

See December 1984
Amendment which
was approved by
City Council on 1-28
J

TAPLEY URBAN RENEWAL PROJECT

SPRINGFIELD, MASSACHUSETTS

SEPTEMBER, 1980

TAPLEY
URBAN RENEWAL PLAN

TOTAL AREA (including streets): 4.8 acres

ACQUISITION (1.6 acres):

Improved:

Residential: 4 Houses

Commercial: 2 Buildings

Vacant Land: 6 Lots

RELOCATION:

Families: 2

Businesses: 4

Club: 1

ESTIMATED BUDGET: \$215,000

REDEVELOPMENT RE-USE:

Residential, accessory parking and open space.

203 - Citizen Participation Report

At the CDBG hearings in September, 1979, numerous McKnight residents spoke of the need for urban renewal activity at Bay and Catherine Streets. The Planning Department staff met with the elected neighborhood council during the spring and summer of 1980 to write an urban renewal plan. That plan was presented to the Council on September 8, 1980 and received the council's endorsement.

DEPARTMENTAL AND INTER-DEPARTMENTAL CORRESPONDENCE
CITY OF SPRINGFIELD
MASSACHUSETTS

DATE: September 18, 1980

TO: JOHN J. BENOIT, Commissioner

FROM: MILLICENT ABNER, Chairman

DEPARTMENT: Community Development

DEPARTMENT: Planning Board

COPIES TO:

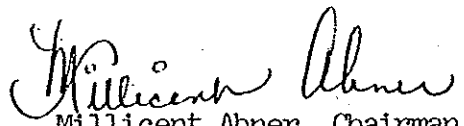
SUBJECT: TAPLEY URBAN RENEWAL PLAN

After reviewing the above-captioned document, the Planning Board at a regular meeting held on Wednesday, September 17, 1980, attended by a legal quorum voted unanimously to adopt the following:

RESOLVED:

That the plan for the Tapley Urban Renewal Project, dated July 1980, has been reviewed by this Board and it be and hereby is the finding and determination of this Board that the plan is based upon a local survey and conforms to the Comprehensive Plan for the locality as a whole.

This review and vote is intended to meet the requirements of the General Laws of Massachusetts, Chapter 121B, Section 48.


Millicent Abner, Chairman
Planning Board

MA/dmp

TAPLEY URBAN RENEWAL AREA

JULY 1980

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MAPS

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

EXHIBITS

- A. Legal Description
- B. Property to be Acquired
- C. Minimum Property Rehabilitation Standards

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 as enumerated in the Residential Minimum Property Rehabilitation Standards.
 - ii. Removal of structurally substandard buildings.
 - iii. Elimination of blighting influences.
 - iv. Provision of land for parking, open space, and/or housing.
- c. Types of Proposed Renewal Actions: Renewal actions proposed are rehabilitation where feasible and desirable, clearance and redevelopment of structures not feasible for rehabilitation. Also, some under utilized vacant lots will be acquired. See Acquisition and Clearance Areas Map, Map 2.

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: Single-family, two-family houses, semi-detached houses, professional offices as an accessory use within the dwelling, and parking as an accessory use for existing residential or institutional structures. Open space, as well as low and moderate income housing, shall be a permitted use.
 - ii. Additional regulations, controls or restrictions on land to be offered for sale:

Residential Standards:

 - a) Density - every lot shall provide at least 4,000 square feet of lot area per dwelling unit.

- 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. In the case of a corner lot, there shall be at least fifteen (15) feet between the building and the side street line.
- d) Front Yards - no part of any building, except the outside steps, may be nearer to any street line than the nearest building on either side facing on the same street, but in no case need this distance exceed twenty-five (25) feet.
- 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 stories or more than thirty-five (35) feet.
- g) Off-Street Parking - One and one-half parking spaces of at least one hundred and eighty (180) square feet shall be provided for each dwelling unit. Parking shall be adequately drained and paved with an all weather, dust-free surface. Lighting used in parking areas shall be arranged as to direct illumination away from adjoining residential premises. Between any parking lot and a public street or a residential use, there shall be a five-foot wide landscaped strip planted with evergreens which are at least three feet tall. All parking plans shall be reviewed by the Springfield Planning Department.
- h) Open Spaces - all open areas shall be amply landscaped with evergreens.

- i) Exterior preservation restrictions shall be given to the Springfield Historical Commission for 263 and 275 Bay Street prior to disposition.
- 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 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 this 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, or national origin in the sale, lease, or occupancy of project area property.

- iv. Controls on parcels not to be ~~acquired~~: the regulations, controls, or restrictions enumerated in sections bi and bii 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 area, several zoning changes are proposed.
(See Proposed Zoning Map, Map 3).

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 real 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 standards 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 a 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 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.

b. Rehabilitation:

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

c. Redevelopers' Obligations:

1. To prevent speculation in land holding 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, 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..."

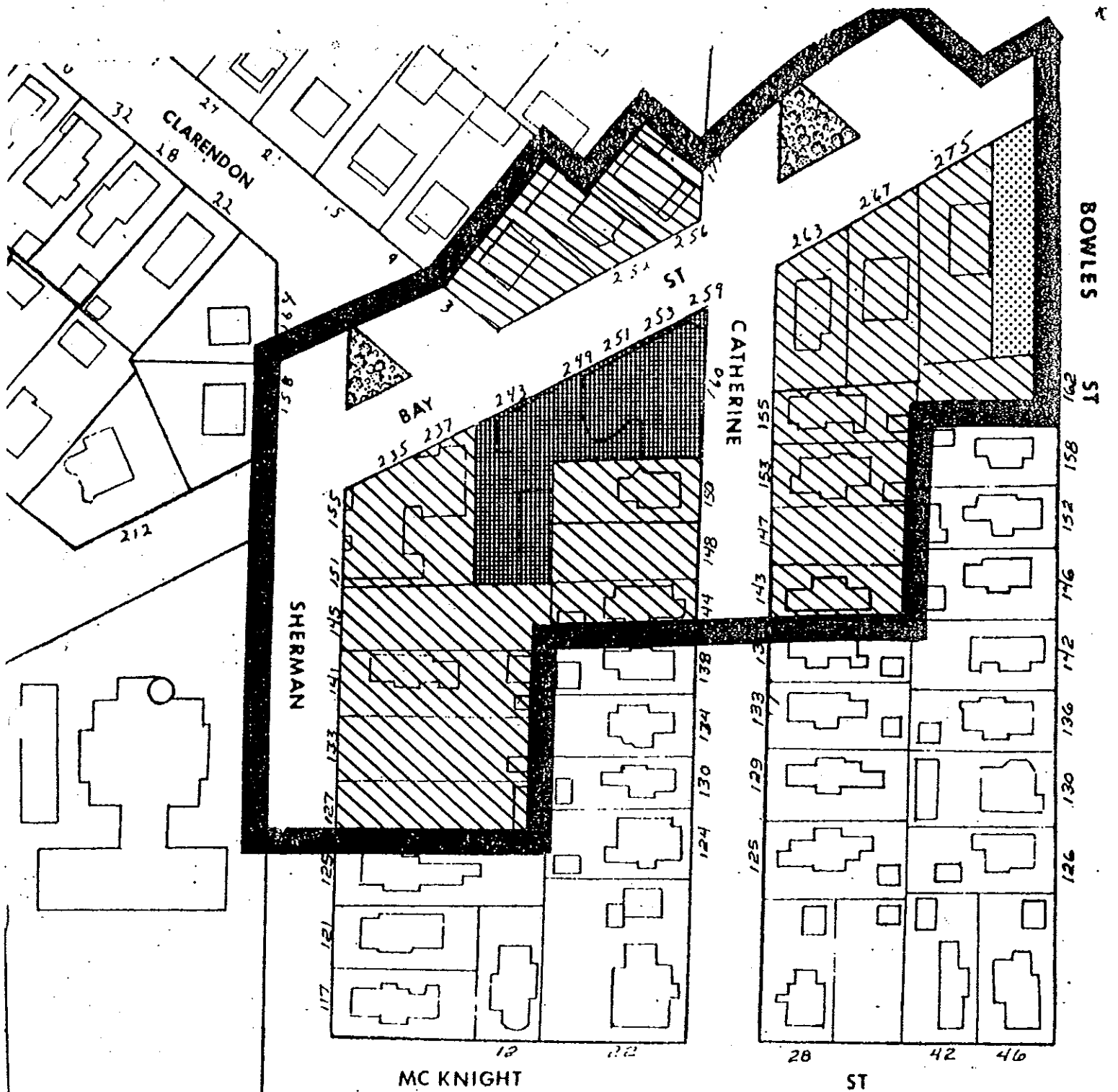
- iv. Prior to selection of a redeveloper, the Springfield Redevelopment Authority shall review the redeveloper's proposal to insure conformance with this Urban Renewal Plan and compatability with the surrounding neighborhood and, in arriving at such determination, shall take into consideration the views of the McKnight 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 subcontractors, 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 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.



