Falls. The issue of parking availability in the Falls came up twice in the general discussion.

South Hadley Redevelopment Authority  
Advisory Committee Meeting January 19, 2017

Notes and Comments

Following presentation of the Draft Redevelopment Plan by Kathy McCabe and other introductory comments by Frank DeToma, the following questions and comments from members of the Advisory Committee were noted:

A question about whether or not Community Preservation Act funds could potentially be used for redevelopment projects had the CPA been adopted.

\$100K requested from Town of South Hadley for Redevelopment staffing-would this amount be lower if services-in-kind were provided by staff already in place?

Richard Harris commented that expansion of the redevelopment borders to include Canal Park and industrial lot on Canal St. is a good idea, wonders if house lot across from industrial building should also be included.

Discussion of Mill 6 site on Gaylord&Lamb Sts. and 40R District. Does the Redevelopment Plan exclude mixed use development at that site? Also, developers should have 10% affordable housing as a goal, but not a requirement. Redev. Authority could assist the Town in marketing the 40R district to developers.

Gillian Woldorf asked how the RA might conduct outreach to homeowners, landlords, tenants to build support for the Redevelopment Plan.

Mr. Wozniak questioned cost of hiring part-time help for RA, and will \$100K requested come out of free cash? The Committee was reminded that all costs included in the Plan are speculative, and that the timeline going forward for approval of the Plan does not include any budget approval. Mr. Wozniak also asked about the use of eminent domain to purchase land. Eminent domain would be a valuable tool to clear titles of certain parcels. Additional concern was made concerning the option of a roundabout at Bridge and Main Sts-would not be suitable for large trucks?

Mr. Wozniak also stressed the need for publicity and information to be given to local media prior to requesting approval from Town Meeting.

Liz Austin asked why Fuel Services building at Bridge and Main is not included in the Plan boundary. She was assured that the boundary could be amended in the future should that property become vacant or in disrepair. Also questions about enhancements to Rt.116 bridge and how are cost estimates for acquisitions derived.

Mitch Resnick asked about easements and multi-use path along the Connecticut River, and expressed concerns about maintaining access to the river, hopes that the Plan will assure access in the future.

Helen Fantini questioned "How can we get it done?" Urged that any presentation to Town Meeting should include the possible ways of getting the Plan actually implemented. Richard Harris touted the

benefits of having a Plan to guide future development, said that there should not be a separate process for permitting, and encouraged the RA to work with Town Hall staff.

Ira Brezinsky commented on potential return on investment, \$100K would serve as “seed money” to encourage further involvement and investment. It is important to provide evidence and show return on investment.

Mike Wozniak encouraged the RA to reach out to local businesses and seek out investors.

Lucia Foley commented that the original SDAT report calls for access points to a path and to the riverfront, redevelopment plan should also call for same and provide for a strategy to open up viewing along the river.

Gillian Woldorf wondered what strategies could be used to attract new businesses. might include signage and improvements to make Main Street more attractive, having staffing to carry out programs, and make space available for entrepreneurship and business incubators.

Meeting adjourned at 8:30 p.m.

Note: Redevelopment Authority members present were Frank DeToma, Imad Zubi, Tony Judge, Win Lavalley, Diane LaRoche

**South Hadley Redevelopment Authority  
Advisory Committee Meeting, September 18, 2017**

Name	Address	E-Mail
→ Walter Ham, Hon	77 Hadley St	ham, Hon w7747@yahoo.com
Jeff Cyr	8 Crystal Ln.	JEFFCYR@verizon.NET
Robert Judge	180 N. Main St.	Robert.Judge@gmail.com
Martha Terry	25 Brainerd St.	Martha.Terry.25@gmail.com
John Hines	39 Chestnut Hill Rd.	JHines@SouthHadleyMA.org
Anne Awad	4 Jewett Lane	anneawad@comcast.net
Mike Wozniak	3 Oakley Drive	mikewoz.918@hotmail.com
Frank DeToma	31 Ashfield Lane	fdetoma@SouthHadleyMA.org
Pauline Casey	3 Central Ave.	pcasdi@comcast.net
Helen Fantini	17 Stanton Ave	hfantini@hotmail.com
Richard Harris	22 H. W. Crest Park	rharris@SouthHadleyMA.gov

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**South Hadley Redevelopment Authority  
Advisory Committee Meeting, September 18, 2017**

Name	Address	E-Mail
Mariann Millard	12 Alford St.	marianmillard@yahoo.com
Wayne K. Cordis	20 College View Heights	
Win Lavallee	75 Spruce Run	Winstonlavallee@comcast.net
Richard Compton	30 Bayon Dr. #133	rcoman@gmail.com
Patsy Bergen	20 Bayon Dr 2nd	11616202@comcast.net
R. Russell	22 Worthington Dr.	RHRVWR@COMCAST.NET
Rich Germain	28 Spring St	rbgerme@gmail.com
Liz Austin	47 Camden St	lizaustin44@comcast.net
Sarah Etelman	9 Garden St	
IRA BREZINSKY	93 WOODBRIDGE ST	IBREZINSKY@AOL.COM
Diane LaRoche	16 Carew St	pdlaroch@msn.com

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**South Hadley Redevelopment Authority  
Advisory Committee Meeting, September 18, 2017**

Name	Address	E-Mail
Mitch Resnick	41 Ashton Lane	jmresnick@comcast.net
Jeff Squire	25 Parkview	JEFF@BERKSHIREDESIGN.COM
Michael Sullivan	5 Pheasant Dale	msullivan@southhadley.ma.gov
Lucia Foley	60 Shadbrook St.	luciafoley@yahoo.com

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# Appendix B.

## Market Overview

### Market Analysis Overview

A retail market analysis examines the existing retail and business offerings in a designated district, such as South Hadley Falls URRP area business district and identifies types of stores and products that could be added to the district and the market niche served by the South Hadley Falls district.

McCabe Enterprises reviewed existing public information and secondary data sources including the American Community Survey, 2011-2015; the US Census; Bureau of Economic Analysis; the South Hadley Master Plan and the Town's Housing Production Plan as well as private economic data sources, such as Nielsen-Claritas and the Warren Group. Sales leakage data is based on Nielsen Claritas 2015 data. This market assessment was further informed by multiple visits to South Hadley Falls' business district and competitive districts during the day and evening, and on weekdays and weekends.

A retail market analysis provides key information for businesses who may become tenants of new developments, so they can more effectively serve the residents, workers and visitors who comprise the local retail market.

### Retail Market Definitions

Some definitions of retail market analysis firms that will be helpful when reading this report follow.

**Trade Area.** The trade area is the geographic area where a business district's customers originate. Although businesses may highlight that they have customers who come from a great distance, the trade area looks at principal sources of customers who patronize the district, not the outliers. Business districts often have a primary or core trade area, as well as a secondary trade area – in other words, there is an inner circle where the majority of customers live or work, and a secondary ring where additional customers reside. A business district's trade area is the sum of its parts. Although each business and store in a district is unique

and relies on its own customers, businesses are located within a neighborhood district or shopping center, in part so that they can more easily attract shoppers from the existing customer base that is patronizing their neighbors. Although the trade area for each business may vary, the retail market analysis is concerned with the trade area of the district as a whole. Businesses which draw from a larger trade area can be beneficial for the district as a whole, if the customers from these businesses can be induced to shop and dine at a nearby business along Main or Bridge Streets.

**Aggregate Purchasing Power.** The aggregate purchasing power is the maximum available dollars to be expended on consumer goods by residents within the defined trade area. This is based on the specified trade area of the district.

**Consumer Expenditures.** The US Bureau of Economic Analysis (BEA) conducts consumer expenditure surveys annually documenting detailed spending patterns as to type of consumer goods. Based on the Consumer Expenditure Survey, the potential likely sales for each business sector can be estimated based on the purchasing power in the trade area.

**Retail Opportunity Gap or Sales Leakage.** The terms Retail Opportunity Gap or Sales Leakage are frequently used interchangeably. Sales leakage refers to the amount of residential consumer purchasing that is occurring at locations outside and beyond the specified trade area of the business district. Sales leakage represents an opportunity for the sales of this product to be offered by an existing retailer or new establishment in the district.

### The South Hadley Falls Trade Area

McCabe Enterprises assessed two approaches to defining the retail market area for South Hadley Falls. The first approach is based on a geographic distance, using radial bands of one-half mile, one-mile and two-and-one-half mile radii, as depicted in Figure C-1. The radial band approach is useful in defining the trade area for a walking-district, which is the aspiration and goal

for the South Hadley Falls area to be a walkable Canal Village. A review of the one-half-mile and one-mile bands show that approximately one-fifth of the trade area in the half-mile band, the area closest to the Falls business district at Main and Bardwell is encompassed by water – the Connecticut River. Although water features, such as the Connecticut River, are wonderful amenities that can draw people to an area, the extensive expanse of water also means that there are no potential customers living or working in the area which is water. So only four-fifths of the core trade area for South Hadley Falls is occupied with prospective customers.

A second approach to defining a retail trade area is by drive time. Since most of the current residents of South Hadley Falls have needed to become reliant upon auto trips for work and shopping drive-time is a reasonable approach to defining the trade area. Using a five-minute drive trip to define the core trade area for South Hadley Falls, a slightly larger trade area is defined, as depicted in Figure C-2. The secondary trade area is defined as a ten-minute drive time, and the “reach” trade-area is defined as a twenty-minute drive time.

Within a half-mile of the South Hadley Falls business district using Main and Bardwell Street as the epicenter, there is \$18.5 million retail market opportunity. This means that based on average household expenditures of persons living within the one-

half mile band, \$18.5 million is expended beyond the half-mile band on retail goods and services. This creates an opportunity for businesses to locate in the Falls and capture some of these sales locally.

Using a five-minute drive time definition of the core trade area for South Hadley Falls, there is a large retail market opportunity of \$121.7 million. Businesses who can attract both persons who can walk to their establishments in the Falls as well as drive, can tap a larger potential customer base.

The retail market opportunity for the ten-minute drive band is a negative \$48.5 million. This indicates that the businesses within ten minute-drive-time of South Hadley Falls, as depicted in Figure C-2, are meeting the demand of customers living within the ten-minute drive time and drawing additional customers to the area who live beyond the ten-mile band area. A negative retail market opportunity is indicative of strong competition in nearby commercial areas. This finding is not surprising, since Memorial Drive in Chicopee has a wide range of big box and smaller retailers. The Holyoke Mall retail area is within a ten-minute drive of South Hadley Falls, depending upon the time-of-day.

Current and prospective business owners can still operate profitable businesses, but will need to identify specific market niches and opportunities.



Figure C-1. Market Area by Geographic Distance for South Hadley Falls.  
Source: Nielsen-Claritas.

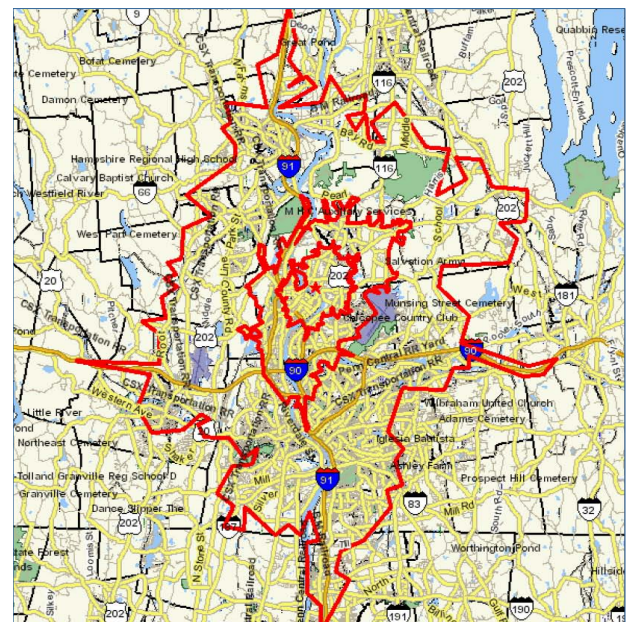


Figure C-2. South Hadley Falls Trade Area Defined by Driving Time.  
Source: Nielsen-Claritas.

In addition to relying on residents as a potential customer base, businesses can tap nearby workers who may work at Town Hall, SHELD, E-Ink and other local businesses in South Hadley Falls as another potential source of customers. The local work force was an important component of the customer base for stores along Main Street when the mills and factories were humming in the Falls. The employed work force in South Hadley Falls has become dissipated over the past twenty years.

The US Census Bureau reports that there are 1,176 persons employed in South Hadley Falls (as described as Census Tract 8211, which encompasses a slightly larger geography than the South Hadley Urban Redevelopment & Renewal Plan area, as noted in Figure C-3. This is a relatively small, but important potential additional customer base. There are nearly one-thousand persons who regularly come to work in South Hadley Falls, who could shop and patronize local businesses in the Falls.

Residents and workers are the two major sources of prospective customers for South Hadley Falls. The third source of customers are visitors or tourists. At present, there are few visitor or tourist destinations in South Hadley Falls. The annual Falls Fest creates a destination and draws persons throughout the Valley to South Hadley Falls for an all-day music event in the summer. This event introduces people to South Hadley Falls and also demonstrates that people will travel to South Hadley Falls when there is

an attraction or reason to come. Reasons to come could include special events, such as Falls Fest or other programming, attractions such as the proposed multi-use riverfront bike path, as well as local businesses. The South Hadley Library has become a destination drawing people to the Falls from throughout South Hadley and at times beyond. Developing additional attractions and reasons to come to or be in South Hadley Falls will help build the market for goods and services in the Falls.

To support existing and new businesses in South Hadley Falls, market building strategies will be needed. Market building strategies include creating/promoting destinations and attractions in South Hadley Falls; concentrating business and employment growth in the Falls; retaining civic institutions and offices in the Falls; retaining and growing the existing employment base; increase the number and the diversity of housing opportunities in the Falls; designing and constructing multi-use paths along the Connecticut River and Buttery Brook linked a draw; developing the experience economy; and building on the authentic sense of place in South Hadley Falls with the Canal Village.

The competitive business environment for South Hadley Falls is depicted in Figures C-4 and C-5, as measured by the location of grocery stores and pharmacies. Grocery stores are an important neighborhood service. People routinely shop at grocery stores at least once-a-week, and often more frequently. Grocery and

**Table C-1. South Hadley Falls Retail Market Overview.**

All retail demand, supply and opportunity numbers are in the millions.

Trade Area Type	Radius	0.0 -0.5 Mile	0.5-1.0 Mile	1.0 -2.5 Mile
Geographic Trade Area Measure by Distance	Retail Demand	\$33.0	\$117.9	\$ 699.5
	Retail Supply	\$14.9	\$74.2	\$570.0
	Opportunity	\$18.1	\$43.9	\$129.5
Drive-Time Trade Area	Drive-Time	5 Minutes	10 Minutes	2.5 Minutes
	Retail Demand	\$559.7	\$1,674.3	\$7,190.7
	Retail Supply	\$438.0	1,722.8	\$7,269.3
	Opportunity	\$121.7	( \$48.5 )	(\$78.7)



convenience stores are the most frequently patronized retail businesses, since they supply goods used on a daily basis by consumers. Other retailers and services businesses often choose to locate near a grocery store to take advantage of the abundance of nearby customers.

Similarly, pharmacies provide critical services – prescriptions which people rely on and need a dependable source of supply. Contemporary retail pharmacies have become the twenty-first century general store, offering convenience goods, food, snacks, gifts, seasonal goods, as well as prescriptions, health and beauty supplies. Retail pharmacies regularly attract repeat customers. The three major retail pharmacy brands are located nearby at the junction of James Street and Memorial Drive in Chicopee, which is only 3.2 miles from South Hadley Falls, a seven-to-eight-minute drive. Figures C-4 and C-5 highlight how many grocery and pharmacy retailers are located just beyond South Hadley, and none are situated in the Falls.

While there is significant competition, there is also opportunity for business in South Hadley Falls. A closer examination of the retail market opportunities for the residential market indicates that the market can support one to two 3,000 SF full-service

restaurants relying on a one-mile trade area. The existing residential market can also support up to three 3,000 SF limited-service restaurants, again relying on the one-mile trade area in the Falls. From a five-minute drive time perspective, the market for full-service restaurants is \$9.8 million, and \$10.5 million for limited service restaurants. A review of the ten-minute drive time market reinforces the potential for full-service restaurants, but points to increased competition in the limited-service, casual market segment.

The retail market place is changing with e-commerce. More and more consumers are shopping online and having products shipped, creating a demand for safe drop off locations. Traditional retailers are decreasing in-store inventories, and becoming more show rooms for shoppers. Successful new and existing retailers who successfully adapt are competing with e-commerce by providing services, experiences and convenience to customers. Experiences can be how-to classes; product tastings, and special in-store events.

The potential retail opportunities as to product segments are detailed in the following Retail Opportunity tables for the five-minute, ten-minute and twenty-minute drive segments.

Figure C-3.  
The Inflow-Outflow  
Workers for South Hadley  
Falls (CT 8211).

Source: US Census Bureau,  
Longitudinal Employer-Household  
Dynamics, 2015.

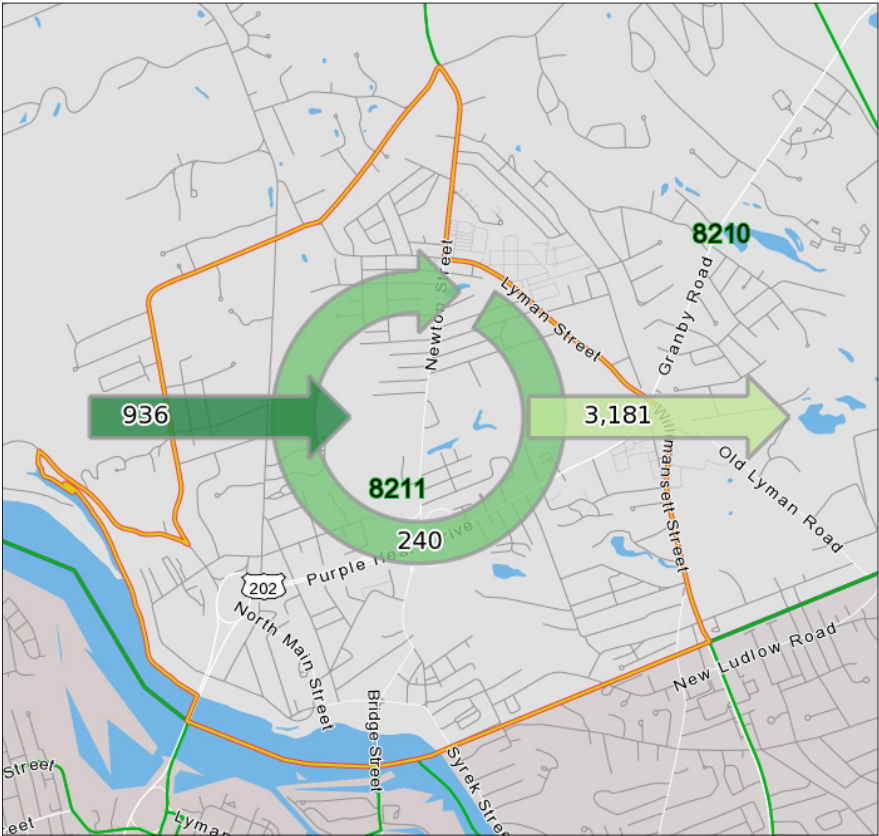


Figure C-4. Area Grocery Stores.

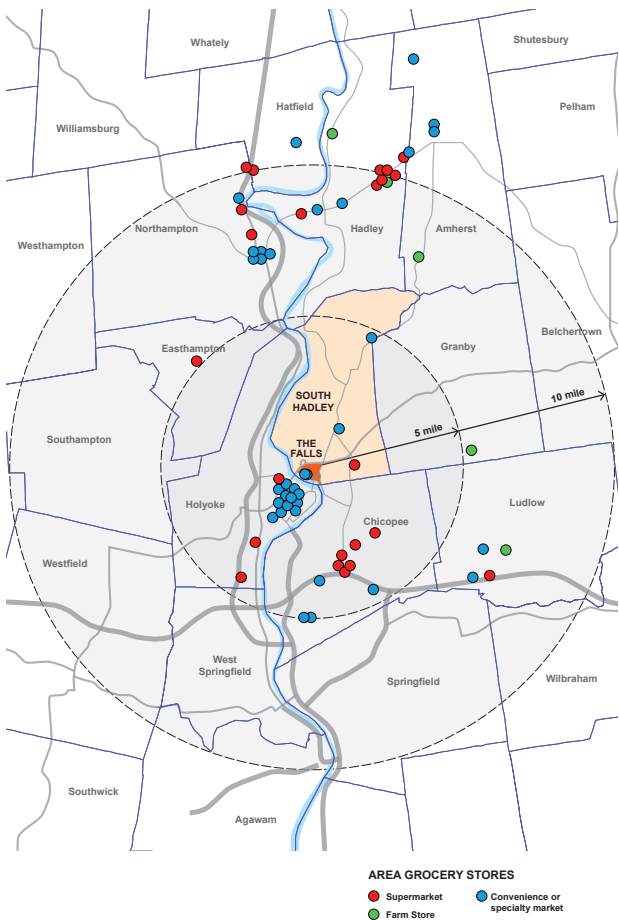


Figure C-5. Area Pharmacies.

