

Wason/North Industrial Park
Urban Renewal Plan
Amendment No.4

2003

Springfield Redevelopment Authority

1441 Main Street • Springfield, MA 01103 • (413)787-6511

April 17, 2003

Ms. Carol Wolfe, Urban Development Coordinator
Department Of Housing
One Congress Street -10th Floor
Boston, MA 02114

Subject: Proposed Minor Plan Change
Wason/North Industrial Park Urban Renewal Plan Amendment #4

Dear Carol,

The Springfield Redevelopment Authority (SRA) is hereby requesting concurrence from the Department of Housing and Community Development (DHCD) to amendment #4 as a minor plan change to the Wason North Industrial Park Urban Renewal Project in accordance with 760 CMR 12.03 (1). The SRA believes this change is minor because it does not "significantly effect any of the basic elements of the previously approved urban renewal plan". I have enclosed Resolution No. B. 1197, of the Springfield Redevelopment Authority, which approved and authorized Amendment # 4 at a Special Meeting of the Authority, on April 17, 2003.

The proposed amendment will allow the SRA to convey a site it acquired on the west side of Fisk Avenue to Habitat for Humanity for the construction of affordable housing. The amendment is necessary to change the proposed land use and the proposed zoning from industrial to residential. The following is an overview of the plan.

The Wason/North Industrial Park Urban Renewal Plan was originally adopted in 1983 and has subsequently been amended in 1987 and most recently in December of 2000. The project area has remained unchanged over the last 20 years and totals 153.5 acres located in Springfield's northwesterly corner, between the Memorial Square and Brightwood neighborhoods. More specifically, the boundaries encompass the area located generally north of Interstate 91 along Main Street and west of Interstate 91 between Birnie Avenue and Plainfield/Fisk Avenue from West Street to the Chicopee line.

Since 1983, there have been major redevelopment projects throughout the Wason/North Industrial Park Urban Renewal area. Specifically, there have been millions of dollars of medical research and office development within the approximately 30 acres of land acquired by the SRA. The majority of the

Commissioners

Peter Levanos - Chairman J. Jeffrey Sullivan - Vice Chairman
Corrine Durham - Treasurer Charles Goldrup

redevelopment has occurred on the Memorial Square side of the urban renewal area that has excellent access and visibility from Interstate 91.

The proposed amendment affects one parcel, located at, 118 Fisk Avenue, Springfield, Massachusetts, that was identified for acquisition, in the 1987 amendment of the Wason/North Industrial Park Urban Renewal Plan. The SRA acquired the parcel (# 05170-0028) which was occupied by a deteriorated industrial building, on February 2000. In the 1987 Plan Amendment, which permitted its acquisition, the SRA had indicated that it would "work to rehabilitate and re-use the building as industrial", mainly because it would have served as a physical buffer separating the industrial park from the residential neighborhood. These efforts were unsuccessful because of the deteriorated state of the building and the building was demolished leaving a vacant 60,000 square foot parcel that now has frontage on two residential streets and is contiguous with single-family housing. In fact a study of the structure, on behalf of the SRA, by an electrical, structural, and mechanical engineer conclusively showed that it was not feasible to rehabilitate the structure.

Amendment #4 of the Wason/North Industrial Park Urban Renewal Plan proposes to modify the land use and zoning of the west side of Fisk Avenue, (parcel #05170-0028) to permit the future development of six affordable single-family houses. Since this parcel is on the periphery of the Wason/North Industrial Park Urban Renewal Plan and is immediately adjacent to housing, it was referred to as a buffer area in the original plan and was intended to act as a transitional demarcation between the industrial park and the residential neighborhood. But given the demolition of the industrial building that once occupied the site and the ability to reorient the frontage on residential streets (Hyde and Demond), the neighborhood has requested that it be redeveloped as residential.

As a vacant parcel, it is believed that future industrial redevelopment is inconsistent with the goal of stabilizing home ownership in the Brightwood neighborhood. By allowing the west side of Fisk Avenue, parcel # 05170-0028 to be redeveloped for residential use, there will be a further strengthening of the affordable housing stock as experienced in the Worcester and Talcott Avenue blocks that intersect with Fisk Avenue.

Specifically, this minor plan change will amend the original plan, as amended, to modify the Land Use Plan and Land Use Map as well as the Proposed Zoning map to reflect that the proposed land use for parcel # 05170-0028 will be altered from industrial to residential and the proposed zoning will be changed from Industrial to Residential A.