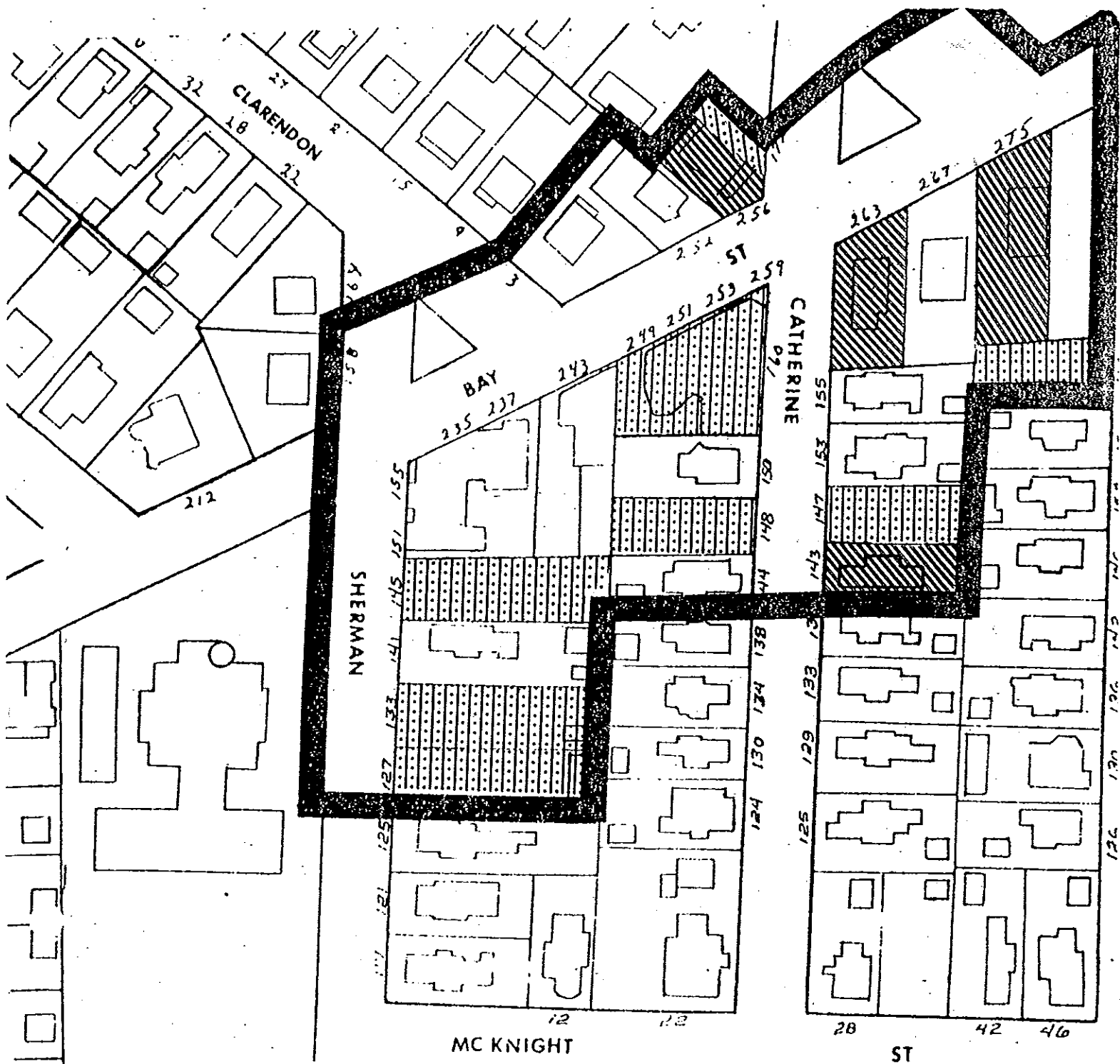
TAPLEY URBAN RENEWAL AREA

Proposed Land Use Map 1

-  Residential
-  Institutional
-  Utilities
-  Open Space

SCALE: 1" = 100'

DATE: JULY 1980



TAPLEY URBAN RENEWAL AREA

Land Acquisition Map 2



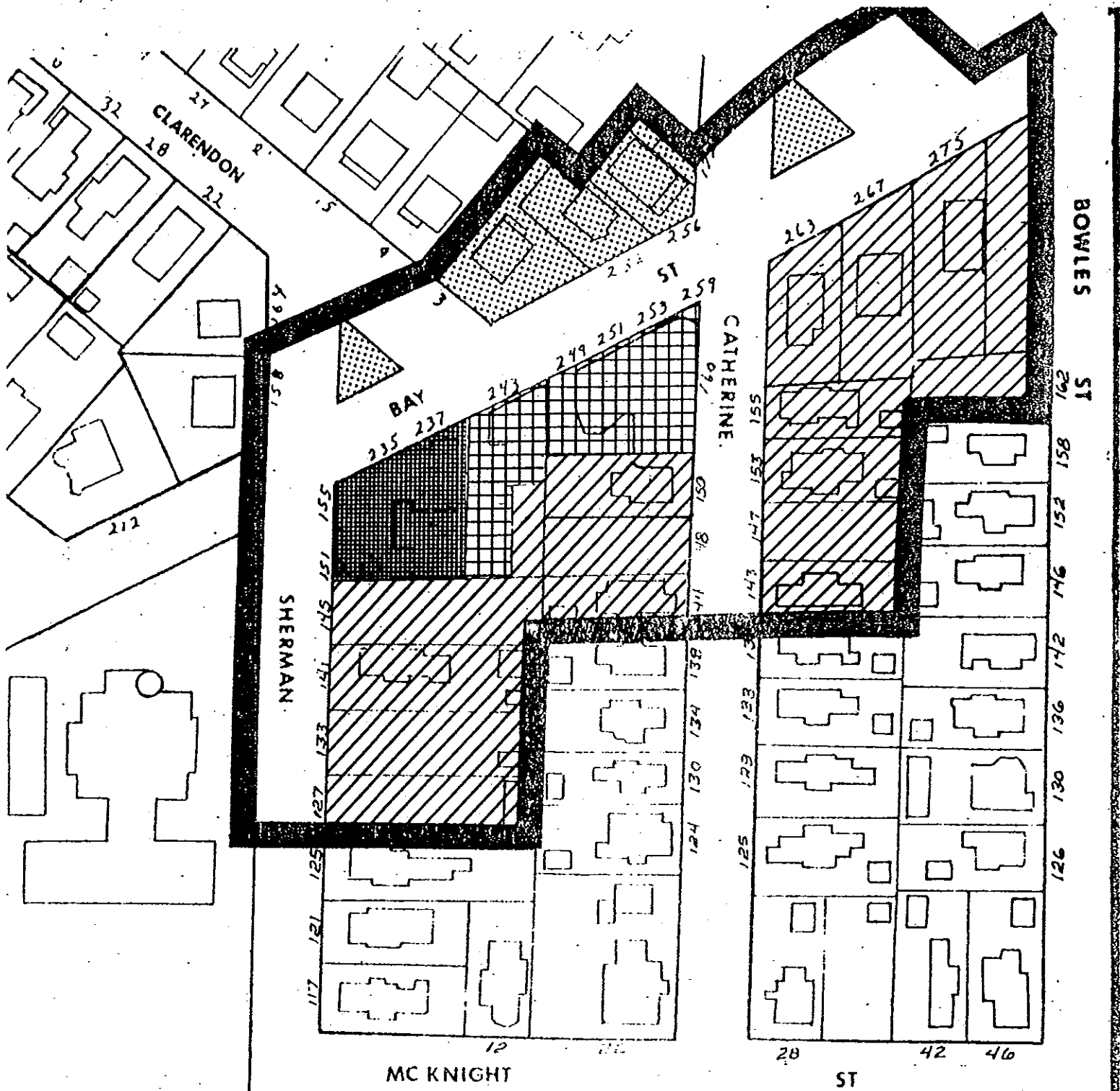
to be acquired



to be acquired for
possible rehabilitation

SCALE: 1" = 100'

DATE: JULY 1980



TAPLEY URBAN RENEWAL AREA

Existing & Proposed Zoning Map 3

- Res. A to remain
- Res. B to remain
- Bus. A to remain
- Bus. A to Res. B

SCALE: 1" = 100'

DATE: JULY 1980

EXHIBIT A

Legal Description

Tapley Urban Renewal Project

Beginning at a point located in the intersection of the Westerly Street line of Bowles Street and the Southerly Street line of Bay Street; thence Southerly along the Westerly street line of Bowles Street approximately 228', thence Westerly approximately 100', thence Southerly approximately 160', thence Westerly to the Westerly Street line of Catherine Street thence Southerly along the Westerly street line of Catherine Street approximately 10', thence Westerly approximately 100', thence Southerly approximately 148, thence Westerly to the Westerly street line of Sherman Street, thence Northerly along the Westerly street line of Sherman Street approximately 358', thence Northeasterly to the Easterly street line of Clarendon Street at a point approxiamtely 55' Northwesterly of the Northerly street line of Bay Street, thence Northerly approximately 125', thence Easterly approximately 40', thence Northerly approximately 64', thence Easterly approximately 60' to the Westerly street line of Catherine Street at a point approximately 40' Northerly of the Northerly street line of Bay Street; thence Northerly along the Westerly street line of Catherine Street approximately 40', thence Easterly to the Westerly street line of Dartmouth Street at its intersection with the Northerly corner of Dartmouth Park, thence Southeasterly along the Westerly street line of Dartmouth Street to the Southerly street line of Bay Street; thence Northeasterly along the Southerly street line of Bay Street to its intersection with the Westerly street line of Bowles Street, the point of beginning.

EXHIBIT B
Property to be Acquired

lots with buildings

256 Bay/172 Catherine

249-259 Bay/ 160 Catherine

263 Bay

275 Bay

143 Catherine

vacant lots

127 Sherman

133 Sherman

145 Sherman

148 Catherine

147 Catherine

162 Bowles

EXHIBIT C

Minimum Property Rehabilitation Standards

All residential properties in the Tapley 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 instance.

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.

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.

R-203-2 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%.

R-203-3 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.

R-203-4 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 R-407 for exterior appurtenances.

SITE CRITERIA

R-300 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.

R-301 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.

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.

R401-6

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.

RELOCATION PLAN
CITY OF SPRINGFIELD
TAPLEY URBAN RENEWAL PROJECT

Prepared by-

Springfield Redevelopment Authority

I N D E X

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Letters stating priority status for
displacees.

RELOCATION PLAN
TAPLEY URBAN RENEWAL PLAN
CITY OF SPRINGFIELD

I. Administration

The Springfield Redevelopment Authority is proposing to acquire certain residential and commercial structures on Bay and Catherine Streets. The occupied structures will be acquired as part of the Tapley Urban Renewal Plan.

The site occupants displaced by this program will be eligible for relocation assistance and relocation payments as required by the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended. The site occupants have been interviewed by staff members of the Springfield Redevelopment Authority, and they will be informed in writing when a public hearing before the City Council takes place to consider approval of the Urban Renewal Plan and the Relocation Plan for the Tapley Urban Renewal project.

The Springfield Redevelopment Authority is the Central Relocation Service for the City of Springfield, and will carry out the relocation activities for the Tapley Urban Renewal project in accordance with local, state, and federal regulations governing relocation assistance and relocation payments.

The staff that carries out the relocation program is trained, experienced, competent, and sensitive to human relationships. Since the Springfield Redevelopment Authority is the Central Relocation Service for the City, it can provide uniform relocation assistance; it can determine the extent of present and proposed governmental action that may affect the carrying out of relocation assistance programs; and it can determine the availability of appropriate commercial and housing resources.

The Springfield Redevelopment Authority will maintain a relocation site office at 17-19 Wilbraham Road. Office hours are 8:30 A.M. to 5:00 P.M., Monday through Friday, with additional hours as required for the convenience of the site occupants. (Tel. 787-6533)

The staff of the relocation services department includes:

- (1) Director of Relocation Services
- (2) Field Representatives - 4 (one of whom is Spanish-speaking)
- (3) Chief Clerk - 1
- (4) Clerk-Typist - 1 (Spanish-speaking)
- (5) Property Manager - 1
- (6) Maintenance Aides - 4
- (7) Commercial Relocation Representative - 1

II. Relocation Assistance

The relocation assistance program will provide the following services:

1. Information at the earliest date possible to site occupants with regard to eligibility and procedures for relocation payment and assistance.
2. Direct personal interviews to determine the extent of need for each site occupant in receiving relocation assistance.
3. Provide current and continuing information on the availability, prices, and rentals of comparable sales and rental housing, and of comparable commercial properties and locations.
4. Assist any site occupant displaced from their residence or business in obtaining and relocating into a suitable replacement location.
5. Supply information regarding Federal and State housing programs, and information to the business concerns regarding programs administered by the Small Business Administration.