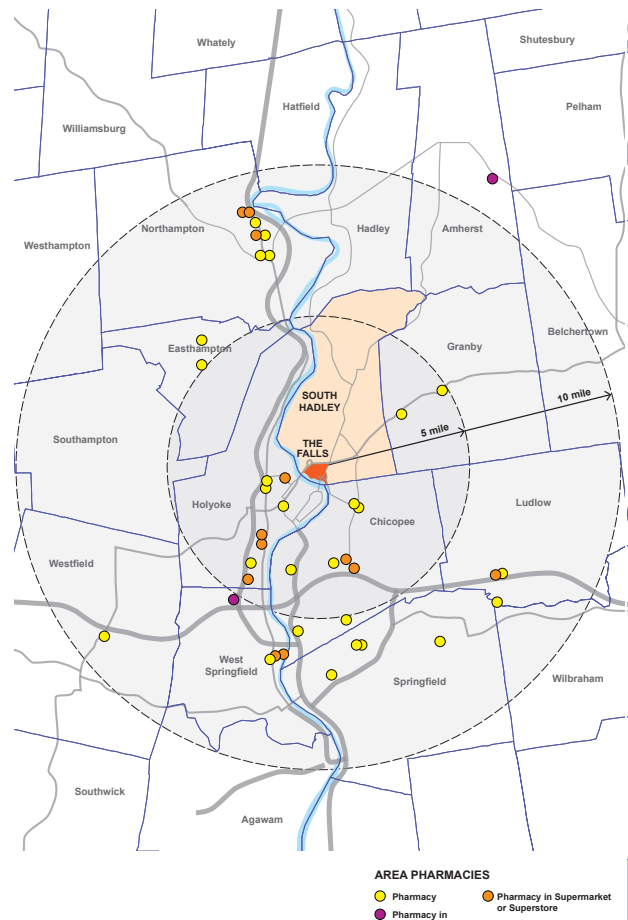




Table C-2. Five-Minute Drive Time Trade Area for South Hadley Falls.

Five-Minute Drive Time Trade Area for South Hadley Falls			
Retail Stores	2015 Demand Consumer Expenditures	2015 Supply: Retail Sales	2015 Opportunity: Gap/ (Surplus)
Total Retail Sales & Eating, Drinking Places	559,743,509	438,028,993	121,714,516
Motor Vehicle & Parts Dealers-441	96,732,584	32,063,165	64,669,419
Automotive Dealers-4411	79,054,566	26,227,815	52,826,751
Other Motor Vehicle Dealers-4412	9,678,296	968,857	8,709,439
Automotive Parts/Accessories, Tire Stores-4413	7,999,722	4,866,493	3,133,229
Furniture & Home Furnishings Stores-442	10,706,115	6,566,817	4,139,298
Furniture Stores-4421	5,664,126	3,277,680	2,386,446
Home Furnishing Stores-4422	5,041,990	3,289,137	1,752,853
Electronics & Appliances Stores-443	10,073,227	5,198,233	4,874,994
Appliance, TV, Electronics Stores-44311	7,871,941	4,934,018	2,937,923
Household Appliances Stores-443111	1,379,759	1,012,922	366,837
Radio, Television, Electronics Stores-443112	6,492,182	3,921,096	2,571,086
Computer & Software Stores-44312	1,973,831	251,601	1,722,230
Camera & Photographic Equipment Stores-44313	227,455	12,615	214,840
Building Material, Garden Equipment Stores -444	55,869,806	49,470,738	6,399,068
Building Material & Supply Dealers-4441	47,655,214	44,992,027	2,663,187
Home Centers-44411	19,520,674	1,062,037	18,458,637
Paint & Wallpaper Stores-44412	788,355	53,273	735,082
Hardware Stores-44413	5,141,814	5,463,485	-321,671
Other Building Materials Dealers-44419	22,204,371	38,413,232	-16,208,861
Building Materials, Lumberyards-444191	8,610,623	14,366,718	-5,756,095
Lawn/Garden Equipment/Supplies Stores-4442	8,214,593	4,478,712	3,735,881
Outdoor Power Equipment Stores-44421	2,491,085	735,491	1,755,594
Nursery & Garden Centers-44422	5,723,507	3,743,221	1,980,286
Food & Beverage Stores-445	76,283,101	90,431,368	-14,148,267
Grocery Stores-4451	50,583,495	51,891,591	-1,308,096
Supermarkets, Grocery Stores-44511	47,247,746	48,717,662	-1,469,916
Convenience Stores-44512	3,335,749	3,173,928	161,821
Specialty Food Stores-4452	6,294,629	5,562,738	731,891
Beer, Wine & Liquor Stores-4453	19,404,977	32,977,039	-13,572,062
Health & Personal Care Stores-446	30,442,347	36,687,636	-6,245,289
Pharmacies & Drug Stores-44611	24,289,857	32,860,837	-8,570,980
Cosmetics, Beauty Supplies, Perfume Stores-44612	2,099,979	864,241	1,235,738
Optical Goods Stores-44613	1,328,430	961,446	366,984
Other Health & Personal Care Stores-44619	2,724,081	2,001,112	722,969

Table C-2. Five-Minute Drive Time Trade Area for South Hadley Falls. (Cont.)

Five-Minute Drive Time Trade Area for South Hadley Falls			
Retail Stores	2015 Demand Consumer Expenditures	2015 Supply: Retail Sales	2015 Opportunity: Gap/ (Surplus)
Gasoline Stations-447	54,123,400	77,469,720	-23,346,320
Gasoline Stations with Convenience Stores-44711	40,077,098	65,782,876	-25,705,778
Other Gasoline Stations-44719	14,046,302	11,686,844	2,359,458
Clothing & Clothing Accessories Stores-448	26,362,552	14,825,679	11,536,873
Clothing Stores-4481	14,771,315	11,832,050	2,939,265
Men's Clothing Stores-44811	726,210	191,740	534,470
Women's Clothing Stores-44812	3,207,449	3,594,314	-386,865
Children's, Infants' Clothing Stores-44813	951,594	84,619	866,975
Family Clothing Stores-44814	8,009,733	6,513,017	1,496,716
Clothing Accessories Stores-44815	631,030	22,322	608,708
Other Clothing Stores-44819	1,245,297	1,426,038	-180,741
Shoe Stores-4482	2,302,033	1,290,208	1,011,825
Jewelry, Luggage, Leather Goods Stores-4483	9,289,205	1,703,421	7,585,784
Jewelry Stores-44831	8,205,104	1,625,000	6,580,104
Luggage & Leather Goods Stores-44832	1,084,101	78,421	1,005,680
Sporting Goods, Hobby, Book, Music Stores-451	10,795,460	10,046,928	748,532
Sporting Goods, Hobby, Musical Inst Stores-4511	9,511,051	8,259,000	1,252,051
Sporting Goods Stores-45111	5,132,668	2,175,549	2,957,119
Hobby, Toy & Game Stores-45112	2,705,384	3,867,490	-1,162,106
Sewing, Needlework & Piece Goods Stores-45113	825,307	189,483	635,824
Musical Instrument & Supplies Stores-45114	847,691	2,026,477	-1,178,786
Book, Periodical & Music Stores-4512	1,284,409	1,787,928	-503,519
Book Stores & News Dealers-45121	1,093,304	1,347,344	-254,040
Book Stores-451211	951,708	1,347,344	-395,636
News Dealers & Newsstands-451212	141,595	0	141,595
Prerecorded Tape, CD, Record Stores-45122	191,105	440,584	-249,479
General Merchandise Stores-452	69,114,821	56,945,492	12,169,329
Department Stores, Excl Leased Departments-4521	29,295,975	11,422,587	17,873,388
Other General Merchandise Stores-4529	39,818,846	45,522,905	-5,704,059
Miscellaneous Store Retailers-453	15,157,040	9,982,957	5,174,083
Florists-4531	549,906	1,852,536	-1,302,630
Office Supplies, Stationery, Gift Stores-4532	7,019,351	4,219,481	2,799,870
Office Supplies & Stationery Stores-45321	3,258,390	1,870,071	1,388,319
Gift, Novelty & Souvenir Stores-45322	3,760,961	2,349,410	1,411,551
Used Merchandise Stores-4533	1,157,316	257,665	899,651
Other Miscellaneous Store Retailers-4539	6,430,467	3,653,275	2,777,192
Non-Store Retailers-454	48,560,758	15,021,198	33,539,560

Table C-2. Five-Minute Drive Time Trade Area for South Hadley Falls. (Cont.)

Five-Minute Drive Time Trade Area for South Hadley Falls			
Retail Stores	2015 Demand Consumer Expenditures	2015 Supply: Retail Sales	2015 Opportunity: Gap/ (Surplus)
Foodservice & Drinking Places-722	55,522,297	33,319,061	22,203,236
Full-Service Restaurants-7221	24,761,014	14,945,413	9,815,601
Limited-Service Eating Places-7222	22,421,556	11,892,720	10,528,836
Special Foodservices-7223	6,174,763	3,915,672	2,259,091
Drinking Places -Alcoholic Beverages-7224	2,164,964	2,565,256	-400,292
GAFO *	134,071,527	97,802,630	36,268,897
General Merchandise Stores-452	69,114,821	56,945,492	12,169,329
Clothing & Clothing Accessories Stores-448	26,362,552	14,825,679	11,536,873
Furniture & Home Furnishings Stores-442	10,706,115	6,566,817	4,139,298
Electronics & Appliances Stores-443	10,073,227	5,198,233	4,874,994
Sporting Goods, Hobby, Book, Music Stores-451	10,795,460	10,046,928	748,532
Office Supplies, Stationery, Gift Stores-4532	7,019,351	4,219,481	2,799,870

Table C-3. Ten-Minute Drive Time Trade Area for South Hadley Falls.

Ten-Minute Drive Time Trade Area for South Hadley Falls			
Retail Stores	2015 Demand: Consumer Expenditures	2015 Supply: Retail Sales	2015 Opportunity: Gap/(Surplus)
Total Retail Sales & Eating, Drinking Places	1,674,318,407	1,722,817,508	-48,499,101
Motor Vehicle & Parts Dealers-441	294,901,122	238,966,818	55,934,304
Automotive Dealers-4411	241,111,750	218,848,933	22,262,817
Other Motor Vehicle Dealers-4412	29,280,534	2,586,624	26,693,910
Automotive Parts/Accessories, Tire Stores-4413	24,508,838	17,531,260	6,977,578
Furniture & Home Furnishings Stores-442	31,719,224	33,158,231	-1,439,007
Furniture Stores-4421	16,632,823	19,569,090	-2,936,267
Home Furnishing Stores-4422	15,086,401	13,589,141	1,497,260
Electronics & Appliances Stores-443	30,713,748	20,425,164	10,288,584
Appliance, TV, Electronics Stores-44311	23,824,152	18,073,860	5,750,292
Household Appliances Stores-443111	4,137,567	2,724,567	1,413,000
Radio, Television, Electronics Stores-443112	19,686,584	15,349,293	4,337,291
Computer & Software Stores-44312	6,199,251	2,134,023	4,065,228
Camera & Photographic Equipment Stores-44313	690,345	217,281	473,064
Building Material, Garden Equipment Stores -444	169,426,263	162,708,590	6,717,673
Building Material & Supply Dealers-4441	144,626,921	128,580,531	16,046,390
Home Centers-44411	58,878,814	25,615,719	33,263,095
Paint & Wallpaper Stores-44412	2,409,342	1,277,998	1,131,344
Hardware Stores-44413	15,258,168	10,084,617	5,173,551
Other Building Materials Dealers-44419	68,080,597	91,602,197	-23,521,600
Building Materials, Lumberyards-444191	26,386,378	34,259,618	-7,873,240
Lawn/Garden Equipment/Supplies Stores-4442	24,799,343	34,128,060	-9,328,717
Outdoor Power Equipment Stores-44421	7,567,577	26,836,611	-19,269,034
Nursery & Garden Centers-44422	17,231,766	7,291,449	9,940,317
Food & Beverage Stores-445	222,115,305	244,827,626	-22,712,321
Grocery Stores-4451	145,064,434	154,676,090	-9,611,656
Supermarkets, Grocery Stores-44511	135,309,995	146,744,174	-11,434,179
Convenience Stores-44512	9,754,439	7,931,916	1,822,523
Specialty Food Stores-4452	17,896,497	36,583,771	-18,687,274
Beer, Wine & Liquor Stores-4453	59,154,373	53,567,766	5,586,607
Health & Personal Care Stores-446	90,231,564	123,395,019	-33,163,455
Pharmacies & Drug Stores-44611	72,045,347	102,968,305	-30,922,958
Cosmetics, Beauty Supplies, Perfume Stores-44612	6,230,631	4,906,285	1,324,346
Optical Goods Stores-44613	3,901,128	8,858,598	-4,957,470
Other Health & Personal Care Stores-44619	8,054,458	6,661,831	1,392,627

Table C-3. Ten-Minute Drive Time Trade Area for South Hadley Falls. (Cont.)

Ten-Minute Drive Time Trade Area for South Hadley Falls			
Retail Stores	2015 Demand: Consumer Expenditures	2015 Supply: Retail Sales	2015 Opportunity: Gap/(Surplus)
Gasoline Stations-447	163,113,585	167,273,371	-4,159,786
Gasoline Stations with Convenience Stores-44711	120,471,023	142,449,641	-21,978,618
Other Gasoline Stations-44719	42,642,562	24,823,731	17,818,831
Clothing & Clothing Accessories Stores-448	77,335,306	108,983,506	-31,648,200
Clothing Stores-4481	41,980,815	83,090,074	-41,109,259
Men's Clothing Stores-44811	2,148,279	2,704,936	-556,657
Women's Clothing Stores-44812	9,196,169	20,658,893	-11,462,724
Children's, Infants' Clothing Stores-44813	2,494,181	657,969	1,836,212
Family Clothing Stores-44814	22,736,249	51,607,671	-28,871,422
Clothing Accessories Stores-44815	1,817,630	344,862	1,472,768
Other Clothing Stores-44819	3,588,309	7,115,744	-3,527,435
Shoe Stores-4482	6,410,978	10,937,896	-4,526,918
Jewelry, Luggage, Leather Goods Stores-4483	28,943,513	14,955,536	13,987,977
Jewelry Stores-44831	25,771,673	14,783,461	10,988,212
Luggage & Leather Goods Stores-44832	3,171,840	172,075	2,999,765
Sporting Goods, Hobby, Book, Music Stores-451	32,682,262	34,260,720	-1,578,458
Sporting Goods, Hobby, Musical Inst Stores-4511	28,046,275	25,441,474	2,604,801
Sporting Goods Stores-45111	15,044,360	10,111,660	4,932,700
Hobby, Toy & Game Stores-45112	7,944,318	7,067,715	876,603
Sewing, Needlework & Piece Goods Stores-45113	2,487,052	2,451,070	35,982
Musical Instrument & Supplies Stores-45114	2,570,544	5,811,029	-3,240,485
Book, Periodical & Music Stores-4512	4,635,987	8,819,246	-4,183,259
Book Stores & News Dealers-45121	4,042,832	7,007,078	-2,964,246
Book Stores-451211	3,587,240	7,007,078	-3,419,838
News Dealers & Newsstands-451212	455,593	0	455,593
Prerecorded Tape, CD, Record Stores-45122	593,154	1,812,168	-1,219,014
General Merchandise Stores-452	199,568,474	352,547,634	-152,979,160
Department Stores, Excl Leased Departments-4521	83,802,134	115,551,180	-31,749,046
Other General Merchandise Stores-4529	115,766,340	236,996,454	-121,230,114
Miscellaneous Store Retailers-453	46,579,230	29,818,119	16,761,111
Florists-4531	1,669,876	2,002,056	-332,180
Office Supplies, Stationery, Gift Stores-4532	21,521,349	18,225,573	3,295,776
Office Supplies & Stationery Stores-45321	10,193,353	5,792,889	4,400,464
Gift, Novelty & Souvenir Stores-45322	11,327,995	12,432,684	-1,104,689
Used Merchandise Stores-4533	3,565,679	579,676	2,986,003
Other Miscellaneous Store Retailers-4539	19,822,326	9,010,814	10,811,512
Non-Store Retailers-454	147,284,134	42,333,606	104,950,528

Table C-3. Ten-Minute Drive Time Trade Area for South Hadley Falls. (Cont.)

Ten-Minute Drive Time Trade Area for South Hadley Falls			
Retail Stores	2015 Demand: Consumer Expenditures	2015 Supply: Retail Sales	2015 Opportunity: Gap/(Surplus)
Foodservice & Drinking Places-722	168,648,190	164,119,103	4,529,087
Full-Service Restaurants-7221	75,570,644	65,936,519	9,634,125
Limited-Service Eating Places-7222	67,619,085	69,357,128	-1,738,043
Special Foodservices-7223	18,619,838	21,852,254	-3,232,416
Drinking Places -Alcoholic Beverages-7224	6,838,624	6,973,202	-134,578
GAFO *	393,540,363	567,600,830	-174,060,467
General Merchandise Stores-452	199,568,474	352,547,634	-152,979,160
Clothing & Clothing Accessories Stores-448	77,335,306	108,983,506	-31,648,200
Furniture & Home Furnishings Stores-442	31,719,224	33,158,231	-1,439,007
Electronics & Appliances Stores-443	30,713,748	20,425,164	10,288,584
Sporting Goods, Hobby, Book, Music Stores-451	32,682,262	34,260,720	-1,578,458
Office Supplies, Stationery, Gift Stores-4532	21,521,349	18,225,573	3,295,776



Table C-3. Twenty-Minute Drive Time Trade Area for South Hadley Falls.

Twenty-Minute Drive Time Trade Area for South Hadley Falls			
Retail Stores	2015 Demand: Consumer Expenditures	2015 Supply: Retail Sales	2015 Opportunity: Gap/(Surplus)
Total Retail Sales & Eating, Drinking Places	7,190,651,678	7,269,298,416	-78,646,738
Motor Vehicle & Parts Dealers-441	1,293,725,027	1,100,080,353	193,644,674
Automotive Dealers-4411	1,058,314,279	971,115,229	87,199,050
Other Motor Vehicle Dealers-4412	130,167,782	45,629,843	84,537,939
Automotive Parts/Accessories, Tire Stores-4413	105,242,965	83,335,282	21,907,683
Furniture & Home Furnishings Stores-442	139,170,903	114,376,790	24,794,113
Furniture Stores-4421	73,315,069	66,909,717	6,405,352
Home Furnishing Stores-4422	65,855,835	47,467,073	18,388,762
Electronics & Appliances Stores-443	132,981,372	77,115,482	55,865,890
Appliance, TV, Electronics Stores-44311	103,194,941	62,744,317	40,450,624
Household Appliances Stores-443111	17,924,813	11,305,568	6,619,245
Radio, Television, Electronics Stores-443112	85,270,128	51,438,749	33,831,379
Computer & Software Stores-44312	26,788,866	13,490,561	13,298,305
Camera & Photographic Equipment Stores-44313	2,997,566	880,605	2,116,961
Building Material, Garden Equipment Stores -444	738,977,255	950,379,660	-211,402,405
Building Material & Supply Dealers-4441	630,640,297	762,669,440	-132,029,143
Home Centers-44411	256,498,057	184,644,016	71,854,041
Paint & Wallpaper Stores-44412	10,551,793	12,841,568	-2,289,775
Hardware Stores-44413	65,973,794	107,329,634	-41,355,840
Other Building Materials Dealers-44419	297,616,654	457,854,221	-160,237,567
Building Materials, Lumberyards-444191	113,569,013	171,239,439	-57,670,426
Lawn/Garden Equipment/Supplies Stores-4442	108,336,958	187,710,220	-79,373,262
Outdoor Power Equipment Stores-44421	33,610,389	115,462,236	-81,851,847
Nursery & Garden Centers-44422	74,726,569	72,247,983	2,478,586
Food & Beverage Stores-445	934,678,204	1,246,784,321	-312,106,117
Grocery Stores-4451	610,854,970	657,954,885	-47,099,915
Supermarkets, Grocery Stores-44511	570,278,883	617,759,376	-47,480,493
Convenience Stores-44512	40,576,087	40,195,509	380,578
Specialty Food Stores-4452	75,424,207	287,354,421	-211,930,214
Beer, Wine & Liquor Stores-4453	248,399,027	301,475,015	-53,075,988
Health & Personal Care Stores-446	381,872,336	509,412,052	-127,539,716
Pharmacies & Drug Stores-44611	304,309,366	437,086,073	-132,776,707
Cosmetics, Beauty Supplies, Perfume Stores-44612	26,313,235	13,830,907	12,482,328
Optical Goods Stores-44613	17,232,725	25,999,580	-8,766,855
Other Health & Personal Care Stores-44619	34,017,011	32,495,493	1,521,518

Table C-3. Twenty-Minute Drive Time Trade Area for South Hadley Falls. (Cont.)

