

W.T. Howard





Tabled 90 days
June 8, 1978

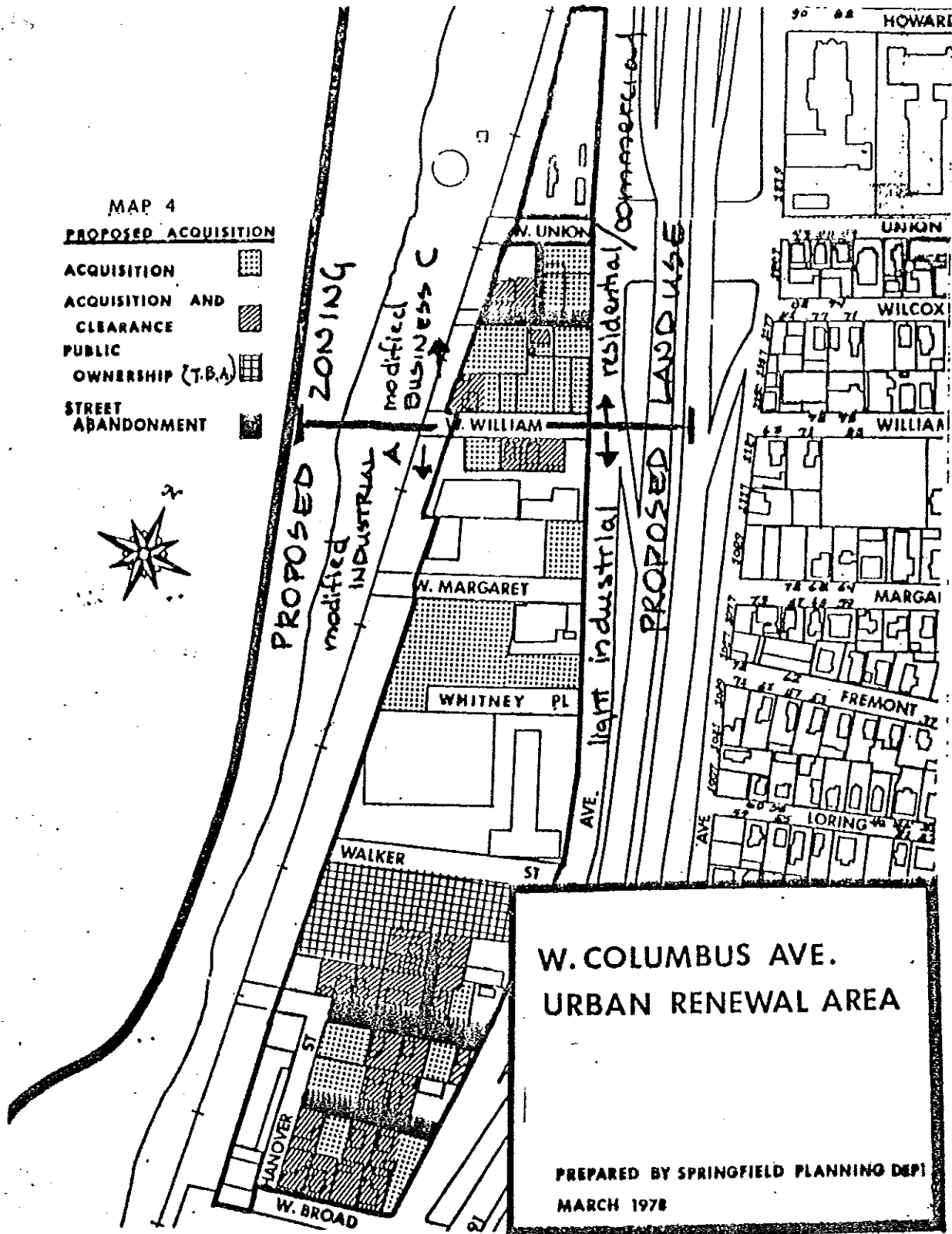
WEST COLUMBUS AVENUE URBAN RENEWAL PROJECT
SPRINGFIELD, MASSACHUSETTS

MARCH, 1978

MAP 4

PROPOSED ACQUISITION

- ACQUISITION 
- ACQUISITION AND CLEARANCE 
- PUBLIC OWNERSHIP (T.B.A.) 
- STREET ABANDONMENT 



South End

WEST COLUMBUS AVENUE

Urban Renewal Plan

Total Area (including streets): 15.3 acres

Acquisition:

Improved:

Residential: 15 parcels

Business: 3 parcels

Vacant: 20 parcels

Relocation: 36 d.u.s. (26 occupied)

Families: 12

Individuals: 14

Businesses 8

Estimated Budget:

Redevelopment:

South of W. William Street: light industrial
existing commercial
accessory parking or temporary parking
pending permanent disposition of the land
residential towers

North of W. William Street: office
retail
residential towers
accessory parking or temporary parking
pending permanent disposition of
the land
open space

In all cases, they are interested in remaining in the South End. In summary, the proposed West Columbus project area has been looked to as a relocation area for these businesses which presently are obstructing the completion of the stabilization of the residential core of the South End, as well as for new and expanded light industrial uses.

Residential/Commercial Use (north of West William Street)

This area is adjacent to the present extremity of the Riverfront Park. The Union Street I-91 viaduct (with a potential grade crossing of the railroad tracks into the park) is located here. (see map attached.) The reuse is envisioned as a complex of shops and residential towers, as well as open space leading into the Riverfront Park. Even if this possibility is a few years in the future, it is still proposed that the land be banked and put to temporary use (e.g., landscaped, parking).

Proposals

Residential Relocation. It is recognized that many residents in the West Columbus project area are anxious to leave and move to a new home in the South End. Some of them are interested in the Springfield Housing Authority elderly project on William Street. If this urban renewal project can move at a good pace, there will be time to give priority to these interested residents (because they are being displaced by public action).

It is further recognized that a few residents do not wish to be relocated. Some of them are concerned about leaving the house and the South End as opposed to this specific location. In these cases, we are investigating moving possibilities for those houses which are virtually up to code (perhaps 4 houses). There is also a possibility of allowing the present owners to remain in their house until a developer is found for the land on which it is located.

Business Relocation There are several businesses, owned by a single family, which are located on West Wilcox Street, the area which is proposed for a high-rise residential tower/commercial complex. The businesses include construction and landscaping companies, a real estate firm, a used car lot (a tenant), and a future lounge and auto parts business (a tenant) all located in one small structure plus adjacent lots. The lounge recently received a liquor license, and the used auto dealer recently received an unrestricted special permit. In both cases, the liquor commission and the City Council were advised by representatives of the City that this urban renewal action was being developed. The work continues on the renovation of the lounge. It is felt that these operations must be relocated if the proposed residential/commercial complex is to occur.

In addition, there is a manufacturer of airplane parts, who is presently operating out of an early nineteenth century house in the project area, which is not the quality or size structure he needs. He would like to build a new building within the industrial park portion of the site.

Zoning modified Industrial A: S.S. W. WILLIAM -
N.S.W. BROAD

modified Business C: N.S. W. HOWARD -
N.S. W. WILLIAM

WEST COLUMBUS AVENUE URBAN RENEWAL AREA
MARCH 1978
SUMMARY

Area Description

The proposed West Columbus Urban Renewal project area is located west of I-91 between West Howard Street and West Broad Street, an area of approximately 15 acres.

These boundaries delineate an under-utilized mixed-use area, which was once an integral part of the South End. It is now isolated by I-91 from this neighborhood, accessible by two viaducts .4 miles apart. In addition, West Columbus Avenue, a one-way arterial parallel to the interstate and the only street running the length of the site, further complicates accessibility. Moreover, long existing mainline railroad tracks run parallel to and between the project area on the Connecticut River (see map attached).

This residential neighborhood has in great part been eroded by businesses and industry for which the highway and the railroad are great benefits. Many vacant lots have been created since I-91's intrusion: residences were abandoned, then deteriorated, and were ultimately demolished. A city park of 1½ acres is overgrown and unused.

Goals

There are two major goals of this plan:

1. To relocate families who have been isolated from the rest of the South End neighborhood by I-91. (Many of these families have maintained and modernized their properties even though there was little hope of recouping their investment.)
2. To provide additional industrial land for the City's inventory.
3. To provide, in the north, a downtown residential use and a buffer to the Riverfront Park.

Reuse

Industrial reuse (south of West William Street) Because of the relatively small size of the future assembled parcel, the land reuse could be best described as a "mini-industrial park": the controls would be akin to the Industrial Park zoning requirements. However, the lot size, frontage, and yard requirements would be less stringent.