6. Provide advisory services such as counseling and referrals with regard to housing, financing, employment, health and welfare.
7. Provide to all families and individuals ready access to needed social services and counseling in order to minimize hardships in adjusting to relocation.
8. Inform all persons about eviction procedures, and the formal grievance procedure for use by displaced persons seeking administrative review of action in connection with relocation payments and adequacy of replacement housing.
9. Provide services to insure that the relocation process does not result in different or separate treatment on account of race, color, religion, national origin, sex, or source of income.
10. Refer adequate comparable and pre-inspected replacement resources, on an open occupancy basis, that are decent, safe, sanitary, and do not exceed 25-30% of the monthly gross income of the family or individual.

III. Relocation Payments

(1) Residential...

A. Moving Expense Payments - A family or individual may elect to receive either (a) a payment for actual reasonable moving expenses, including storage costs and transportation costs up to a 50 mile radius from the city, or (b) a fixed payment up to \$300 plus a dislocation allowance of \$200.00.

B. Replacement Housing Payment for Homeowners-

A replacement housing payment to homeowners may be in an amount not to exceed a total of \$15,000., which may include a differential payment, an interest payment, and an incidental payment. The family or individual must have actually owned and occupied the dwelling unit from which displacement took

place for not less than 180 days prior to the initiation of negotiations for acquisition of the property. The family or individual must also purchase and occupy a decent, safe, and sanitary replacement dwelling within one year after the date of receipt from the local agency of final payment of all costs of the acquired dwelling or the date of the move from the acquired dwelling, whichever is later.

- C. Replacement Housing Payment for Tenants and Certain Others - A replacement housing payment may be in an amount not to exceed \$4000 and may be either (a) a payment to assist a displaced person to lease or rent a comparable replacement unit, or (b) a payment to assist a displaced person in making a downpayment toward the purchase of a comparable replacement dwelling. A displaced tenant must have lawfully occupied the rental unit from which displacement occurred for not less than 90 days prior to the initiation of negotiations for acquisition of the property.

Commercial -

- A. Moving Expense Payment - A relocation payment for moving and related expenses may include reimbursement for actual reasonable moving expenses, actual direct loss of tangible personal property, and actual reasonable expenses in searching for a replacement business location.
- B. Payment in Lieu of Actual Moving and Related Expenses - A payment in lieu of moving expenses shall be equal to the average annual net earnings of the business concern, but not less than \$2500 or more than \$10,000.00. The owner of an outdoor advertising display is not eligible for this payment. To qualify for this payment a business concern must meet additional eligibility requirements.

IV. Site Occupant Characteristics

There are five (5) business concerns (one is really a social club) and two (2) families, no individuals, to be displaced by this program. The two families are a related family group, living together in a two family structure. There are five (5) adults and four (4) minors. The family unit wishes to stay together, however, they might be able to move into two adjoining units.

The business concerns are primarily neighborhood based retail operations, and they have expressed a desire to remain in the general neighborhood.

The business concerns include a variety store, barber shop, fish and tackle shop, laundromat, and social club.

V. Staging of Relocation Activities

All Community Development program activities, City code enforcement and emergency displacement is coordinated through the Springfield Redevelopment Authority.

The relocation period for the Tapley Urban Renewal activity will begin in January, 1981, with relocation scheduled to be completed six (6) months thereafter.

The Redevelopment Authority will work with the City's Office of Economic Development and the Upper State Street Development Corporation in its efforts to relocate the business concerns.

The family unit will be relocated into standard, affordable housing within the neighborhood.

Available housing resources will include all public and private subsidized housing, as well as private market housing, including the use of the Replacement Housing Payment.

VI. Property Management and Temporary Moves

Temporary moves will be kept to a minimum, but will be used for emergency situations as well as a temporary resource for a limited period of time when permanent relocation resources are not immediately available and the site occupant is planning to move back into the project or program area. Temporary moves will be made into units meeting housing code standards, and will only be undertaken if an emergency hazardous condition or code enforcement requirement exists, except in cases as mentioned above.

All costs in connection with the move will be included as a project cost and said move will not jeopardize the site occupant's rights to a relocation claim when the permanent move is made.

All acquired and occupied property will be maintained in a habitable and sound condition, with all basic services kept at a safe and operating level until all site occupants have, in fact, moved.

Use and Occupancy charges, including utilities, will not exceed what the site occupant was previously paying for rent, or 25% of the family's gross income, whichever is lower.

Use and Occupancy charges to commercial tenants shall be no higher than rent paid before acquisition, except that rent may be increased to the cost of providing services rendered plus taxes.

All Use and Occupancy agreements will include:

1. Rent to be charged
2. Starting date of tenancy
3. Date on which rent payments will be due
4. Date on which rent will begin to accrue
5. Identification of utilities or services to be furnished by either party.
6. Rights of tenants to pro rata refunds of advance rent payment in event of a move out before the end of a rental period.

Cost Estimate of Relocation Payments

I. Residential

(a) Moving Expenses

2 families \$1000.00

(b) Replacement Housing Payments \$8000.00

Total residential payment:

\$9000.00

II. Commercial

(a) Moving Expenses (5) \$45,000.00

Total Relocation Payments \$54,000.00

TAPLEY URBAN RENEWAL PROJECT

Families:

<u>NAME</u>	<u>ADDRESS</u>
Lillie Brice	254-256 Bay Street

Commercial:

Bay Laundromat	259 Bay Street
Ernest & Bass Barber Shop	160 Catherine Street
Herman's Speciality Shop	253 Bay Street
Variety Store	172 Catherine St.
Big Bass Fishing Club	253 Bay Street

September 26, 1977
Community Development
Department

SUBSIDIZED MULTI-FAMILY BUILDINGS BY BEDROOM SIZE

COMPLETED

<u>PROJECT</u>	<u>TOTAL UNITS</u>	<u>RENT ASSISTANCE AUTHORIZED</u>	<u>EFF/ 1-BR</u>	<u>2-BR</u>	<u>3-BR</u>	<u>4-BR</u>	<u>5-</u>
Park East (Co-op)	157	0	-	111	46	-	-
Allen Park	264	0	28	191	45	-	-
Colonial Estates	500	0	-	430	70	-	-
Senority House	168	Not Applicable	168	-	-	-	-
Liberty Hill (Co-op)	88	57	-	14	64	10	-
Spring Hill	74	30	-	29	29	13	3
Spring Meadows	268	54	-	160	108	-	-
Woodwood Estates	160	40	42	94	24	-	-
Matton Apts. (Rehab.)	12	2	1	11	-	-	-
Eastern Ave. (Co-op)	24	5	-	8	12	4	-
Ryncheon Terrace I	250	63	-	-	107	143	-
Cathedral Hill	48	10	-	8	26	14	-
Twin Terraces I (Co-op)	40	7	-	15	20	5	-
Twin Terraces II (Co-op)	50	11	40	10	-	-	-
City Vue I (Rehab)	152	43	25/102	25	-	-	-
City Vue II (Rehab)	120	36	32/59	28	-	-	-
Concord Apts. (Rehab.)	104	36	52	52	-	-	-
State Apts.	346	134	23/265	58	-	-	-
Orange Apts. (Rehab)	12	1	-	-	-	12	-
Bergen Circle	200	155	90	70	20	20	-
Ryncheon Terrace II	365	292	257	18	51	39	-
Chestnut Park	486	122	204	264	18	-	-
Hester Place	80	50	50	30	-	-	-
St. James Manor	48	5	48	-	-	-	-
Northern Heights (Rehab/New)	148	37	20/42	56	19	-	-
Walnut Apts. (Rehab)	16	2	-	4	4	8	-
Ginden Towers (Eld)	249	Sect. 8	221	29	-	-	-
Williams Street (Eld-SHA)	102	Sect. 8	1/90	11	-	-	-

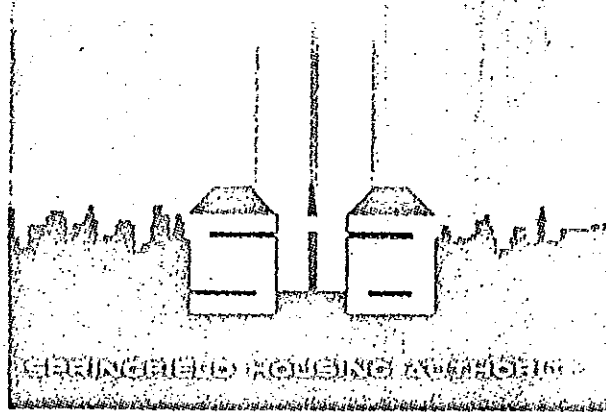
RICHARD P. WHITNEY
Chairman

ATHAN CATJAKIS
Vice-Chairman

IRIS E. PATON
Treasurer

WILLARD J. WRIGHT
Ass't Treasurer

MORRIS JONES
Member



RAYMOND B. ASSELIN
Executive Director

25 Saab Court — P. O. Box 1609
SPRINGFIELD, MASSACHUSETTS 01106
TELEPHONE (413) 788-0981

April 21, 1978

RECEIVED

SPRINGFIELD REDEVELOPMENT AUTHORITY

APR 24 1978
11:19 AM

Mr. Dominio R. Sarno
Director of Relocation Services
Springfield Redevelopment Authority
73 State Street
Springfield, Massachusetts

Dear Mr. Sarno:

The Springfield Housing Authority continues as it has in the past to provide a priority status to eligible families and individuals displaced by renewal and other governmental programs.

The estimated turnover rate during a twelve (12) month period is as follows:

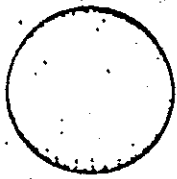
Bedroom Size	1	2	3	4	5	6
Total Number of Units	810	491	519	110	12	0
Estimated Turnover Rate	83	87	79	8	1	0

If there are any questions regarding this matter, please do not hesitate to contact this office.