The plan change does not significantly affect any of the basic elements, enumerated at 760 CMR 12.02, of the Wason/North Industrial Park Urban Renewal Plan for the following reasons:

Commissioners

*Peter Levanos - Chairman J. Jeffrey Sullivan - Vice Chairman
Corrine Durham - Treasurer Charles Goldrup*

Characteristics: The majority of the essential descriptive characteristics of the existing plan remain the same, including the plan boundaries, parcels to be acquired and lots created for disposition. There is no change in the identification of existing land uses or the existing and current zoning except as previously discussed a change to the proposed land use and zoning from industrial to residential for parcel #05170-0028.

Eligibility: The plan change does not affect any prior data or descriptive material demonstrating that the Wason/North Industrial Park Urban Renewal Plan, was substandard, blighted, and/or decadent.

Objectives: Specifications of all proposed redevelopment and projections as to the number of jobs created/retained remain the same. The mechanism for controlling densities, land coverage, land uses, setbacks, off-street parking and loading and building height and bulk remain the same. The remaining elements, Financial Plan, Requisite Municipal Approvals, Site Preparation, Public Improvements, Relocation, Redeveloper's Obligations, Disposition and Citizen Participation are unaffected by the plan change.

In summary the SRA believes that this is a minor plan change, as discussed above, and that it is consistent with many of the objectives of the original urban renewal plan in that:

- It will eliminate a blighting influence by redeveloping a blighted open parcel,
- It will eliminate an incompatible land-use; clearly given the demolition of the industrial structure a residential re-use is more compatible than industrial.
- It will promote the improvement of living conditions of residents displaced by urban renewal activities; through the creation of needed affordable housing that will serve to offset some of the loss of neighborhood housing units experienced by the implementation of the project which was intended to be addressed by the original plan's Replacement Housing Plan.

I hope that you will concur that a minor plan change is the appropriate mechanism for implementing this amendment and look forward to your response.

Very Truly Yours
Springfield Redevelopment Authority


Robert J. Warren, Secretary

RJW/bw

Enc.

Commissioners

Peter Levanos - Chairman J. Jeffrey Sullivan - Vice Chairman
Corrine Durham - Treasurer Charles Goldrup

RESOLUTION NO. B. 1197

RESOLUTION OF THE SPRINGFIELD REDEVELOPMENT AUTHORITY
APPROVING AND AUTHORIZING AMENDMENT # 4 OF THE WASON NORTH
INDUSTRIAL PARK URBAN RENEWAL PLAN

WHEREAS, the Land Use Plan for the Wason North Industrial Park Urban Renewal Plan, as amended, shows W/S Fisk Avenue (parcel # 05170-0028 f/k/a118 Fisk Avenue) as an industrial use;

WHEREAS, the property was improved with a decadent and deteriorated industrial building which has been demolished;

WHEREAS, the now vacant property is contiguous to residential housing;

WHEREAS, its reuse as industrial would be incompatible with the contiguous residential housing;

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE
SPRINGFIELD REDEVELOPMENT AUTHORITY THAT:

The Governing Board of the Springfield Redevelopment Authority hereby approves and authorizes Amendment # 4 to the Wason North Industrial Park Urban Renewal Plan, as attached.

