

CENTRAL STREET URBAN RENEWAL PLAN

JANUARY, 1988

COMMUNITY DEVELOPMENT PROGRAM
URBAN RENEWAL PLAN FOR
CENTRAL STREET URBAN RENEWAL AREA
SPRINGFIELD, MASSACHUSETTS

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200 Project Area Report

a. Boundary Selection

The boundaries were drawn to include the most deteriorated and marginally-used properties along Central Street, a primarily residential street in the Six Corners neighborhood.

b. Project Area Map

See Existing Land Use Map

c. Project Area Data

i. Data on Project Area--See D.C.A. Form 59

ii. Criteria for Classifying Buildings

Buildings were classified as substandard if they contained violations which resulted in inadequate light, ventilation, sanitation, or protection from the elements. All properties were given an exterior field check by the Springfield Planning Department staff.

iii. Inclusion of Sizeable Area Not Meeting the Distribution of Deficiencies Test

Not Applicable

iv. Clearance

No buildings are designated for clearance

DATA ON PROJECT AREA

PRESENT CHARACTER, CONDITION OF BUILDINGS, AND PROPOSED LAND USES

(Areas shall be shown to nearest tenth acre. Total area within perimeter boundaries of the project shall be accounted for, excepting only any interior areas which have been excluded from the project area.)

| ACREAGE | | | | | | | CONDITION OF BUILDINGS | | ACREAGE BY PROPOSED LAND USES |
|---|-------|-----------------------|----------------------|------------|-------------------------|--------------------|------------------------|--------------------------|-------------------------------|
| ITEM | TOTAL | BY PRESENT CHARACTER | | | BY PROPOSED ACQUISITION | | TOTAL BUILDINGS | NUMBER WITH DEFICIENCIES | |
| | | IMPROVED | | UNIMPROVED | TO BE ACQUIRED | NOT TO BE ACQUIRED | | | |
| | | WITH BLOBS OR STREETS | WITHOUT IMPROVEMENTS | | | | | | |
| At | 26.1 | 21.6 | 0 | 4.5 | 2.7 | 23.4 | 79 | 16 | 26.1 |
| Streets, Alleys, Public Rights-of-Way, Total | 4.7 | 4.7 | | 0 | 0 | 4.7 | | | 4.7 |
| a. Major Transportation | 4.7 | 4.7 | | 0 | 0 | 4.7 | | | 4.7 |
| | | | | | | | | | |
| | | | | | | | | | |
| b. Other Streets, Alleys, Public Rights-of-Way | 0 | 0 | | 0 | 0 | 0 | | | 0 |
| Residential, Total | 11.5 | 11.5 | 0 | 0 | .2 | 11.3 | 64 | 6 | 16.4 |
| a. Dwelling Purposes | 11.5 | 11.5 | 0 | 0 | .2 | 11.3 | 64 | 6 | 16.4 |
| b. Related Public or Semipublic Purposes | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Nonresidential, Total | 9.9 | 5.4 | 0 | 0 | 2.5 | 7.4 | 15 | 10 | 5.0 |
| a. Commercial | 2.6 | 2.6 | 0 | 0 | .2 | 2.4 | 10 | 8 | 2.6 |
| b. Industrial | 1.4 | 1.4 | 0 | 0 | .4 | 1.0 | 3 | 2 | 1.0 |
| c. Public or Semipublic (Institutional) | 1.4 | 1.4 | 0 | 0 | 0 | 1.4 | 2 | 0 | 1.4 |
| d. Open or Unimproved Land Not Included in a, b, or c above | 4.5 | | | 4.5 | 1.9 | 2.6 | | | |

CONTINGENT TREATMENT

| ITEM | TOTAL NUMBER | NUMBER TO BE CLEARED | NUMBER DESIGNATED FOR REHABILITATION | NUMBER TO BE RETAINED WITHOUT TREATMENT | NUMBER FOR WHICH TREATMENT NOT YET DETERMINED |
|---|--------------|----------------------|--------------------------------------|---|---|
| Area (in Acres) of Parcels With Buildings | 21.6 | 0 | 3.6 | 18.0 | 0 |
| All Buildings | 78 | 0 | 19 | 59 | 0 |
| a. Residential Buildings | 64 | 0 | 10 | 54 | 0 |
| b. Nonresidential Buildings | 14 | 0 | 9 | 5 | 0 |
| All Dwelling Units | 200 | 0 | 31 | 169 | 0 |
| a. In Buildings With Deficiencies | 31 | 0 | 31 | 0 | 0 |
| b. In Standard Buildings | 169 | 0 | 0 | 169 | 0 |

FINAL PROJECT REPORT

Form 1

(To be filled in by EOCD)

Urban Renewal Area Data
Survey and Planning

Locality

Date Received

CENTRAL STREET URBAN RENEWAL AREA

A. AREA NAME OR DESIGNATION

B. GENERAL LOCATION OF AREA

The Central Street is in the western portion of the City, and is 1 mi. southeast of the CBD.

Proximity of Area to Central Business District (Check one):

- ☐ In or adjacent to Central Business District
☐ In or adjacent to outlying business
☒ Not in or adjacent to Central Business District

HAMPDEN

County in which area is situated

C. CHARACTER OF AREA

(Check one below)

- ☒ Built Up
☐ Predominantly open
☐ Open

(Check one below unless area is open)

- ☒ Predominantly residential
☐ Not predominantly residential

D. PRESENT CHARACTER OF URBAN RENEWAL AREA AND CONDITIONS OF BUILDINGS

| ITEM | Estimated present | Acreage in Area by Character of land | | Estimated # and condition of buildings | | |
|---|-------------------|--------------------------------------|-------------|--|----------------|----|
| | | Improved Land | Un-improved | No. of Buildings | Efficiencies # | % |
| 1. Streets, alleys, public right-of-way | Total: 21.6 | 21.6 | 4.5 | 79 | 16 | 20 |
| | 4.7 | 4.7 | 0 | 0 | 0 | 0 |
| 2. Residential (include related public or semi-public purposes) | 16.0 | 11.5 | 4.5 | 64 | 6 | 10 |
| 3. Non-residential (include related public or semi-public purposes) | 5.4 | 5.4 | 0 | 15 | 10 | 66 |

Form 1. (cont'd)

E. Contemplated New Land Use
(Check one)☒ Predominantly Residential Use☐ Not predominantly Residential UsesF. Contemplated Treatment of Area
No. of Acres

Total: 4.3

1. Clearance and development 0

2. Rehabilitation and Conservation

4.3

G. Estimated No. and Condition
of dwelling units

| | With | Standard |
|--------------------|------|----------|
| Total Deficiencies | 31 | 169 |
| 200 | | |

Sources of Data:

1987 Housing Census

Year

1988 Other Sources (Specify)

Exterior review by Plan'g Dep't

H. Estimated No. of Site Occupants

| | Total | White | Non-White |
|-------------|-------|-------|-----------|
| 1. Families | 198 | 181 | 17 |

To be displaced 0 0 0

2. Individuals

0 0 0

3. Business

0 0 0

concerns

Sources of Estimates:

SRA Relocation Survey

I. ENVIRONMENTAL DEFICIENCIES

Condition

The Central Street Urban Renewal Area is characterized by numerous vacant lots. There are also some deteriorated buildings as well as blighting automotiv e-related businesses.

Description of extent to which conditions exist. (Give source of information. If additional space is required, continue on a plan sheet and attach to this form).

1. Overcrowding or improper location of structures on the land.
2. Excessive dwelling unit density.
3. Conversions to incompatible types of uses such as rooming-houses among the family dwellings.
4. Obsolete building types, such as large residences or other buildings, which through lack of use or maintenance have blighting influence.
5. Detrimental land uses or conditions, such as incompatible uses, structures in mixed use, or adverse influences from noise, smoke, or fumes.
6. Unsafe, congested, poorly designed, or otherwise deficient streets.
7. Inadequate public utilities or community facilities, contributing unsatisfactory living conditions or economic decline.
8. Other equally significant environmental deficiencies.