Very truly yours,
SPRINGFIELD HOUSING AUTHORITY

Suzanne Collins
Suzanne Collins

COPIES
B. ASSELIN
T. DEHN
W. HOWE
B. LEECH
J. L. LEECH
J. MALONE
J. M. MALONE
B. S. MALONE
B. S. MALONE
B. S. MALONE



Bergen Circle

Bay Street and Girard Avenue Springfield, Massachusetts 01109 781-5010

November 18, 1976

Springfield Redevelopment Agency
73 State Street
Springfield, MA 00103

To whom it may concern,

Bergen Circle is a new housing complex consisting of two hundred and one apartments. We have twenty three and twenty four bedroom apartments, seventy two, two bedroom apartments, and eighty nine, one bedroom apartments. Eighty nine of our apartments are designated for the elderly. A percentage of these apartments are available for deep subsidy.

Bergen Circle accepts applicants with high priorities for relocation. If there are any questions please call us. Our number is 781-5010 and our office hours are 9-5, Monday through Friday.

Very truly yours,

Craig M. Turner
Rental Agent

RECEIVED

SPRINGFIELD REDEVELOPMENT AUTHORITY

NOV 24 1976 P.M.
7:18 PM

COMMERCIAL
A. ALLEN
T. DENNING
W. HOWARD
R. LANGLOIS
J. LOVAX
J. MALONE
J. MARCHESE
D. SAKNO
S. JYKIN
T. TORNEK

400

Fernwood estates

garden apartments

FERNBANK ROAD • SPRINGFIELD, MASS. 01029 • (413) 5

Nov 15th to Nov

Dominic Lanno

Springfield Redevelopment Authority

Dear M. Lanno,

In compliance with State request
we will give priority to persons displaced
by public action, whenever we have a
vacancy.

Noel Beal
its Manager
of

Fernwood Associates Ltd

RESOLUTION OF THE CITY COUNCIL OF SPRINGFIELD WITH
APPROVAL OF THE MAYOR OF SPRINGFIELD APPROVING THE
URBAN RENEWAL PLAN FOR TAPLEY URBAN RENEWAL PROJECT

WHEREAS under the provisions of Title I of the Housing and Community Development Act of 1974, the City of Springfield is authorized, acting by and through the Springfield Redevelopment Authority, to prepare plans for and administer urban renewal projects, and

WHEREAS, the Springfield Redevelopment Authority has made detailed studies of the location, physical condition of structures, land use, environmental influences, and social, cultural and economic conditions of the Tapley Urban Renewal Project, and

WHEREAS, the Springfield Redevelopment Authority has prepared and approved and referred to the City Council of the City of Springfield (herein called the "Governing Body") for review and approval an Urban Renewal Plan for the said Project, which plan is more specifically identified as follows:

TAPLEY URBAN RENEWAL PLAN, dated July, 1980
consisting of 8 pages, 3 maps and 3 exhibits; and

WHEREAS, the Springfield Planning Board has found that the Urban Renewal Plan is based upon a local survey and conforms to a comprehensive plan for the Locality as a whole, and

WHEREAS, the Urban Renewal Plan for the Project area describes certain land uses for the Project area and will require, among other things, changes in zoning, the vacating and removal of streets, alleys, and other public ways, the establishment of new street patterns, the location and relocation of sewer and water mains and other public facilities, and other public action, and

WHEREAS, the Springfield Redevelopment Authority has prepared and submitted a program for the relocation of individuals, families, and businesses that may be displaced as a result of carrying out the Project in accordance with the Urban Renewal Plan, and

WHEREAS, there have also been presented to the Governing Body, information and data respecting the relocation program which has been prepared by the Springfield Redevelopment Authority as a result of studies, surveys, and inspections in the Project area and the assembling and analysis of the data and information obtained from such studies, surveys and inspections, and

WHEREAS, the members of the Governing Body have general knowledge of the conditions prevailing in the Project area and of the availability of proper housing in the Locality for the relocation of individuals, families, and businesses that may be displaced from the Project area, and in the light of such knowledge of local housing condition, have carefully considered and reviewed such proposals for relocation, and

WHEREAS, a public hearing relating to the Urban Renewal Plan for the Project has been held after due notice before the City Council of the City, and

WHEREAS, the Governing Body is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with State aid under Chapter 121B of the Massachusetts General Laws, as amended,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL WITH THE APPROVAL OF THE MAYOR:

1. That it is hereby found and determined that the project area is a substandard, decadent, or blighted open area and qualifies as an eligible project area under said Chapter 121B.
2. That the Urban Renewal Plan for the Project, having been duly reviewed and considered is hereby approved, and the City Clerk be and hereby is directed to file a copy of the said Urban Renewal Plan with the minutes of this meeting.
3. That it is hereby found and determined that the Urban Renewal Plan for the Project Area conforms to a comprehensive plan of the locality as a whole.
4. That it is hereby found and determined that, in addition to the elimination of blight from the Project Area, the undertaking of the Project in such area further promotes the public welfare and the proper development of the community by making land in such area available for disposition and redevelopment for uses in accordance with the Urban Renewal Plan.
5. That it is hereby found and determined that the Urban Renewal Plan for the Project Area will afford maximum opportunity, consistent with the sound needs of the locality as a whole for the urban renewal of the area by private enterprise.
6. That it is hereby found and determined that the Urban Renewal Plan for the Project Area gives due consideration to the provisions of adequate park and recreational areas and facilities, as may be desirable for the neighborhood improvement, with special consideration for the health, safety, and welfare of children residing in the general vicinity of the sites covered by the Plan.
7. That it is hereby found and determined that the program for the proper relocation of individuals, families and businesses displaced in carrying out the Project, in decent, safe, and sanitary dwellings in conformity with acceptable standards is feasible and can be reasonably and timely effected to permit the proper prosecution and completion of the Project; and that such dwellings or dwelling units available or to be made available are at least equal in number of displaced individuals, families and businesses, are not generally less desirable in regard to

public utilities and public and commercial facilities than the dwellings of the displaced individuals, families and businesses in the Project Area; are available at rents or prices within the financial means of the displaced individuals, families and businesses, and are reasonably accessible to their places of employment.

8. That, in order to implement and facilitate the effectuation of the Urban Renewal Plan hereby approved, it is found and determined that certain official action must be taken by this Governing Body with reference among other things, to changes in zoning, the vacating and removal of streets, alleys, and other public ways, the establishment of new street patterns, the location and relocation of sewer and water mains and other public action, and, accordingly, this Governing Body hereby (a) pledges its cooperation in helping to carry out the Urban Renewal Plan; (b) requests the various officials, departments, boards and agencies of the locality having administrative responsibilities in the premises likewise to cooperate to such end and to exercise their respective functions and powers in a manner consistent with the Urban Renewal Plan; (c) stands ready to consider and take appropriate action upon proposals and measures designed to effectuate the Urban Renewal Plan.

PROJECT Tapley Urban Renewal ProjectBUDGET NO. 1BUDGET PERIOD: One Year TO _____

Budget No. 1 Approved _____ Latest Approved Budget (No.), _____

PROGRAM ACTIVITY	Latest Approved Budget	Adjustment (+ or -)	Budget Requested	Budget Approved
Administration		--	\$ 35,500	
Real Estate Purchases			75,000	
Acquisition Costs			19,000	
Property Management			13,500	
Relocation Payment & Costs			56,000	
Site Clearance			15,000	
Project Improvements			-0-	
Rehabilitation Grants & Costs			-0-	
Disposition Costs			1,000	
Outside Services			-0-	
Sub-Total			215,000	
Unassigned			-0-	
TOTAL PROGRAM BUDGET			\$215,000	

etc _____

SPRINGFIELD REDEVELOPMENT AUTHORITY

Executive Director_____
City of Springfield Approval_____
Signature

Tapley Urban Renewal Area

December 1984

COMMUNITY DEVELOPMENT PROGRAM
AMENDED URBAN RENEWAL PLAN FOR
TAPLEY RENEWAL AREA

SPRINGFIELD, MASSACHUSETTS

TABLE OF CONTENTS

Code No.

200	Project Area Report
201	Urban Renewal Plan
203	Citizen Participation Report
204	Rehabilitation Report
206	Relocation Plan
209	Cost Estimate
300	Legal Documents
400	Environmental Assessment Form

200 PROJECT AREA REPORT

a. Boundary Selection

The boundaries were drawn to include a small deteriorated section of the McKnight neighborhood. This area is composed of single and two-family wood frame dwellings, vacant lots, a church, some marginally used stores, and an apartment building.

b. Project Area Map

See Boundary and Existing Land Use Map

c. Project Area Data

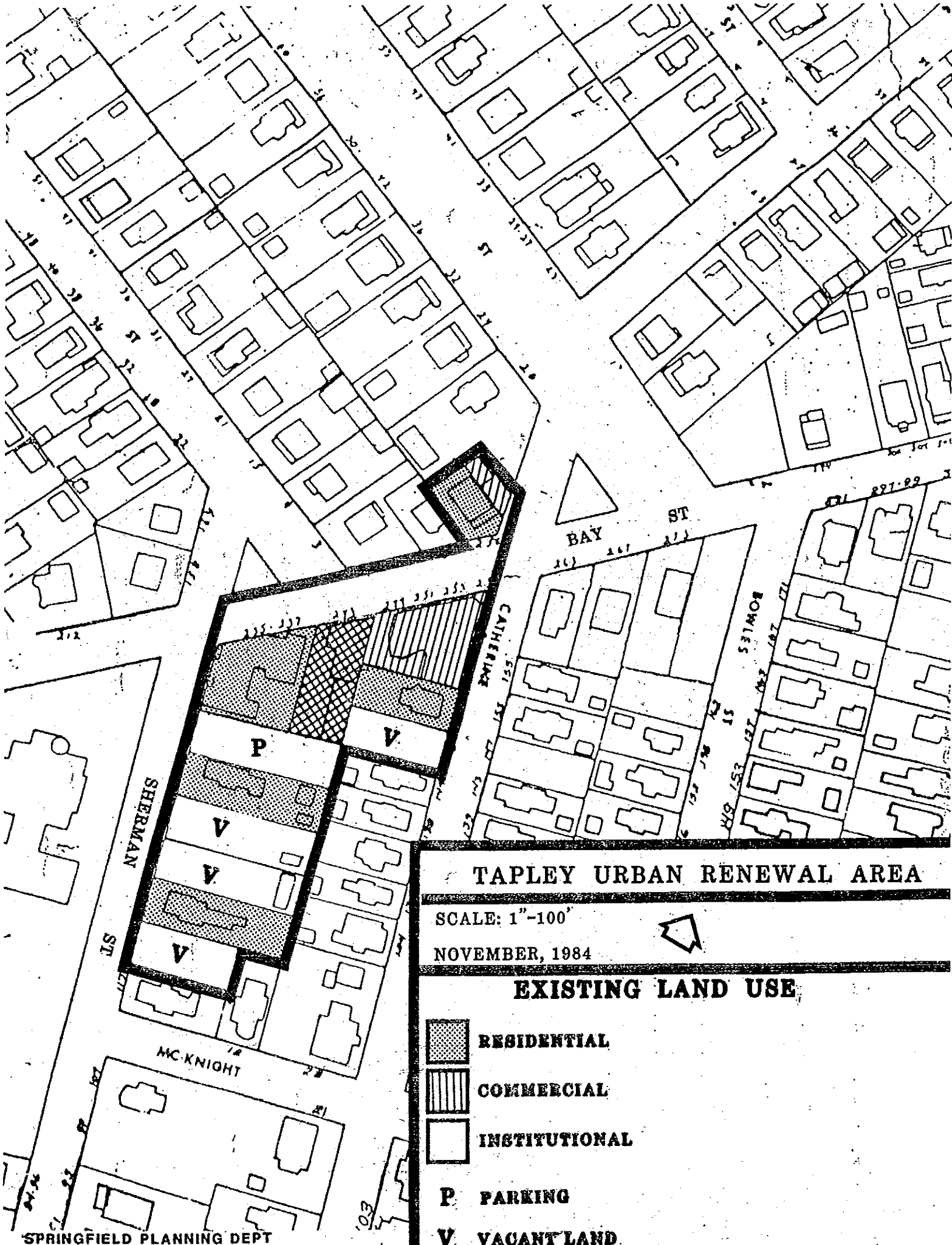
i. Data on Project Area - See D.C.A. form 59