Wason/North Industrial Park Urban Renewal Plan Amendment #4

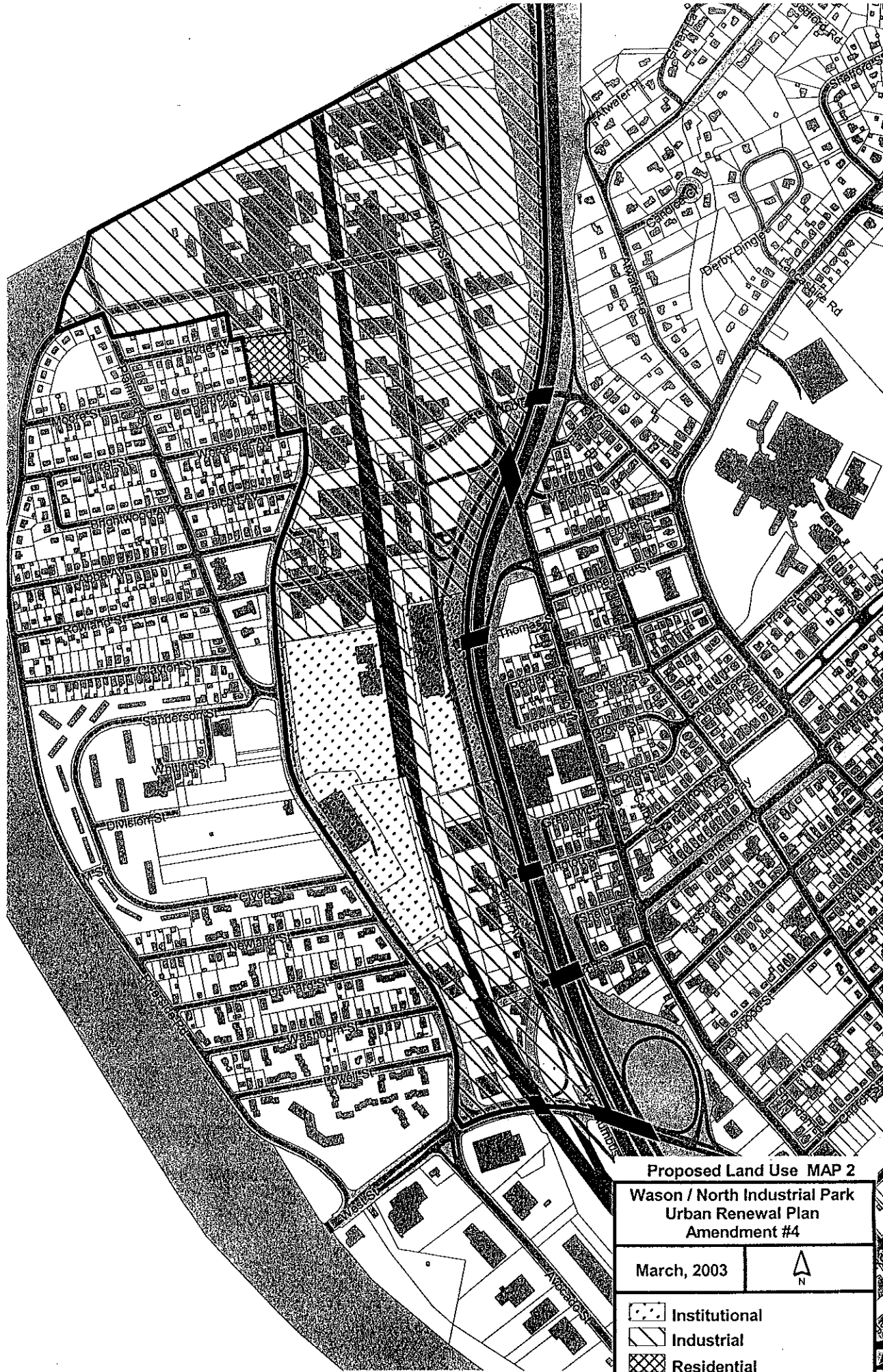
April 2003

The Wason/North Industrial Park Urban Renewal Plan was originally adopted in 1983 and has subsequently been amended in 1987 and most recently in December of 2000. The project area has remained unchanged over the last 20 years and totals 153.5 acres located in Springfield's northwesterly corner, between the Memorial Square and Brightwood neighborhoods. More specifically, the boundaries encompass the area located generally north of Interstate 91 along Main Street and west of Interstate 91 between Birnie Avenue and Plainfield/Fisk Avenue from West Street to the Chicopee line.

Since 1983 there have been major redevelopment projects throughout the Wason/North Industrial Park Urban Renewal area. Specifically, there have been millions of dollars of medical research and office development within the approximately 30 acres of land acquired by the Springfield Redevelopment Authority (SRA). The majority of the redevelopment has occurred on the Memorial Square portion of the urban renewal area that has excellent access and visibility from Interstate 91.

The proposed amendment affects one parcel that was identified for acquisition in the 1987 amendment of the Wason/North Industrial Park Urban Renewal Plan. The Springfield Redevelopment Authority acquired the west side of Fisk Avenue, parcel # 05170-0028, in February 2000. A severely deteriorated industrial building previously occupied this site and was demolished by the Springfield Redevelopment Authority in order to prepare the site for redevelopment. This 60,000 square foot parcel is on the western border of the urban renewal plan boundary and is immediately adjacent to single-family housing. In the late 1980's, the Brightwood Development Corporation developed these seven affordable single-family houses on a SRA-owned parcel that had been acquired through the Brightwood Urban Renewal Project R-99, 1967.

Amendment #4 of the Wason/North Industrial Park Urban Renewal Plan proposes to modify the land use and zoning of the west side of Fisk Avenue, parcel #05170-0028 to allow the future development of six affordable single-family houses. Since this parcel is on the periphery of the Wason/North Industrial Park Urban Renewal Plan and is immediately adjacent to housing, it seems rational to redevelop the site for residential use. The previous industrial use was incompatible with the adjoining single family houses and it is believed that future industrial redevelopment will continue to be inconsistent with the goal of stabilizing home ownership in the Brightwood neighborhood. By allowing the west side of Fisk Avenue, parcel # 05170-0028 to be redeveloped for residential use, there will be a further strengthening of the affordable housing stock as experienced in the Worcester and Talcott Avenue blocks that intersect with Fisk Avenue.