Twenty-Minute Drive Time Trade Area for South Hadley Falls			
Retail Stores	2015 Demand: Consumer Expenditures	2015 Supply: Retail Sales	2015 Opportunity: Gap/(Surplus)
Gasoline Stations-447	685,608,656	612,528,650	73,080,006
Gasoline Stations with Convenience Stores-44711	504,896,061	473,037,795	31,858,266
Other Gasoline Stations-44719	180,712,595	139,490,854	41,221,741
Clothing & Clothing Accessories Stores-448	341,003,470	250,157,087	90,846,383
Clothing Stores-4481	183,694,797	159,680,684	24,014,113
Men's Clothing Stores-44811	9,380,530	12,289,440	-2,908,910
Women's Clothing Stores-44812	40,443,824	44,076,965	-3,633,141
Children's, Infants' Clothing Stores-44813	10,789,381	3,772,394	7,016,987
Family Clothing Stores-44814	99,362,895	81,217,889	18,145,006
Clothing Accessories Stores-44815	7,998,177	2,164,354	5,833,823
Other Clothing Stores-44819	15,719,991	16,159,642	-439,651
Shoe Stores-4482	27,701,112	21,163,291	6,537,821
Jewelry, Luggage, Leather Goods Stores-4483	129,607,561	69,313,112	60,294,449
Jewelry Stores-44831	115,854,405	68,759,405	47,095,000
Luggage & Leather Goods Stores-44832	13,753,156	553,707	13,199,449
Sporting Goods, Hobby, Book, Music Stores-451	142,059,802	110,266,979	31,792,823
Sporting Goods, Hobby, Musical Inst Stores-4511	121,967,753	82,667,987	39,299,766
Sporting Goods Stores-45111	65,573,802	39,205,232	26,368,570
Hobby, Toy & Game Stores-45112	34,194,898	18,693,115	15,501,783
Sewing, Needlework & Piece Goods Stores-45113	10,736,033	11,842,678	-1,106,645
Musical Instrument & Supplies Stores-45114	11,463,019	12,926,961	-1,463,942
Book, Periodical & Music Stores-4512	20,092,049	27,598,992	-7,506,943
Book Stores & News Dealers-45121	17,489,062	18,817,558	-1,328,496
Book Stores-451211	15,558,927	18,388,301	-2,829,374
News Dealers & Newsstands-451212	1,930,135	429,257	1,500,878
Prerecorded Tape, CD, Record Stores-45122	2,602,987	8,781,435	-6,178,448
General Merchandise Stores-452	854,763,774	708,864,689	145,899,085
Department Stores, Excl Leased Departments-4521	362,703,600	243,710,487	118,993,113
Other General Merchandise Stores-4529	492,060,174	465,154,202	26,905,972
Miscellaneous Store Retailers-453	198,309,469	106,481,733	91,827,736
Florists-4531	7,258,836	4,307,907	2,950,929
Office Supplies, Stationery, Gift Stores-4532	92,660,092	68,280,104	24,379,988
Office Supplies & Stationery Stores-45321	43,939,378	30,041,003	13,898,375
Gift, Novelty & Souvenir Stores-45322	48,720,715	38,239,101	10,481,614
Used Merchandise Stores-4533	15,551,673	4,905,521	10,646,152
Other Miscellaneous Store Retailers-4539	82,838,868	28,988,200	53,850,668
Non-Store Retailers-454	631,577,040	802,386,112	-170,809,072

Table C-3. Twenty-Minute Drive Time Trade Area for South Hadley Falls. (Cont.)

Twenty-Minute Drive Time Trade Area for South Hadley Falls			
Retail Stores	2015 Demand: Consumer Expenditures	2015 Supply: Retail Sales	2015 Opportunity: Gap/(Surplus)
Foodservice & Drinking Places-722	715,924,369	680,464,506	35,459,863
Full-Service Restaurants-7221	321,225,525	300,380,398	20,845,127
Limited-Service Eating Places-7222	286,608,202	259,034,898	27,573,304
Special Foodservices-7223	78,987,526	70,315,060	8,672,466
Drinking Places -Alcoholic Beverages-7224	29,103,116	50,734,151	-21,631,035
GAFO *	1,702,639,414	1,329,061,132	373,578,282
General Merchandise Stores-452	854,763,774	708,864,689	145,899,085
Clothing & Clothing Accessories Stores-448	341,003,470	250,157,087	90,846,383
Furniture & Home Furnishings Stores-442	139,170,903	114,376,790	24,794,113
Electronics & Appliances Stores-443	132,981,372	77,115,482	55,865,890
Sporting Goods, Hobby, Book, Music Stores-451	142,059,802	110,266,979	31,792,823
Office Supplies, Stationery, Gift Stores-4532	92,660,092	68,280,104	24,379,988

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## Appendix C.

### Waivers

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The South Hadley Redevelopment Authority sought two waivers from the Massachusetts Department of Housing & Community Development regarding the need for property appraisals at this stage of the urban renewal planning and implementation process. Both waivers were granted. The waiver requests and approval letters follow.



August 10, 2016

Ms. Laura Schaefer  
Municipal & Revitalization Specialist  
MA Department of Housing & Community Development  
100 Cambridge Street, Suite 300  
Boston, MA 02202

Dear Ms. Schaefer:

The South Hadley Redevelopment Authority (SHRA) is writing to request two waivers per 760 CMR 12.07, of the requirement for initial appraisals for the acquisition of property set forth in 760 CMR 12.04(1). Each waiver request is detailed in the following paragraphs.

Waiver 1. This is a request to waive the requirement specified at 760 CMR 12.04(1) requiring a first appraisal for initial value for the planned acquisition of ten (10) publicly-owned properties. The SHRA is working with the Town and has identified Town-owned properties that would be transferred to the SHRA to facilitate redevelopment and implementation of the South Hadley Falls URRP. Since these parcels are owned by a municipal partner agency, namely the Town of South Hadley and Holyoke Gas & Electric, it is likely that there will be a "friendly" transfer requiring no cash expenditure on the part of the SHRA. The parcels that SHRA seeks to acquire and is requesting a waiver are enumerated in Table 1 in Attachment A, which is attached. SHRA has also included a portion of one parcel that is owned by the neighboring municipality, Holyoke, through its municipally-owned Holyoke Gas & Electric utility. This portion of the parcel the SHRA seeks to acquire is currently used as a parking lot. Developing the legal description of this HGE property will also require a professional land survey, which is an additional expense since SHRA plans to acquire only 46,000 SF of an existing 14.51 acre parcel, or 7.1% of the existing parcel.

For purposes of preparing the Financial Plan, the SHRA is using the assessed valuation of each parcel, which is noted in Table 1. As a relatively newly formed redevelopment authority (January 2015), the SHRA has an annual budget of less than \$100,000, which is solely funded by a South Hadley Town Meeting appropriation. Undertaking ten additional initial appraisals of municipal property, as well as the necessary land survey work at this juncture with Town funds is an economic hardship.

## South Hadley Redevelopment Authority

Granting a waiver will be a public benefit by enabling the advancement of the preparation, consideration, adoption and approval of the South Hadley Falls URRP.

Waiver 2. The second waiver is a request for a waiver per 760 CMR 12.07 of requirement for an initial appraisal property, as specified in 760 CMR 12.04(1) for properties where the SHRA anticipates acquiring an easement to develop a multi-use path along the Connecticut River and for an easement along Buttery Brook for a multi-use path. Easements are needed on 26 existing parcels from fifteen owners. This includes easements on twelve (12) publicly-owned parcels and on thirteen (13) privately-owned parcels, and one (1) parcel of unknown ownership. There would be both a construction easement and a permanent easement. The exact location and legal description of each easement will be developed in subsequent engineering and design studies that will be undertaken as part of the overall South Hadley Falls Urban Redevelopment and Renewal Plan, and precede any formal easement acquisitions. A list of the parcels and property owners where easements will be needed for the two multi-use paths can be found in Table 2 as Attachment B. A map depicting the general location of the easements and the property to be acquired is attached as Attachment C. Please note that the multi-use path along the Connecticut River is proposed to be integrated into the Town's Beachgrounds Park. Since the multi-use path is a recreational amenity, we anticipate no Article 197 issues.

The SHRA anticipates that there will be no compensation for acquisition of easements from public entities, such as the Town of South Hadley, Holyoke Gas and Electric and the Commonwealth. For purposes of developing the Financial Plan, the SHRA is using the proportionate assessed value of the property based on size of the prospective easement.

Undertaking initial appraisals at this stage of the South Hadley URRP for the multi-use paths is a hardship. It is a financial hardship on the SHRA, since it has a limited start-up budget. Secondly, it is a hardship to accurately determine the exact legal description of the planned easements at this time. A land survey will be needed as well as conceptual design work for each multi-use path. In addition, as part of site preparation, including exactly locating the multi-use path along the river, an archeological reconnaissance survey will likely be needed. The results of which will inform the design and specific location of the riverfront multi-use path. The proposed multi-use path along Buttery Brook is part of a larger daylighting the brook effort. As such, the exact location of the existing bed of Buttery Brook needs to be determined since a good segment of the brook is encapsulated. Daylighting studies of the brook will be needed prior to undertaking the necessary land survey, conceptual design and layout of the Buttery Brook multi-use path so that an accurate description of the land needed for an easement (permanent and construction) can be developed.

Given the financial and timing hardships in accurately describing the anticipated easements, the SHRA is requesting a waiver from the requirements of an initial appraisal as specified in 760 CMR 12.04(1). The anticipated public benefits of developing a riverfront multi-use path along the Connecticut River and a multi-use path along a daylighted Buttery Brook are significant. Both multi-use paths are proposed to

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## South Hadley Redevelopment Authority

create additional attractions and amenities for residents and visitors to South Hadley Falls, per the URRP. The SHRA anticipates creating these two amenities – the multi-use paths – will enhance the underlying real estate values and foster private investment in both residential and commercial. Moreover, the multi-use paths will add to the health and vitality of South Hadley Falls.

While the SHRA anticipates that for the publicly owned areas where easements for the multi-use paths are planned, there will be “friendly” no-cash granting of easements to the SHRA. For those properties that are privately held, the SHRA anticipates that some owners may freely grant an easement for the multi-use path, while others may request compensation. The SHRA is requesting a waiver only of the requirement for an initial appraisal at this time. Please note that SHRA anticipates using right-of-entry agreements to enable the initial studies (e.g., archeological, land survey and daylighting) to be undertaken.

Thank you in advance for your favorable review of these two waiver requests. Please let me know if you need any further information. I can be reached at 413 210-9470. You can also contact our consultant Kathleen McCabe at 617 469-9444, or by email at [mccabe@plan-do.com](mailto:mccabe@plan-do.com) for additional information, as well.

Sincerely yours,

Francis DeToma  
Chairman

Enclosures (4)

cc: Kathleen McCabe  
SHRA Board  
Mike Sullivan, South Hadley Town Administrator

**116 Main Street, South Hadley, Massachusetts 01016 ■ [www.shredevelopment.com](http://www.shredevelopment.com)**

## TOWN OF SOUTH HADLEY

JOHN R. HINE  
Chair  
SARAH ETELMAN  
Vice-Chair  
BRUCE C. FORCIER  
Clerk  
IRA J. BREZINSKY  
Member  
FRANCIS J. DETOMA  
Member



MICHAEL J. SULLIVAN  
Town Administrator  
Telephone (413) 538-5017  
Fax (413) 534-1041

SELECTBOARD OFFICE  
116 Main Street, Suite 109, South Hadley, Massachusetts 01075-2896  
[selectboard@southhadleyma.gov](mailto:selectboard@southhadleyma.gov)

August 9, 2016

Ms. Laura Schaefer  
MA Department of Housing & Community Development  
100 Cambridge Street, Suite 300  
Boston, MA 02202

Dear Ms. Schaefer:

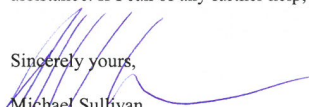
The Town of South Hadley strongly supports the waiver requests of the South Hadley Redevelopment Authority as to the need for initial appraisals of publicly owned property and of prospective easements for the multi-use paths along Buttery Brook and the Connecticut River.

As you know South Hadley Town Meeting has endorsed the creation of the Redevelopment Authority, and has annually appropriated funds for operations of the Authority and the development of the South Hadley Falls urban renewal plan. Given the close working and financial relationship between the Town and the Redevelopment Authority it makes little sense to expend limited resources on initial appraisals of municipal property. The Town anticipates that land transfers may likely occur with no exchange of funds between the Town and the Redevelopment Authority and as may be allowed by law. Thus, there may really be no need for an appraisal. The waiver request, at this time, is for a waiver of the required initial appraisal.

The second waiver request pertains to the needed easements to develop the multi-use paths along the Connecticut River and Buttery Brook. The Connecticut River multi-use path is also in the draft bicycle plan that the South Hadley Bike Walk Committee has been working on with Pioneer Valley Planning Commission. The exact location of these two multi-use paths will require additional study, engineering and design. Thus, it is premature to incur the cost for an initial appraisal for easements, many of which will be on municipally-owned property.

The Town supports the request for waivers as to the initial appraisals. Thank you for your positive review and assistance. If I can of any further help, please do not hesitate to call me.

Sincerely yours,

  
Michael Sullivan  
Town Administrator

cc: F. DeToma  
K. McCabe

**Attachment A:**

**Table 1.**  
**Property to be Acquired as part of the South Hadley Falls Urban Redevelopment & Renewal Plan from Public Entities.**

Prop Card #	Parcel Number	Parcel Size Acres	Parcel Size SF	Address	Owner	Assessed Value	Current Use	Proposed Use	Phase
371	005C-0038-000	0.05	2,176	Bridge Street	Town of South Hadley	\$ 1,100	Riverfront land	Mixed use development and a multi-use riverfront path	2
372	005C-0039-000	0.1983	8,636	Main Street	Town of South Hadley	\$ 21,900	"Municipal"	Mixed use development and a multi-use riverfront path	2
375	005C-0041-000	0.3632	15,819	85 Main Street	Town of South Hadley, Electric Light Department	\$ 536,900	SHELD – municipal utility	Mixed use development and a multi-use riverfront path	2
376	005C-0042-000	0.3788	16,500	Main Street	Town of South Hadley	\$ 30,500	SHELD – municipal utility	Mixed use development and a multi-use riverfront path	2
377	005C-0043-000	0.5786	25,204	Main Street	Town of South Hadley, Electric Light Department	\$ 21,700	SHELD – municipal utility	Mixed use development and a multi-use riverfront path	2
175	004D-0028-000	14.51*	631,953	Canal Street	Holyoke Gas & Electric*	\$ 2,200,500	Riverfront land and a parking lot.	Mixed-Used and Riverfront Multi-Use Path	2
359	005C-0026-000	0.3252	14,164	Bridge Street	Town of South Hadley	\$ 49,400	Parking Lot	Mixed Use Development	3

Prop Card #	Parcel Number	Parcel Size Acres	Parcel Size SF	Address	Owner	Assessed Value	Current Use	Proposed Use	Phase
479	005D-0094-000	0.4119	17,941	41 Bridge Street	Town of South Hadley	\$ 896,700	Police Station	Mixed Use Development	3
474	005D-0089-000	1.13	49,223	116 Main Street	Town of South Hadley	\$ 647,100	Town Hall	Mixed use development with housing, along with an artist-in-residence space and a performance meeting space	3
475	005D-0090-000	0.22	9,584	Pleasant Street	Town of South Hadley	\$ 64,900	Town Hall Parking Lot	Mixed Use Development	3

\*NOTE: Approximately 46,000 SF proposed to be acquired is only a portion of the larger 14.51 acre parcel owned by Holyoke Gas & Electric. Holyoke Gas & Electric is a municipal utility operated by the City of Holyoke.

## Attachment B.

**Table 2.**  
**Easements to be Acquired as part of the South Hadley Falls Urban Redevelopment and Renewal Plan.**

Prop Card #	Parcel Number	Parcel Size Acres	Parcel Size SF	Address	Owner	Assessed Value	Current Use	Proposed Use	Phase
353	005C-0020-000	0.74	32,149	28 Bridge Street	MALLOY KEVIN & Holly	\$ 463,400	Mixed Use: Residential & Commercial	Easement for Buttery Brook Multi-Use Path	1
354	005C-0021-000	0.29	12,771	36 Bridge Street	LUIS BUILDERS INC	\$ 67,700	Residential; Demolished (vacant land)	Easement for Buttery Brook Multi-Use Path	1
355	005C-0022-000	0.33	14,256	38 Bridge Street	MICHALSKI MELISSA A	\$ 154,900	Residential -- 2-Family	Easement for Buttery Brook Multi-Use Path	1
356	005C-0023-000	0.49	21,329	40 Bridge Street	PIETRAS JOHN E & BLODGETT EMILY E	\$ 156,400	Office Building	Easement for Buttery Brook Multi-Use Path	1
357	005C-0024-000	0.33	14,312	42 Bridge Street	MENDES MICHAEL M & FRANCIS DEBORAH A	\$ 209,800	Residential -- 3 Family	Easement for Buttery Brook Multi-Use Path	1
358	005C-0025-000	0.22	9,660	44 Bridge Street	WODECKI SYLVIA J	\$ 151,600	Residential - Single	Easement for Buttery Brook Multi-Use Path	1
260	005A-0088-000	0.59	25,524	47 School St.	CROCHETIERE ROBERT P SR & COOPER NANCY J & HENRY L	\$ 180,500	Residential -- 2 Family	Easement for Buttery Brook Multi-Use Path	1