ii. Criteria for Classifying Buildings

Buildings are classified as substandard if they contain one or more serious deficiencies which result in inadequate light, ventilation, sanitation, or protection from the elements. Exterior surveys were made by the Springfield Planning Department. Assessor's data were also used.

iii. Inclusion of sizeable area not meeting distribution of deficiencies test Not Applicable.

iv. Clearance was determined for individual structures which were judged substandard, vacant, or blighting influences.






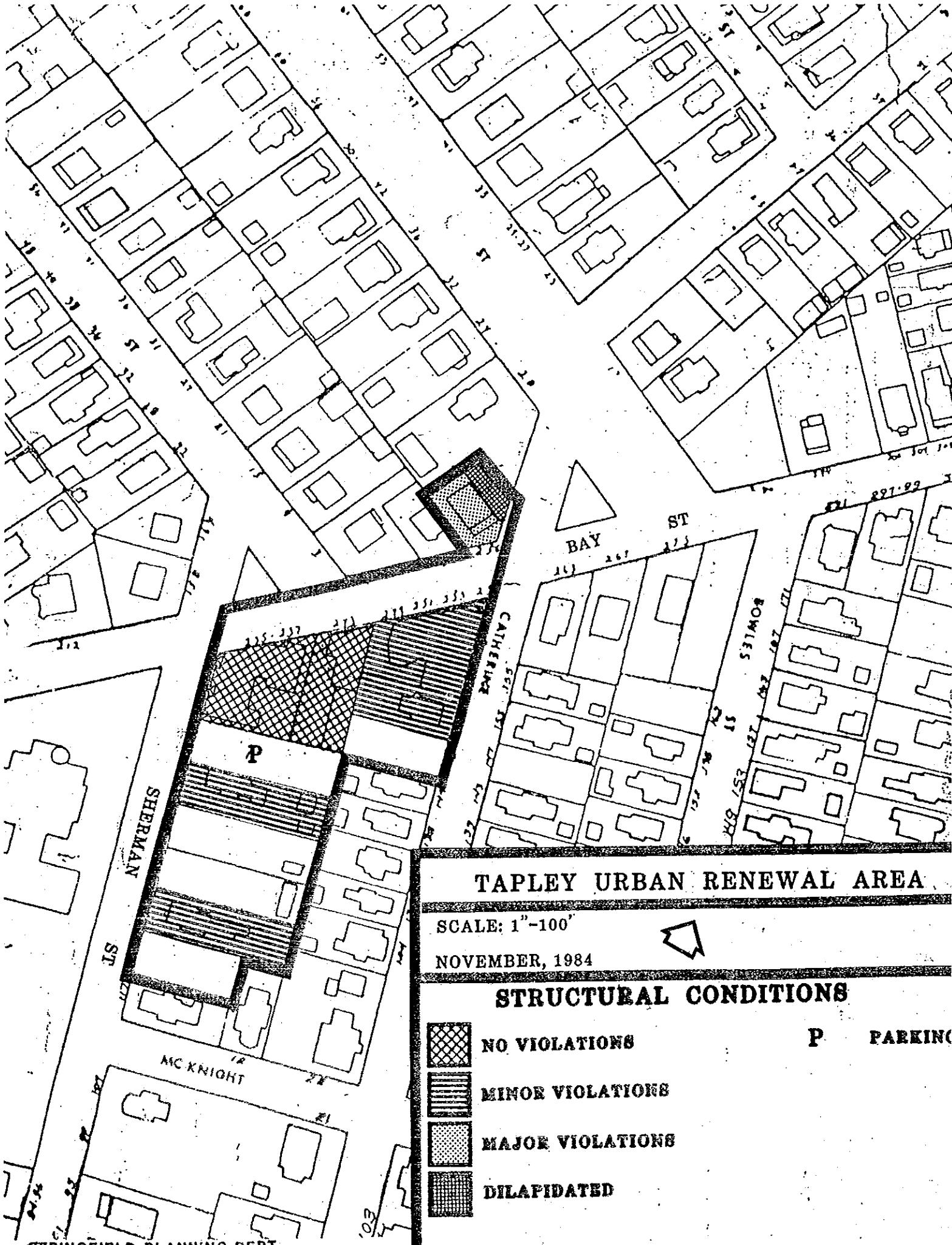
TAPLEY URBAN RENEWAL AREA

SCALE: 1"=100'

NOVEMBER, 1984

EXISTING LAND USE

-  RESIDENTIAL
-  COMMERCIAL
-  INSTITUTIONAL
- P** PARKING
- V** VACANT LAND



TAPLEY URBAN RENEWAL AREA

SCALE: 1"=100'

NOVEMBER, 1984

STRUCTURAL CONDITIONS



NO VIOLATIONS

MINOR VIOLATIONS

MAJOR VIOLATIONS

DILAPIDATED

P PARKING

TAPLEY URBAN RENEWAL AREA

December 1984

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									
ITEM	TOTAL	BY PRESENT CHARACTER			BY PROPOSED ACQUISITION		CONDITION OF BUILDINGS		ACREAGE BY PROPOSED LAND USES
		IMPROVED		UNIMPROVED	TO BE ACQUIRED	NOT TO BE ACQUIRED	TOTAL BUILDINGS	NUMBER WITH DEFICIENCIES	
		WITH BLOBS, OR STREETS	W/OTHER IMPROVEMENTS						
A1.	2.0	1.5	0	.5	.7	1.3	8	5	2.0
Streets, Alleys, Public Rights-of-Way, Total	.3	.3		0	0	.3			.3
a. Major Transportation	.3	.3		0	0	.3			.3
									0
									0
b. Other Streets, Alleys, Public Rights-of-Way	0	0		0	0	0			0
Residential, Total	.9	.9	0	0	.2	.7	.5	.3	1.3
a. Dwelling Purposes	.9	.9	0	0	.2	.7	.5	.3	1.3
b. Related Public or Semipublic Purposes	0	0	0	0	0	0	0	0	1.3
Nonresidential, Total	.8	.3	0	.5	.5	.3	3	2	.4
a. Commercial	.2	.2	0	0	.1	.2	2	2	.3
b. Industrial	0	0	0	0	0	0	0	0	0
c. Public or Semipublic (Institutional)	.1	.1	0	0	0	.1	1	0	.1
d. Open or Unimproved Land Not Included in a, b, or c above	.5			.5	.5	0			

CONTEMPLATED 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	1.2	.1	.6	.5	0
All Buildings	8	2	4	2	0
a. Residential Buildings	5	1	3	1	0
b. Nonresidential Buildings	3	1	1	1	0
All Dwelling Units	19	1	4	14	0
a. In Buildings With Difficulties	4	0	4	0	0
b. In Standard Buildings	15	1	0	14	0

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Page

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Boundaries of Project Area	1
Urban Renewal Plan Objectives	1
Types of Proposed Renewal Action	1
LAND USE PLAN	1
Land Use Map	1
Land Use Provisions and Building Requirements.....	1
PROJECT PROPOSALS.....	4
Land Acquisition	4
Rehabilitation	6
Redevelopers' Obligations.....	6
Underground Utility Lines	7
Temporary Project Improvements	7
Changes in Approved Plan.....	7

MAPS

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

EXHIBITS

- A. Legal Description
- B. Property to be Acquired
- C. Minimum Property Rehabilitation Standards
- 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 as enumerated in the Residential Minimum Property Rehabilitation Standards.
 - ii. Removal of a structurally substandard blighting store
 - iii. Rehabilitation of commercial block to decent, safe, and sanitary standards
 - iv. Provision of land for parking, open space, and/or housing.
- c. Types of Proposed Renewal Actions: Renewal actions proposed are rehabilitation where feasible and desirable, clearance and redevelopment of structures not feasible or desirable for rehabilitation. Also, some under utilized vacant lots will be acquired. See Acquisition and Clearance Areas Map, Map 2.

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 generally permitted: Single-family, two-family houses, semi-detached houses, professional offices as an accessory use within the dwelling, and parking as an accessory use for existing residential or commercial structures. Open space, as well as low and moderate income housing shall be a permitted use.
 - ii. Uses to be permitted at 249-259 Bay Street/154-160 Catherine Street:
 - (a) retail store designed primarily to provide daily service to the residents of the McKnight neighborhood
 - (b) personal shop such as a barber shop or beautician
 - (c) retail service store or custom store such as a bakery, custom tailoring, and appliance repair store.
 - (d) offices
 - (e) bank or similar financial institution

- (f) automatic self-service laundry
- (g) restaurant
- (h) day care centers and nursery schools

iii. Additional regulations, controls or restrictions on land to be offered for sale:

Residential Standards:

- a) Density - every lot shall provide at least 4,000 square feet of lot area per dwelling unit.
- 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. In the case of a corner lot, there shall be at least fifteen (15) feet between the building and the side street line.
- d) Front Yards - no part of any building, except the outside steps, may be nearer to any street line than the nearest building on either side facing on the same street, but in no case need this distance exceed twenty-five (25) feet.
- e) Rear Yards - there shall be a rear yard between a principal building and the rear lot which in no case shall be less than twenty-five (25) feet.
- f) Height - no building shall exceed two and one-half stories or more than thirty-five (35) feet.
- g) Off-Street Parking - One and one-half parking spaces of at least one hundred and fifty (150) square feet per space shall be provided for each dwelling unit. Parking shall be adequately drained and paved with an all weather, dust-free surface. Lighting used in parking areas shall be arranged as to direct illumination away from adjoining residential premises. Between any parking lot and a public street or a residential use, there shall be a five-foot wide landscaped strip planted with evergreens which are at least three feet tall. All parking plans shall be reviewed by the Springfield Planning Department.