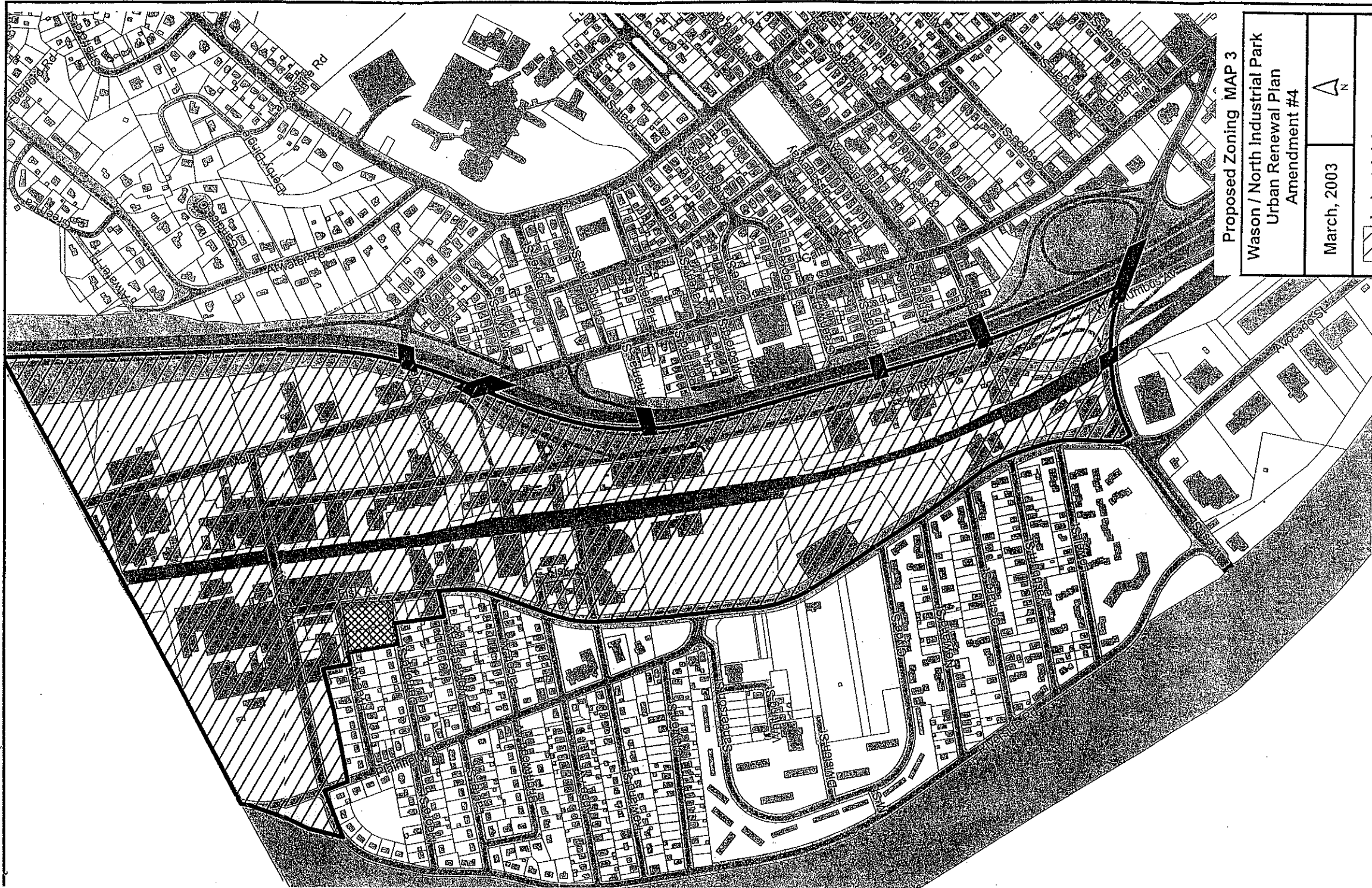
Proposed Land Use MAP 2

Wason / North Industrial Park
Urban Renewal Plan
Amendment #4

March, 2003



-  Institutional
-  Industrial
-  Residential



Proposed Zoning MAP 3

Wason / North Industrial Park
Urban Renewal Plan
Amendment #4

March, 2003



- Industrial A
- Residential A

Springfield Redevelopment Authority

1441 Main Street • Springfield, MA 01103 • (413)787-6511

April 17, 2003

Ms. Carol Wolfe, Urban Development Coordinator
Department Of Housing
One Congress Street -10th Floor
Boston, MA 02114