CENTRAL STREET URBAN RENEWAL AREA

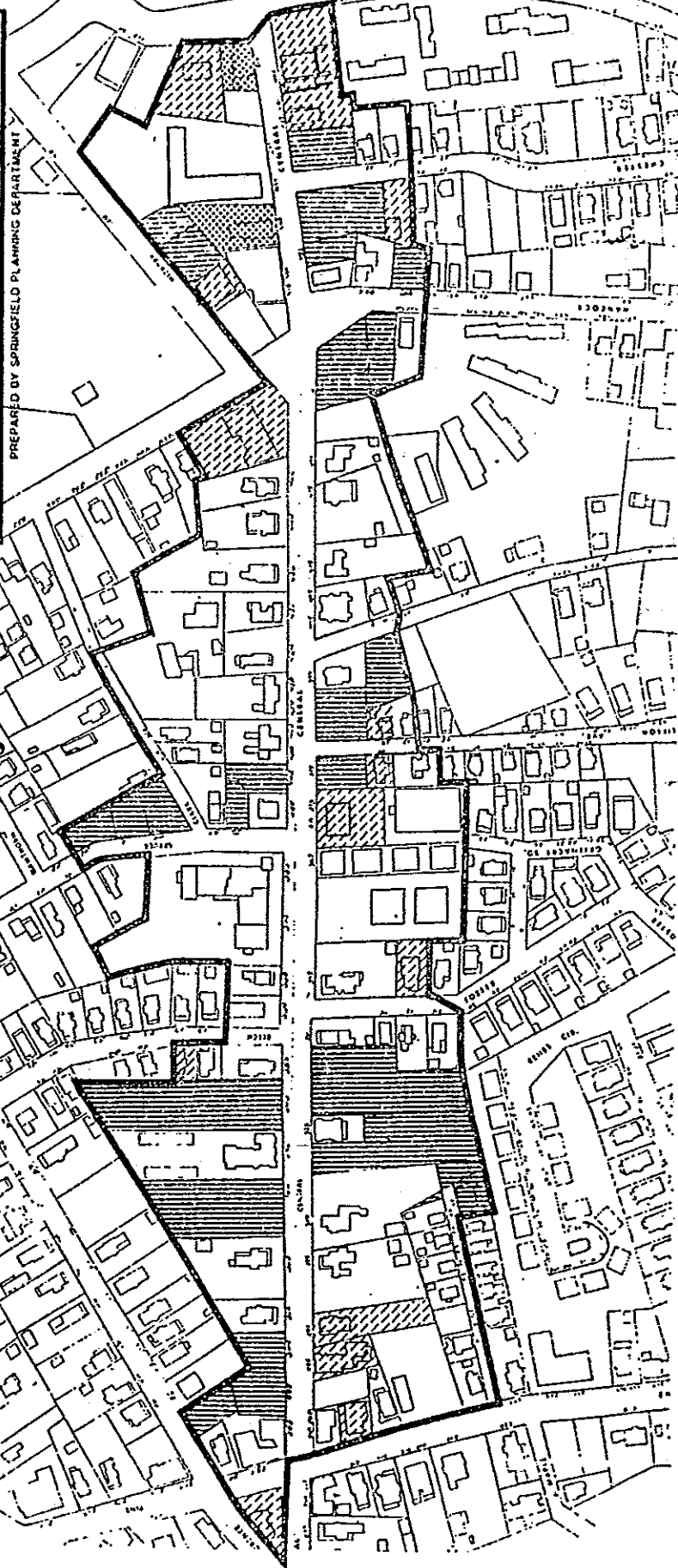
EXISTING CONDITIONS

JANUARY 1968

MINOR VIOLATIONS

MAJOR VIOLATIONS

VACANT LAND



CENTRAL STREET URBAN RENEWAL AREA

EXISTING LAND USE

JANUARY 1988

MEDIUM DENSITY RESIDENTIAL

HIGH DENSITY RESIDENTIAL

COMMERCIAL

INSTITUTIONAL

INDUSTRIAL

VACANT LAND

PREPARED BY SPRINGFIELD PLANNING DEPARTMENT

CENTRAL STREET URBAN RENEWAL PLAN
January 1988

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MAPS

1. Project Boundary and Proposed Land Use
2. Acquisition
3. Existing Zoning
4. Proposed Zoning

EXHIBITS

- A. Legal Description
- B. Property to be Acquired
- C. Minimum Property Rehabilitation
- D. Secretary of the Interior's Standards for Rehabilitation

DESCRIPTION OF PROJECT

- a. Boundaries of Project Area: See Legal Description, Exhibit A, and Project Boundary and Proposed Land Use Map, Map 1.
- b. Urban Renewal Plan Objectives:
 - i. Rehabilitation of all existing housing to remain up to decent, safe and sanitary standards.
 - ii. Removal of structurally substandard buildings.
 - iii. Elimination of blighting influences.
 - iv. Provision of land for scatter-site housing, open space, and other appropriate uses.
- c. Types of Proposed Renewal Actions:
 - i. Acquisition of unused vacant lots
 - ii. Acquisition of blighting buildings for rehabilitation.

LAND USE PLAN

- a. Land Use Map: See Project Boundary and Proposed Land Use Map, Map 1.
- b. Land Use Provisions and Building Requirements:
 - i. Uses to be permitted:
 - (a) Single-family and two-family residential structures as well as accessory open space and parking for residential uses.
 - (b) The lot at 326 Central Street may also be used for owner-occupied, multi-family housing.
 - (c) The building at 268 Central Street may also be used for offices, personal shops such as barber shop or beautician, or a retail store designed to provide service to the residents of the immediate neighborhood (pool, billiard, or video entertainment equipment as well as liquor sales are not allowed).
 - (d) The building at 516 Central Street may be used for one- or two-family housing or for offices. The non-original additions must be removed during renovation.
 - ii. Other regulations or restrictions on land to be offered for sale:
 - (a) Density- No lot with less than five thousand (5,000) square feet and/or with less than a fifty (50) foot frontage may be built upon. A lot for a two-family house must contain eight thousand (8,000) square feet and have at least a fifty (50) foot frontage. A lot for multi-family housing must contain four thousand (4,000) square feet per unit and have at least a fifty (50) foot frontage.
 - (b) Building Coverage - Principal buildings shall not cover more than thirty-five (35) percent of the lot.
 - (c) Side Yards - There shall be a side yard between a principal building and each side lot line which in no case shall be less than ten (10) feet.

- (d) Front Yards - No part of any building, except the outside steps, may be nearer to or further from any street line than the nearest building on either side facing on the same street.
 - (e) Rear Yards - There shall be a rear yard between a principal building and the rear lot line which in no case shall be less than twenty-five (25) feet.
 - (f) Height - No building shall exceed two and one-half (2 1/2) stories or more than thirty-five (35) feet.
 - (g) Off-Street Parking - Two parking spaces shall be provided for each dwelling unit. All parking shall be adequately drained and paved with an all-weather, dust-free surface. No parking shall be permitted between a building and the street on which it fronts.
 - (h) Design - Because of the large number of nineteenth century homes in the area, the exterior design plans of any new construction or renovation must be reviewed and approved by the Springfield Historical Commission. Site, exterior design, and interior layout plans must also be reviewed and approved by the Springfield Planning Department.
 - (i) Rehabilitation - The exterior of 516 Central Street must be rehabilitated according to the Secretary of the Interior's Standards for Rehabilitation, which are attached as Exhibit D.
- iii. Duration and effective date of regulations and controls:
- (a) The regulations and controls contained in this Urban Renewal Plan shall be binding and effective, by deed or lease, upon all purchasers or lessees of land and their heirs or assigns in the area of the City of Springfield, Massachusetts, covered by this Plan from the original date of approval of this Plan by the City Council of Springfield, Massachusetts, for forty (40) years unless amended, as provided in paragraph 4f of this Plan.
 - (b) In addition, the following regulation shall take effect upon adoption of this Plan and shall be binding for one hundred (100) years. At no time shall the acquisition, use, disposal, or conveyance of land or improvements within the project area to or by any persons be denied, restricted, or abridged, nor occupancy or possession thereof preferred, segregated, or refused because of race, color, creed, sex, marital status, physical disability, or national origin in the sale, lease, or occupancy of project area property.
- iv. Controls on parcels to be acquired: The regulations, controls, or restrictions enumerated in Sections 3bi and 3bii above shall apply, except that when strict conformity by existing uses is infeasible due to specific site limitations, the local Public Agency may modify such regulations, controls, or restrictions, provided that the objectives of the Urban Renewal Plan will not be abrogated by such action. Infeasible shall be construed as incapable of meeting the regulations because of inadequate lot size or shape, the nature of the building location on the lot, or the size or shape of the existing building.