- h) Open Spaces - all open areas shall be amply landscaped with consideration given to play areas for children.

iv. 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 leasees of land 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 this 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, or national origin in the sale, lease, or occupancy of project area property.

- v. Controls on parcels not to be acquired: the regulations, controls, or restrictions enumerated in sections bi and bii 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.

- 4
- vi. Zoning and planning changes: in conformance with the Land Use Plan for area, one zoning change is proposed. (See Proposed Zoning Map, Map 3).

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 real 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 standards 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 a 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 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 -

5

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, or (2) rehabilitate the property in accordance with the Minimum Property Rehabilitation Standards.

iii. Special Properties Which May Be Acquired

Commercial complex at 249-259 Bay Street/154-160 Catherine Street

This building is not shown to be acquired at this time. If, however, one year after notification of approval of this plan by Commonwealth of Massachusetts, this building has not been renovated and its exterior repaired to the Secretary of the Interiors Standards for Rehabilitation, the Springfield Redevelopment Authority reserves the right to acquire it for commercial renovation. If the building is acquired, an exterior preservation restriction shall be given to the Springfield Historical Commission.

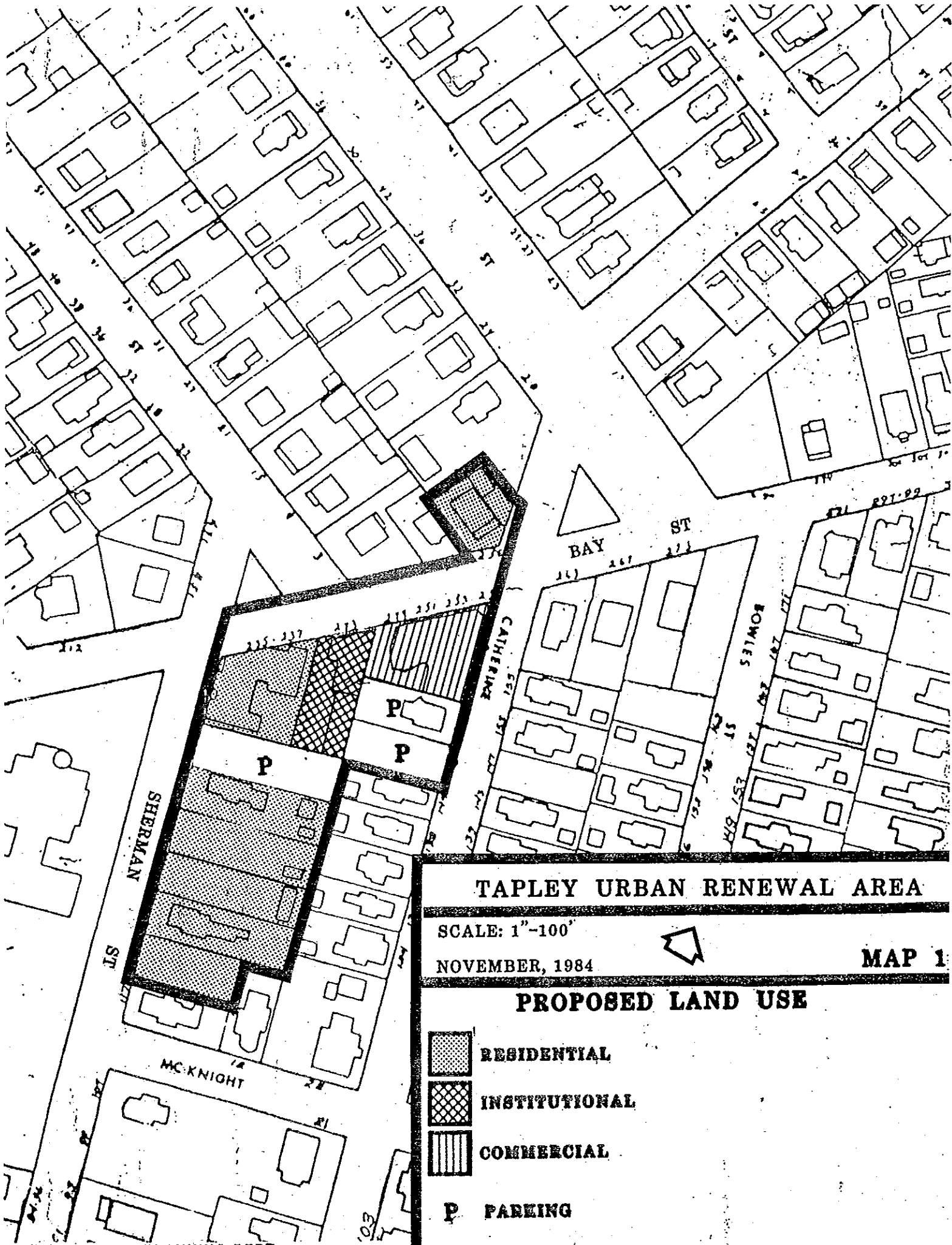
b. Rehabilitation:

- i. Property rehabilitation standards for real property not to be acquired: All properties within the project area not identified above as acquisition properties shall be upgraded in accordance with the Minimum Property Rehabilitations Standards, which are attached hereto and incorporated in this Urban Renewal Plan as EXHIBIT C.
- ii. The exterior of properties shall be rehabilitated according to the Secretary of the Interior's Standards for Rehabilitation which are attached as Exhibit D.

c. Redevelopers' Obligations:

- i. To prevent speculation in land holding 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, 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 121 B 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 McKnight 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 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.



TAPLEY URBAN RENEWAL AREA

SCALE: 1"=100'

NOVEMBER, 1984

MAP 1

PROPOSED LAND USE

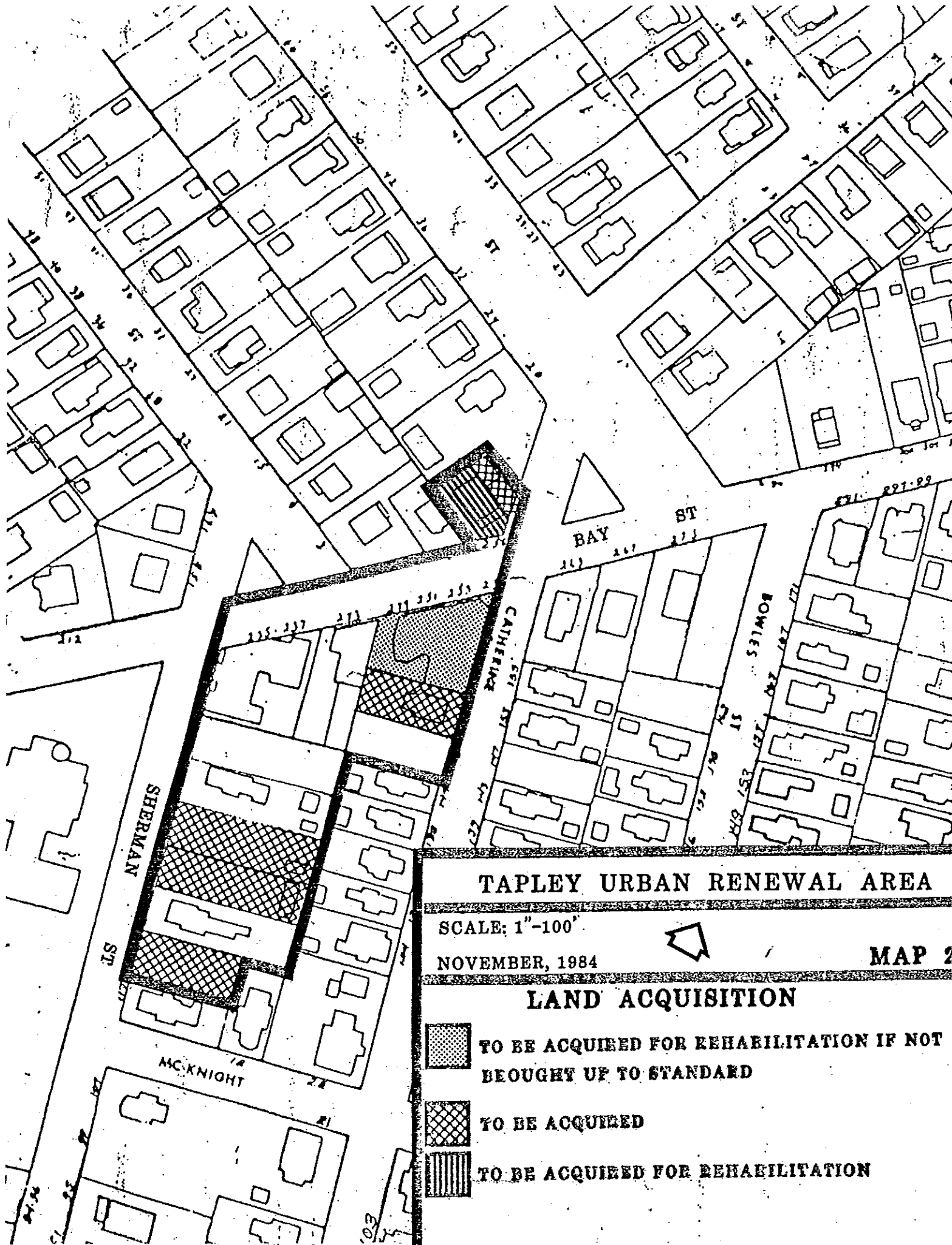


RESIDENTIAL

INSTITUTIONAL

COMMERCIAL

P PARKING



TAPLEY URBAN RENEWAL AREA

SCALE: 1"-100'