Attachment B  
Waiver Request to DHCD

August 10, 2016  
South Hadley Redevelopment Authority

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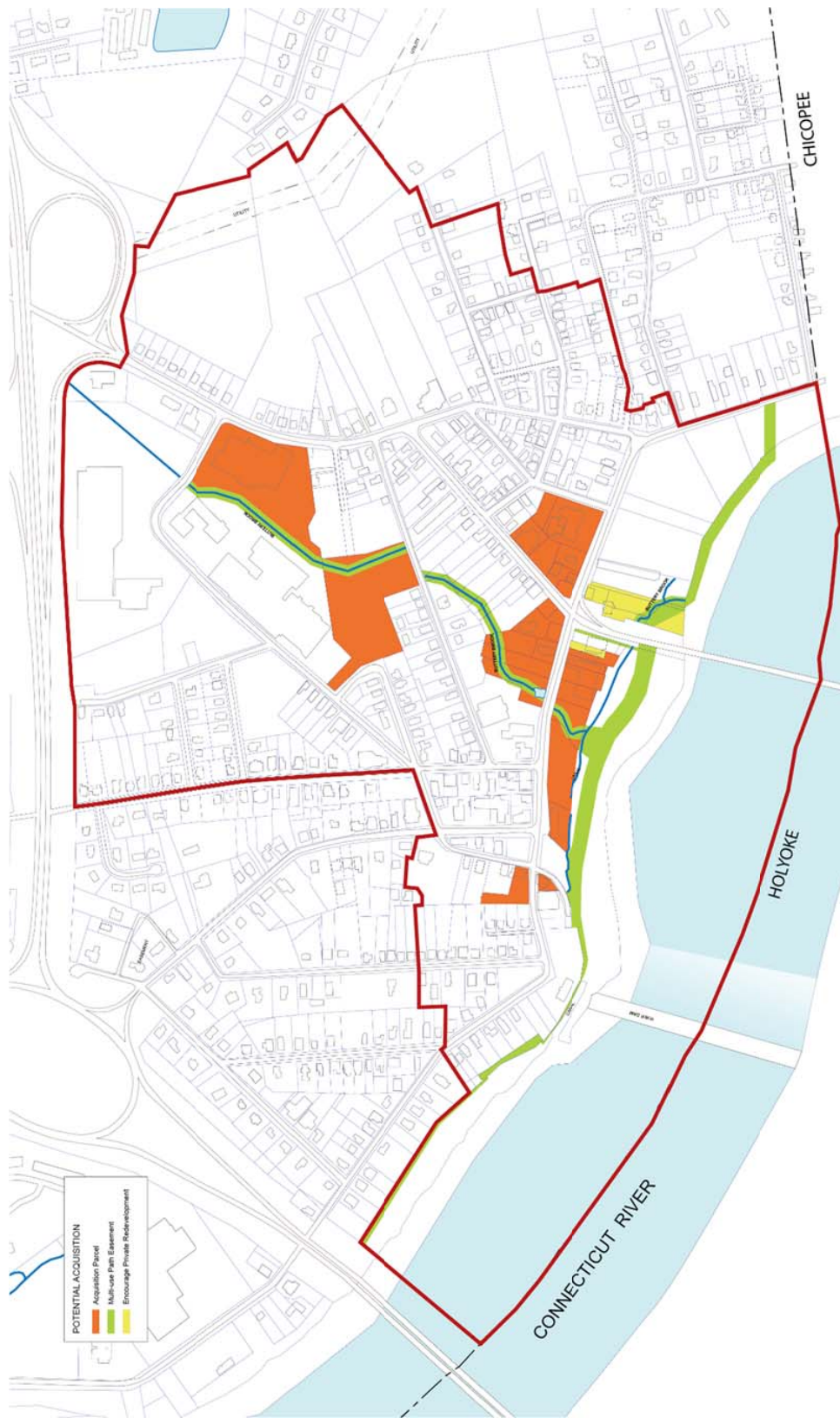
Prop Card #	Parcel Number	Parcel Size Acres	Parcel Size SF	Address	Owner	Assessed Value	Current Use	Proposed Use	Phase
293	005B-0022-000	0.11	4,957	School Street	TURGEON ALAN C & MELISSA A	\$ 23,100	Residential	Easement for Buttery Brook Multi-Use Path	1
295	005B-0024-000	0.39	17,044	55 School Street	LAROCHELLE MANAGEMENT LLC	\$ 210,700	Store/ Shop; 2 Fam	Easement for Buttery Brook Multi-Use Path	1
175	004D-0028-000	14.508	631,953	Canal Street	Holyoke Gas & Electric	\$ 2,200,500	Riverfront land	Easement for Multi-Use Riverfront Path	1
169	004D-0019-000	1.43	62,291	2 Canal Street	Town of South Hadley	\$ 9,590,200	Public Library and parking lot	Easement for Multi-Use Riverfront Path	1
168	004D-0018-000	0.23	10,019	Canal Street	Town of South Hadley	\$ 15,300	Public Library and garden	Easement for Multi-Use Riverfront Path	1
167	004D-0017-000	0.25	10,890	8 Canal Street	Town of South Hadley	\$ 9,900	Vacant Land -- Library site	Easement for Multi-Use Riverfront Path	1
	parcel 27			Canal Street	no data; undetermined			Easement for Multi-Use Riverfront Path	1
52	005C-0052-000	0.56	24,394	Main Street	Holyoke Gas & Electric	\$ 20,200	Riverfront land	Easement for Multi-Use Riverfront Path	1
368	005C-0035-000	0.1376	5,996	1 Bridge Street	JT BRIDGE REALTY INC	\$ 238,400	Bar/ Restaurant	Easement for Multi-Use Riverfront Path	1



Prop Card #	Parcel Number	Parcel Size Acres	Parcel Size SF	Address	Owner	Assessed Value	Current Use	Proposed Use	Phase
367	005C-0034-000	0.3046	13,267	Main Street	JT BRIDGE REALTY INC	\$ 24,700	Undeveloped Land -- Bar Pkg area	Easement for Multi-Use Riverfront Path	1
366	005C-0033-000	0.1864	8,120	Bridge Street	JT BRIDGE REALTY INC	\$ 10,700	Undeveloped Land -- driveway to bar parking area	Easement for Multi-Use Riverfront Path	1
364	005C-0031-000	1.36	59,242	111 Main Street	CHRISTY GEORGE J	\$ 1,454,600	Residential Apts Over 8	Easement for Multi-Use Riverfront Path	1
480	005D-0095-000	2.57	111,949	Main Street	Town of South Hadley Parks Dept.	\$ 94,500	Beachgrounds Park	Easement for Multi-Use Riverfront Path	1
481	05D-0096-000	0.7858	34,230	Main Street	Town of South Hadley Parks Dept.	\$ 84,500	Beachgrounds Park	Easement for Multi-Use Riverfront Path	1
482	005D-0097-000	2.59	112,820	Main Street	Town of South Hadley Parks Dept.	\$ 115,300	Beachgrounds Park	Easement for Multi-Use Riverfront Path	1
65	003B-0020-000	2	87,120	Main Street	Town of South Hadley Sewage	\$ 1,062,400	Sewer Pump Station	Easement for Multi-Use Riverfront Path	1
64	003B-0019-000	2.2	95,832	S. Main Street	Town of South Hadley	\$ 90,000	Riverfront land -- undeveloped	Easement for Multi-Use Riverfront Path	1

Prop Card #	Parcel Number	Parcel Size Acres	Parcel Size SF	Address	Owner	Assessed Value	Current Use	Proposed Use	Phase
369	005C-0036-000	0.4339	18,900	2 Bridge Street	Commonwealth of Massachusetts Dept of Public Works	\$ 50,100	924V; land - undeveloped	Easement for Multi-Use Riverfront Path	1
371	005C-0038-000	0.05	2,176	Bridge Street	Town of South Hadley	\$ 1,100	Riverfront land -- undeveloped	Easement for Multi-Use Riverfront Path	1

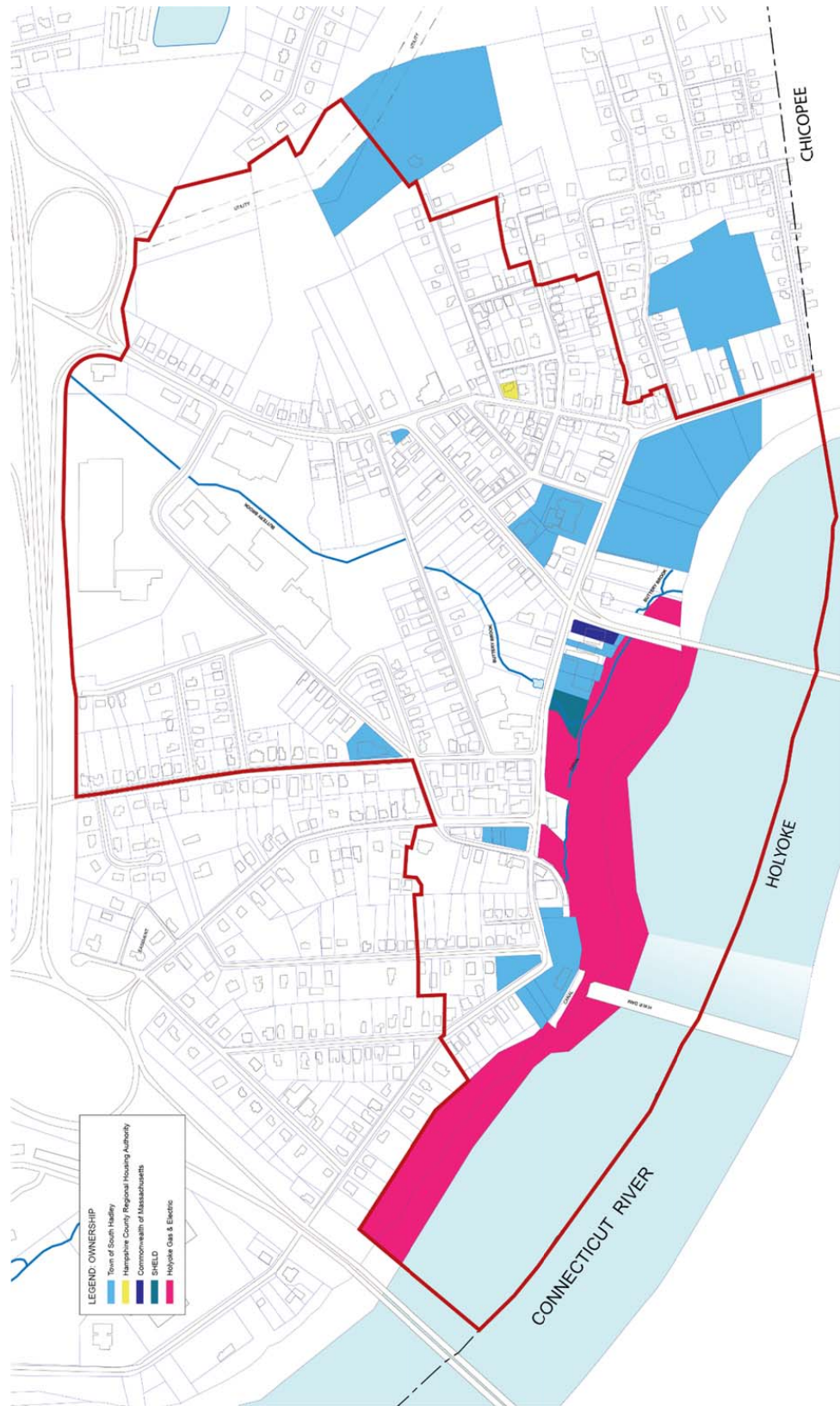
# **Attachment C:** **South Hadley Falls Urban Redevelopment & Renewal Plan – Potential Properties and Easements to be Acquired**



Prepared by: McCabe Enterprises Team, 2016

South Hadley Falls  
Urban Redevelopment Plan  
ENCOURAGING PRIVATE REDEVELOPMENT

# ATTACHMENT D: Publicly Owned and Used Lands in South Hadley Falls





Commonwealth of Massachusetts  
**DEPARTMENT OF HOUSING &  
COMMUNITY DEVELOPMENT**

Charles D. Baker, Governor ♦ Karyn E. Polito, Lt. Governor ♦ Chrystal Komegay, Undersecretary

August 19, 2016

Francis DeToma  
Chairman  
South Hadley Redevelopment Authority  
116 Main Street  
South Hadley, MA 01075

**RE: Request for Waiver; South Hadley Urban Renewal Plan**

Dear Mr. DeToma:

I have received the South Hadley Redevelopment Authority's (SHRA) request to waive appraisals for the Town owned and Holyoke Gas and Power lots and for the easements needed to develop a multi-use path along the Connecticut River and Buttery Brook. The SHRA has indicated and the Town Administrator has confirmed that the Town will transfer these parcels for little or no consideration. The SHRA has also explained the difficulty in specifying the exact boundaries of the easements. The final Urban Renewal Plan will use assessor's data for disclosure and the Financial Plan.

Pursuant to 760 CMR 12.07, the waiver request is approved based on the following two findings:

- There is economic hardship in the Town of South Hadley as evidenced by its designation as an Economic Opportunity Area in 2007.
- Granting a waiver will produce exceptional public benefit not otherwise available as outlined in the SHA's request given limited budget and the difficulty in specifying the easements.

Please be advised that two full appraisals by independent appraisers must be submitted as part of the request for the actual acquisition of each parcel in the proposed urban renewal area. If you have any questions, feel free to contact me at 617-573-1445 or [Laura.Schaefer@state.ma.us](mailto:Laura.Schaefer@state.ma.us).

Sincerely,



Laura L. Schaefer  
Municipal and Revitalization Specialist

Cc: Michael J. Sullivan, Town Administrator  
Kathy McCabe, McCabe Enterprises

100 Cambridge Street, Suite 300  
Boston, Massachusetts 02114

[www.mass.gov/dhcd](http://www.mass.gov/dhcd)  
617.573.1100





April 25, 2017

Ms. Ashley Emerson  
MA Department of Housing & Community Development  
100 Cambridge Street  
Boston, MA 02202

Dear Ms. Emerson:

The South Hadley Redevelopment Authority (SHRA) is writing to request a waiver per 760 CMR 12.07, of the requirement for an initial appraisal for the acquisition of property set forth in 760 CMR 12.04(1).

This is request to waive the requirement specified at 760 CMR 12.04(1) requiring a first appraisal for initial value for the planned acquisition of eighteen (18) privately-owned properties. South Hadley Redevelopment Authority is requesting a waiver from the current regulations of the appraisal requirement at the time of submission of the urban renewal plan for review and approval by DHCD. SHRA understands that prior to acquisition of any parcel there will need to be two full appraisals prior to acquisition.

SHRA is requesting a waiver from the current regulation, noting there are pending revisions to the regulations which require authorities, like South Hadley Redevelopment Authority, to have two full real estate appraisals prior to acquisition, but not at the time of plan approval. The South Hadley Redevelopment Authority plans to submit the South Hadley Falls Urban Redevelopment and Renewal Plan to DHCD for final approval following consideration by Town Meeting in June 2017. Since the proposed regulatory changes may or may not be in effect at the time of submission, the Redevelopment Authority is seeking this waiver. The SHRA intends to be in full compliance with the proposed updates to the urban renewal regulations, 760 CMR 12.

Exhibit 1 details the list of proposed private properties to be acquired per the draft South Hadley Falls Urban Redevelopment and Renewal Plan by assessor's parcel number; street address and ownership. The lot size of each parcel is also included. For purposes of preparing the Financial Plan, the SHRA is using the assessed valuation of each parcel

Exhibit 2 is a map of the proposed parcels to be acquired in orange (both publicly-owned and privately-owned parcels). The green area in Exhibit 2 highlights the location of proposed easements to be acquired as part of the urban redevelopment and



## South Hadley Redevelopment Authority

renewal plan. The South Hadley Falls Redevelopment Authority previously received a waiver for appraisals of easements and publicly-owned parcels. A copy of this approved waiver is enclosed for your reference.

Thank you in advance for your favorable review of this waiver request. Please let me know if you need any further information. I can be reached at 413 210-9470. You can also contact our consultant Kathleen McCabe at 617 469-9444, or by email at [mccabe@plan-do.com](mailto:mccabe@plan-do.com) for additional information, as well.

Sincerely yours,

Francis DeToma  
Chairman

Enclosures (3)

cc: Kathleen McCabe  
SHRA Board  
Mike Sullivan, South Hadley Town Administrator

**116 Main Street, South Hadley, Massachusetts 01016 ■ [www.shredevelopment.com](http://www.shredevelopment.com)**

**Exhibit 1. Private Properties to be Acquired per South Hadley Falls Urban Redevelopment & Renewal Plan.**

	South Hadley Assessment Parcel Number	Address	Owner	Parcel Size (SF)	Comment
1	004D-0010-000	W. Main Street (NW corner of Main & Carew Streets.)	QUENNEVILLE KEITH P and Gene R	24,977	
2	005C-0050-000	3 Main Street	OCCHIUZZO JOHN M & Ann M.	20,003	
3	005C-0019-000	24 Bridge Street	C & K II LLP	5,727	
4	005C-0018-000	14 Bridge St	SKUSE MARTIN E JR	19,830	
5	005C-0017-000	92 Main Street	C & K II LLP	5,148	
6	005C-0016-000	90 Main Street	TODD LEONIA	8,200	
7	005C-0014-000	Main Street	TODD LEONIA	24,225	
8	005C-0013-000	Main Street	TODD LEONIA	32,458	
9	005C-0015-000	Main Street	TODD LEONIA	13,872	
10	005C-0040-000	91 Main Street	JOHNSON WILLIAM E	7,462	
11	005C-040A-000	Main Street	JOHNSON WILLIAM E	258	
12	005A-0014-000	55 Carew Street	US INDUSTRIAL GAYLORD LP C/O LAKESTAR PROPERTIES	196,891	
13	0018-0086-000	7-27 Gaylord St.	US INDUSTRIAL GAYLORD LP C/O LAKESTAR PROPERTIES	617,681	Only the eastern portion of this parcel is to be acquired, which includes the building, commonly referred to as Mill # 6. The acquisition area is that portion of Parcel 0018-0086-000 which is east of Buttery Brook, approximately 35% to 40% of the parcel area.
14	004D-0022-000	1 West Main Street	KAZIMIERCZAK CASIMIR & IRENE	4,792	
15	005C-0030-000	19 Bridge Street	LAXMI PETROLEUM INC	9,820	
16	005C-0027-000	17 Bridge Street	LAXMI PETROLEUM INC	4,306	
17	005C-0028-000	Main Street	LAXMI PETROLEUM INC	3,829	
18	005C-0029-000	110 Main Street	KNIGHTS OF COLUMBUS BUILDING ASSOC OF S HADLEY	12,780	

**Exhibit 2. Proposed Properties to be Acquired as part of the South Hadley Falls Urban Redevelopment & Renewal Plan.**



**SOUTH HADLEY FALLS: PUBLIC LAND & POTENTIAL ACQUISITION**  
 South Hadley Redevelopment Authority

**South Hadley Falls**  
 Urban Redevelopment Plan  
 McCabe Enterprises Team, 2016

1 1/4" = 100' 0"

Prepared by: McCabe Enterprises Team, 2016



Commonwealth of Massachusetts  
**DEPARTMENT OF HOUSING &  
COMMUNITY DEVELOPMENT**

Charles D. Baker, Governor ♦ Karyn E. Polito, Lt. Governor ♦ Chrystal Komegay, Undersecretary

June 19, 2017

Francis DeToma  
Chairman  
South Hadley Redevelopment Authority  
116 Main Street  
South Hadley, MA 01075

**RE: South Hadley, Draft Urban Renewal Plan - Request for Waiver**

Dear Mr. DeToma:

The Department of Housing and Community Development (DHCD) has received the South Hadley Redevelopment Authority's (SHRA) request to waive appraisals for acquisition parcels identified in the proposed Urban Renewal Plan. The waiver specifies that the SHRA proposes to use assessed values from current Town records in place of the appraisals for each of the parcels that have been identified as acquisitions.

Pursuant to 760 CMR 12.07, the waiver request is approved based on the following finding:

- The waiver request aligns with the proposed changes to the Urban Renewal Regulations, 760 CMR 12.02.

After the proposed urban renewal plan has been approved, please be advised that two full appraisals by independent appraisers must be submitted as part of each request for an acquisition approval of a parcel parcels.

Sincerely,

Ashley Emerson  
Director, Bureau of Relocation

Cc: Kathy McCabe, McCabe Enterprises

100 Cambridge Street, Suite 300  
Boston, Massachusetts 02114

[www.mass.gov/dhcd](http://www.mass.gov/dhcd)  
617.573.1100



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## Appendix D.

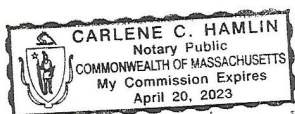
# Conflict of Interest Affidavits and Disclosures

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# AFFIDAVIT

I am an appointed member of the South Hadley Redevelopment Authority.  
I have no direct or indirect interest in any parcel proposed to be acquired as part of the implementation of the South Hadley Falls Urban Redevelopment and Renewal Plan. I, furthermore, hereby disclose that I own the home I live in in South Hadley Falls, located at 16 Carew Street, South Hadley, MA 01075. I have no other interest in real property in the South Hadley Falls Urban Redevelopment and Renewal Plan area.



*Carlene C. Hamlin*  
Carlene C. Hamlin  
Notary Public

*Diane M. LaRoche*  
SIGNATURE

*DIANE M. LAROCHE*  
PRINT NAME

*02/03/2016*  
DATE



## AFFIDAVIT

I am an elected member of the South Hadley Redevelopment Authority. I have no direct or indirect interest in any properties in the proposed South Hadley Falls Urban Redevelopment and Renewal Plan. Furthermore, I have no direct or indirect interest in any parcel proposed to be acquired as part of the implementation of the South Hadley Falls Urban Redevelopment and Renewal Plan.