- v. Zoning and planning changes: In conformance with the Land Use Plan for the area, several zoning changes are proposed. (See Proposed Zoning Map, Map 4).

PROJECT PROPOSALS

a. Land Acquisition:

- i. Identification of property to be acquired: The properties indicated on the Property Acquisition Map, Map 2, included in this section will be acquired. Acquisition property is listed in Exhibit B.
- ii. Conditions under which property not identified above may be acquired: Properties in the project area which are not to be acquired will be required to meet rehabilitation standards, which are attached hereto as EXHIBIT C. Such properties shall not be acquired unless the owners thereof do not rehabilitate their properties in accordance with such standards and to the extent necessary to achieve the objectives of this Plan.

All properties not acquired shall be inspected for structural and other defects constituting violation of the rehabilitation standards. Where minor deficiencies are present, the local Public Agency will take the necessary steps to effect their remedy by enforcement of the applicable city code and ordinance provisions.

Where, on the basis of such inspections, the local Public Agency determines that deficiencies are present of such character that their continued existence would constitute hazard to the health, safety, and welfare of the community, or would hinder or obstruct the accomplishment of the objectives of the Community Development Program and this Plan, the local Public Agency shall submit to the owner a form of agreement for the repair and rehabilitation of such property setting forth the repairs and improvements within a reasonable time to be specified in such agreement, and to maintain his/her property in good repair in accordance with the standards of the Plan for the period of the Plan. In the event that such agreement is not executed by the owner within one hundred twenty (120) days from receipt thereof, or if after execution, the owner does not comply with the terms thereof the local public agency will acquire the property and either (1) sell the property subject to rehabilitation in accordance with this Plan, (2) rehabilitate the property in accordance with the Minimum Property Rehabilitation Standards, or (3) demolish the structures thereon and dispose of the land for uses in accordance with this Plan.

All commercial properties within the boundaries of the Project Area shall be inspected for structural and other deficiencies or for any other conditions that may be construed to constitute a blighting influence in the project area whose continued existence would constitute a hazard to health, safety, and welfare of the community, or would hinder or obstruct the accomplishment of the objectives of the Community Development Program and this Plan. The local Public Agency, on the basis of such inspections, shall submit to the owner a form of agreement for the repair and rehabilitation of such property setting forth the repairs and improvements within a

reasonable time to be specified in such agreement, said repairs and improvements to be subject to the approval of the Springfield Historical Commission, and to maintain his/her property in good repair in accordance with the objectives of the plan for the period of the Plan. In the event that such agreement is not executed by the owner within six (6) months from receipt thereof, or if after execution, the owner does not comply with the terms thereof the local Public Agency may acquire the property and either (1) sell the property subject to rehabilitation in accordance with rehabilitation specifications submitted to the owner, (2) rehabilitate the property in accordance with the rehabilitation specifications submitted to the owner, or (3) demolish the structure thereon and dispose of the land for uses in accordance with this plan.

iii. Special Properties which may be acquired:

Vacant lots at 298, 304, 319, 327-329, 337, 346, and 387-389 Central Street; west side Cherry Street; and 35 Pine Street Court; as well as buildings at 269, 462, 478-480, 485-493 Central Street; 205 Pine Street; 152 Rifle; and 15 Hickory Streets are not shown to be acquired at this time. If, however, six months after the notification of approval of this plan by the Commonwealth of Massachusetts, these lots have not been landscaped or developed or these buildings renovated, the Springfield Redevelopment Authority reserves the right to acquire them in order to eliminate blighting influences.

b. Residential Rehabilitation:

Property rehabilitation standards for real property not to be acquired: All residential properties within the project area not identified above as acquisition properties shall be upgraded in accordance with the Minimum Property Rehabilitation Standards, which are attached hereto and incorporated in this Urban Renewal Plan as EXHIBIT C.

c. Redeveloper's Obligations:

- i. To prevent speculation in land in the project area, all redevelopers will be required to commence and complete the building of all proposed improvements within a reasonable time following their acquisition of the land.
- ii. A redeveloper may not sell, without prior approval of the Redevelopment Authority, any or all interest in the project area property prior to the completion of all proposed improvements.
- iii. In order to prevent discrimination by redevelopers in the use of property in the project, each conveyance (or lease) will contain a covenant binding the purchasers (or lessees) and their successors in interest not to restrict the sale, lease or occupancy of any real estate in the project area on the basis of race, creed, color, sex, sexual preference, marital status, physical disability, or national origin.

Additionally, compliance shall be obtained by the Springfield Redevelopment Authority in all other respects of the terms and provisions of Section 49 of Chapter 121B of the General Laws of the Commonwealth of Massachusetts (Ter. Ed.) including, but not limited to, sub-section (c) "... to give preference in the selection of tenants for dwelling units built in the project area to families displaced therefrom because of clearance and renewal activities who desire to live in such dwelling units, and who will be able to pay rents or prices equal to rents or prices charged other families for similar or comparable dwelling units built as a part of the same redevelopment...".

- iv. Prior to selection of a redeveloper, the Springfield Redevelopment Authority shall review the redeveloper's proposal to insure conformance with this Urban Renewal Plan and compatibility with the surrounding neighborhood and, in arriving at such determination, shall take into consideration the views of the Six Corners Neighborhood Council.
- v. The redeveloper shall, to the extent possible, ensure that new housing units are made available at a sales price or a rental that low or moderate income persons and families can afford.
- vi. Compliance by the redeveloper, and his contractor and sub-contractors, will be required in connection with all federal legislation and regulations regarding training, employment and contracting opportunities created by the program to which this Plan pertains for lower income individuals and businesses from the neighborhoods located within the project area, specifically, but not limited to, Section 3 of the Housing Act of 1968, and the President's Executive Order #11246, as amended.

d. Underground Utility Lines: None

e. Temporary Project Improvements: None

f. Changes in Approved Plan: This Plan may be modified at any time by the Springfield Redevelopment Authority provided if modified after the lease or sale of real property in the project area, the modification must be consented to by the redeveloper or redevelopers of such real property or his/her successors or by their successors in interest affected by the proposed modification. Where the proposed modification will substantially change said Plan, the approval of the proposed modification shall follow the same procedures as that which governed the adoption of this Plan.