NOVEMBER, 1984



MAP 2

LAND ACQUISITION



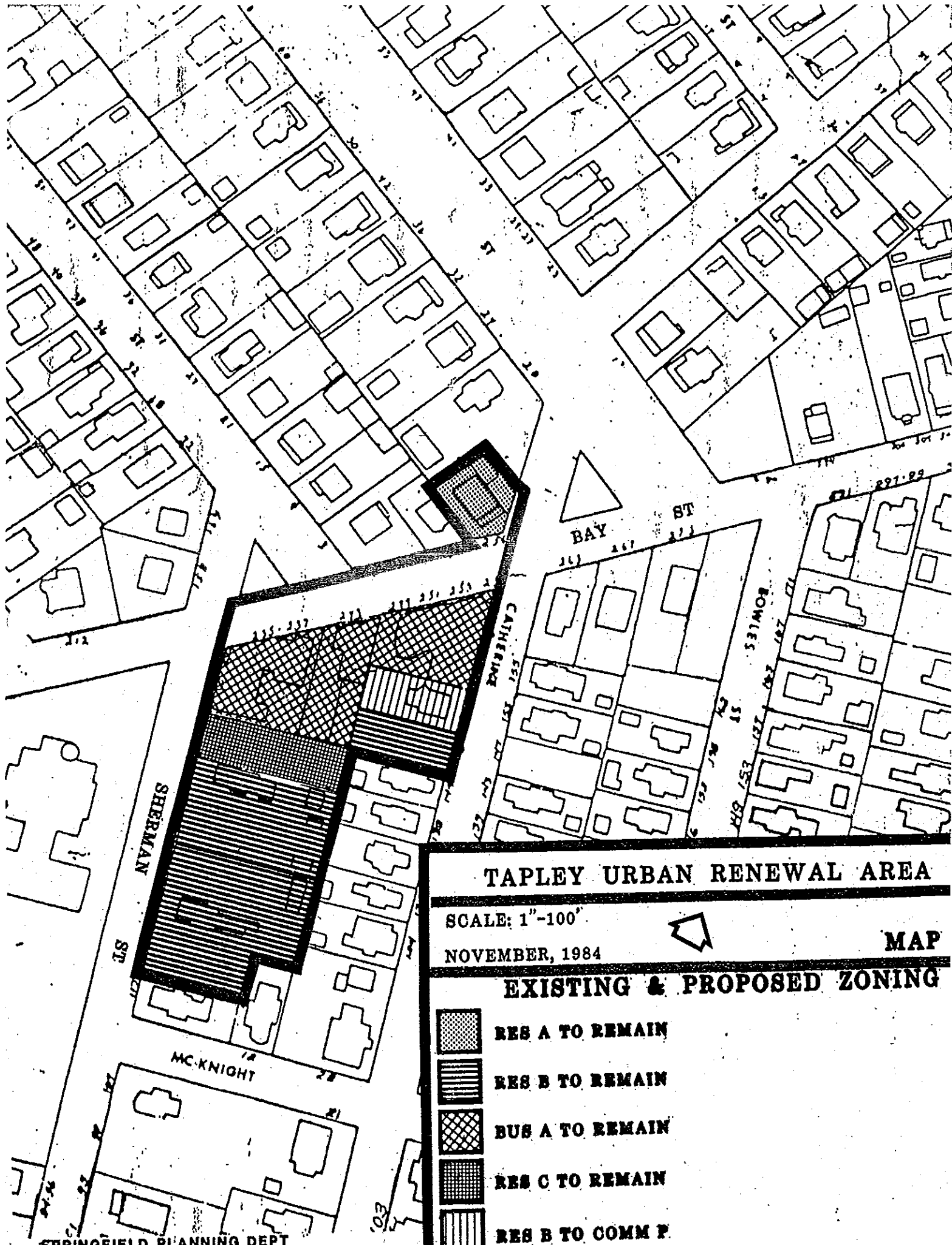
TO BE ACQUIRED FOR REHABILITATION IF NOT BOUGHT UP TO STANDARD



TO BE ACQUIRED



TO BE ACQUIRED FOR REHABILITATION



TAPLEY URBAN RENEWAL AREA






SCALE: 1"-100'

NOVEMBER, 1984



MAP

EXISTING & PROPOSED ZONING

-  RES A TO REMAIN
-  RES B TO REMAIN
-  BUS A TO REMAIN
-  RES C TO REMAIN
-  RES B TO COMM F

LEGAL DESCRIPTION
Tapley Renewal Plan
EXHIBIT A

Beginning at a point located in the intersection of the easterly street line of Sherman St. and the northerly street line of Bay St.; thence easterly along the northerly street line of Bay St. approximately 250'; thence northwesterly approximately 69'; thence northeasterly approximately 64'; thence southeasterly approximately 60' to the westerly street line of Catherine St.; thence southerly along the westerly street line of Catherine St. approximately 295'; thence westerly approximately 100'; thence southerly approximately 250'; thence westerly approximately 45'; thence southerly approximately 49'; thence westerly approximately 92' to the easterly street line of Sherman St.; thence northerly along the easterly street line of Sherman St. to its intersection with the northerly street line of Bay St. the point of beginning.

EXHIBIT B

Property to be Acquired

Lots with Buildings

256 Bay/172 Catherine St.
*249-259 Bay/154-160 Catherine St.
150 Catherine St.

Vacant Lots

127 Sherman St.
133 Sherman St.
121 Sherman St.

*to be acquired only if not brought up to standard condition

Exhibit C

All residential properties in the Tapley 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 instance.

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.

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.

8. Wherever possible, new additions or alterations to structures shall be done in such a manner that if they were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.

GUIDELINES FOR APPLYING THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

The following guidelines are designed to help individual property owners formulate plans for the rehabilitation, preservation, and continued use of old buildings consistent with the intent of the Secretary of the Interior's "Standards for Rehabilitation." The guidelines pertain to buildings of all occupancy and construction types, sizes, and materials. They apply to permanent and temporary construction on the exterior and interior of historic buildings as well as new attached or adjacent construction, although not all work implied in the Standards and guidelines is required for each rehabilitation project.

Techniques, treatments, and methods consistent with the Secretary's "Standards for Rehabilitation," are listed in the "recommended" column on the left. Those techniques, treatments, and methods which may adversely affect a building's architectural and historic qualities are listed in the "not recommended" column on the right. Every effort will be made to update and expand the guidelines as additional techniques and treatments become known.

Specific information on rehabilitation and preservation technology may be obtained by writing to the Technical Preservation Services Division, National Park Service, U.S. Department of the Interior, Washington, D.C. 20240, or the appropriate State Historic Preservation Officer. Advice should also be sought from qualified professionals, including architects, architectural historians, and planners, skilled in the preservation, restoration, and rehabilitation of old buildings.

THE ENVIRONMENT

Recommended

Retaining distinctive features such as the size, scale, mass, color, and materials of buildings, including roofs, porches, and stairways that give a neighborhood its distinguishing character.

Not Recommended

Introducing new construction into neighborhoods which is incompatible with the character of the district because of size, scale, color, and materials.

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

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

Recommended

Retaining original masonry and mortar, whenever possible, without the application of any surface treatment.

Duplicating old mortar in composition, color, and texture.

Duplicating old mortar in joint size, method of application, and joint profile.

Repairing stucco with a stucco mixture duplicating the original as closely as possible in appearance and texture.

Cleaning masonry only when necessary to halt deterioration and always with the gentlest method possible, such as low pressure water and soft natural bristle brushes.

Not Recommended

Applying waterproof or water repellent coatings or other treatments unless required to solve a specific technical problem that has been studied and identified. Coatings are frequently unnecessary, expensive, and can accelerate deterioration of the masonry.

Repointing with mortar of high Portland cement content can create a bond that is often stronger than the building material. This can cause deterioration as a result of the differing coefficient of expansion and the differing porosity of the material and the mortar.

Repointing with mortar joints of a differing size or joint profile, texture or color.

Sandblasting brick or stone surfaces; this method of cleaning erodes the surface of the material and accelerates deterioration. Using chemical cleaning products which could have an adverse chemical reaction with the masonry materials, i.e., acid on limestone or marble.

BUILDING: EXTERIOR FEATURES — continued

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

Recommended

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.

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.

Wood: Clapboard, weatherboard, shingles and other wooden siding

Recommended

Retaining original material, whenever possible.

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

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

Wood: Clapboard, weatherboard, shingles and other wooden siding

Recommended

Not Recommended

material also can contribute to the deterioration of the structure from moisture and insect attack.

Architectural Metals: Cast iron, steel, pressed tin, aluminum, zinc

Recommended

Not Recommended

Retaining original material, whenever possible.

Removing architectural features that are an essential part of a building's character and appearance, illustrating the continuity of growth and change.

Cleaning when necessary with the appropriate method. Cast iron and steel are normally not affected by mechanical cleaning methods while pressed tin, zinc and aluminum should be cleaned by the most gentle method possible.

Exposing metals which were intended to be protected from the environment. Do not use cleaning methods which alter the color, texture, and tone of the metal.

Roofs and Roofing

Recommended

Not Recommended

Preserving the original roof shape.

Changing the original roof shape or adding features inappropriate to the essential character of the roof such as oversized dormer windows or picture windows.

Retaining the original roofing material, whenever possible.

Applying new roofing material that is inappropriate to the style and period of the building and neighborhood.

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.

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.

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

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.

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

Windows and DoorsRecommended

Using original doors and door hardware when they can be repaired and reused in place.

Not Recommended

Discarding original doors and door hardware when they can be repaired and reused in place.

Entrances, porches, porte-cocheres, and stepsRecommended

Retaining porches and steps which are appropriate to the building and its development. Porches or additions reflecting later architectural styles are often important to the building's historical integrity and, wherever possible, should be retained.

Repairing or replacing, where necessary, deteriorated architectural features of wood, iron, cast iron, terra-cotta, tile, and brick.

Not Recommended

Removing or altering porches and steps which are appropriate to the building and its development and the style it represents.

Stripping porches and steps of original material and architectural features, such as hand rails, balusters, columns, brackets, and roof decoration of wood, iron, cast iron, terra-cotta, tile, and brick.

Enclosing porches and steps in a manner that destroys their intended appearance.

Exterior FinishesRecommended

Discovering original paint colors and finishes; repainting with colors based on the original, when appropriate, to illustrate the distinctive character of the property.

Not Recommended

Stripping down to the bare surface without some evidence of original exterior surface.

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.

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

Retaining original plaster, whenever possible.

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.

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

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.

PLAN

Recommended

Retaining the basic plan of a building, the relationship and size of rooms, corridors, and other spaces.

Not Recommended

Altering the basic plan of a building by demolishing principal walls, partitions, and stairways.

NEW CONSTRUCTION

Recommended

Keeping new additions and adjacent new construction to a minimum, making them compatible in scale, building materials, and texture.

Designing new work to be compatible in materials, size, scale, color, and texture with the earlier building and the neighborhood.

Using contemporary designs compatible with the character and mood of the building or the neighborhood.

Increasing building height only when absolutely necessary. Maintaining the scale, openings, and texture of existing building.

Not Recommended

Making unnecessary new additions.

Designing new work which is incompatible with the earlier building and the neighborhood in materials, size, scale, and texture.