Subject: Proposed Minor Plan Change
Wason/North Industrial Park Urban Renewal Plan Amendment #4

Dear Carol,

The Springfield Redevelopment Authority (SRA) is hereby requesting concurrence from the Department of Housing and Community Development (DHCD) to amendment # 4 as a minor plan change to the Wason North Industrial Park Urban Renewal Project in accordance with 760 CMR 12.03 (1). The SRA believes this change is minor because it does not "significantly effect any of the basic elements of the previously approved urban renewal plan". I have enclosed Resolution No. B. 1197, of the Springfield Redevelopment Authority, which approved and authorized Amendment # 4 at a Special Meeting of the Authority, on April 17, 2003.

The proposed amendment will allow the SRA to convey a site it acquired on the west side of Fisk Avenue to Habitat for Humanity for the construction of affordable housing. The amendment is necessary to change the proposed land use and the proposed zoning from industrial to residential. The following is an overview of the plan.

The Wason/North Industrial Park Urban Renewal Plan was originally adopted in 1983 and has subsequently been amended in 1987 and most recently in December of 2000. The project area has remained unchanged over the last 20 years and totals 153.5 acres located in Springfield's northwesterly corner, between the Memorial Square and Brightwood neighborhoods. More specifically, the boundaries encompass the area located generally north of Interstate 91 along Main Street and west of Interstate 91 between Birnie Avenue and Plainfield/Fisk Avenue from West Street to the Chicopee line.

Since 1983, there have been major redevelopment projects throughout the Wason/North Industrial Park Urban Renewal area. Specifically, there have been millions of dollars of medical research and office development within the approximately 30 acres of land acquired by the SRA. The majority of the

Commissioners

Peter Levanos - Chairman J. Jeffrey Sullivan - Vice Chairman
Corrine Durham - Treasurer Charles Goldrup

redevelopment has occurred on the Memorial Square side of the urban renewal area that has excellent access and visibility from Interstate 91.

The proposed amendment affects one parcel, located at, 118 Fisk Avenue, Springfield, Massachusetts, that was identified for acquisition, in the 1987 amendment of the Wason/North Industrial Park Urban Renewal Plan. The SRA acquired the parcel (# 05170-0028) which was occupied by a deteriorated industrial building, on February 2000. In the 1987 Plan Amendment, which permitted its acquisition, the SRA had indicated that it would "work to rehabilitate and re-use the building as industrial", mainly because it would have served as a physical buffer separating the industrial park from the residential neighborhood. These efforts were unsuccessful because of the deteriorated state of the building and the building was demolished leaving a vacant 60,000 square foot parcel that now has frontage on two residential streets and is contiguous with single-family housing. In fact a study of the structure, on behalf of the SRA, by an electrical, structural, and mechanical engineer conclusively showed that it was not feasible to rehabilitate the structure.

Amendment #4 of the Wason/North Industrial Park Urban Renewal Plan proposes to modify the land use and zoning of the west side of Fisk Avenue, (parcel #05170-0028) to permit the future development of six affordable single-family houses. Since this parcel is on the periphery of the Wason/North Industrial Park Urban Renewal Plan and is immediately adjacent to housing, it was referred to as a buffer area in the original plan and was intended to act as a transitional demarcation between the industrial park and the residential neighborhood. But given the demolition of the industrial building that once occupied the site and the ability to reorient the frontage on residential streets (Hyde and Demond), the neighborhood has requested that it be redeveloped as residential.

As a vacant parcel, it is believed that future industrial redevelopment is inconsistent with the goal of stabilizing home ownership in the Brightwood neighborhood. By allowing the west side of Fisk Avenue, parcel # 05170-0028 to be redeveloped for residential use, there will be a further strengthening of the affordable housing stock as experienced in the Worcester and Talcott Avenue blocks that intersect with Fisk Avenue.

Specifically, this minor plan change will amend the original plan, as amended, to modify the Land Use Plan and Land Use Map as well as the Proposed Zoning map to reflect that the proposed land use for parcel # 05170-0028 will be altered from industrial to residential and the proposed zoning will be changed from Industrial to Residential A.

The plan change does not significantly affect any of the basic elements, enumerated at 760 CMR 12.02, of the Wason/North Industrial Park Urban Renewal Plan for the following reasons:

Commissioners

Peter Levanos - Chairman J. Jeffrey Sullivan - Vice Chairman
Corrine Durham - Treasurer Charles Goldrup

Characteristics: The majority of the essential descriptive characteristics of the existing plan remain the same, including the plan boundaries, parcels to be acquired and lots created for disposition. There is no change in the identification of existing land uses or the existing and current zoning except as previously discussed a change to the proposed land use and zoning from industrial to residential for parcel #05170-0028.