CENTRAL STREET URBAN RENEWAL AREA

PROPOSED LAND USE

JANUARY 1988

MAP 1

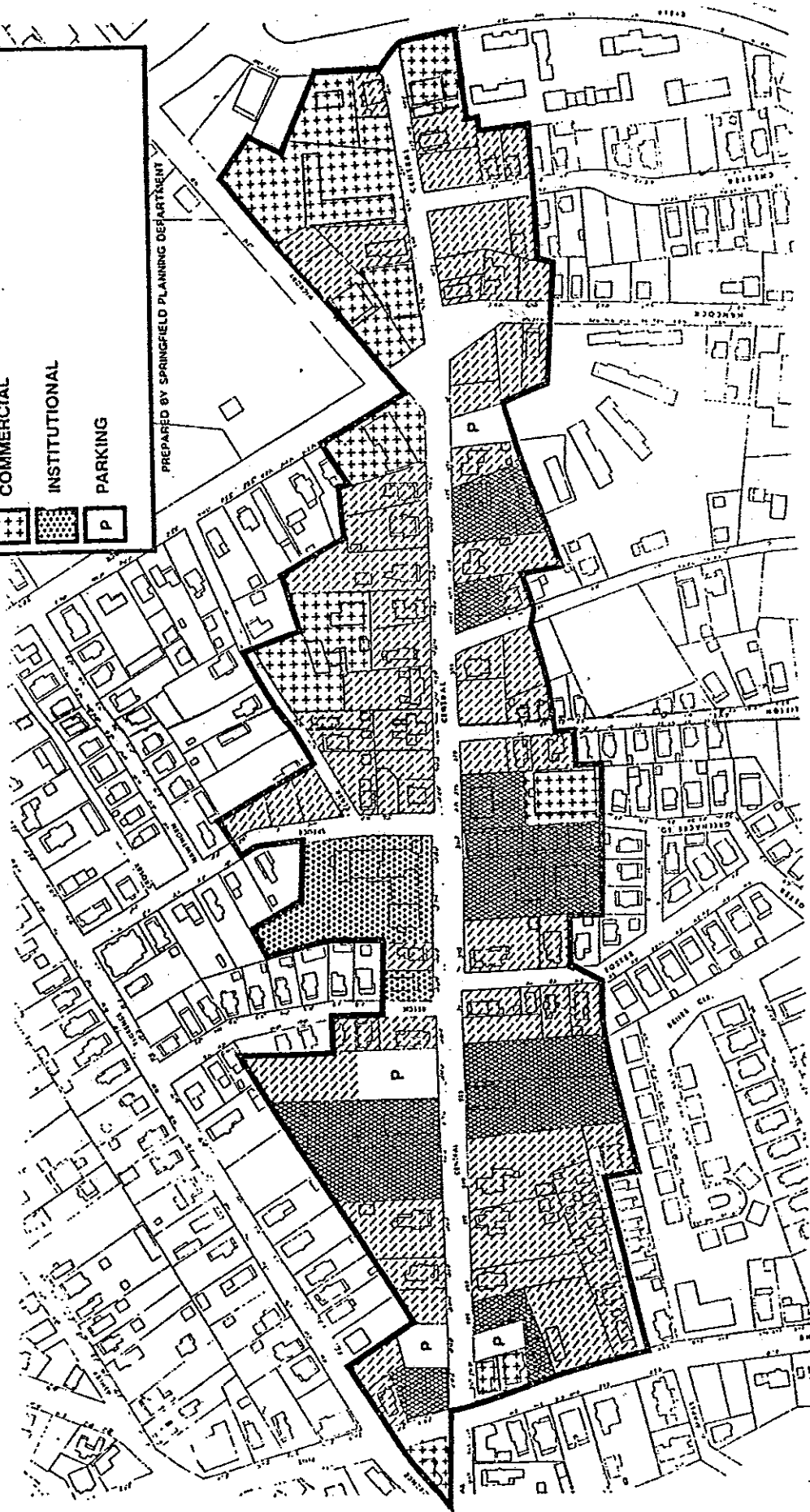
MEDIUM DENSITY RESIDENTIAL

HIGH DENSITY RESIDENTIAL

COMMERCIAL

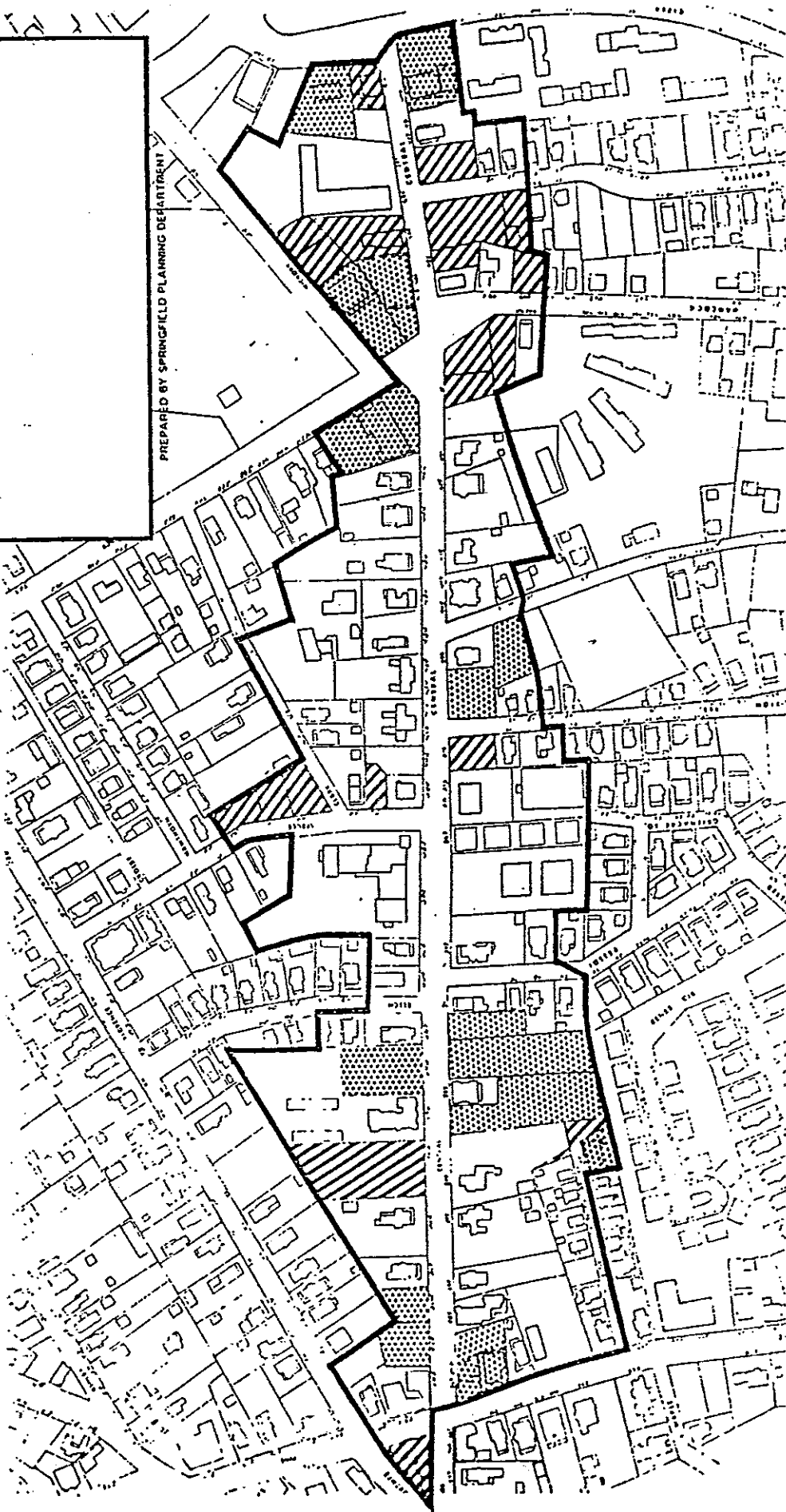
INSTITUTIONAL

PARKING



| | |
|--|--------------|
| CENTRAL STREET URBAN RENEWAL AREA | |
| ACQUISITION MAP 2 | JANUARY 1988 |
| <div><div>ACQUISITION</div><div>TO BE ACQUIRED IF NOT BROUGHT UP TO STANDARD</div></div> | |

