

## **PROPERTY INFORMATION**

**Property Address:** 13 – 31 Elm Street  
Springfield, Hampden County  
Massachusetts 01103

The subject property is located between Elm Street and State Street, west of Main Street in Springfield, Hampden County, Massachusetts. The total site area is 31,854 square feet and is referenced on Springfield assessor's block plan # 307.

**Street and Parcel #:** (04570-0062)

**Property Owner:** City of Springfield

**Land Area:** 31,854 square feet

**Zoning:** Business C – Central Business District

**Flood Zone:** Zone C – Areas of Minimal Flooding

**Building Information:** Six story, steel frame with masonry construction, with full basement containing 105,800 square feet of space. There are four (4) elevator shafts, 57 toilets and 143 sinks in the building.

**Current Use:** Vacant building.

**Environmental:** No environmental report is available. The previous owner reported that during partial demolition, minimal amounts of asbestos containing materials had been remediated (removed or encapsulated). No other environmental issues were disclosed by the previous property owner. No warranty is hereby implied as to the state of the contamination on the site.

## **PHYSICAL DESCRIPTION**

The following description was taken from a survey provided to the City by the previous owner, and public records. The site is described as follows:

<b><u>Shape:</u></b>	Irregular
<b><u>Area:</u></b>	31,854 square feet
<b><u>Frontage:</u></b>	State Street: 121 feet Elm Street 177 feet
<b><u>Topography:</u></b>	Level and at street grade.
<b><u>Exterior:</u></b>	Brick and limestone, with metal accents around some windows.
<b><u>Interior:</u></b>	Mostly plaster over wood studs. There is a tremendous amount of oak woodwork in the building.
<b><u>Frame:</u></b>	Steel /masonry.
<b><u>Foundation/Basement:</u></b>	Assumed to be reinforced concrete, sufficient footings assumed.
<b><u>Floors:</u></b>	Poured concrete over steel or terrazzo flooring.
<b><u>Roof:</u></b>	Tar and gravel.
<b><u>Soil Conditions:</u></b>	It is assumed that the site has sufficient load bearing capacity to support redevelopment of of the site.
<b><u>Flood Map:</u></b>	According to FEMA flood map panel 250150-0004B, dated June 17, 1991, the site lies within Zone X, areas of minimal flooding.
<b><u>Utilities:</u></b>	Electric, natural gas, municipal water and sewer, and telephone, and broadband, fiber optic service are available to the site.

**Site Surroundings:**

East: One to four-story buildings primarily retail space on the first floor (restaurants, lounges, Italian sandwich shop, donut and coffee shop) along Main Street, then the MassMutual Convention Center.

North: Elm Street, then Court Square Park, then Court Street, then the Municipal Group containing City Hall & Symphony Hall, Pychon Street, then Monarch Place and Tower Square.

West: Hampden County Courthouse buildings, East Columbus Avenue, I-91 and the I-91 South Garage, West Columbus Avenue then the Connecticut River.

South: State Street, and two to four story buildings housing a mix of retail, and office.

**Access / Visibility:**

Main vehicular access to the interior courtyard area is available via a lot on State Street. Additional vehicular access to the courtyard is via a one lane "tunnel" through an existing pass-through at the easternmost end of the Elm Street wing of the building.

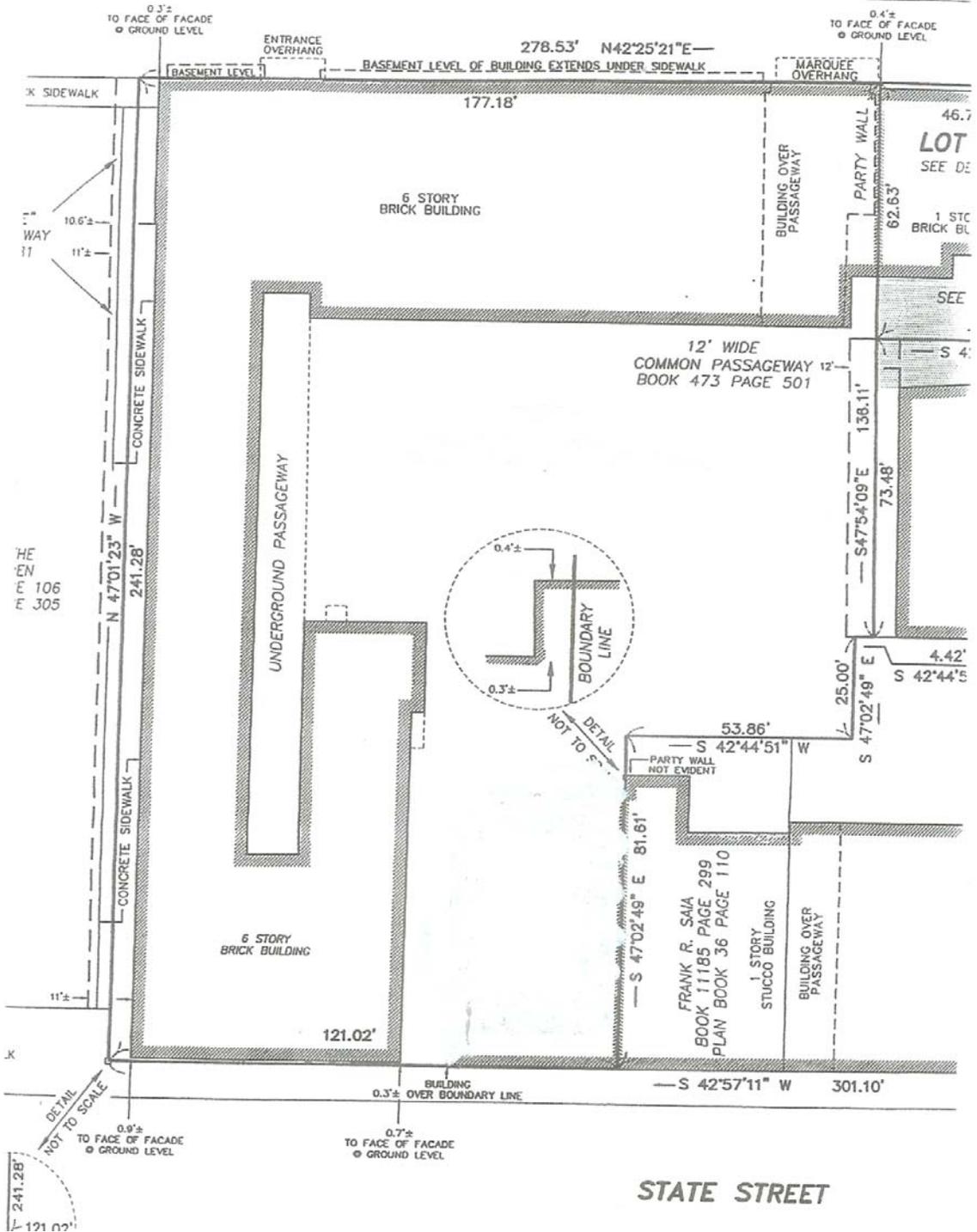
The property has good visibility from both directions on State Street, better from the west (eastbound traffic) due to the open nature of the Courthouse grounds. The Elm Street façade/frontage is tucked into the historic Court Square Park however a good portion of the building is visible from both the north and from the east (MassMutual Convention Center).

**Site Improvements:**

In addition to the existing building, the site is mostly paved in the interior courtyard and utilized as a parking lot.

The largest advantages of the site include its location close to the Downtown core with concentrations of office space in the local area, the new MassMutual Convention Center and the proximity to and access from the interstate highway system.

# Site Survey



STATE STREET