Eligibility: The plan change does not affect any prior data or descriptive material demonstrating that the Wason/North Industrial Park Urban Renewal Plan, was substandard, blighted, and/or decadent.

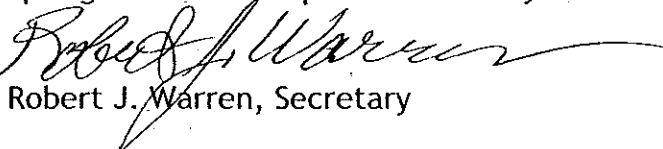
Objectives: Specifications of all proposed redevelopment and projections as to the number of jobs created/retained remain the same. The mechanism for controlling densities, land coverage, land uses, setbacks, off-street parking and loading and building height and bulk remain the same. The remaining elements, Financial Plan, Requisite Municipal Approvals, Site Preparation, Public Improvements, Relocation, Redeveloper's Obligations, Disposition and Citizen Participation are unaffected by the plan change.

In summary the SRA believes that this is a minor plan change, as discussed above, and that it is consistent with many of the objectives of the original urban renewal plan in that:

- It will eliminate a blighting influence by redeveloping a blighted open parcel,
- It will eliminate an incompatible land-use; clearly given the demolition of the industrial structure a residential re-use is more compatible than industrial.
- It will promote the improvement of living conditions of residents displaced by urban renewal activities; through the creation of needed affordable housing that will serve to offset some of the loss of neighborhood housing units experienced by the implementation of the project which was intended to be addressed by the original plan's Replacement Housing Plan.

I hope that you will concur that a minor plan change is the appropriate mechanism for implementing this amendment and look forward to your response.

Very Truly Yours
Springfield Redevelopment Authority



Robert J. Warren, Secretary

RJW/bw

Enc.

Commissioners

Peter Levanos - Chairman J. Jeffrey Sullivan - Vice Chairman
Corrine Durham - Treasurer Charles Goldrup

RESOLUTION NO. B. 1197

RESOLUTION OF THE SPRINGFIELD REDEVELOPMENT AUTHORITY
APPROVING AND AUTHORIZING AMENDMENT # 4 OF THE WASON NORTH
INDUSTRIAL PARK URBAN RENEWAL PLAN

WHEREAS, the Land Use Plan for the Wason North Industrial Park Urban Renewal Plan, as amended, shows W/S Fisk Avenue (parcel # 05170-0028 f/k/a118 Fisk Avenue) as an industrial use;

WHEREAS, the property was improved with a decadent and deteriorated industrial building which has been demolished;

WHEREAS, the now vacant property is contiguous to residential housing;

WHEREAS, its reuse as industrial would be incompatible with the contiguous residential housing;

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE SPRINGFIELD REDEVELOPMENT AUTHORITY THAT:

The Governing Board of the Springfield Redevelopment Authority hereby approves and authorizes Amendment # 4 to the Wason North Industrial Park Urban Renewal Plan, as attached.