PREPARED BY SPRINGFIELD PLANNING DEPARTMENT



CENTRAL STREET URBAN RENEWAL AREA

EXISTING ZONING

MAP 3

JANUARY 1988

RESIDENCE B

RESIDENCE C

COMMERCIAL P

BUSINESS A

BUSINESS B

CENTRAL STREET URBAN RENEWAL AREA

PROPOSED ZONING

JANUARY 1988

MAP 4

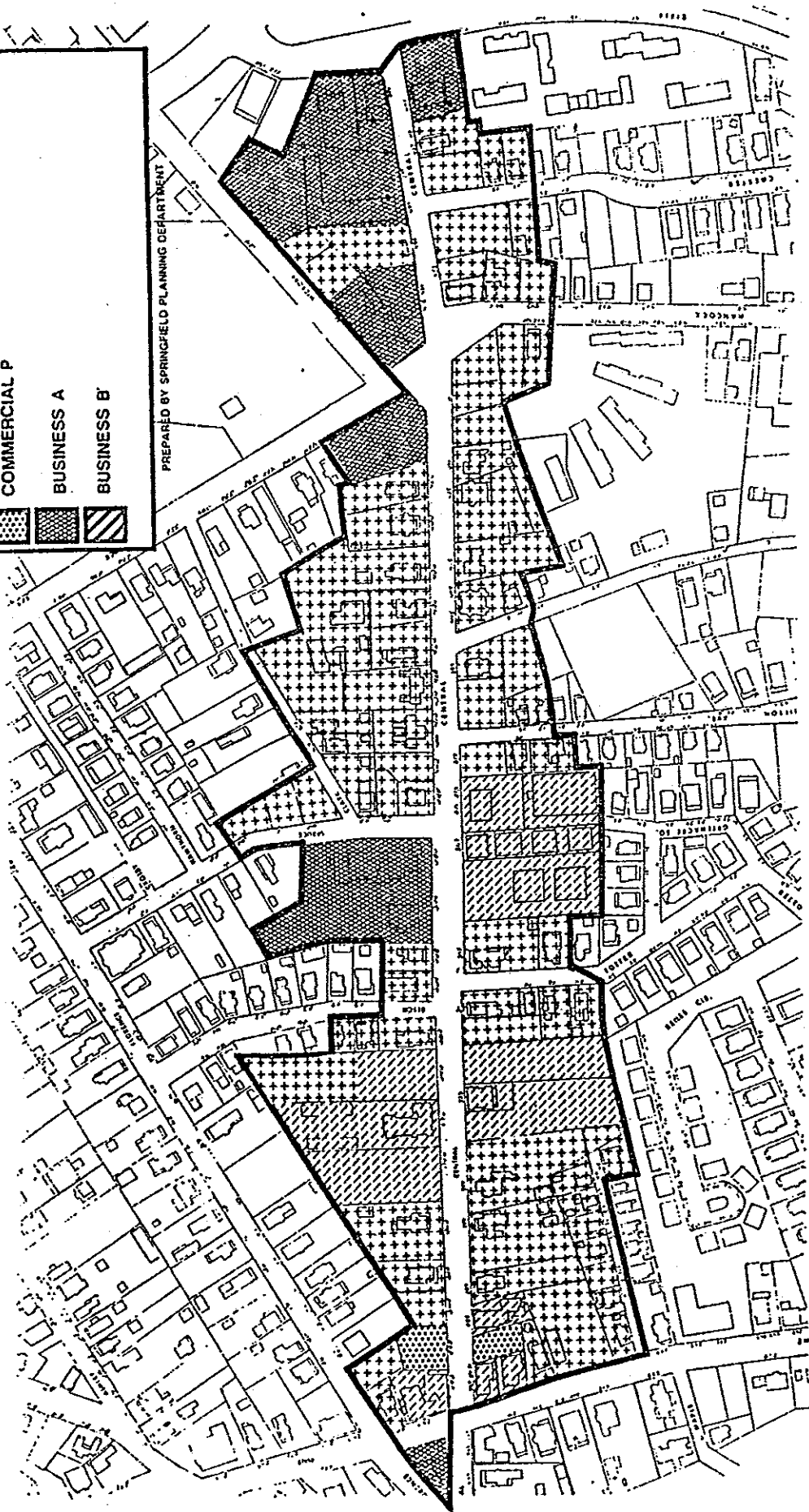
RESIDENCE B

RESIDENCE C

COMMERCIAL P

BUSINESS A

BUSINESS B'



CENTRAL STREET URBAN RENEWAL AREA

PROPOSED ZONING

JANUARY 1988

MAP 4

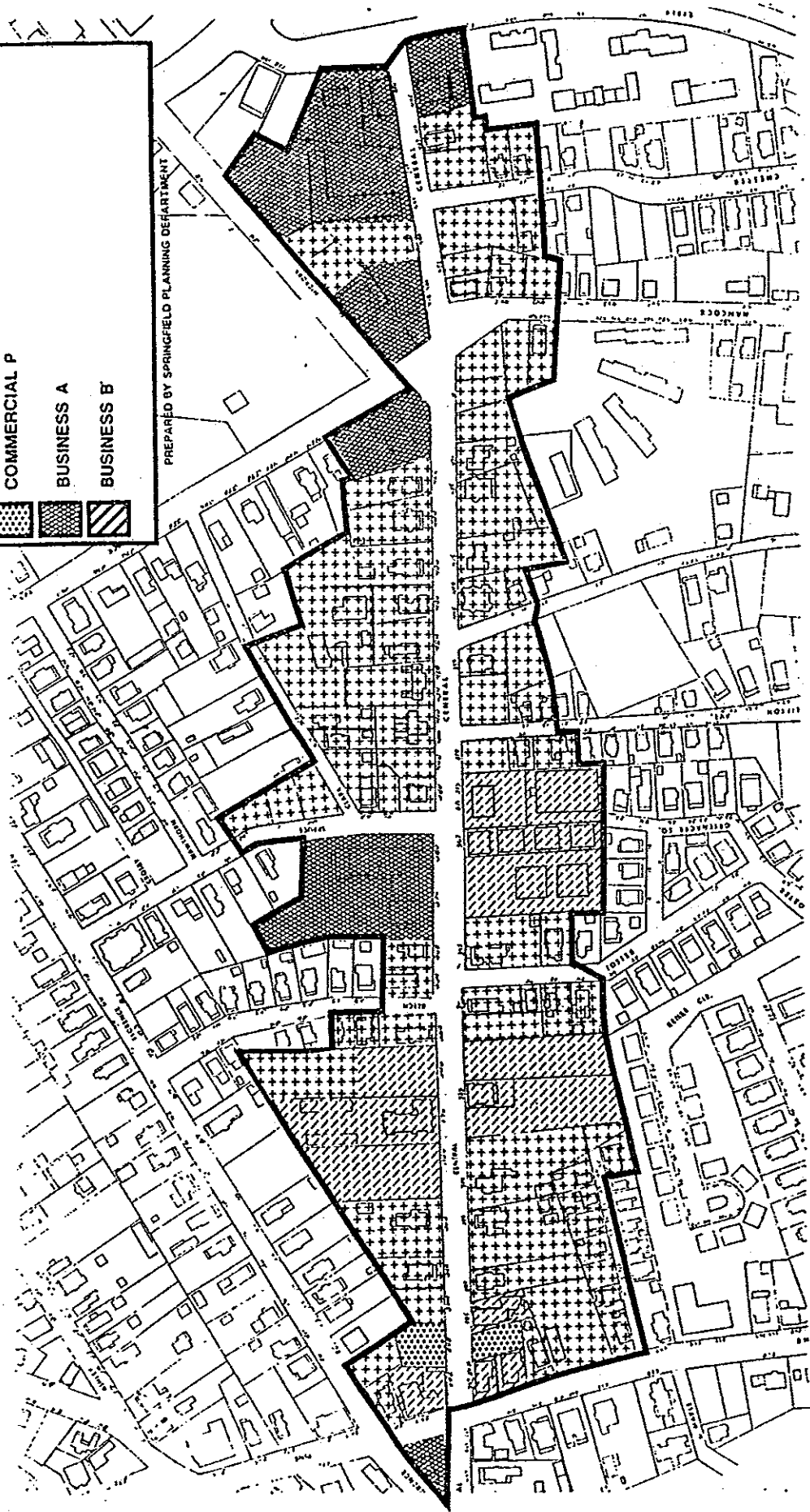
RESIDENCE B

RESIDENCE C

COMMERCIAL P

BUSINESS A

BUSINESS B



203 Citizen Participation Report

City officials presented the plan to the elected Six Corners Neighborhood Council in February, 1988. Several meetings were held in March, 1988 with a sub-committee of the council regarding various issues in the plan.