It is proposed that all existing businesses be given priority for expansion. (Several have already expressed this interest.) All existing businesses have commented that their present location is excellent. Furthermore, two businesses located on the east side of I-91 in the South End residential neighborhood are awaiting relocation as part of an earlier approved urban renewal plan. In addition, other "misplaced" businesses in the South End are candidates for relocation to the West Columbus Avenue urban renewal area.

Oct. 1978

VOTED: That the Urban Renewal Plan for West Columbus Urban Renewal Project dated March, 1978 be and hereby is amended as follows:

1. By deleting from Section 2 entitled "Description of Project" Subsection b.iii. in its entirety and by substituting in lieu thereof the following subsection:

"iii. - Provisions of sites for high-density, high-rise residential uses; retail and other commercial uses; institutional uses and public open space." and

2. By deleting from Section 2 entitled "Description of Project" Subsections c.i. and c.ii. in their entirety and by substituting in lieu thereof the following subsection:

"i. - Siting high rise residential/commercial complexes to take advantage of and respect the Connecticut River, including the protection and encouragement of public access to the riverfront where possible." and

3. By deleting from Section 3 entitled "Land Use Plan" Subsection a. in its entirety and by substituting in lieu thereof the following subsection:

"a. - Land Use Map. See Proposed Land Use Map, Map 3." and

4. By deleting from Section 3 entitled "Land Use Plan" Subsection b.i. entitled "Uses To Be Permitted" in its entirety and by substituting in lieu thereof the following subsection:

"i. - USES TO BE PERMITTED
N/S Howard Street - N/S W. Broad Street

Commercial, offices, residential towers, institutional and parking as an accessory use (or temporary parking pending permanent disposition of the land), open spaces." and

5. By revising Map #3 entitled "Proposed Land Use" to reflect the permitted uses established hereby; and
6. By deleting from the Plan that section entitled "Modified Industrial A", the permitted uses listed thereunder numbered 1 through 13, and uses not permitted numbered 1 through 34; and
7. By deleting from the Plan in its entirety that section of regulations numbered 1 through 12, beginning on Page 5 and ending on Page 9.

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COMMUNITY DEVELOPMENT PROGRAM

URBAN RENEWAL PLAN FOR

WEST COLUMBUS AVENUE

SPRINGFIELD, MASSACHUSETTS

March 1978

Project Area Report (Section 200)

A. Boundary Selection:

The boundaries delineate a deteriorated inner city neighborhood adjacent to the Connecticut River which, prior to the construction of Interstate 91, was an integral part of the South End neighborhood. It is now totally isolated from the community by I91, accessible by two viaducts .4 mile apart. In addition, a one-way arterial, parallel to the interstate and the only street running the length of the site, further complicates accessibility. Furthermore, a long-existing mainline railroad track runs parallel to and between the project area and the Connecticut River.

This residential neighborhood has in great part been eroded by businesses and light industry for which the highway and the railroad are great benefits. In addition, many vacant lots have been created in the past few years as residences were abandoned, deteriorated, and finally were demolished.

B. Project Boundary and Proposed Land Use:

See Map 1, Project Boundary and Proposed Land Use

C. Project Area Data:

- i. See data chart, page 3
- ii. Criteria: Buildings are classified as deficient if they contain one or more serious deficiencies which result in inadequate or unsafe wiring, plumbing, or heating or inadequate light, ventilation, sanitation, or protection, from the elements. Exterior surveys were made by the Planning Department; Housing Department inspections also were done.
- iii. Not applicable
- iv. Clearance is proposed for structures which have been judged too deteriorated to economically renovate to code or which are ill-suited to the present environment or to the future proposed land use.