Wason/North Industrial Park Urban Renewal Plan Amendment #4

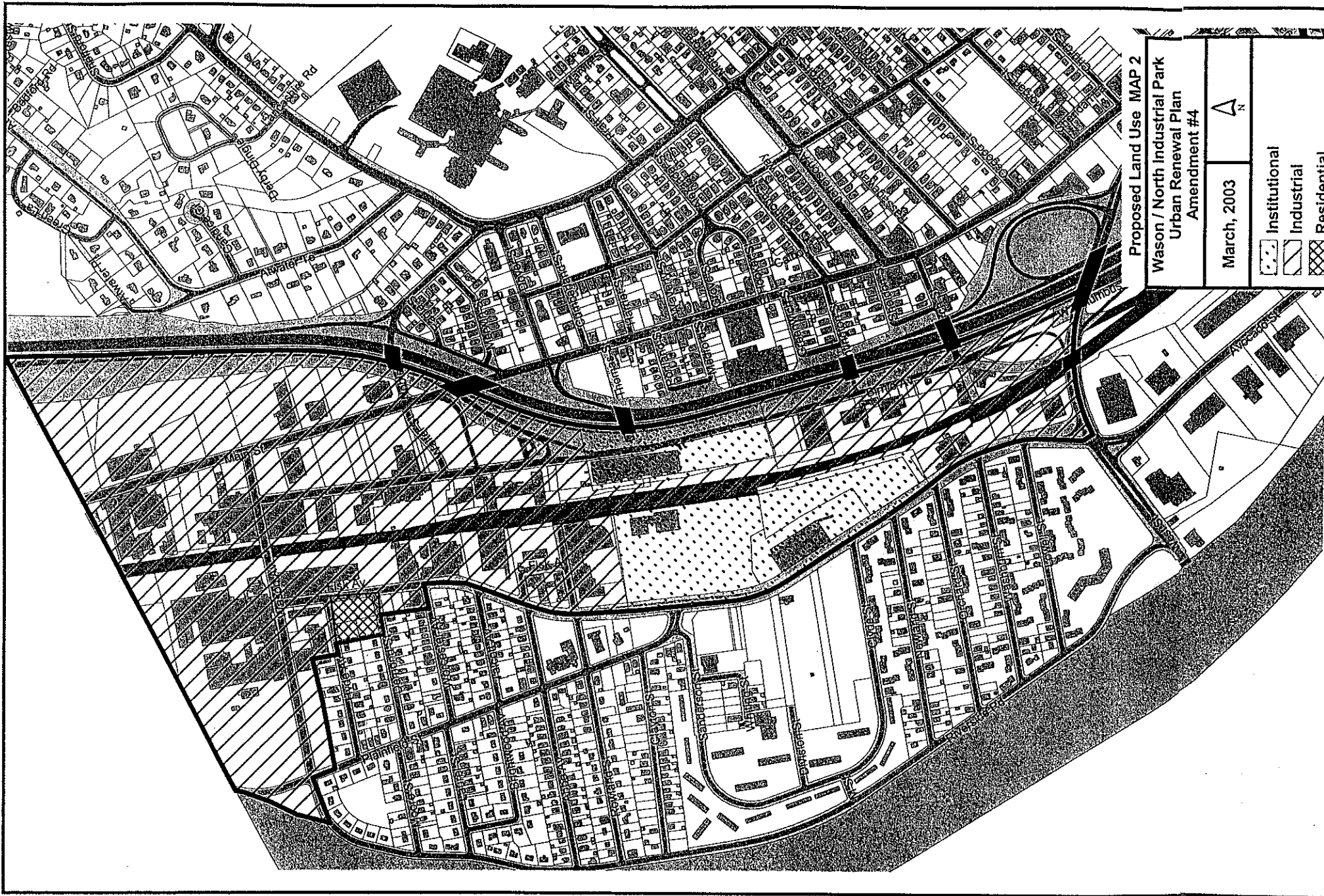
April 2003

The Wason/North Industrial Park Urban Renewal Plan was originally adopted in 1983 and has subsequently been amended in 1987 and most recently in December of 2000. The project area has remained unchanged over the last 20 years and totals 153.5 acres located in Springfield's northwesterly corner, between the Memorial Square and Brightwood neighborhoods. More specifically, the boundaries encompass the area located generally north of Interstate 91 along Main Street and west of Interstate 91 between Birnie Avenue and Plainfield/Fisk Avenue from West Street to the Chicopee line.

Since 1983 there have been major redevelopment projects throughout the Wason/North Industrial Park Urban Renewal area. Specifically, there have been millions of dollars of medical research and office development within the approximately 30 acres of land acquired by the Springfield Redevelopment Authority (SRA). The majority of the redevelopment has occurred on the Memorial Square portion of the urban renewal area that has excellent access and visibility from Interstate 91.

The proposed amendment affects one parcel that was identified for acquisition in the 1987 amendment of the Wason/North Industrial Park Urban Renewal Plan. The Springfield Redevelopment Authority acquired the west side of Fisk Avenue, parcel # 05170-0028, in February 2000. A severely deteriorated industrial building previously occupied this site and was demolished by the Springfield Redevelopment Authority in order to prepare the site for redevelopment. This 60,000 square foot parcel is on the western border of the urban renewal plan boundary and is immediately adjacent to single-family housing. In the late 1980's, the Brightwood Development Corporation developed these seven affordable single-family houses on a SRA-owned parcel that had been acquired through the Brightwood Urban Renewal Project R-99, 1967.

Amendment #4 of the Wason/North Industrial Park Urban Renewal Plan proposes to modify the land use and zoning of the west side of Fisk Avenue, parcel #05170-0028 to allow the future development of six affordable single-family houses. Since this parcel is on the periphery of the Wason/North Industrial Park Urban Renewal Plan and is immediately adjacent to housing, it seems rational to redevelop the site for residential use. The previous industrial use was incompatible with the adjoining single family houses and it is believed that future industrial redevelopment will continue to be inconsistent with the goal of stabilizing home ownership in the Brightwood neighborhood. By allowing the west side of Fisk Avenue, parcel # 05170-0028 to be redeveloped for residential use, there will be a further strengthening of the affordable housing stock as experienced in the Worcester and Talcott Avenue blocks that intersect with Fisk Avenue.