The plan was presented in March, 1988 to the City Council with the support of the neighborhood council.

204 Rehabilitation Report

This program is intended to upgrade a half-mile long section of Central Street, a major street in the Six Corners neighborhood which is located one mile southeast of Downtown.

All properties in the Central Street Renewal Area were inspected externally by the Springfield Planning Department.

The program area is comprised of mostly vacant lots and residential buildings. Commercial buildings occur near the intersection of Central and Pine Streets and Central and Rifle Streets. Vacant land will be acquired and sold for new housing development or for larger side yards. Three deteriorated residential and commercial buildings will be acquired for rehabilitation.

The basis of the Minimum Property Residential Rehabilitation Standards is the Massachusetts State Building Code which took effect January 1, 1975.

The Springfield Redevelopment Authority will be responsible for inspecting each property before rehabilitation in order to determine what work is required to bring the property up to Minimum Property Rehabilitation Standards. The Authority will then enter into an agreement with each property owner to upgrade the property to minimum standards. The Authority will assist in arranging financing and in preparing the work program and specifications for the rehabilitation work. During and after completion of the needed work, the Authority will inspect to insure that work complies to specifications.

Central Sreet Urban Renewal Area

LEGAL DESCRIPTION

EXHIBIT A

Beginning at a point where the southerly street line of Pine St. Court intersects with the easterly street line of Pine St.; thence approximately 330' easterly along the southerly street line of Pine St. Court; thence southerly approximately 55' along the westerly lot line of 35 Pine St. Court; thence approximately 340' easterly along the rear property lines of 35 Pine St. Court, 319, 327 Central St. and the southerly property line of 24 Foster St. to Foster St.; thence northeasterly approximately 70' across Foster St. to the southerly property line of 19 Foster St.; thence approximately 95' feet easterly on the southerly property line of 19 Foster St.; thence southerly approximately 57' along the rear property line of 23 Foster St.; thence easterly approximately 264' along rear property line of 359, 365, 371 Central St.; thence northerly approximately 50' along rear property line of 24 Clifton Ave.; thence easterly approximately 67' along northerly property line of 24 Clifton Ave. to Clifton Ave.; thence northerly approximately 40' along front property line of 20 Clifton Ave.; thence easterly across Clifton Ave. approximately 30' to the southerly property line of 17 Clifton Ave.; thence easterly approximately 76' along the southerly property line of 17 Clifton; thence northeast approximately 106' to Cherry St.; thence approximately 40' easterly across Cherry St. to the southerly property line of 9-11 Cherry St.; thence approximately 69' easterly along southerly property line of 9-11 Cherry St.; thence southerly approximately 78'; thence easterly approximately 300' along rear property line of 415, 423 431, 437 Central St.; thence southerly approximately 61' along rear property line of 446, 450 Hancock St.; thence easterly approximately 102' to Hancock St.; thence easterly approximately 40' across Hancock St. to the southerly property line of 447 Hancock; thence easterly approximately 62' along southerly property line of 447 Hancock; thence approximately 29' northeasterly along rear property line of 447 Hancock; thence easterly approximately 117' along southerly property line of 18 Chester St. to Chester St.; thence easterly approximately 35' feet across Chester St. to southerly property line of 17 Chester St.; thence 91' easterly along southerly property line of 17 Chester; thence northerly approximately 92' along rear property lines of 17 and 15 Chester; thence easterly approximately 25'; thence northeasterly 20'; thence easterly approximately 150' to Rifle St. along rear property line of 485 Central St.; thence northerly approximately 105' to Central St.; thence northwest approximately 60' across Central St. to the eastern property line of 474 Rifle St.; thence northeasterly approximately 125' along southerly property line of 146 and 152 Rifle St.; thence 161' northwesterly along northern property line of 152 Rifle St.; thence northeasterly approximately 65' along rear property line of 158 Rifle; thence 81' northerly along easterly property line of 35 Hickory St. to Hickory St.; thence 460' westerly along Hickory to Hancock St.; thence southwesterly approximately 50' across Hancock to a point where the easterly street line of Hancock St. intersects with the northerly street line of Central St.; thence approximately 190' northwesterly along the westerly street line of Hancock St.; thence 88' westerly along the southerly property line of 414 Hancock St.; thence northerly 21'; thence westerly approximately 90'; thence northerly approximately 133' along rear property lines of 398, 400, 404, 414 Hickory St.; thence westerly approximately 105' along rear property line of 17 Clark St.; thence northerly approximately 95' along west property line of 17 Clark

St. to Clark St.; thence 25' northwesterly across Clark St.; thence westerly approximately 250' along northerly street line of Clark St. to the westerly street line of 44 Clark St.; thence northerly approximately 191' along westerly property line of 44 Clark St. to a point where it intersects with the southerly property line of 28 Spruce St.; thence westerly approximately 44' along the southerly property line of 28 Spruce to Spruce St.; thence approximately 30' westerly across Spruce St.; thence southerly approximately 100' along westerly street line of Spruce to the southerly property line of 37 Spruce; thence westerly approximately 101' along southerly property line of 37 Spruce; thence northwesterly approximately 109' along rear property lines of 37 and 31 Spruce St.; thence westerly approximately 60' along northerly property line of 347 Central St. to the rear property line of 29 Beech St.; thence southerly 215' along rear property lines of 29, 23, 17, 13 Beech St. to the southerly property line of 13 Beech St.; thence Westerly 107' along southerly property line of 13 Beech St. to Beech St.; thence approximately 30' westerly across Beech St. to the northerly property line of 350 Central St.; thence northerly approximately 93' along easterly property lines of 16, 20 Beech thence westerly approximately 59' along northerly property line of 20 Beech; thence northerly approximately 160' along westerly property lines of 26, 34 Beech St.; thence westerly approximately 580' along rear property lines of 15 through 67 Florence St.; thence northerly approximately 144' along westerly property line of 15 Florence St. to Florence St.; thence approximately 130' westerly along southerly street line of Florence St. to Pine St.; thence approximately 50 feet westerly across Pine; thence westerly approximately 132' along southerly street line of Florence to its intersection with northerly street line of Central St.; thence southeasterly 126' along northerly street line of Central St. to Pine St.; thence southeasterly approximately 50' across Pine St.; thence southerly approximately 50' across Central St.; thence approximately 320' southerly along the easterly street line of Pine St. to the point of beginning.

EXHIBIT B

Properties to be acquired in the Central Street Urban Renewal Project

Lots With Structures:

| | |
|--------------------|-------------|
| 268 Central Street | (025600051) |
| 488 Central Street | (025600102) |
| 516 Central Street | (025600110) |

Lots Without Structures:

| | |
|------------------------------------|-------------|
| NS Pine Street Court | (097170012) |
| End Pine Street Court | (097170013) |
| WS (formerly 446-8) Hancock Street | (062500087) |
| ES (formerly 447) Hancock Street | (062500132) |
| WS (formerly 18) Chester Street | (027300004) |
| ES (formerly 56) Spruce Street | (110600013) |
| ES (formerly 44) Spruce Street | (110600011) |
| ES (formerly 40-2) Spruce Street | (110600010) |
| ES (formerly 32) Spruce Street | (110600009) |
| NS (formerly 326) Central Street | (025600063) |
| SS (formerly 379) Central Street | (025600143) |
| SS (formerly 441-3) Central Street | (025600126) |
| SS (formerly 445-9) Central Street | (025600124) |
| SS (formerly 457) Central Street | (025560122) |
| SS (formerly 461) Central Street | (025600121) |
| SS (formerly 471) Central Street | (025600118) |
| SS (formerly 27) Hickory Street | (065900076) |
| SS (formerly 17) Hickory Street | (065900078) |

Properties which may be acquired if not improved

| | |
|--------------------------------------|-----------------------|
| NS (formerly 298) Central Street | (025600055) |
| NS (formerly 304) Central Street | (025600056) |
| SS (formerly 319) Central Street | (025600167) |
| SS (formerly 327-9) Central Street | (025600162) |
| SS (formerly 337) Central Street | (025600159) |
| NS (formerly 346) Central Street | (025600065) |
| SS (formerly 387/389) Central Street | (025600141) |
| WS Cherry Street | (027100001) |
| 35 Pine Street Court | (097170014) |
| 269 Central Street/SS Central | (025600180/025600178) |
| 462 Central Street | (025600096) |
| 468-480 Central Street | (025600098/025600100) |
| 485-493 Central Street | (025600114) |
| 15 Hickory Street | (065900079) |
| 205 Pine Street | (097150142) |
| 152 Rifle Street | (102000031) |

THE SECRETARY OF THE INTERIOR'S
STANDARDS FOR REHABILITATION

The following "Standards for Rehabilitation" shall be used by the Secretary of the Interior when determining if a rehabilitation project qualifies as "certified rehabilitation" pursuant to the Tax Reform Act of 1976. These standards appear in Section 36 of the Code of Federal Regulations, Part 67.