Winston H. Lavallee

SIGNATURE

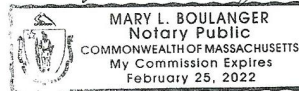
Winston H. Lavallee

PRINT NAME

Jan. 16, 2017

DATE

1-16-17  
Mary L. Boulanger





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## Appendix E.

### List of Properties in the URRP Area

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Parcel Number	Parcel Address	Owner's Name	Parcel Size Acres	Total Assessed Parcel Value
003B-0019-000	S MAIN ST	SO HADLEY TOWN OF	2.20	\$ 90,000
003B-0020-000	S MAIN ST	SO HADLEY TOWN OF	2.00	\$ 962,600
004B-0025-000	55 HIGH ST	HUDZIKIEWICZ WALTER	0.21	\$ 149,200
004B-0026-000	49 HIGH ST	COURNOYER PAUL A	0.29	\$ 145,600
004B-0027-000	45-47 HIGH ST	BRIGHT JAMES B	0.28	\$ 148,600
004B-0028-000	41 HIGH ST	BRIGHT JAMES	0.28	\$ 149,200
004B-0029-000	37 HIGH ST	CARVALHO DAVID S	0.28	\$ 155,600
004B-0030-000	46 HIGH ST	MEON JEFFREY C	0.25	\$ 178,400
004B-0059-000	CANAL ST	MERCHANT KENNETH	0.04	\$ 2,300
004B-0060-000	20 CANAL ST	MERCHANT KENNETH	0.14	\$ 131,800
004B-0061-000	CANAL ST	COTE MARIE KRAUSE	0.03	\$ 2,100
004B-0062-000	22 CANAL ST	COTE MARIE KRAUSE	0.14	\$ 247,000
004B-0063-000	3 MAPLE ST	STROM PAMELA I	0.20	\$ 252,200
004B-0064-000	1 MAPLE ST	WARD ROZALIA	0.19	\$ 159,600
004B-0065-000	17 CANAL ST	BOISSELLE EDWARD J	0.23	\$ 174,800
004B-0066-000	18 CANAL ST	YVON TYLER	0.27	\$ 189,000
004B-0067-000	13 CANAL ST	YVON RUSSELL L	0.14	\$ 177,600
004B-0068-000	42 HIGH ST	YEE EDISON	0.16	\$ 186,500
004B-0069-000	34 HIGH ST	GAGNE GERARD J	0.45	\$ 169,300
004B-0070-000	11 CANAL ST	CARTER PATRICK G	0.19	\$ 146,000
004B-0071-000	24 HIGH ST	CROTEAU ALLEN G	0.25	\$ 240,600
004B-0072-000	25 HIGH ST	MCCARTHY KEVIN	0.47	\$ 252,500
004B-0073-000	21 HIGH ST	COURNOYER RICHARD	0.40	\$ 185,700
004B-0075-000	35 HIGH ST	GERBERT RAYMOND F	0.38	\$ 145,200
004D-0001-000	16 CANAL ST	HOUGH BRIAN K	0.27	\$ 214,100
004D-0002-000	14 CANAL ST	MCCULLOUGH DONALD A	0.27	\$ 175,800
004D-0003-000	12 CANAL ST	SULLIVAN LYNN S	0.27	\$ 193,600
004D-0004-000	18 HIGH ST	LAFLAMME MAURICE R	0.25	\$ 202,400
004D-0005-000	19 HIGH ST	LACROIX SUSAN L	0.16	\$ 125,800
004D-0006-000	13 HIGH ST	DU-CON PROPERTIES LLC	0.12	\$ 138,900
004D-0007-000	31 COTTAGE AV	BEYER WILLIAM D SR	0.14	\$ 121,200
004D-0008-000	30 COTTAGE AV	TAYLOR AMANDA L	0.14	\$ 125,100
004D-0009-000	6 CAREW ST	QUENNEVILLE KEITH P	0.35	\$ 241,900
004D-0010-000	W MAIN ST	QUENNEVILLE KEITH P	0.57	\$ 192,600
004D-0011-000	25 COTTAGE AV	LABRECQUE JEFFREY	0.16	\$ 168,500
004D-0012-000	28 COTTAGE AV	MCGRATH ROXANNE L	0.14	\$ 140,000
004D-0013-000	9 HIGH ST	LANNEY CYNTHIA R	0.14	\$ 125,700
004D-0014-000	1 MAIN ST	COURNOYER PAUL J	0.17	\$ 142,000
004D-0015-000	1 CANAL ST	SO HADLEY TOWN OF	0.96	\$ 74,900
004D-0016-000	10 CANAL ST	SCOTT FAMILY	0.27	\$ 184,900
004D-0017-000	8 CANAL ST	SO HADLEY TOWN OF	0.25	\$ 9,900
004D-0018-000	CANAL ST	SO HADLEY TOWN OF	0.23	\$ 15,300
004D-0019-000	2 CANAL ST	SO HADLEY TOWN OF	1.43	\$ 9,479,000
004D-0020-000	W MAIN ST	SO HADLEY TOWN OF	0.11	\$ 5,300
004D-0021-000	1 W MAIN ST	CORDES WAYNE K	0.32	\$ 442,900
004D-0022-000	W MAIN ST	KAZIMIERCZAK CASIMIR	0.11	\$ 99,000
004D-0027-000	CANAL ST	UNKNOWN		

Parcel Number	Parcel Address	Owner's Name	Parcel Size Acres	Total Assessed Parcel Value
004D-0028-000	CANAL ST	HOLYOKE GAS & ELECTRIC	14.51	\$ 2,200,500
005A-0004-000	BARDWELL ST	WAKEFIELD SANDRA A	0.01	\$ 400
005A-0005-000	39 BARDWELL ST	WAKEFIELD SANDRA A	0.21	\$ 190,000
005A-0006-000	37 BARDWELL ST	COCKERILL DEAN E JR	0.27	\$ 203,600
005A-0007-000	35 BARDWELL ST	PATON PAMELA M	0.22	\$ 200,800
005A-0008-000	10 GAYLORD ST	ROBERTS TIMOTHY J	0.25	\$ 106,800
005A-0009-000	12 GAYLORD ST	BENOIT RALPH D	0.27	\$ 167,700
005A-0010-000	14 GAYLORD ST	BENOIT BARBARA P	0.27	\$ 152,100
005A-0011-000	16 GAYLORD ST	GAYLORD BLUE LLC	0.27	\$ 111,800
005A-0014-000	55 CAREW ST	US INDUSTRIAL GAYLORD LP	4.52	\$ 123,800
005A-0015-000	46 CAREW ST	MACON SARA E	0.14	\$ 204,800
005A-0016-000	CAREW ST	MACON SARA E	0.11	\$ 13,200
005A-0017-000	44 CAREW ST	SOCHA MAREK J	0.24	\$ 166,100
005A-0018-000	40 CAREW ST	VENNE JACLYN M	0.12	\$ 156,600
005A-0019-000	1 GAYLORD ST	KELLEY TRACEY M	0.31	\$ 214,400
005A-0020-000	6 GAYLORD ST	NORWICH PROPERTIES LLC	0.28	\$ 206,800
005A-0021-000	8 GAYLORD ST	OCCHIUZZO JOHN	0.36	\$ 219,300
005A-0023-000	33 BARDWELL ST	HARP JOAN	0.25	\$ 207,100
005A-0024-000	27 BARDWELL ST	SO HADLEY TOWN OF	0.55	\$ 505,200
005A-0049-000	18 N MAIN ST	EDWARDS MICHAEL G	1.37	\$ 331,700
005A-0050-000	16 CAREW ST	LAROCHE PHILIP L	0.25	\$ 175,800
005A-0051-000	8 CAREW ST	STPIERRE MARC A	0.31	\$ 209,100
005A-0052-000	16 N MAIN ST	CLARK DORIS B	0.08	\$ 108,300
005A-0053-000	10 N MAIN ST	SHERMAN MARK	0.11	\$ 126,300
005A-0054-000	15 N MAIN ST	MT HOLYOKE MASONIC	0.44	\$ 435,500
005A-0055-000	21-23 CAREW ST	BOROWSKI EUGENE J	0.08	\$ 156,000
005A-0056-000	25 CAREW ST	MANN JOANNE M	0.18	\$ 214,600
005A-0057-000	16 BARDWELL ST	MULDOON DANIEL F	0.20	\$ 222,300
005A-0058-000	21 BARDWELL ST	LANNEY BETTY LOU P	0.27	\$ 202,700
005A-0059-000	35 CAREW ST	WRIGHT MARILYN E	0.14	\$ 140,100
005A-0060-000	37 CAREW ST	SCHEINOST CARL E	0.14	\$ 148,100
005A-0061-000	39 CAREW ST	DICKINSON JAN I	0.14	\$ 141,900
005A-0062-000	41 CAREW ST	BOWLER SHARON M	0.15	\$ 174,200
005A-0063-000	43 CAREW ST	BLANEY ROBERT J	0.14	\$ 163,300
005A-0064-000	45 CAREW ST	MURDZA PATRICIA M	0.29	\$ 194,400
005A-0065-000	54 SCHOOL ST	SOCHA LUKASZ	0.24	\$ 120,200
005A-0066-000	50 SCHOOL ST	SO HADLEY TOWN OF	0.19	\$ 58,100
005A-0067-000	42A SCHOOL ST	PEREIRA NORBERT	0.12	\$ 177,900
005A-0068-000	34 SCHOOL ST	MALONI ANTHONY D	0.25	\$ 192,900
005A-0069-000	30 SCHOOL ST	LANE NORMAN J	0.24	\$ 184,000
005A-0070-000	26 SCHOOL ST	VARDAKIS CHRISTOPHER	0.32	\$ 176,000
005A-0071-000	CAREW ST	BOWLER SHARON M	0.05	\$ 3,100
005A-0072-000	22 SCHOOL ST	MURPHY JAMES M	0.23	\$ 175,800
005A-0073-000	SCHOOL ST	ENSOR LORRAINE	0.03	\$ 3,700
005A-0074-000	18 SCHOOL ST	ENSOR LORRAINE	0.25	\$ 155,800
005A-0075-000	14 SCHOOL ST	CAHOON HEIDI	0.31	\$ 200,500
005A-0076-000	15 BARDWELL ST	BAGG LYNDON P	0.34	\$ 211,400



Parcel Number	Parcel Address	Owner's Name	Parcel Size Acres	Total Assessed Parcel Value
005A-0077-000	10 SCHOOL ST	YIM SOKHARUN	0.14	\$ 151,000
005A-0078-000	6-8 SCHOOL ST	MALINOWSKI ROBIN	0.13	\$ 110,600
005A-0079-000	11 BARDWELL ST	CZEPIEL SEAN M	0.12	\$ 249,200
005A-0080-000	10-12 BARDWELL ST	ST PIERRE PAUL J	0.19	\$ 178,000
005A-0081-000	N MAIN ST	MORNING STAR CHURCH INC	0.26	\$ 65,100
005A-0082-000	N MAIN ST	SO HADLEY TOWN OF	0.13	\$ 34,300
005A-0083-000	SCHOOL ST	TODD LEONIA	0.55	\$ 77,800
005A-0084-000	14 BARDWELL ST	FEDERAL NATIONAL MORTGAGE	0.13	\$ 135,800
005A-0085-000	8 BARDWELL ST	RGS REALTY LLC	0.20	\$ 196,000
005A-0086-000	39 SCHOOL ST	MANLEY DENNIS L	0.31	\$ 143,700
005A-0087-000	43 SCHOOL ST	LEVREAU LT RICHARD R	0.29	\$ 168,300
005A-0088-000	47 SCHOOL ST	CROCHETIERE ROBERT P SR	0.59	\$ 181,600
005A-0089-000	N MAIN ST	FEDERAL NATIONAL	0.23	\$ 37,200
005A-0090-000	48 SCHOOL ST	BALICKI RAMONA TRUSTEE	0.14	\$ 143,700
005A-0094-000	13 BARDWELL ST	LUPIEN CANDYCE L	0.09	\$ 123,200
005A-0096-000	46A SCHOOL ST	PEREIRA NORBERTO	0.17	\$ 174,100
005A-0097-000	44A SCHOOL ST	PEREIRA NORBERT A	0.16	\$ 173,500
005B-0001-00M	46 E CAREW ST	SOUTH HADLEY SELF STORAGE	1.08	\$ -
005B-0001-001	46 E CAREW ST	LEBLANC KENNETH C	-	\$ 79,500
005B-0001-002	46 E CAREW ST	DDJ B LLC	-	\$ 93,800
005B-0001-003	46 E CAREW ST	COTE EDWARD P	-	\$ 48,200
005B-0001-004	46 E CAREW ST	BRUNELLE TODD	-	\$ 38,300
005B-0001-005	46 E CAREW ST	MCCAIN & SONS PLUMBING	-	\$ 50,200
005B-0001-006	46 E CAREW ST	DAVID LEVREAU LT	-	\$ 67,600
005B-0001-007	46 E CAREW ST	WILKINS DONALD W	-	\$ 96,200
005B-0001-008	46 E CAREW ST	LEBLANC KENNETH C	-	\$ 5,000
005B-0001-009	46 E CAREW ST	LEBLANC KENNETH C	-	\$ 5,000
005B-0001-010	46 E CAREW ST	LEBLANC KENNETH C	-	\$ 5,000
005B-0001-011	46 E CAREW ST	LEBLANC KENNETH C	-	\$ 5,000
005B-0001-012	46 E CAREW ST	LEBLANC KENNETH C	-	\$ 5,000
005B-0001-013	46 E CAREW ST	LEBLANC KENNETH C	-	\$ 5,000
005B-0001-014	46 E CAREW ST	LEBLANC KENNETH C	-	\$ 5,000
005B-0001-015	46 E CAREW ST	LEBLANC KENNETH C	-	\$ 5,000
005B-0001-016	46 E CAREW ST	LEBLANC KENNETH C	-	\$ 121,700
005B-0002-000	56 E CAREW ST	MALLOY KATIE M	0.14	\$ 248,000
005B-0003-000	50 LAMB ST	MBAJL LLC	0.26	\$ 268,700
005B-0004-000	LAMB ST	MBAJL LLC	0.03	\$ 5,100
005B-0005-000	61 LAMB ST	HAYDOCY KARL	0.13	\$ 142,800
005B-0006-000	59 LAMB ST	BEATTIE EDWARD B JR	0.13	\$ 137,700
005B-007A-000	57 LAMB ST	CAISSE JOCELYN M	0.10	\$ 109,200
005B-0007-000	55 LAMB ST	CAISSE JOCELYN M	0.07	\$ 105,800
005B-0008-000	53 LAMB ST	MOONEY CHRISTOPHER P	0.13	\$ 130,300
005B-0009-000	LAMB ST	HAYDOCY CARL J	7.69	\$ 22,500
005B-0010-000	51 LAMB ST	TROTTIER JOANNE	0.13	\$ 146,800
005B-0011-000	49 LAMB ST	NPJP REALTY LLC	0.22	\$ 329,600
005B-0012-000	49 LAMB ST	NPJP REALTY LLC	0.44	\$ 52,200
005B-0013-000	47 LAMB ST	LEVY DAVID E	0.14	\$ 132,100

Parcel Number	Parcel Address	Owner's Name	Parcel Size Acres	Total Assessed Parcel Value
005B-0014-000	1 E SCHOOL ST	KOLAKOWSKI STANLEY B	0.65	\$ 152,500
005B-0015-000	43 LAMB ST	PEAD WILLIAM E	0.16	\$ 202,500
005B-0016-000	48 LAMB ST	M5 ENTERPRISE LLC	0.30	\$ 222,100
005B-0017-000	44 LAMB ST	LENART MICHAEL F II	0.21	\$ 170,600
005B-0018-000	E CAREW ST	M5 ENTERPRISE LLC	0.13	\$ 143,700
005B-0019-000	53 E CAREW ST	LEBLANC KENNETH C	0.13	\$ 34,300
005B-0020-000	72 SCHOOL ST	DUFFEY BRIAN	0.29	\$ 218,200
005B-0021-000	68 SCHOOL ST	PALMER KIMBERLY A	0.36	\$ 206,800
005B-0022-000	SCHOOL ST	TURGEON ALAN C	0.11	\$ 23,100
005B-0023-000	46 BRIDGE ST	TURGEON ALAN C	0.46	\$ 213,700
005B-0024-000	55 SCHOOL ST	LAROCHELLE MANAGEMENT LLC	0.39	\$ 216,200
005B-0025-000	48-50 BRIDGE ST	LAROCHELLE MANAGEMENT LLC	0.20	\$ 219,400
005B-0026-000	57 SCHOOL ST	LAROCHELLE MANAGEMENT LLC	0.21	\$ 143,200
005B-0027-000	52 BRIDGE ST	FLANNERY CHRISTINE E	0.14	\$ 141,200
005B-0028-000	54 BRIDGE ST	GZS REALTY LLC	0.63	\$ 1,645,400
005B-0029-000	58 BRIDGE ST	GZS REALTY LLC	0.31	\$ 413,100
005B-0030-000	60 BRIDGE ST	DIAMOND PROPERTY	0.41	\$ 270,600
005B-0031-000	71 SCHOOL ST	SOUTHARD WALTER F	0.19	\$ 169,700
005B-0032-000	64 BRIDGE ST	SHATTUCK EILEEN M	0.18	\$ 141,900
005B-0033-000	73 SCHOOL ST	CLANCY CONSTANCE A	0.18	\$ 167,400
005B-0034-000	66 BRIDGE ST	FOGARTY JOHN F JR TRUSTEE C	0.12	\$ 160,500
005B-0035-000	68 BRIDGE ST	SHATTUCK WILLIAM R	0.10	\$ 107,900
005B-0036-000	42 LAMB ST	SEVARINO FRANCIS	0.12	\$ 172,400
005B-0037-000	BRIDGE ST	SO HADLEY TOWN OF	0.10	\$ 21,100
005B-0038-000	41 LAMB ST	FOX ALAN D	0.96	\$ 134,200
005B-0039-000	39 LAMB ST	WHITE ALLEN S INS	1.98	\$ 466,500
005B-0040-000	33 LAMB ST	CURRAN-OBRIEN REALTY LLC	3.32	\$ 776,900
005B-0041-000	63 BRIDGE ST	GALLIVAN JOHN A	0.24	\$ 135,700
005B-0042-000	61 BRIDGE ST	WHELIHAN ROBERT J SR	0.12	\$ 92,200
005B-0043-000	59 BRIDGE ST	WHELIHAN ROBERT J SR	0.13	\$ 96,100
005B-0044-000	55 BRIDGE ST	BRIDGE STREET REALTY TRUST	0.24	\$ 425,900
005B-0045-000	22 PLEASANT ST	DESAUTELS EDNA	0.11	\$ 187,000
005B-0046-000	26 PLEASANT ST	MANGAN MOLLY	0.11	\$ 145,000
005B-0047-000	30 PLEASANT ST	PETERS PATRICIA ANN	0.11	\$ 170,300
005B-0048-000	28 LAMB ST	WALKER MICHAEL S	0.12	\$ 131,400
005B-0049-000	26 LAMB ST	SDJ REALTY LLC	0.10	\$ 146,400
005B-0050-000	25 LAMB ST	CURRAN-O'BRIEN	2.10	\$ 157,100
005B-0051-000	23 LAMB ST	SCOTT FAMILY PROPERTIES LLC	0.06	\$ 130,600
005B-0052-000	21 LAMB ST	DEPREY CARL M	0.14	\$ 130,800
005B-0053-000	4 NORTH ST	MESSIER ROGER R	0.28	\$ 161,300
005B-0054-000	8 NORTH ST	VINCELLETTE PROPERTIES LLC	0.18	\$ 133,300
005B-0055-000	10-12 NORTH ST	BLACK JONATHAN D	0.20	\$ 379,800
005B-0056-000	16 NORTH ST	HUTCHESON WALTER J	0.30	\$ 156,700
005B-0057-000	20 NORTH ST	MEAD SCOTT L	0.18	\$ 165,900
005B-0058-000	22 NORTH ST	BERGERON DAVID L JR	0.38	\$ 169,100
005B-0059-000	22.5 NORTH ST	ENGBRETSON KATHLEEN S	0.25	\$ 145,900
005B-0060-000	LAMB ST	WALKER MICHAEL S	0.14	\$ 27,800