Proposed Land Use MAP 2
Wason / North Industrial Park
Urban Renewal Plan
Amendment #4

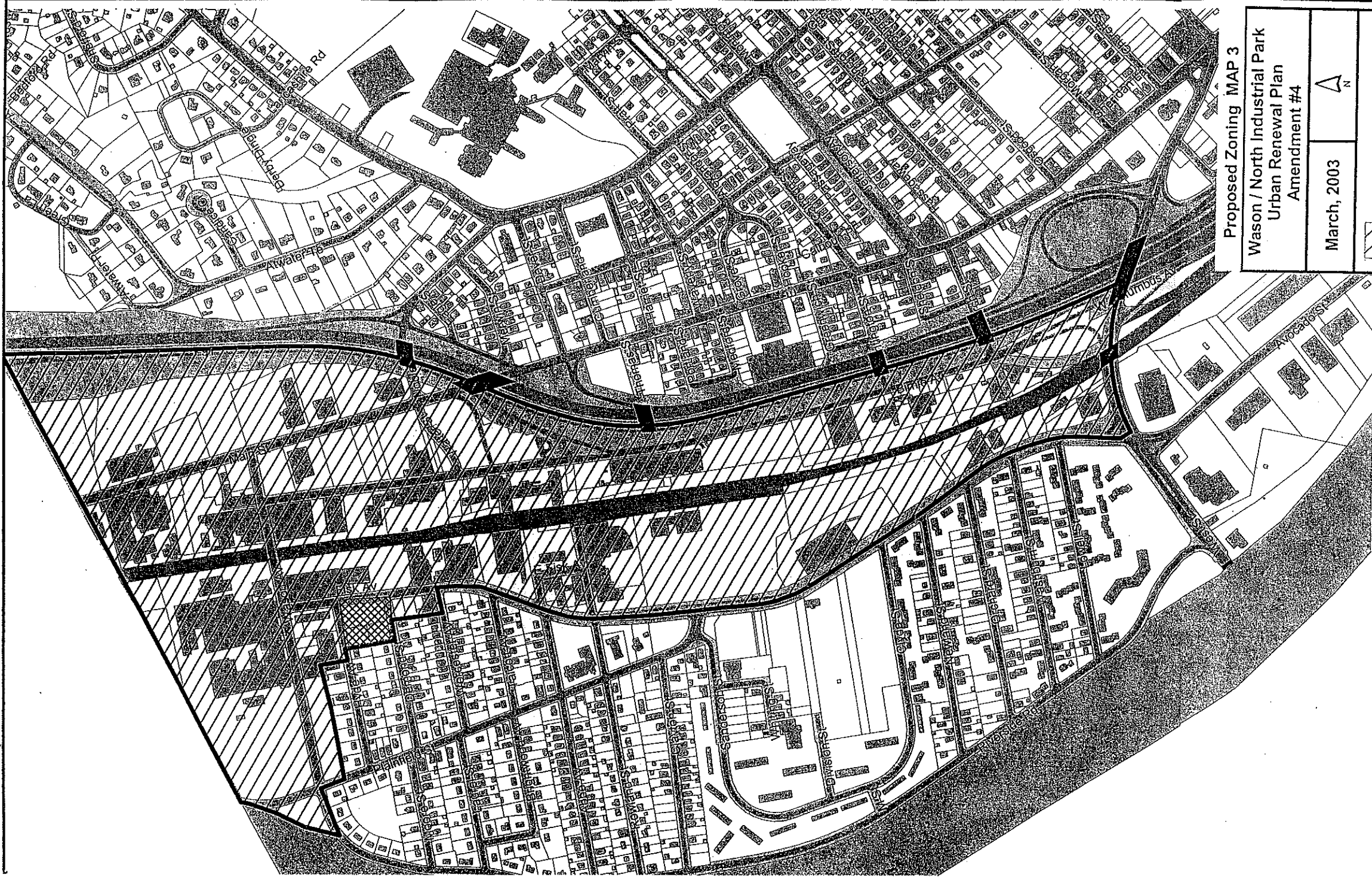
March, 2003

N

Institutional
Industrial
Residential

Wason / North Industrial Park
Springfield, Massachusetts

Map prepared by the
Springfield Planning Department



Proposed Zoning MAP 3

Wason / North Industrial Park
Urban Renewal Plan
Amendment #4

March, 2003



Industrial A

Residential A