1. Every reasonable effort shall be made to use a structure for its originally intended purpose or to provide a compatible use which will require minimum alteration to the structure and its environment.
2. Rehabilitation work shall not destroy the distinguishing qualities or character of the structure and its environment. The removal or alteration of any historic material or architectural features should be held to a minimum.
3. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in the composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of original features, substantiated by physical or pictorial evidence rather than on conjectural designs or the availability of different architectural features from other buildings.
4. Distinctive stylistic features or examples of skilled craftsmanship which characterize historic structures and often predate the mass production of building materials shall be treated with sensitivity.
5. Changes which may have taken place in the course of time are evidence of the history and development of the structure and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
6. All structures shall be recognized as products of their own time. Alterations to create an earlier appearance shall be discouraged.
7. Contemporary design for additions to existing structures or landscaping shall not be discouraged if such design is compatible with the size, scale, color, material, and character of the neighborhood, structures, or its environment.

THE ENVIRONMENT -- continued

Recommended

Retaining landscape features such as parks, gardens, street lights, signs, benches, walkways, streets, alleys and building set-backs which have traditionally linked buildings to their environment.

Using new plant materials, fencing, walkways, street lights, signs, and benches which are compatible with the character of the neighborhood in size, scale, material and color.

Not Recommended

Destroying the relationship of buildings and their environment by widening existing streets, changing paving material, or by introducing inappropriately located new streets and parking lots incompatible with the character of the neighborhood.

Introducing signs, street lighting, benches, new plant materials, fencing, walkways and paving materials which are out of scale or inappropriate to the neighborhood.

BUILDING SITE

Recommended

Identifying plants, trees, fencing, walkways, out-buildings, and other elements which might be an important part of the property's history and development.

Retaining plants, trees, fencing, walkways, street lights, signs, and benches which reflect the property's history and development.

Basing decisions for new site work on actual knowledge of the past appearance of the property found in photographs, drawings, newspapers, and tax records. If changes are made they should be carefully evaluated in light of the past appearance of the site.

Not Recommended

Making changes to the appearance of the site by removing old plants, trees, fencing, walkways, out-buildings, and other elements before evaluating their importance in the property's history and development.

Giving the site an appearance it never had.

BUILDING: EXTERIOR FEATURES -- continued

Masonry: Adobe, brick, stone, terra cotta, concrete, stucco and mortarRecommended

Repairing or replacing, where necessary, deteriorated material with new material that duplicates the old as closely as possible.

Replacing missing architectural features, such as cornices, brackets, railings, and shutters.

Retaining the original or early color and texture of masonry surfaces, wherever possible. Brick or stone surfaces may have been painted or whitewashed for practical and aesthetic reasons.

Wood: Clapboard, weatherboard, shingles and other wooden sidingRecommended

Retaining original material, whenever possible.

Not Recommended

Repairing or replacing, where necessary, deteriorated material with new material that duplicates in size, shape and texture the old as closely as possible.

Not Recommended

Applying new material which is inappropriate or was unavailable when the building was constructed, such as artificial brick siding, artificial cast stone or brick veneer.

Removing architectural features, such as cornices, brackets, railings, shutters, window architraves, and doorway pediments.

Indiscriminate removal of paint from masonry surfaces. This may subject the building to harmful damage and may give it an appearance it never had.

Not Recommended

Removing architectural features such as siding, cornices, brackets, window architraves, and doorway pediments. These are in most cases, an essential part of a building's character and appearance, illustrating the continuity of growth and change.

Resurfacing frame buildings with new material which is inappropriate or was unavailable when the building was constructed such as artificial stone, brick veneer, asbestos or asphalt shingles, plastic or aluminum siding. Such

BUILDING: EXTERIOR FEATURES — continued

Roofs and RoofingRecommended

Replacing deteriorated roof coverings with new material that matches the old in composition, size, shape, color, and texture.

Preserving or replacing, where necessary, all architectural features which give the roof its essential character, such as dormer windows, cupolas, cornices, brackets, chimneys, cresting, and weather vanes.

Not Recommended

Replacing deteriorated roof coverings with new materials which differ to such an extent from the old in composition, size, shape, color, and texture that the appearance of the building is altered.

Stripping the roof of architectural features important to its character.

Windows and DoorsRecommended

Retaining existing window and door openings including window sash, glass, lintels, sills, architraves, shutters, and doors, pediments, hoods, architraves, steps, and all hardware.

Replacing existing window and door openings with new ones of the same size and shape.

Duplicating the material, design, and the hardware of the older window sash and doors if new sash and doors are used.

Not Recommended

Introducing new window and door openings into the principal elevations, or enlarging or reducing window or door openings to fit new stock window sash or new stock door sizes.

Altering the size of window panes or sash. Such changes destroy the scale and proportion of the building.

Inappropriate new window or door features such as aluminum storm and screen window combinations that require the removal of original windows and doors or the installation of plastic or metal strip awnings or fake shutters that alter the character and appearance of the building.

BUILDING: EXTERIOR FEATURES -- continued

Exterior FinishesRecommendedNot Recommended

Repainting with colors that cannot be documented through research and investigation to be appropriate to the building and neighborhood.

BUILDING: INTERIOR FEATURES

RecommendedNot Recommended

Retaining original material, architectural features, and hardware, whenever possible, such as: stairs, elevators, hand rails, balusters, ornamental columns, cornices, baseboards, doors, doorways, windows, mantle pieces, paneling, lighting fixtures, parquet or mosaic flooring.

Removing original material, architectural features, and hardware, except where essential for safety or efficiency.

Repairing or replacing, where necessary, deteriorated material with new material that duplicates the old as closely as possible.

Retaining original plaster, whenever possible.

Installing new decorative material which is inappropriate or was unavailable when the building was constructed, such as vinyl plastic or imitation wood wall and floor coverings, except in utility areas such as kitchens and bathrooms.

Destroying original plaster except where necessary for safety and efficiency.

Discovering and retaining original paint colors, wallpapers and other decorative motifs or, where necessary, replacing them with colors, wallpapers or decorative motifs based on the original.

NEW CONSTRUCTION

Recommended

Protecting architectural details and features contributing to the character of the building.

Placing television antennae and mechanical equipment, such as air conditioners, in an inconspicuous location.

Not Recommended

Placing television antennae and mechanical equipment, such as air conditioners, where they can be seen from the street.

MECHANICAL SERVICES: HEATING, AIR CONDITIONING, ELECTRICAL, PLUMBING, FIRE PROTECTION

Recommended

Installing necessary building services in areas and spaces that will require the least possible alteration to the plan, materials, and appearance of the building.

Installing the vertical runs of ducts, pipes, and cables in closets, service rooms, and wall cavities.

Selecting mechanical systems that best suit the building.

Rewiring early lighting fixtures.

Having exterior electrical and telephone cables installed underground.

Not Recommended

Causing unnecessary damage to the plan, materials, and appearance of the building when installing mechanical services.

Installing vertical runs of ducts, pipes, and cables in places where they will be a visual intrusion.

Cutting holes in important architectural features, such as cornices, decorative ceilings, and paneling.