Parcel Number	Parcel Address	Owner's Name	Parcel Size Acres	Total Assessed Parcel Value
005B-0062-000	BRIDGE ST	FLANNERY CHRISTINE E	0.00	\$ 100
005B-0063-000	E SCHOOL ST	KOLAKOWSKI STANLEY B	0.05	\$ 4,600
005B-064M-000	14-18 NORTH ST	M&J CONDOMINIUMS	0.20	\$ -
005B-0064-014	14 NORTH ST	SALTIS JENNIFER	-	\$ 256,700
005B-0064-018	18 NORTH ST	MJ HOMES LLC	-	\$ 254,800
005B-0065-000	SCHOOL ST	PALMER KIMBERLY A	0.73	\$ 57,300
005C-0001-000	4 N MAIN ST	SO HADLEY TOWN OF	0.09	\$ 128,700
005C-0002-000	N MAIN ST	SO HADLEY TOWN OF	0.30	\$ 77,800
005C-0003-000	11 N MAIN ST	MORNING STAR CHURCH INC	0.31	\$ 582,900
005C-0004-000	2 MAIN ST	STIEBEL PROPERTIES INC	0.20	\$ 845,400
005C-0005-000	12 MAIN ST	CARR PRESTON W	0.12	\$ 145,200
005C-0006-000	16 MAIN ST	TEN MINUTE MEDIA LLC	0.05	\$ 140,600
005C-0007-000	20 MAIN ST	PERRON BRUCE H	0.13	\$ 294,000
005C-0008-000	6 BARDWELL ST	LAMBERT LEON R	0.05	\$ 89,100
005C-0009-000	4 BARDWELL ST	MIAN ZAHOOOR	0.08	\$ 115,400
005C-0010-000	28 MAIN ST	PERRON BRUCE H	0.07	\$ 232,300
005C-0011-000	30 MAIN ST	ROMAN CATH BISHOP OF SPFLD	2.20	\$ 1,310,000
005C-0012-000	34 BRIDGE ST	THOMAS SPRING BUILDER LLC	0.15	\$ 182,900
005C-0013-000	MAIN ST	TODD LEONIA	0.75	\$ 57,000
005C-0014-000	MAIN ST	TODD LEONIA	0.56	\$ 50,700
005C-0015-000	MAIN ST	TODD LEONIA	0.32	\$ 29,800
005C-0016-000	90 MAIN ST	TODD LEONIA	0.19	\$ 179,300
005C-0017-000	92 MAIN ST	C & K II LLP	0.12	\$ 41,200
005C-0018-000	14 BRIDGE ST	SKUSE MARTIN E	0.46	\$ 146,600
005C-0019-000	24 BRIDGE ST	C & K II LLP	0.13	\$ 42,900
005C-0020-000	28 BRIDGE ST	MALLOY KATIE M	0.74	\$ 477,600
005C-0021-000	36 BRIDGE ST	LUIS BUILDERS INC	0.29	\$ 67,700
005C-0022-000	38 BRIDGE ST	MICHALSKI MELISSA A	0.33	\$ 171,800
005C-0023-000	40 BRIDGE ST	RAINBOW BRIDGE LLC	0.49	\$ 147,800
005C-0024-000	42 BRIDGE ST	MENDES MICHAEL M	0.33	\$ 211,200
005C-0025-000	44 BRIDGE ST	WODECKI SYLVIA J	0.22	\$ 160,400
005C-0026-000	BRIDGE ST	SO HADLEY TOWN OF	0.33	\$ 49,400
005C-0027-000	17 BRIDGE ST	LAXMI PETROLEUM INC	0.10	\$ 219,100
005C-0028-000	MAIN ST	LAXMI PETROLEUM INC	0.09	\$ 37,500
005C-0029-000	110 MAIN ST	KNIGHTS OF COLUMBUS	0.29	\$ 118,900
005C-0030-000	19 BRIDGE ST	LAXMI PETROLEUM INC	0.23	\$ 193,900
005C-0031-000	111 MAIN ST	CHRISTY GEORGE J	1.36	\$ 1,821,800
005C-0032-000	105 MAIN ST	J T BRIDGE REALTY INC	0.16	\$ 179,300
005C-0033-000	BRIDGE ST	JT BRIDGE REALTY INC	0.19	\$ 10,700
005C-0034-000	MAIN ST	JT BRIDGE REALTY INC	0.30	\$ 24,700
005C-0035-000	1 BRIDGE ST	JT BRIDGE REALTY INC	0.14	\$ 246,200
005C-0036-000	2 BRIDGE ST	COMMONWEALTH OF MASS	0.43	\$ 50,100
005C-0037-000	95 MAIN ST	FUEL SERVICES INC	0.17	\$ 349,800
005C-0038-000	BRIDGE ST	SO HADLEY TOWN OF	0.05	\$ 1,100
005C-0039-000	MAIN ST	SO HADLEY TOWN OF	0.20	\$ 21,900
005C-040A-000	MAIN ST	FUEL SERVICES INC	0.01	\$ 100
005C-0040-000	91 MAIN ST	FUEL SERVICES IN	0.21	\$ 217,500

Parcel Number	Parcel Address	Owner's Name	Parcel Size Acres	Total Assessed Parcel Value
005C-0041-000	85 MAIN ST	SO HADLEY TOWN OF	0.36	\$ 495,700
005C-0042-000	MAIN ST	SO HADLEY TOWN OF	0.38	\$ 30,500
005C-0043-000	MAIN ST	SO HADLEY TOWN OF	0.58	\$ 21,700
005C-0050-000	3 MAIN ST	KPS HOLDINGS, LLC	0.46	\$ 290,000
005C-0052-000	MAIN ST	HOLYOKE GAS & ELECTRIC	0.56	\$ 20,200
005D-0001-000	53 BRIDGE ST	LYNCOSKY MAUREEN A	0.19	\$ 160,600
005D-0002-000	51 BRIDGE ST	GAUTHIER DOROTHY J	0.19	\$ 163,100
005D-0003-000	49 BRIDGE ST	ROY CHRISTOPHER	0.09	\$ 143,800
005D-0004-000	2 GRANT ST	BANNISTER JANET M	0.05	\$ 93,000
005D-0005-000	4 GRANT ST	HOLLWAY JASON	0.04	\$ 106,700
005D-0006-000	6 GRANT ST	MALONI CYNTHIA J	0.09	\$ 214,400
005D-0007-000	10 GRANT ST	EICHENLAUB MATTHEW S	0.19	\$ 151,100
005D-0008-000	18 PLEASANT ST	MAKUSIEWICZ KAROL	0.21	\$ 163,100
005D-0009-000	22 LAMB ST	QUENNEVILLE ADAM A	0.17	\$ 165,700
005D-0010-000	20 LAMB ST	CLARK JOHN M	0.15	\$ 192,100
005D-0011-000	19 PLEASANT ST	STRANGE JUDITH I	0.05	\$ 124,200
005D-0012-000	17 PLEASANT ST	DEVINS CATHERINE M	0.14	\$ 168,500
005D-0013-000	15 PLEASANT ST	DROLLETT ADAM C	0.10	\$ 117,400
005D-0014-000	12 GRANT ST	KAALI HUANG LLC	0.06	\$ 151,200
005D-0015-000	14 GRANT ST	LESPERANCE MARY L	0.07	\$ 115,700
005D-0016-000	16 GRANT ST	GAYLORD BLUE LLC	0.07	\$ 122,600
005D-0017-000	14 LAMB ST	MAYER BRIAN A	0.08	\$ 166,200
005D-0018-000	16 LAMB ST	LENGIEZA MARK	0.05	\$ 118,400
005D-0019-000	1 LESPERANCE CT	BERGERON DAVID	0.04	\$ 116,000
005D-0020-000	18 LAMB ST	FRENCH PROPERTY	0.11	\$ 114,800
005D-0021-000	1 NORTH ST	HAMPSHIRE COUNTY REGIONAL	0.13	\$ 148,000
005D-0022-000	3 NORTH ST	THOUIN DALE J	0.12	\$ 134,600
005D-0023-000	LAMB ST	FRENCH PROPERTY	0.01	\$ 1,000
005D-0024-000	15 LAMB ST	FRENCH PROPERTY	0.17	\$ 164,600
005D-0025-000	6 CENTER ST	RIVERA LISA	0.13	\$ 127,400
005D-0026-000	13 LAMB ST	ASSELIN DEBRA A	0.11	\$ 167,000
005D-0027-000	3 CENTER ST	PINSONNEAULT ALAN G	0.10	\$ 156,400
005D-0028-000	5 CENTER ST	MOREAU ROGER J	0.12	\$ 152,600
005D-0029-000	7 WARNER ST	ECKMAN STEVEN KENNETH	0.22	\$ 183,400
005D-0030-000	5 WARNER ST	BURACK DANIEL S	0.22	\$ 262,500
005D-0031-000	3 WARNER ST	DUGUAY BARBARA I	0.32	\$ 190,100
005D-0032-000	1 WARNER ST	KLEKOTKA ANN L	0.58	\$ 207,800
005D-0033-000	36 SOUTH ST	PERRON BRUCE H	0.14	\$ 139,000
005D-0034-000	38 SOUTH ST	SILVESTRI CHRISTOPHER	0.14	\$ 176,900
005D-0035-000	6 GRAVES ST	HEALY MICHAEL	0.12	\$ 128,600
005D-0036-000	8 GRAVES ST	RB HOMES LLC	0.14	\$ 169,900
005D-0037-000	10 GRAVES ST	DION KENNETH R	0.15	\$ 139,100
005D-0038-000	9 NORTH ST	DEMERS BRIAN R	0.07	\$ 134,100
005D-0039-000	13 NORTH ST	HEROUX ROANNE	0.12	\$ 168,100
005D-0040-000	15 NORTH ST	PROVO DONALD L	0.34	\$ 161,000
005D-0040-000	17 NORTH ST	PATRUNO JASON J	0.17	\$ 138,400
005D-0041-000	9 GRAVES ST	SIMPSON MATTHEW J	0.32	\$ 174,500

Parcel Number	Parcel Address	Owner's Name	Parcel Size Acres	Total Assessed Parcel Value
005D-0042-000	7 GRAVES ST	SIMPSON MATT	0.11	\$ 4,600
005D-0043-000	1 GRAVES ST	SWIERCZ ANTHONY E	0.13	\$ 154,700
005D-0051-000	39 SOUTH ST	WOLDORF GILLIAN M	0.10	\$ 131,200
005D-0052-000	37 SOUTH ST	ANDERSON SUZAN M	0.15	\$ 147,600
005D-0053-000	35 SOUTH ST	WOOLAM WILLIAM E	0.12	\$ 155,000
005D-0054-000	42 BOLTON ST	GIRARD RONALD R JR	0.21	\$ 60,800
005D-0055-000	26 BOLTON ST	BIELANSKI CLARICE L	0.13	\$ 155,100
005D-0056-000	33 SOUTH ST	BLASER RICHARD O	0.20	\$ 151,900
005D-0057-000	31 SOUTH ST	LAPIERE ALISON M	0.09	\$ 143,100
005D-0058-000	29 SOUTH ST	PONT ALICE M	0.07	\$ 112,500
005D-0059-000	27 SOUTH ST	COLLINS JUDITH A/	0.13	\$ 141,900
005D-0060-000	SOUTH ST	LAPIERE ALISON M	0.03	\$ 2,100
005D-0061-000	WELLS ST	ROGOWSKI JANETTE S	0.07	\$ 3,500
005D-0062-000	24 BOLTON ST	SCHIAPPA ANTHONY G	0.11	\$ 136,300
005D-0063-000	22 BOLTON ST	ROGOWSKI JANETTE S	0.11	\$ 141,700
005D-0064-000	25 SOUTH ST	LUKASIK THOMAS J	0.16	\$ 189,200
005D-0065-000	20 BOLTON ST	LUSSIER ROBERT	0.25	\$ 182,500
005D-0066-000	21 SOUTH ST	SCOTT FAMILY PROPERTIES	0.29	\$ 132,000
005D-0067-000	16 BOLTON ST	FESKO CHRISTINE E	0.08	\$ 90,700
005D-0068-000	12 BOLTON ST	LAVALLEY JENNIFER A	0.06	\$ 111,600
005D-0069-000	10 BOLTON ST	TURNER KAREN A	0.02	\$ 2,300
005D-0070-000	10 BOLTON ST	TURNER KAREN A	0.06	\$ 112,900
005D-0071-000	14 BOLTON ST	LEVINE JOEL S	0.08	\$ 145,700
005D-0072-000	BOLTON ST	LEVINE JOEL S	0.08	\$ 3,700
005D-0073-000	9 LAMB ST	ABKG ENTERPRISES LLC	0.29	\$ 156,300
005D-0074-000	7 LAMB ST	DUVAL ROGER T	0.28	\$ 148,400
005D-0075-000	5 LAMB ST	BALTAZAR RUI	0.38	\$ 168,200
005D-0076-000	4 BOLTON ST	BETLAI LLC	0.09	\$ 390,200
005D-0077-000	3 LAMB ST	RODRIGUEZ JAVIER	0.14	\$ 186,200
005D-0078-000	130 MAIN ST	CLARK JOHN M	0.32	\$ 256,800
005D-0079-000	8 LAMB ST	BLANCHETTE DENISE M	0.10	\$ 139,700
005D-0080-000	12 LAMB ST	VINCELLETTE PROPERTIES LLC	0.05	\$ 185,300
005D-0081-000	LAMB ST	VINCELLETTE PROPERTIES LLC	0.06	\$ 8,100
005D-0082-000	13 GRANT ST	BURACK DANIEL S	0.20	\$ 377,800
005D-0083-000	11 PLEASANT ST	LACOSTE PROPERTIES LLC	0.15	\$ 326,800
005D-0084-000	7 PLEASANT ST	BERNASHE DIANE M	0.30	\$ 337,200
005D-0085-000	126 MAIN ST	EVERSON AGNES I	0.37	\$ 188,900
005D-0086-000	122 MAIN ST	BRICK ANNA M	0.37	\$ 252,900
005D-0087-000	3 PLEASANT ST	PENNELL SHEILA D	0.18	\$ 197,300
005D-0088-000	PLEASANT ST	PENNELL SHEILA D	0.20	\$ 59,100
005D-0089-000	116 MAIN ST	SO HADLEY TOWN OF	1.13	\$ 669,500
005D-0090-000	PLEASANT ST	SO HADLEY TOWN OF	0.22	\$ 64,600
005D-0091-000	5 GRANT ST	MCGINNIS NATHAN	0.11	\$ 14,500
005D-0092-000	5 GRANT ST	MCGINNIS NATHAN	0.11	\$ 149,100
005D-0093-000	43 BRIDGE ST	INVESTMENT ENTERPRISES LLC	0.35	\$ 488,000
005D-0094-000	41 BRIDGE ST	SO HADLEY TOWN OF	0.41	\$ 850,200
005D-0095-000	MAIN ST	SO HADLEY TOWN OF	2.57	\$ 94,500



Parcel Number	Parcel Address	Owner's Name	Parcel Size Acres	Total Assessed Parcel Value
005D-0096-000	MAIN ST	SO HADLEY TOWN OF	0.79	\$ 84,500
005D-0097-000	MAIN ST	SO HADLEY TOWN OF	2.59	\$ 115,300
005D-0098-000	132 MAIN ST	RENTAL LACHAPELLE LLC	0.17	\$ 221,000
005D-0099-000	136 S MAIN ST	BEAULIEU ROBERT A	0.24	\$ 221,100
005D-0117-000	19 SOUTH ST	ELIAS CHARLES S	0.18	\$ 212,800
005D-0118-000	2 LESPERANCE CT	BERGERON DAVID	0.03	\$ 96,300
005D-0120-000	LESPERANCE CT	GAYLORD BLUE LLC	0.00	\$ 100
005D-0121-000	15.5 NORTH ST	CASIMIRO KEVIN A	0.16	\$ 156,400
005D-0122-000	134 MAIN ST	LACHAPELLE BRIAN J	0.17	\$ 224,500
005D-0123-000	GRAVES ST	RB HOMES LLC	0.00	\$ 500
005D-0124-000	GRAVES ST	HEALY MICHAEL	0.01	\$ 1,200
005D-0125-000	SOUTH ST	PERRON BRUCE H	0.00	\$ 1,500
0006-0147-000	NORTH ST	HOLYOKE POWER	2.85	\$ 8,000
0006-0148-000	NORTH ST	SO HADLEY TOWN OF	1.47	\$ 4,600
0006-0149-000	NORTH ST	HOLYOKE POWER	0.10	\$ 300
0006-0150-000	32 NORTH ST	DIBENEDETTO FRANK	1.75	\$ 60,800
0006-0151-000	26 NORTH ST	PADILLA WILLIAM	0.25	\$ 148,100
0006-0152-000	28 NORTH ST	ERMOLD MICHAEL	0.25	\$ 198,100
0006-0153-000	19 NORTH ST	FEDUS JONATHAN ERIC	0.94	\$ 164,900
0006-0154-000	5 HARLOW PL	NORTH HARLOW LLC	0.50	\$ 479,100
0016-0169-000	GRANDVIEW ST	HOLYOKE POWER	3.24	\$ 11,300
018C-0003-000	71 BARDWELL ST	ODONNELL PATRICK E	0.30	\$ 159,200
018C-0004-000	16 PROSPECT ST	SEDZRO AMEWUSIKA	0.29	\$ 221,500
018C-0005-000	14 PROSPECT ST	RYAN ROBERT M	0.31	\$ 151,400
018C-0006-000	12 PROSPECT ST	MANIJAK MICHAEL E	0.17	\$ 160,300
018C-0007-000	10 PROSPECT ST	KOSKE ALICE E	0.46	\$ 164,500
018C-0008-000	59 BARDWELL ST	HOLMES MELISSA	0.45	\$ 205,400
018C-0009-000	61 BARDWELL ST	JODOIN SHIRLEY N	0.33	\$ 163,200
018C-0010-000	65 BARDWELL ST	HERRICK DENISE P	0.60	\$ 168,100
018C-0011-000	69 BARDWELL ST	LEFLOWERS LINDA J	0.52	\$ 150,300
018C-0019-000	51 BARDWELL ST	EMERALD CITY RENTALS LLC	0.14	\$ 142,400
018C-0020-000	53 BARDWELL ST	BEY CARL A	0.11	\$ 181,000
018C-0021-000	55-57 BARDWELL ST	COUTURE MARGARET ANN	0.30	\$ 189,800
018C-0022-000	4 WALNUT ST	POLGAR JONATHAN R	0.30	\$ 201,400
018C-0023-000	8 WALNUT ST	CHAPDELAINE CYNTHIA	0.23	\$ 203,200
018C-0024-000	10 WALNUT ST	COCHI TODD C	0.29	\$ 180,200
018C-0025-000	8 PROSPECT ST	WALTON CHRISTINE J	0.33	\$ 139,900
018C-0026-000	11 WALNUT ST	GALANIS JONATHAN P	0.24	\$ 179,800
018C-0027-000	7 WALNUT ST	ASELTINE URSZULA	0.27	\$ 216,600
018C-0028-000	5 WALNUT ST	RUDOLPH RICHARD F	0.27	\$ 194,400
018C-0029-000	3 WALNUT ST	COCKERILL MARGARET J	0.14	\$ 157,600
018C-0030-000	49 BARDWELL ST	WOLKOFF ZACHARY	0.17	\$ 186,500
018C-0036-000	47 BARDWELL ST	CRUZ MICHELLE S	0.17	\$ 125,500
018C-0037-000	45 BARDWELL ST	DIETEL BETTY	0.11	\$ 154,200
018C-0038-000	4 ELM ST	BROWN WILLIAM J	0.13	\$ 164,900
018C-0039-000	6 ELM ST	SULLIVAN MICHAEL J	0.28	\$ 168,200
018C-0040-000	8 ELM ST	RODRIGUE YVON E	0.14	\$ 171,200