Imitating an earlier style or period of architecture in new additions, except in rare cases where a contemporary design would detract from the architectural unity of an ensemble or group. Especially avoid imitating an earlier style of architecture in new additions that have a completely contemporary function such as a drive-in bank or garage.

Adding new height to the building which changes the scale and character of the building. Additions in height should not be visible when viewing the principal facade.

Adding new floors which destroy important architectural details and features of the building.

NEW CONSTRUCTION

RecommendedNot 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.

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

RecommendedNot 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.

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.

SAFETY AND CODE REQUIREMENTS

Recommended

Complying with code requirements in such a manner that the essential character of a building is preserved intact.

Investigating variances for historic properties afforded under some local codes.

Installing adequate fire prevention equipment in a manner which does minimal damage to the appearance or fabric of a property.

Providing access for the handicapped without damaging the essential character of a property.

Adding new stairways and elevators which do not alter existing exit facilities or other important architectural features and spaces of the building.

Not Recommended

Adding new stairways and elevators which alter existing exit facilities or important architectural features and spaces of the building.

U.S. Department of the Interior
National Park Service
Office of Archeology and Historic Preservation
Washington, D.C. 20240
March 25, 1977

203 ~ Citizen Participation Report

At the CDBG hearings in September, 1979, numerous McKnight residents spoke of the need for urban renewal activity at Bay and Catherine Streets. The Planning Department staff met with the elected neighborhood council during the spring and summer of 1980 to write an urban renewal plan.

Because the implementation of the plan was delayed, a neighborhood meeting in August, 1984 to solicit comments regarding modifications to the plan. The neighborhood council was notified of the revisions in November, 1984 once the revisions were drafted.

204 REHABILITATION REPORT

This program is intended to upgrade a small portion of the McKnight Neighborhood, an inner city area a mile to the east of Springfield's C.B.D.

All residential properties in the Tapley Renewal Area were inspected externally by the Springfield Planning Department. Most properties were given interior inspections by the Housing Department's Code Enforcement Division.

The program area is comprised of a mixture of deteriorated and sound single, two and three family houses. Seriously blighted structures and blighting land uses will be cleared. Cleared residential land will be sold to abutters or for new housing developments.

Sidewalk, curbing, and treebelts will be repaired or replaced.

The basis of the Minimum Property 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. CBDG rehabilitation grants and 312 loans will be available. During and after completion of the needed work, the Authority will inspect to insure that work complies to specifications.

The designated rehabilitation area has an elected organized neighborhood citizen's council, funded by the City with CD money, which has been consulted in the planning of the program.

Exhibit C

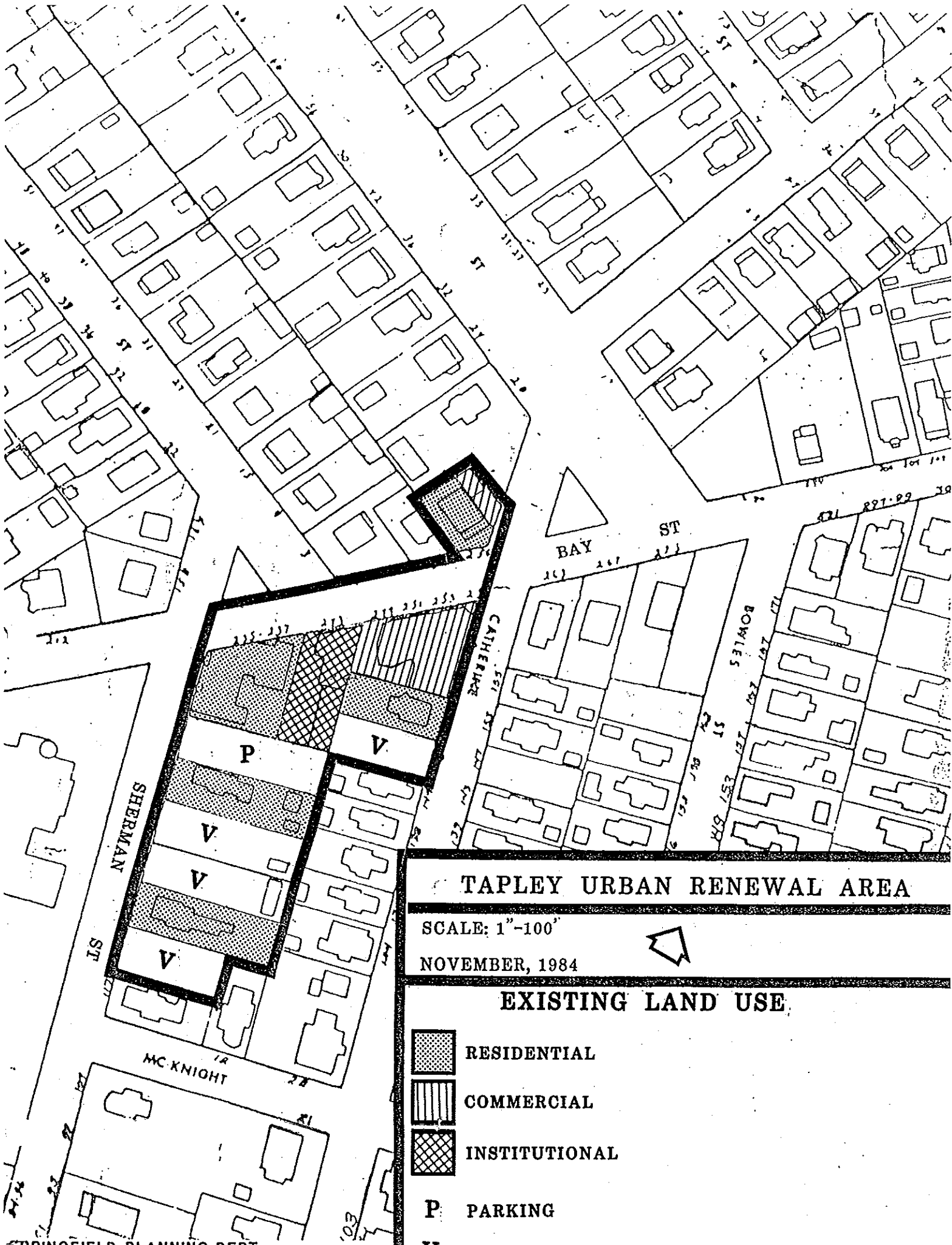
All residential properties in the Tapley Urban Renewal project area shall comply with the standards set forth in all applicable statutes, codes, and ordinances, as amended from time to time, relating to the use, maintenance, facilities, and occupancy of property, including, but not limited to, the building, 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 instance.

All nonresidential properties in the Tapley Urban Renewal Project Area shall comply with the standards found in the Massachusetts State Building Code.

Definitions

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



TAPLEY URBAN RENEWAL AREA

SCALE: 1"=100'

NOVEMBER, 1984

EXISTING LAND USE



RESIDENTIAL

COMMERCIAL

INSTITUTIONAL

P PARKING

V VACANT LAND



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

December 5, 1984

John Benoit, Commissioner
of Community Development
City Hall
Springfield, Massachusetts 01103

Re: Tapley Urban Renewal Area

Dear Mr. Benoit

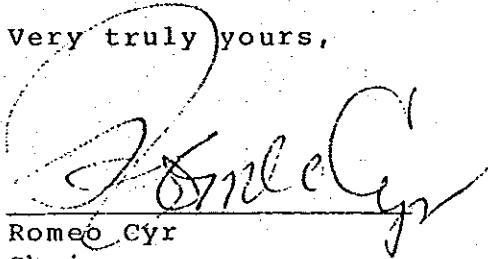
After reviewing the abovementioned document, the Planning Board, at a regular meeting held on December 5, 1984 attended by a legal quorum, voted unanimously to adopt the following:

RESOLVED:

That the Plan for Tapley Urban Renewal Area, dated December, 1984, has been reviewed by this Board and it be and hereby is the finding and determination of this Board that the Plan is based upon a local survey and conforms to the Comprehensive Plan for the locality as a whole.

This review and vote is intended to meet the requirements of the General Laws of Massachusetts, Chapter 121B, Section 48.

Very truly yours,


Romeo Cyr
Chairman

/jc

CITY OF SPRINGFIELD

COMMUNITY DEVELOPMENT PROGRAM BUDGET

PROJECT: TAPLEY Urban Renewal Project BUDGET NO.

BUDGET PERIOD: From-February 1, 1985 TO January 31, 1986

PROGRAM ACTIVITY				TOTAL
1. Administration(@ 10%)	12,330			
2. Legal Services	6,750			
3. Real Estate Purchases	90,000			
4. Acquisition Costs (Appraisals)	2,400			
5. Property Management (Net Cost)	2,000			
6. Relocation Costs	1,200			
7. Relocation Payments	16,000			
8. Engineering Costs	500			
9. Clearance(Demolition)	4,500			
10. Project Improvements				
11. Disposition Costs (Titles)				
12. Outside Services				
13. Replacement Housing Grant	10,000*			
14. Sub-Total	145,680			
15. Contingency	11,250			
16. Gross Project Cost	156,930			
17. Land Sales				
18. Net Project Cost				

*Not included in the computation of Administrative Cost

Approved by:

Springfield Redevelopment Authority

DOMINIC R. SARNO
Executive Director

1/10/85

TAPLEY URBAN RENEWAL PLAN

EXECUTIVE SUMMARY

The Tapley Urban Renewal Plan is focused on a small, deteriorated section of the McKnight Neighborhood along Bay Street, between Catherine Street and Sherman Street.

The purpose of the plan is to revitalize this section by providing rehabilitation up to minimum standards, removal of a substandard, blighting store, rehabilitation of a commercial building, and provision of land for parking, open space, and additional residential housing (new construction or moving of houses).

Specifically, the plan proposes:

1. Acquisition for rehabilitation of 256 Bay Street;
2. Acquisition and demolition of 174 Catherine Street variety store to provide open space (side yard for 256 Bay Street, residential use);
3. Acquisition of three vacant lots on Sherman Street for yard space or for moving houses, or for new construction;
4. Acquisition of 150 Catherine Street - the house may be moved to another site in the neighborhood; and the land to be used for parking to service the adjacent commercial use at 249-259 Bay Street;
5. To authorize SRA to acquire 249-259 Bay Street for rehabilitation, if the structure is not brought up to standards within one year following the State (EOCD) approval of the Plan.

The implementation of the Plan will involve one commercial relocation and two residential relocations from 150 Catherine Street structure, and one possible household from 254 Bay Street (however, this structure is proposed for rehabilitation).

The proposed budget, in the amount of \$161,660, will be funded with Community Development Block Grant funds. The anticipated time estimate for implementation is one (1) year.