Installing "dropped" acoustical ceilings to hide mechanical systems. This destroys the proportions and character of the rooms.

Having exterior electrical and telephone cables attached to the principal elevations of the building.

EXHIBIT D

MINIMUM PROPERTY REHABILITATION STANDARDS

All residential properties in the Central Street Urban Renewal Project Area shall comply with the standards set forth in all applicable statutes, codes and ordinances, as amended from time to time, relating to the use, maintenance, facilities, and occupancy of property, including, but not limited to, the building, plumbing, heating, electrical, housing and sanitary codes. These code standards are hereby incorporated by reference and made a part of these Property Rehabilitation Standards.

The Springfield Building Department shall assume responsibility for enforcing or determining compliance with codes or regulations and make interpretations regarding their application in any specific instances.

Definitions

Terms, phrases and words and their derivatives used in these Minimum Property Rehabilitation Standards shall have the meanings given in the Springfield Building Code.

R201 Service and Facilities

R201-1 Utilities shall be independent for each property without dependence upon other properties.

R201-2 Independent facilities shall be provided for each living unit except that common facilities such as laundry and storage space or heating may be provided for each property containing five living units or less. These common facilities shall be provided in structures with six or more living units.

R201-3 Each building and each living unit within the building shall contain provisions for each of the following:

- a. A continuing supply of safe potable water.
- b. Sanitary facilities and a safe method of sewage disposal.
- c. Heating adequate for healthful and comfortable living conditions.
- d. Domestic hot water.
- e. Electricity for lighting and for electrical equipment used in the dwelling/
- f. Provisions for the removal of trash and garbage and its sanitary storage pending removal.

R202 Types of Dwellings

R202-1 Method of Determining Number of Living Units

R202-1-1 Each dwelling or portions thereof providing complete living facilities for one family shall be counted as a living unit. Rehabilitation of nursing homes or housing for the elderly projects shall have living facilities appropriate to their needs.

R202-1-2 A room or group of rooms, containing complete living facilities, such as an apartment of a janitor, caretaker or servant shall be counted as separate living unit.

R203 Partial Nonresidential Use

R203-1 Any space or feature included in the property from which income is anticipated apart from the rental of living units is termed non-residential or commercial use.

R203-2 Any non-residential use of the property shall be subordinate to its residential use and character. Normally, this non-residential use should not exceed 25% of the total floor area. However, if the property includes five or more living units, the maximum space devoted to non-residential use shall not exceed 20%.

R203-3 For one or two story structures not exceeding four living units, where the percentage of total dwellings in the neighborhood having non-residential space included is small, and the use is considered harmonious and architecturally compatible, a higher percentage of non-residential space shall be permitted up to but not exceeding 50% of the total floor area.

R203-4 A property, any portion of which is designed or used for non-residential purposes, shall be harmonious with the residential character of the area*.

R-204 Dilapidated or Blighted Structures

All dilapidated portions of existing properties, or blighted structures, which are not economically repairable shall be removed. Also, see paragraph R407 for exterior appurtenances.

SITE CRITERIA

R300 Objective

The individual site under consideration shall be appropriate to the neighborhood in which it is located, and not have characteristics which will induce or perpetuate neighborhood blight or obsolescence.

R301 Parking

Parking areas shall be adequately drained and paved with an all-weather dust free surface, as approved by the Department of Public Works. Approved plans shall be filed with the Building Department.

*An inharmonious use is one which by its unresidential appearance, excessive noise or odor, lack of sanitation, or unwholesome influence on people adversely affects the neighborhood in which it is located.

R302

Site Improvements

The open space of each property shall provide (a) for the immediate diversion of water away from buildings and disposal from buildings and disposal from the lot, (b) prevent soil saturation detrimental to structures and lot use, and (c) where needed, appropriate paved walks, parking areas, driveways, and exterior steps. Open spaces should be landscaped.

BUILDING PLANNING

R401 Space Standards

R401-1 Objective

To provide each living unit with space necessary to provide suitable living, sleeping, cooking and dining accommodations, storage, laundry and sanitary facilities; also, to provide space of such size and dimensions as to permit placement of furniture and essential equipment.

R401-2 Privacy and Arrangement

R401-2.1 A degree of privacy shall be provided commensurate with suitable living conditions by means of the proper location of exterior opening to exterior conditions, and by the interior arrangement of rooms, particularly with reference to access to bathrooms from bedrooms.*

R401-2.2 Access to all parts of a living unit shall be possible without passing through a public hall.

R401-2.3 Every water closet, bathtub or shower of a living unit shall be installed in a bathroom or toilet compartment which will afford privacy to the occupant.

R401-2.4 A bathroom location is not acceptable if it is used as a passageway to a habitable room, hall, basement or to the exterior. Also, the only access to a single bathroom should not be through a kitchen or a bedroom in living units having more than one bedroom

*These standards shall apply in the event that major structural changes or changes in the number of living units are made in the process of rehabilitation.

R401-2.5 A bathroom should not be separated from all bedrooms of a living unit by locating it a full story above or below the bedrooms.

R401-2.6 A bedroom shall not be used as the only means of access to another bedroom or habitable room.

R401-3 Kitchen Facilities

R401-3.1 Each living unit shall have a specific kitchen space, which contains a sink with counter work space and having hot and cold running water, adequate space and facilities for installing cooking and refrigeration equipment, and adequate space for the storage of cooking utensils.

R401-4 Bath Facilities

Complete bathing and sanitary facilities shall be provided within each living unit consisting of water closet, a tub and/or shower, and a lavatory. An adequate supply of hot water shall be provided to the tub or shower stall and lavatory, and cold water to all fixtures. Arrangement of fixtures shall provide for the comfortable use of each fixture and permit at least a 90° door swing. Wall space shall be available for a mirror or medicine cabinet and for towel bars. Bathtub shall be not less than 4 ft. minimum. Shower, if provided, should have a least dimension of not less than 30 in.**

R401-5 Space for Laundry Facilities*

Adequate space and facilities for mechanical laundry washing machines and dryers shall be provided in either of the following locations in structures containing six or more living units:

- a. Within each living unit having two or more bedrooms, and located in the kitchen or other suitable service space, or
- b. In basement, cellar or other suitable public space within the building for the use of all occupants.

*These standard shall apply in the event that major structural changes or changes in the number of living units are made in the process of rehabilitation.

**A shower and bathtub shall be provided in the event that extensive remodeling takes place or increases are made in the number of living units.

Closets

R401-6.1

Clothes closet space shall be provided within each living unit on the basis of approximately 12 sq. ft. for the first BR plus 6 sq. ft. for each additional BR. The space provided should be, if possible, divided into separate closets serving each bedroom and having one closet located so as to open directly off of a hall or living or dining room. None of the minimum clothes closet space shall be located within the kitchen.

R401-6.2

Clothes closets shall have a shelf and rod.

R401-6.3

Within each living unit, total shelf area or built-in drawer space of at least 8 sq. ft. should be provided for linens. This space should be appropriately increased for living units having 3 or 4 bedrooms.

R401-7

General Storage

Each living unit in structures with six or more units shall have a private and conveniently accessible space for general storage within the structure. If such space is not incorporated within the individual unit, it shall be locked and accessible only to tenants of that unit. The minimum volume of such space for each living unit shall be 100 cu.ft. and should be appropriately increased for 3 or 4 bedroom living units.

R402

Exterior Appurtenances

All exterior appurtenances or accessory structures which serve no useful purpose, or those in a deteriorated condition which are not economically repairable, shall be removed. Such structures include porches, terraces, entrance platforms, garages, carports, walls, fences, miscellaneous sheds. Where a structure is needed for utility or privacy and the existing one requires removal, it shall be replaced with a structure that appropriately serves the dwelling.

R403

Trash and Garbage Disposal

R403-1

Every dwelling and multifamily building shall be supplied with a means of disposal or removal of trash and garbage.

R403-2

There shall be a convenient and appropriate temporary and sanitary storage for trash and garbage provided, which is inaccessible to rodents.