Parcel Number	Parcel Address	Owner's Name	Parcel Size Acres	Total Assessed Parcel Value
018C-0041-000	10 ELM ST	RAINAUD STEPHEN U	0.14	\$ 165,500
018C-0042-000	12 ELM ST	TOWNS ERIK D	0.14	\$ 183,500
018C-0043-000	14 ELM ST	MANNIX BRIAN R	0.14	\$ 146,700
018C-0049-000	3 ELM ST	GRIFFIN EDWARD	0.15	\$ 149,600
018C-0050-000	41 BARDWELL ST	GRIFFIN EDWARD	0.08	\$ 3,700
018C-0051-000	43 BARDWELL ST	GRIFFIN WILLIAM G JR	0.36	\$ 494,400
0018-0070-000	80 LAMB ST	PROVOST NORMAND R	0.96	\$ 529,800
0018-0071-000	24-28 GAYLORD ST	US INDUSTRIAL GAYLORD LP	13.29	\$ 4,261,200
0018-0076-000	PROSPECT ST	US INDUSTRIAL GAYLORD LP	2.19	\$ 75,200
0018-0078-000	3 PROSPECT ST	US INDUSTRIAL GAYLORD LP	0.14	\$ 50,500
0018-0079-000	GAYLORD ST	US INDUSTRIAL GAYLORD LP	2.60	\$ 78,300
0018-0080-000	74 LAMB ST	BERKSHIRE BANK	1.06	\$ 518,400
0018-0081-000	LAMB ST	BERKSHIRE BANK	0.13	\$ 17,000
0018-0086-000	7-25 GAYLORD ST	US INDUSTRIAL GAYLORD LP	10.53	\$ 4,469,000
0018-0093-000	72 LAMB ST	HAYDOCY KARL J	0.35	\$ 233,200
0018-0094-000	67 LAMB ST	HAYDOCY KARL J	0.22	\$ 197,200
0018-0095-000	69 LAMB ST	FOURNIER KEITH	0.19	\$ 117,700
0018-0095-000	71 LAMB ST	PATRUNO JAMES R	0.21	\$ 179,200
0018-0097-000	73 LAMB ST	FLORENCE RAYMOND C	0.21	\$ 163,400
0018-0098-000	75 LAMB ST	FOERSTER PAUL W	0.21	\$ 120,100
0018-0099-000	77 LAMB ST	PELOQUIN ROBERT L	0.21	\$ 132,400
0018-0100-000	79 LAMB ST	HENNESSEY KEVIN M	0.21	\$ 166,800
0018-0101-000	81 LAMB ST	LEWINSKI CRAIG A	0.20	\$ 155,500
0018-0102-000	83 LAMB ST	PAUL KATHERINE L	0.20	\$ 135,100
0018-0103-000	LAMB ST	PAUL KATHERINE L	0.22	\$ 3,000
0018-0104-000	LAMB ST	PAUL KATHERINE L	0.14	\$ 2,500
0018-0105-000	LAMB ST	GRANDVIEW LUMBER CO	6.20	\$ 14,500
0020-0043-000	CANAL ST	REDCLIFFE CANOE CLUB	0.33	\$ 30,300
0020-0044-000	CANAL ST	REDCLIFFE CANOE CLUB	0.16	\$ 135,900
0020-0045-000	CANAL ST	REDCLIFFE CANOE CLUB	0.46	\$ 8,900
0020-0048-000	75 CANAL ST	YCC06 SOUTH HADLEY MA LLC	9.90	\$ 1,934,400
0020-0057-000	CANAL ST	HOLYOKE GAS & ELECTRIC	1.67	\$ 95,100
0020-0063-000	80 CANAL ST	SO HADLEY TOWN OF	4.34	\$ 47,700
0020-0065-000	CANAL ST	REDCLIFFE CANOE CLUB INC	0.32	\$ 14,900

*Data Source: South Hadley GIS and Assessor's records 2018. Since the market pace is dynamic, there may have been real estate transfers with change of ownership on some parcels. Assessment are updated annually by the South Hadley Assessor, with a town-wide reevaluation of values every three years.*

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## Appendix F.

### Zoning Overview of South Hadley Falls URRP Area.

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## Zoning Classifications Used in South Hadley Falls

Zoning District	District Description	Minimum Lot Size	Minimum Frontage	Setbacks			Max Bldg Cover	Max Imper-vious	Max Height	FAR
				Front Feet	Side Feet	Back Feet				
Industrial A	Low impact mfg. & business uses	40,000	200	25	20	20	40%	85%	40 ft	
Industrial B	Industrial & business uses with greater impact than Ind-A.	None	None	None	None	None	75%	80%	6 flrs; 75'	
Business A-1	General Business. Vibrant commercial areas with minimal impact on roads/ residential districts	25,000	125'	0	15	50	30%	80%	3 flrs; 45'	
Business A	Neighborhood Business. Allow a mix of business & residential uses along major corridors where the surrounding context is residential	10,000 sf	50'	10	6	10	75%	85%	3 flrs; 45'	
Business B All uses	Village Center Mixed Use; maintain traditional scale, density, design, mix, with wide range of business uses, low-impact mfg., & residential use.	12,000	100'	0	6	5	85%	95%	8 stories ; 80'	
Biz-B, Non-residential				10	10	20	40%		3 flrs; 45'	
Biz-B: Housing for Elder/Handi - cap w SP									6 flrs, 60'	
Residence A-1	Low density residential, Single-Family	22,500 sf Flex Dev: 2000 sf	125'	40	20	25	30% principal	60%	3 flrs; 35'	
Residence A-2	Medium Density Predominantly Single Family	12,500 sf	100'	25	10	20	40%	65%	3 flrs; 35'	
Residence B	Village Residential	7,500	75'	15	10	20	40%	75%	3 flrs; 45'	
40R Smart Growth Overlay District	Promote housing & mixed use development	None	50'	Min: 0	Res'l Abutter 15'	Res'l Abutter 15'	None		45'	3
				Max: 10'	0'	0'				

## Parking

Use	Zoning By-law: Off-Street Parking Requirement	40 R Smart Growth District Requirements
Single Family and 2-Family	Two spaces per unit	1.25 spaces/ unit
Multi-Family Dwelling	1.5 spaces per unit; may be increased by PB for units with 2 and 3 bedrooms;	1.25 spaces/ unit
Senior housing, housing < 1000 Sf, mixed-use development	PB may reduce parking requirements if it is believed warranted	1.25 spaces/ unit
Retail or consumer services	4 spaces/ 1000 SF of enclosed floor space (non-storage)	<ul style="list-style-type: none"> <li>If within 300' of a public parking lot; exempt.</li> <li>0 (zero)</li> </ul>
Industrial/ warehouse uses	1 space/ 1000 SF; or 1 space per employee, customer, and company vehicle	
Office uses	3 space/ 1000 sf	<ul style="list-style-type: none"> <li>If within 300' of a public parking lot; exempt.</li> <li>2 spaces per 1000 SF</li> </ul>
Restaurants	1 space/ 3 seats	
Other non-residential use, less than 2000 SF	Not applicable	0 (zero)
Other non-residential use, 2000 SF or more leasable space in excess of 2000 SF	Not applicable	1 per 2,000 SF

**By-laws should be consulted prior to preparing plans for additional conditions and exceptions. This is a summary overview only.**

### South Hadley Zoning By-law on Parking

- Flexibility in parking requirements will be grants so long as 85% of the peak demand parking requirements are met.
- Parking requirements may be waived in the SHF overlay district if they are shown to be inappropriate or unreasonable.

### 40R Smart Growth Overlay District on Parking

- Planning Board may waiver loading requirements if Applicant provides plan that loading space is not needed or can be shared.

Use	Restaurant, leasable space > 2000 SF	Other allowed secondary use >2000 SF
Number of Parking Spaces for loading	1 space per 2000 SF	1 space per 5,000 SF

Appendix F. Zoning Overview of South Hadley Falls URRP Area (cont.).

## Uses

Zoning District	Industrial A	Industrial B	Business A-1	Business A	Business B	Residence A-1	Residence A-2	Residence B	40 R Smart Growth Overlay
SF dwellings	N	N	N	Y	Y	Y	Y	Y	In Mixed use
SF to 2F conv.	N	N	N	Y	Y	N	SP	Y	In Mixed use
2F	N	N	N	SP	SP	SP	SP	Y	In Mixed use
3F	N	N	N	SP	SP	SP	SP	SPR	In Mixed use
Multi-Family	N	N	SP	SP	SP	SP	SP	SP/ SPR	Y
Home Occupation I	N	N	N	Y	Y	Y	Y	Y	
Agricultural, < 5 ac.	N	N	Y	SPR	SPR	SPR	SPR	SPR	
Town Buildings	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	In Mixed use
Public/Private Nonprofit Educ	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	In Mixed use
Public playgrounds & Parks	Y	Y	Y	Y	Y	Y	Y	Y	
Retail	N	SPR	SPR	SPR	SPR	N	N	N	In Mixed use
Drive-in	N	N	SP	SP	SP	N	N	N	
Personal, Business & Professional Services	SPR	SPR	SPR	SPR	SPR	N	N	N	In Mixed use Consumer Services only
Office	SPR	SPR	SPR	SPR	SPR	N	N	N	In Mixed use
Professional Services	SPR	SPR	SPR	SPR	SPR	SP	SP	SP	N
Restaurant	SPR	SPR	SPR	SPR	SPR	N	N	N	In mixed use
General Manufacturing, no noxious uses	SPR	SPR	N	N	SP	N	N	N	
Other Manufacturing, noxious or hazardous	N	SP	N	N	N	N	N	N	

Information from South Hadley Zoning Bylaw and the South Hadley Falls Smart Growth Zoning Overlay (40R) District.

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## Appendix G.

# South Hadley Falls Design Guidelines

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# **TOWN OF SOUTH HADLEY SOUTH HADLEY FALLS SMART GROWTH DISTRICT DESIGN STANDARDS**

January 2015

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## **1. INTRODUCTION**

These Design Standards complement the South Hadley Falls Smart Growth District By-Law (SHFSGD) and establish the design requirements for development within the District.

## **2. PURPOSE**

The Design Standards include both binding design standards for compliance and non-binding guiding principles. The Design Standards shall be used by the Planning Board in their review and consideration of development proposals pursuant to the SHFSGD By-Law.

## **3. APPLICABILITY**

These Design Standards apply to all proposed development within the Downtown Smart Growth District that is subject to Plan Approval under the provisions of Section 7(V)(11.) of the Zoning By-Laws.

The Planning Board, at its discretion, can approve minor deviations from the Design Standards if, in its opinion, such deviations contribute to the goals articulated in Section 5 below more effectively than literal compliance with specific requirements.

Applicants should clarify how proposed deviations further the goals of the Town as defined by the Guiding Principles.

These Design Standards do not exempt applicants from obtaining all required permits and complying with all applicable building codes, laws, and regulations in force.

## **4. DEFINITIONS**

Definitions in Section 7(V)(2.) of the Town of South Hadley Zoning By-Laws apply to these Design Standards. Where referenced, the Primary Commercial Streets in the SHFSGD shall be those portions of Main Street, Canal Street and Bridge Street.

## **5. GUIDING PRINCIPLES**

### **5.1 Support Mixed Use Development**

Downtown South Hadley Falls has historically contained a mix of uses: residential, office, retail, mass-transit, and governmental--that all contribute to the community center character. New mixed-use development should contribute to the overall mix of uses within the district to and support architectural design that marks South Hadley Falls' identity. New residences, restaurants, and commercial development will bring people to downtown to shop, live, work, and engage in civic and cultural activities. Mix use development will add to the employment, residential, commercial and cultural opportunities and enrich the varied societal life of

Downtown South Hadley Falls. Together they create the livable and vibrant communities that the “Smart Growth” district is intended to promote.

## 5.2 Reinforce Broader Town Goals to Enliven the Downtown

New development and adaptive reuse should enhance the character of downtown South Hadley Falls and its community amenities, including sidewalks, crosswalks, street trees, lighting, and pedestrian oriented spaces, and it should use these improvements to make connections to open spaces, public buildings and public transportation.

## 5.3 Balance Unity and Variety and Create Legibility

These design standards are intended to ensure that new buildings are compatible with the existing town center. It is in the Town’s interest to promote variety as well. The creative use of forms, materials and unique uses that give vitality to South Hadley Falls’ center is encouraged. Legibility of spaces is especially encouraged – a clear definition of public, semi-public, semi private, and private zones; residential, retail, commercial and public uses; usable open spaces and enclosed building volumes; and vehicular and pedestrian areas.

## 5.4 Protect and Preserve Historic and Cultural Resources

New development should be compatible with nearby buildings and streetscape patterns. The adaptive reuse of historic buildings is encouraged. New construction should respect the patterns of New England Village construction that have and continue to define the downtown area, including reinforcing the street line by moving the buildings next to the sidewalk in commercial areas, creating an intimately scaled rhythm of façade features.

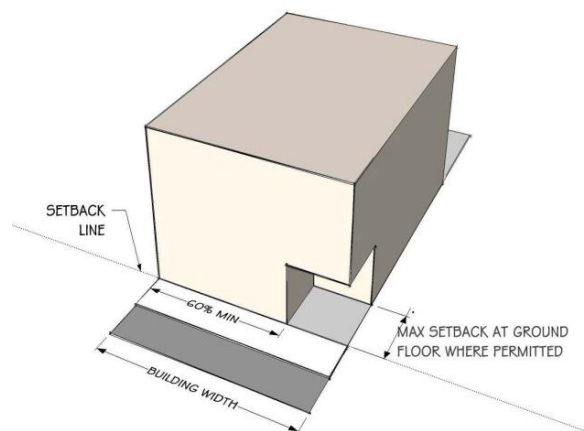
## 5.5 Promote Sustainable Development

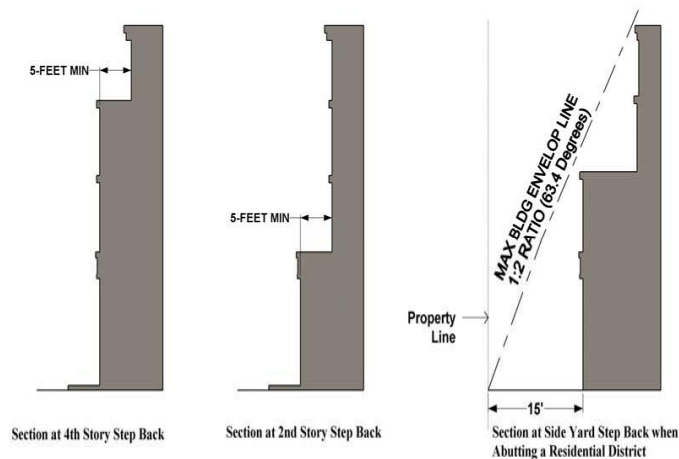
Sustainable construction techniques and materials should be incorporated in new construction in the District. Renovation of existing buildings should seek to improve energy efficiency within the building. Water conservation and energy efficiency should be a central goal in the selection of building components and building systems.

# 6. BUILDING DESIGN STANDARDS

## 6.1 Massing

6.1.1 Front Façade Setback - A minimum of 60% of front facades at ground level shall be located at the minimum setback line to reinforce the street line. When the space between the façade and setback line is specifically designed for pedestrian uses, such as outdoor dining, the maximum setback shall be permitted. Stepped back portions of the front façade at ground level are encouraged to articulate entries and provide variety.

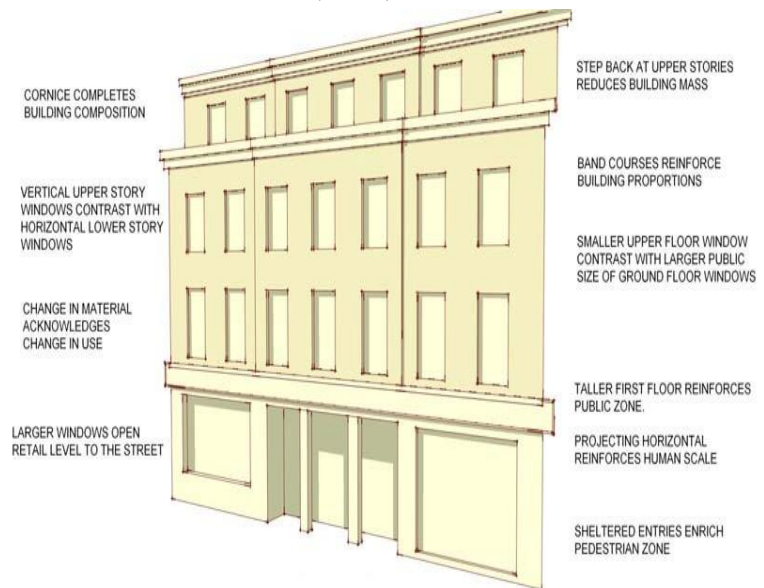




**6.1.2 Building Step-Back Requirements**  
The front and rear facades of four story buildings shall step back a minimum of five (5) feet from the primary building face at either the second or fourth floor levels over 50% of their length, or offer alternative strategies for scaling the building height to the pedestrian must be offered. Where buildings abut a residential district, the side yard step-back shall be such that the maximum building envelope is bounded by a line projected from the property line at a 1 to 2 ratio (63.4°)

**6.1.3 Mixed use buildings** shall use proportions – a dominant horizontality for commercial, and a dominant verticality for residential – to give legibility to building uses.

**6.1.4 Special functions** with public significance such as theaters, educational uses, and exhibitions spaces, shall be differentiated in form to articulate their role in the downtown environment.

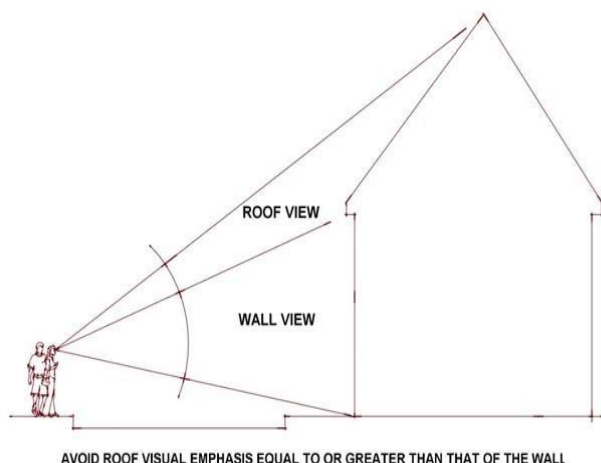


## 6.2 Appearance

**6.2.1 Projecting bays, recesses, and cornices** are encouraged at all floor levels to define proportions noted above. Building façades over 40' in length are required to have a change in plane articulated by projecting or recessed bays, balconies, or setbacks.

**6.2.2 Horizontal elements** such as belt courses, projecting cornices, canopies, and step backs should be combined with vertical elements such as recesses, projecting bays, parapets and vertically aligned windows, to create facades that may evoke but do not imitate the historic buildings of South Hadley Falls. Projected elements 2 feet and less may be located within the setback areas. Projections into the public right-of-way shall comply with the requirements of the Massachusetts State Building Code 780 CMR.

6.2.3 Façade elements shall continue around to all sides of buildings visible from the street. Elements can be simplified at the rear of buildings to clarify a front/back hierarchy.



AVOID ROOF VISUAL EMPHASIS EQUAL TO OR GREATER THAN THAT OF THE WALL

6.2.4 Rooftop mechanical equipment shall be set back from building facades so that it is not visible from street views, screened from view behind parapets or enclosed within architectural elements that integrate it into the building design. Screening elements shall incorporate sound control devices or construction that mitigates equipment noise. Roofs shall not be visible from street views, except that mansard roofs may be used at the top floor of three or four story buildings. For any buildings, visible roofs shall not exceed walls in their respective visible proportions from street views.

6.2.5 Existing building facades with architectural significance are to be incorporated into new construction wherever feasible. Protected buildings can be changed only with the approval of the South Hadley Historical Commission.

6.2.6 Franchise Architecture, distinctive building design that is trademarked or identified with a particular chain or corporation and is generic in nature, shall not be allowed in the SHFSGD: To maintain the unique character of Downtown South Hadley Falls, buildings shall not be branded using an architectural style of a company.

Franchises or national chains may adapt their architectural style to follow these Design Standards, to create a building that is compatible with Downtown South Hadley Falls.

### 6.3 Entries

6.3.1 Entries are to be clearly articulated with projecting canopies or recesses for convenience, way-finding, and to activate the street front and pedestrian spaces. Residential and commercial entries



ENTRANCES CLEARLY ARTICULATED AND DIFFERENTIATED

shall be separated as required in the District By-Law.

6. 32 Retail and commercial entries will face a public sidewalk and are to be primarily transparent to reinforce the public nature of the ground floor uses, and they are to be flanked by primarily transparent façade elements to reinforce this perception.

6.3.3 Lighting and signage shall be integrated into the entry design to reinforce the public nature of the entry.

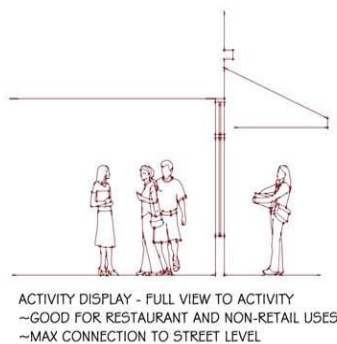
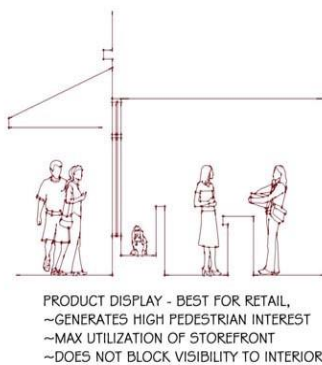
6.3.4 Entries to upper floor residential and commercial uses are encouraged on commercial streets, but shall not interrupt the perceived continuity of the commercial streetscape.