DATA ON PROJECT AREA

PRESENT CHARACTER, CONDITION OF BUILDINGS, AND PROPOSED LAND USES

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

ITEM	ACREAGE						CONDITION OF BUILDINGS		ACREAGE BY PROPOSED LAND USES
	TOTAL	BY PRESENT CHARACTER			BY PROPOSED ACQUISITION		TOTAL BUILDINGS	NUMBER WITH DEFICIENCIES	
		WITH BLDGS. OR STREETS	W/OTHER IMPROVEMENTS	UNIMPROVED	TO BE ACQUIRED	NOT TO BE ACQUIRED			
Al.	15.3	15.3	0	0	7.4	7.9			
Streets, Alleys, Public Rights-of-Way, Total	2.6	2.6		0	.8	1.8			
a. Major Transportation	0	0		0	0	0			
b. Other Streets, Alleys, Public Rights-of-Way	.2.6	2.6		0	.8	1.8			
Residential, Total	2.1	2.1	0	0	2.1	0			
a. Dwelling Purposes	2.1	2.1	0	0	2.1	0			
b. Related Public or Semipublic Purposes	0	0	0	0	0	0			
Nonresidential, Total	10.6	10.6	0	0	4.5	6.1			
a. Commercial	3.3	3.3	0	0	.2	3.1			
b. Industrial	.4	.4	0	0	.1	.3			
c. Public or Semipublic (Institutional)	5.3	5.3	0	0	2.6	2.7			
d. Open or Unimproved Land Not Included in 3a, b, or c above	1.6			1.6	1.6	0			

CONTINGENT TREATMENT

ITEM	TOTAL NUMBER	NUMBER TO BE CLEARED	NUMBER DESIGNATED FOR REHABILITATION	NUMBER TO BE RETAINED WITHOUT TREATMENT	NUMBER FOR WHICH TREATMENT NOT YET DETERMINED
Area (in Acres) of Parcels With Buildings	8.5	.4	0	8.1	0
All Buildings	29	21	0	8	0
a. Residential Buildings	17	17	0	0	0
b. Nonresidential Buildings	12	4	0	8	0
All Dwelling Units	36	36	0	0	0
a. In Buildings With Deficiencies	29	29	0	0	0
b. In Standard Buildings	7	7	0	0	0

EXISTING LAND USE

RESIDENTIAL RESIDENTIAL

COMMERCIAL ☐

VACANT LOT

VACANT

STRUCTURE V

QUASI INSTITUTIONAL

UTILITIES



N.W. UNION

AWAY COX

W. WILLIAM

N. MARGARET

WHITNEY

WALKER

\$1

W. GARDNER

W. NORWOOD

W. BROAD

CONCLUSIONS

WILCOX**WILLIAM**

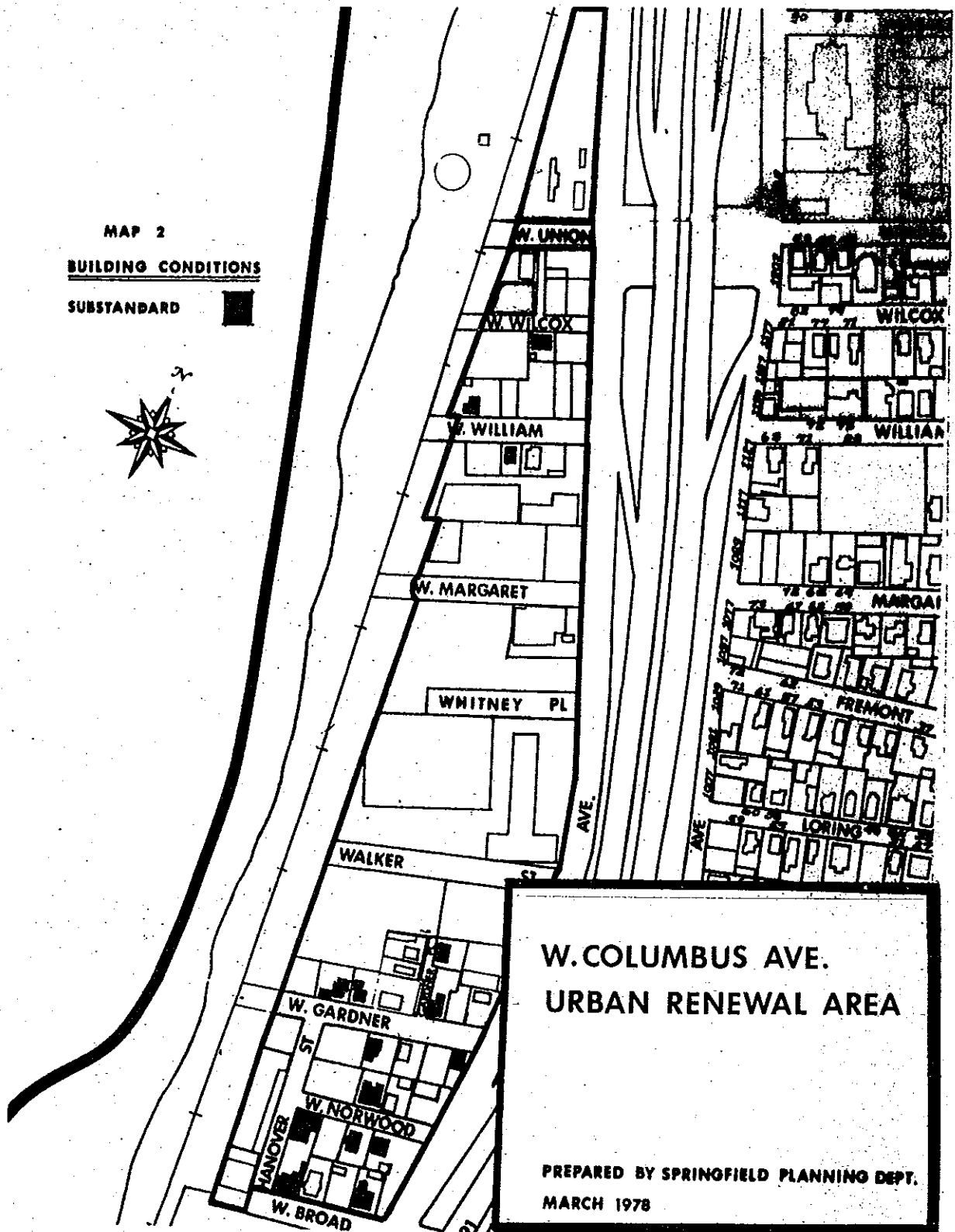
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PRELIMINARY

