

# DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT



Argeo Paul Cellucci, Governor  
Jane Swift, Lieutenant Governor  
Jane Wallis Gumble, Director

December 6, 2000

Mr. Peter Levanos, Chairman  
Springfield Redevelopment Authority  
1441 Main Street, Suite 111  
Springfield, MA 01103

**RE: Wason/North Industrial Park Urban Renewal Plan Amendment #3 - Approved**

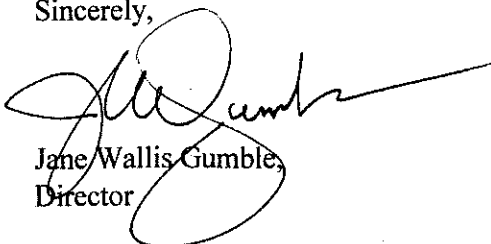
Dear Mr. Levanos:

The Department of Housing and Community Development (the Department) has reviewed your November 15, 2000 request for a change to the city's Wason/North Industrial Park Urban Renewal Plan. The proposed change will correct and clarify a 1987 amendment to the plan that inadvertently referenced an inappropriate exhibit. This had the effect of eliminating land use controls on all parcels that were "not to be acquired" which the original Urban Renewal Plan imposed.

The Department has determined that the proposed amendment is a Minor Plan Change and that the materials submitted in support of the amendment satisfy the requirements of 760 CMR 12.03(1), "Plan Changes." The Plan does not significantly affect any of the basic elements, enumerated at 760 CMR 12.02, of the Wason/North Industrial Park Urban Renewal Plan, originally approved in 1983. The Springfield Redevelopment Authority approved the proposed plan change on October 4, 2000.

The Department approves the requested Minor Plan Change as submitted. Please contact Carol Wolfe, Urban Development Coordinator, at (617) 727-7001, ext. 436, if you have any questions.

Sincerely,



Jane Wallis Gumble,  
Director

cc: Robert J. Warren, Secretary, Springfield Redevelopment Authority  
Thomas J. McColgan, Director, Office of Economic Development

# *Springfield Redevelopment Authority*

1441 Main Street • Suite 111 • Springfield, MA 01103 • (413)787-6511

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November 15, 2000

Ms. Carol Wolfe, Urban Development Coordinator  
Commonwealth of Massachusetts  
Department of Housing and Community Development  
One Congress Street  
Boston, Massachusetts 02114

Re: Minor Plan Change Approval - Amendment # 3  
Wason/North Industrial Park

Dear Carol:

Please find enclosed Resolution NO.B. 996 of the Springfield Redevelopment Authority approving and authorizing amendment of the Wason/North Industrial Park Urban Renewal Project, Amendment, January 1987, (hereafter "plan change"). This resolution was approved by the Governing Board of the Springfield Redevelopment Authority on October 4, 2000. I am making application pursuant to 760 CMR 12.03, that the Department designate the aforementioned plan change amendment as a minor plan change.

The purpose of the plan change is to correct and clarify a portion of the amended 1987 plan which inadvertently referenced an inappropriate exhibit which had the effect of eliminating land use controls on all parcels that were **not to be acquired** which the original plan imposed. The plan change does not significantly affect any of the basic elements, enumerated at 760 CMR 12.02, of the previously approved Wason/North Industrial Park Urban Renewal Project, January 1987, for the following reasons:

Characteristics: All descriptive characteristics of the existing plan remain the same, including the plan boundaries, parcels to be acquired, buildings to be demolished, identification of existing land uses and identification of proposed land uses. Only (e) **Proposed land uses, other activities and zoning**, is affected, albeit positively by the plan change because it re-imposes the land use controls, elaborated at section C.2.b. of the Wason/North Urban Renewal Plan, upon all parcels within the plan boundary, whether identified as parcels to be acquired or parcels not to be acquired.


Eligibility: The plan change does not affect any prior data or descriptive material demonstrating that the Wason/North Industrial Park Urban Renewal Project area, as originally approved or amended, 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, albeit with the recognition that the "industrial park" has actually become a medical/office park. The mechanism for controlling densities, land coverage, land uses, setbacks, off-street parking and loading and building height and bulk remain the same, when the plan change is approved, correcting- the improper elimination of the land use controls on parcels not to be acquired.

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.

I look forward to your reply. Should you need any additional information in connection with this request, please let me know.

Very Truly Yours

  
Robert J. Warren  
Secretary

RJW/bw

cc. Thomas J. McColgan

RESOLUTION NO. B 996

RESOLUTION OF THE SPRINGFIELD REDEVELOPMENT AUTHORITY  
APPROVING AND AUTHORIZING AMENDMENT OF THE WASON/NORTH  
INDUSTRIAL PARK URBAN RENEWAL PROJECT, JANUARY 1987

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Whereas, there exists an approved urban renewal plan known as the Wason/North Industrial Park Urban Renewal Plan, May 1983 (f/k/a North End Industrial Park Urban Renewal Project, May 1983);

Whereas said plan (the Wason/North Industrial Park Urban Renewal Project) was amended in January of 1987 by the Springfield Redevelopment Authority and the City Council of the City of Springfield;

Whereas the amendment to the plan entitled "Controls on parcels not to be acquired" inadvertently referenced an inappropriate exhibit, the effect of which was to eliminate land use controls on parcels not to be acquired which the original plan imposed;

Whereas the following amendment will correct and clarify the purpose and intent of the original plan and the 1987 Amendment;

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 of the amended Wason/North Urban Industrial Park Urban Renewal Project, January 1987, by making the following changes on page 4 entitled "Wason/North Industrial Park Urban Renewal Plan Amendments" to amendments numbered (3) and (4):

(3) By deleting from Section 2.d, entitled "Controls on parcels not to be acquired", the first sentence, which reads, [The regulations, controls, or restrictions enumerated in sections 2a and 2b13 above shall apply, except that when strict conformity by existing uses is infeasible due to specific site limitations, the Springfield Redevelopment Authority may modify such regulations, controls, or restrictions provided that the objectives of the Urban Renewal Plan will not be abrogated by such action.] and by adding in place thereof the following language, [The regulations, controls, or restrictions enumerated in sections C.2.a. and C.2.b. shall apply, except that when strict conformity by existing uses is infeasible due to specific site limitations, the Springfield Redevelopment Authority may modify such regulations, controls, or restrictions provided that the objectives of the Urban Renewal Plan will not be abrogated by such

action.] and by adding thereto Exhibit C "Controls on Parcels Not To Be Acquired - Rehabilitation Standards".

(4) By deleting the following in its entirety [By deleting Sections C.2.a. and C.2.b. 1 through C.2.b. 13 in their entirety and substituting Sections C.2.a. "Permitted Uses Pertaining to All Disposition Parcels" and C.2.b. 1 through C.2.b. 13 "Additional Prohibitions and Requirements".] and substituting in its place the following [By deleting Sections C.2.a. and C.2.b. 1 through C.2.b. 13 in their entirety and substituting Sections C.2.a. "Permitted Uses Pertaining to All Disposition Parcels" and C.2.b. "Additional Prohibitions and Requirements".]