## 6.4 Fenestration

6.4.1 Fenestration shall reinforce the dominant horizontality for commercial uses and a dominant verticality for residential uses to give legibility to different uses.

6.4.2 Ground floor commercial and retail uses shall be a minimum of 60% glass. The view into the first floor commercial or retail windows shall be maintained with a view into the sales floor or seating area. View windows shall not be blocked. Merchandise displays shall not include full-height backdrops that block the view.



Transom windows above view windows and doors are encouraged. Upper floor residential and commercial uses shall have relatively less glass area to emphasize the public nature of the street-front uses. Glass shall be clear, or reflective only to the extent that such reflectivity reduces interior heat. Mirror glass is not permitted.

No appliques or other such deliberate screening shall be permitted. Signage on glass shall be as permitted in Section 8.



6.4.3 Protecting ground floor fenestration and defining commercial street fronts with overhanging awnings or canopies is encouraged. Operable windows and doors onto balconies and terraces at upper floor uses are encouraged.



## 6.5 Materials

6.5.1 Allowed exterior finishes include, but are not limited to brick, stone, cast stone or other finished masonry, cementitious panels, glass, metal, wood, and cellular PVC trim.

6.5.2 Prohibited materials include vinyl siding and EIFS, although these materials may be used on facades not visible from the primary commercial streets provided such materials are detailed and installed in such a manner as to be consistent with the intent of these Design Standards.

6.5.3 Changes in materials are encouraged to reinforce the massing requirements noted above. When change in material or colors occur, they shall articulate the difference between public and private uses, upper floors and lower floors.

6.5.4 Materials shall continue around to all sides of buildings, which are visible from the street or public parking areas. Elements can be simplified at the rear of buildings to clarify a front/back hierarchy

6.5.5 Blank facades are not permitted. Changes in material, which are accompanied by a change in plane, vertical and / or horizontal elements shall be used to provide a pedestrian scale in areas where windows and doors are not functionally required.

## 7. SITE DESIGN STANDARDS

### 7.1 Sidewalks

7.1.1 New sidewalks shall not interrupt the continuity of existing sidewalk materials and dimensions. However, recessed entries and widened sidewalks devoted to outdoor uses, such as dining, can receive special materials and articulation that give spatial definition to these functions.

7.1.2 Amenities that increase the comfort of pedestrian movement along sidewalks such as lighting, projecting canopies, and street trees are required.

7.1.3 Usable open spaces adjoining sidewalks that create activated pedestrian areas for dining, farmers markets, etc. , are encouraged, especially those in the vicinity of public uses such as the commuter rail station.

7.1.4 Improvements to adjacent crosswalks, curbing and sidewalks to accommodate increased pedestrian activity associated with new developments are encouraged.

## **7.2 Driveways and Parking**

7.2.1 Driveways shall not interrupt the continuity of sidewalks and pedestrian spaces. Curb cuts shall be located away from the primary commercial streets whenever possible, preferably on side streets and alleys.

7.2.2 Parking lots shall not face primary commercial streets or be located in front of buildings. Whenever possible, parking areas should be located behind buildings.

7.2.3 Parking lots behind buildings shall be aggregated across property lines wherever possible to maximize the efficiency of the paved space and minimize the number of curb cuts and driveways.

7.2.4 Below grade parking is encouraged, especially where existing changes in grade make on-grade access possible while allowing economical structuring of buildings above. Ramping must be incorporated within the building envelope or below grade.

7.2.5 Parking areas that abut lots in residential districts shall be screened from view by fencing, planting or both and conform to landscaping requirements in paragraph 7.3, following.

7.2.6 Shared parking plans for proposed developments shall be developed in cooperation with the Town of South Hadley and shall be compatible with the Town's parking policy.

7.2.7 All parking areas and driveways must be designed to maximize pedestrian and vehicular safety. No driveways are to be located within 50' of an intersection.

## **7.3 Landscaping**

7.3.1 Providing street trees that continue the planting plan established by the Town of South Hadley is encouraged.

7.3.2 Landscaping at retail frontages should be minimal and not interfere with the connection between the sidewalk and interior uses. Landscaping to define commercial entries or outdoor dining areas shall not interfere with the continuity of the sidewalks. Landscaping to define residential entries shall not compete with or overwhelm the continuity of the retail frontages.

7.3.3 Landscaping in parking areas is required – one tree in a minimum 50 square foot planting area for every 5 cars. Landscaping to buffer parking lots from adjoining residential areas is required.

7.3.4 Landscaping that creates usable public open space, or continues existing public open space, is encouraged, providing it does not interrupt the continuity of retail frontages or disengage buildings from the sidewalk in commercial areas.

7.3.5 Wherever possible plantings shall be native species that require minimal irrigation and fertilizer. Planting of invasive species is prohibited.

7.3.6 Healthy existing trees with a minimum 6" caliper and large canopy shall be identified and shall be identified on the Concept Plan if such plan is submitted as specified in 7(V)(11.) of the SHFSGD Bylaw. Proposed development shall preserve four of the identified healthy existing trees per acre or one per lot, whichever is greater.

#### **7.4 Lighting**

7.4.1 Façade lighting and architectural lighting shall articulate building uses and entries and reinforce the public nature of the sidewalk and building frontage.

7.4.2 Lighting along street fronts shall reinforce rather than compete with the continuity of the Town's street lighting. If the sidewalk includes street trees, streetlights shall be located between the trees so that the tree canopy does not interfere with illumination coverage.

7.4.3 Lighting in parking areas and at the side and rear of buildings abutting adjoining properties should be designed to cut off light at the property line.

7.4.4 Lighting should contribute to public safety by lighting entries, exits, and adjacent open spaces.

7.4.5 Lighting incorporated into signage, or illuminating signage, must conform with sign requirements of the Zoning Bylaws of the Town of South Hadley in effect as of (date of adoption of the SHFSGD Bylaw).

7.4.6 All lighting shall be oriented downward and otherwise conform to "dark skies" standards. Uplighting is permitted to light a primary entrance when the light fixture is mounted under an architectural element (e.g. roof, cornice, walkway, entryway or overhanging non-translucent eaves) so that the uplight is captured.

7.4.7 Prohibited lighting includes neon or other edge-glowing sources, mercury vapor, low pressure sodium, high pressure sodium, searchlights, and flashing or changing light sources.

#### **7.5 Utility Areas and Utilities**

7.5.1 Loading docks, dumpsters, mechanical equipment and utility meters shall be located at the rear or side of buildings where they are not visible from primary commercial streets and do not interrupt the continuity of the sidewalk and building facades.

7.5.2 When loading docks, dumpsters, and mechanical equipment cannot be located within buildings they shall be screened by elements compatible with the architecture of the building.

7.5.3 Where possible and feasible, shared loading areas, dumpsters, and mechanical equipment shall be incorporated into the design.

7.5.4 No above ground electrical lines or utility cables will be permitted.

7.5.5 Burial of overhead utility lines, adjacent to new development will be required.

## **7.6 Drainage and Storm Water Management**

7.6.1 Storm water management systems shall incorporate “Best Management Practices” (BMP) as prescribed by the Massachusetts Department of Environmental Protection, in addition to employing Low Impact Development (LID) strategies. BMP/LID means and methods should be carefully integrated within the site design approach with a goal of decentralizing storm water management systems to the greatest extent practical and minimizing environmental impact of new development. The specific goals of the BMP/LID measures should be mitigation of post-development downstream impacts and achieving the highest level of water quality for all storm water runoff.

7.6.2 Systems and the designed approach for storm water management should include elements such as infiltration chambers, landscaped swales, vegetated rain gardens, infiltration trenches, dry-wells, permeable pavements and other runoff controlling features that in combination serve to achieve BMP/LID goals.

7.6.3 A Storm water Operations and Maintenance Plan shall be submitted *at the time of application* for all Development Projects to ensure compliance with the District By-Law. The plan shall include a map of the proposed system, specify the parties responsible for the system, a map of the system, easements required, and a schedule for maintenance tasks.

7.6.4 All water from roofs and paved areas shall be retained on site, where possible, and recharged into the ground, or incorporated into a recovery system for use as on-site irrigation, gray water flushing, etc.

7.6.5 Pervious paving is recommended, along with landscaping and pervious landscaped areas.

7.6.6 Sites shall be graded as necessary to prevent ponding of water.

## 8. SIGNAGE DESIGN STANDARDS

### 8.1 Exterior Signs

8.1.1 Signage shall be provided to identify residential and non-residential. Signs shall be made of natural materials or have a natural appearance.

8.1.2 A residential-only development or the residential component of a mixed use development project shall be permitted one sign at each principal entrance to the site. The sign shall identify the name and address of the development and shall not exceed 16 square feet.

8.1.3 Each mixed-use development project in the District may include a primary storefront sign, a storefront cantilevered sign, a display window sign and an awning, or some combination thereof.

8.1.4 Signs on buildings should not obstruct elements such as cornices, arches, lintels, pediments, windows, pilasters, etc.

8.1.5 Signs in the District should be designed primarily to be visible to pedestrians or slow moving vehicular traffic. Wording should be kept to a minimum and the use of logos is encouraged.

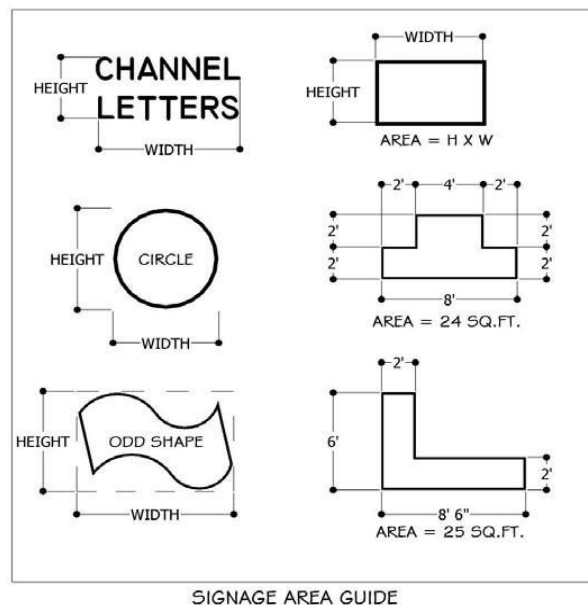
8.1.6 No signmaker labels or other identification (including UL label), are permitted on the exposed surfaces of signs, except as may be required by the building code. If required, such labels or other identification shall be in an inconspicuous location.

8.1.7 Awnings that are used to provide signage should be standardized by height above grade, type, size, materials, colors, illumination and method of installation, across the building façade and within the block to the largest extent practical.

### 8.2 Primary Storefront Sign

8.2.1 A primary storefront sign shall be located within a sign band beginning approximately 8 to 15 feet above the finish floor level. When a tenant has elevations fronting on different sides of a building, the tenant may have a primary storefront sign on each façade. Wall signs in multi-tenanted buildings shall be placed within the same sign band. The placement of wall signs on individual buildings shall respect the sign band on adjacent buildings.

8.2.2 The total sign area for the primary storefront sign shall not contain more than



two square feet of sign area for each linear foot of storefront. Sign area shall be calculated by creating a box around the main body of the primary sign. The storefront lease line width multiplied by two equals the maximum sign area in square feet, and may not exceed 75 square feet.

8.2.3 Signage above the sills of the second story windows shall be confined to painted or applied letters on the window glass, provided that such signs advertise the organizations therein. Signage is not permitted on continuous, horizontal “curtainwall” type windows in upper stories.

### **8.3 Storefront Cantilevered Sign**

8.3.1 Each tenant will be allowed to construct and install a cantilevered (“blade sign”), installed perpendicular to the building façade, not in excess of eight (8) square feet as measured on one face of the sign. Any such storefront cantilevered sign shall not count toward the total allowable area of signage on a single façade.

8.3.2 One storefront cantilevered sign will be allowed per tenant on each elevation of a building with a customer entrance. The sign shall be attached to the tenant storefront at a minimum 8’ 6” above finish floor level.

8.3.3 Each storefront cantilevered sign may be externally illuminated with two integrated lights (one light on each sign face or panel). The sign may be square, round, elliptical or other shape. Complex shapes and three-dimensional letters or figures are encouraged. Formed plastic, injection molded plastic, and internally illuminated panels are prohibited.

8.3.4 Signs on the inside or outside surface of display windows may be permitted provided, however, that such signage shall not cover more than ten percent (10%) of the display window area and shall be lighted only by building illumination (white, non-flashing).

### **8.4 Awnings**

8.4.1 Awnings shall be made of fire resistant, water repellent marine fabric (e.g. canvas) or may be constructed of metal or glass. Vinyl or vinyl-coated awning fabric will not be permitted.

8.4.2 Patterns, graphics and stripes are encouraged.

8.4.3 Continuous, uninterrupted awning spans are not permitted. Fixed awnings shall not span numerous bays, windows or store fronts. The awnings should delineate storefronts on a multi-tenant building.

8.4.4 Internally illuminated awnings are not permitted, except that down lighting that is intended to illuminate the sidewalk may be provided under the awning. All lighting under a canopy shall be cutoff or recessed, with no lens dropping below the horizontal plane of the canopy. The light source shall not illuminate or cause the awning to “glow”.



## 8.5 Prohibited Sign Types

The following sign types are prohibited in the SHFSGD:

8.5.1 Signs employing luminous plastic letters are prohibited.

8.5.2 Signs or lights that move, change, flash, or make noise are prohibited. Such prohibition shall include commercial balloon devices, high powered search lights and signage expressed or portrayed by emitted light, digital display or liquid crystal display. Where permitted, indicators of time or temperature may move.

8.5.3 Box style cabinet signs or “can” signs are prohibited, whether internally illuminated or not.

8.5.4 Signs utilizing paper, cardboard, Styrofoam, stickers or decals hung around, on or behind storefronts, or applied to or located behind the storefront glazing are prohibited.

### ACKNOWLEDGEMENTS

We would like to thank the following for the use of the Town of Reading’s Downtown Smart Growth District Design Standards & Guidelines. Photographs and text were provided with permission from the:

#### PLANNING/COMMUNITY DEVELOPMENT DIVISION

Town of Reading  
Town Hall  
16 Lowell Street  
Reading, MA 01867

#### HOUSING PARTNERS, INC.

Eleanor G. White, President/CEO  
142 Galen Street – Suite B  
Watertown, MA 02472

#### ABACUS [ARCHITECTS + PLANNERS]

David Eisen AIA, Principal  
119 Braintree Street  
Boston MA 02134

# Appendix H.

## Related Town Plans & Policies

### The South Hadley Master Plan

#### 01\_South\_Hadley\_Master\_Plan.PDF

The South Hadley Master Plan approved and adopted and endorsed in 2010. The revitalization of South Hadley Falls is a core initiative of the Town's master plan. The South Hadley Falls Urban Redevelopment and Renewal Plan provides a strategy and specific implementation plan addressing this critical core Town priority. The South Hadley town-wide master plan identifies five core initiatives; the first of which is the revitalization of South Hadley Falls. A copy of the master plan can be found in the Appendix CD, or at <http://southhadleyma.gov/322/Master-Plan---August-2010>.

### SDAT

#### 02\_SouthHadleyFalls\_AIA\_SDAT\_FinRep7-23-2012. PDF

In 2012, the American Institute of Architects (AIA) Sustainable Development Assistance Team undertook a charrette and targeted site visit to South Hadley Falls, which engaged over 200 people and created a vision plan for South Hadley Falls. The SDAT plan, as it is locally known, has informed the development and goals of the South Hadley Falls Urban Redevelopment and Renewal Plan. A copy of the SDAT final report can be found in the Appendix CD, or at <http://southhadleyma.gov/DocumentCenter/View/944>.

### South Hadley Falls Smart Growth Overlay District Zoning

#### 03\_SmartGrowthZoningOverlay40R\_SHFalls\_AdoptedAndApproved.PDF

The Town of South Hadley in an effort to stimulate reuse and housing development enacted a Smart Growth Overlay District, per Chapter 40R MGL in May 2016. DHCD subse-

quently approved the adopted bylaw for incentive funds from the Commonwealth. As new housing units program are permitted pursuant to the Smart Growth 40R the Town is eligible to receive \$3,000 bonus payment for each permitted unit. The boundaries of the zoning overlay are depicted on Plate 1-D4, South Hadley Falls Smart Growth Overlay District. The approved and adopted South Hadley Falls Smart Growth 40R Overlay District bylaw can be found in the Appendix CD, at <http://southhadleyma.gov/DocumentCenter/View/696> or at <http://southhadleyma.gov/318/South-Hadley-Falls-Smart-Growth-Zoning-D>.

### South Hadley Falls Design Standards

#### 04\_SHFalls\_DesignStandards\_Final.PDF

As a part of the initiative to develop and adopt the Smart Growth Overlay Zoning for South Hadley Falls, the South Hadley Planning Board has adopted Design Guidelines in 2016 for the Smart Growth Overlay District. The South Hadley Falls Design Standards can be found in Appendix G, in the Appendix CD or at <http://southhadleyma.gov/DocumentCenter/View/2050>.

### The South Hadley Housing Production Plan

#### 05\_SouthHadley\_Housing\_Production\_Plan.PDF

Pioneer Valley Planning Commission (PVPC) assisted the South Hadley Planning Board in preparing The South Hadley Housing Production Plan. The focus of the Housing Production Plan is town-wide, inclusive of the Falls. The Housing Production Plan also includes an overview of housing market conditions and an affordability analysis. The South Hadley Housing Production Plan can be found in the Appendix CD, at <http://southhadleyma.gov/DocumentCenter/View/2237> or at <https://www.mass.gov/files/documents/2017/07/zz/SouthHadley.pdf>.



## About the McCabe Enterprises Team

McCabe Enterprises provides strategic solutions in public financing, community planning and economic development to public and private sector clients with innovative and award-winning work. A wholly woman-owned consulting firm founded by Kathleen McCabe, AICP, EDP to work with clients to develop customized solutions addressing the unique needs of each client and community. Our approach encompasses planning and economic analysis, financing, community consultation, with a focus on implementation and community engagement. Our work includes market analysis, feasibility studies, downtown revitalization, public financing, urban renewal, sustainability, neighborhood planning, industrial retention brownfields re-use planning and redevelopment.

McCabe Enterprises can be reached at [mccabe@plan-do.com](mailto:mccabe@plan-do.com) or 617 469-9444.

McCabe Enterprises team members on the South Hadley Urban Redevelopment Plan include **Kathleen McCabe, AICP, EDP** and:

**Jennifer Mecca, Architect** is an experienced urban designer with downtown, neighborhood revitalization and redevelopment projects, including work with Boston Main Streets, Waterfront Square in Revere, and New Bedford brownfields development planning. She brings a breadth of redevelopment experience to enable communities to understand proposed redevelopment projects and their impacts.

**John Shevlin, PE, Senior Vice President for Transportation, and Timothy Thomson, Senior Engineer, of Pare Corporation**, a regional multi-disciplinary firm of engineers, environmental and wetland scientists, and GIS/CAD specialists specializing in transportation, waterfront, environmental, geo-technical engineering and sustainable design with offices in Foxborough and Lincoln, RI.

**John Amodeo, ASLA, LEED AP, BD+C, Landscape Architect of Carol R. Johnson Associates | IBI Group**, an award-winning landscape architectural design and environmental planning firm. CRJA has developed a reputation for excellence in the design of both natural and urban environments. CRJA's design approach integrates natural systems with built features, achieving high quality, cost-effective solutions.

**Beverly Kunze Photography** provided the photographs of community meetings and many of the Merrimack Street area photographs.

McCabe Enterprises  
12 Primrose Street  
Boston, MA 02131  
[www.Plan-Do.com](http://www.Plan-Do.com)  
617 469-9444  
[McCabe@Plan-Do.com](mailto:McCabe@Plan-Do.com)



South Hadley Redevelopment Authority  
Town of South Hadley, MA

The McCabe Enterprises Team

McCabe Enterprises | PARE Corporation | CRJA - IBI Group