**W. COLUMBUS AVE.
URBAN RENEWAL AREA**

PREPARED BY SPRINGFIELD PLANNING DEPT.
MARCH 1978

MAP 2
BUILDING CONDITIONS
SUBSTANDARD



W. COLUMBUS AVE.
URBAN RENEWAL AREA

PREPARED BY SPRINGFIELD PLANNING DEPT.
MARCH 1978

South End

West Columbus Avenue

Urban Renewal Plan

March 1978

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MAPS

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EXHIBITS

- A. Legal Description
- B. Property Acquisitions

2. Description of Project

a. Boundaries of Project Area

See Legal Description, Exhibit A, and Project Boundary and Proposed Land Use Map, Map 3.

b. Urban Renewal Plan Objectives

- i. elimination of blight
- ii. removal of residences in an area no longer suitable for that use.
- iii. provision of sites for light industrial use and high density residential.
- iv. buffering of future Riverfront Park
(i.e., the entrance on W. Union Street and the land between W. Union Street and W. Broad Street).

c. Design Objectives

- i. Development of a small-scale, in-city industrial park by means of smaller lot size requirements which nevertheless have specific landscaping and building site requirements.
- ii. High rise residential-commercial complex with views toward the Riverfront Park.
- iii. Buffering of the future Riverfront Park by means of
 - (a) developing a landscaped area adjacent to the existing City sewage pumping station on W. Union Street;
 - (b) requiring side and rear lot buffering (landscaping and fencing where necessary and possible along western boundary of the project.
 - (c) requiring maximum building heights and sign requirements to protect the site lines within the future Riverfront Park.

d. Types of Proposed Renewal Actions

- i. Acquisition of vacant lots
- ii. Acquisition and clearance of deteriorated structures as well as structures incompatible with the proposed land use.
- iii. Abandoning of several streets(W. Gardner, W. Norwood, Gardner Place, passageway between W. Union and W. Wilcox).
- iv. Widening and extension of Hanover St. to Walker St.
(see Acquisition and Clearance Map, Map 4)

3. Land Use Plan

- ### a. Land Use Map.
- See Project Boundary and Proposed Land Use Map, Map 1.

b. Land Use Provisions and Building Requirements
(see below and additional requirements in Section V., Zoning Changes)

i. Uses to be permitted

N.S. Howard St. - N.S. of W. William
commercial, offices, residential towers, institutional,
and parking as an accessory use; *open space.

S.S. of W. William - N.S. of W. Broad
light industrial, commercial and parking as an
accessory use; *multi-story residential

ii. Additional Controls

a. Signs

Roof signs shall not be permitted.

Projecting signs shall not be permitted.

One ground sign in the front yard shall be allowed.

For Columbus Avenue frontage, sign shall not exceed 20 feet,
in height; all others shall be 10 feet in height.

b. Total landscaping of each parking lot shall constitute
a minimum of 10%, of which 6% shall be interior landscaping
and 4% shall be peripheral landscaping. The interior
landscaping shall consist of islands between the rows of
parking planted with trees 12 feet on center.

c. Existing healthy trees on the site shall be protected
during construction and preserved.

iii. Duration and Effective Date of Regulations and Controls

a. The regulations and controls contained in this Urban
Renewal Plan shall be binding and effective, by deed or
lease, upon all purchasers or lessees of land and their
heirs or assigns, in the area of Springfield, Massachusetts
for forty (40) years, unless amended, as provided in
paragraph 4f of this Plan.

* or temporary parking pending permanent disposition of the land

- b. In addition, the following regulations shall take effect upon adoption of this Plan and shall be binding for one hundred (100) years. At no time shall the acquisition, use, disposal, or conveyance of land or improvements within the project area to or by any persons be denied, restricted or abridged, nor occupancy or possession thereof preferred, segregated or refused because of race, color, creed, sex, or national origin in the sale, lease, or occupancy of any project property.

iv. Controls on Parcels Not To Be Acquired

The regulations, controls, or restrictions enumerated in sections 3bi and 3bii above shall apply, except that when strict conformity by existing uses is infeasible due to specific site limitations, the local public agency may modify such regulations, controls, or restriction, 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 regulation 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 Changes:

The project area between the N.S. of W. Howard St. the N.S. of W. William shall be rezoned from Bus. B to Bus C.

The project area between the S.S. of W. William to the N.S. of W. Broad shall remain Industrial A.

(See Maps 5 and 6, Existing Zoning and Proposed Zoning)
THIS PLAN MODIFIES THE ZONING REQUIREMENTS AS FOLLOWS:

Modified Business C:

Uses permitted in a Business C zone by the City of Springfield Zoning Ordinance are permitted except the following which are not permitted:

- whole sale business establishment
- publishing or printing
- motor vehicle parking lot or structure unless as an accessory use or unless as a temporary parking lot pending permanent disposition of the land.

- manufacturing or warehousing
- bowling alleys, pool halls and the like (theaters are permitted)
- business, dance, or similar schools
- undertaking establishments
- motor vehicle service stations
- mechanical, public car wash
- mobile home park
- pet kennels
- telephone central office
- automatic laundries or dry cleaners

Modified Industrial A:

Permitted uses shall be

1. Manufacturing.
 2. Fabricating.
 3. Processing.
 4. Packing.
 5. Office Buildings.
 6. Public Utility uses.
 7. Research laboratories and research facilities.
 8. Accessory buildings located on the same lot with the main buildings.
 9. Accessory uses located on the same lot with the main building.
 10. Temporary structures on a lot for uses incidental to construction work on that lot or lots abutting, which structures shall be removed immediately upon completion or abandonment of the construction work for which they were erected.
 11. Warehousing.
 12. Multi story apartment structures, in which case appropriate reference in Article XII of the City of Springfield Zoning Ordinance shall apply.
 13. Pet Kennels
- Uses which shall not be permitted are:
1. Abattoir.
 2. Asphalt manufacturing or refining.
 3. Creosote manufacturing.
 4. Distillation of coal, wood or bones.
 5. Explosives or fireworks manufacturing.
 6. Fat rendering.
 7. Fertilizer or potash manufacturing or refining.
 8. Glue or size manufacturing or process involving recovery from fish or animal offal.
 9. Gypsum, cement, plaster, or plaster of paris manufacturing.
 10. Incineration except for the destruction of wastes resulting from the primary use of the land and in compliance with the provision of Article XIII Industrial Park Districts.

11. Reduction of or dumping of offal, garbage, or refuse.
12. Junk or salvage yard or junk or salvage storage.
13. Petroleum refining.
14. Sewage disposal plant EXCEPT where controlled by a municipality
15. Tar distillation.
16. Tar roofing manufacturing.
17. Ammonia, chlorine or bleaching powder manufacture.
18. Celluloid manufacture (except in isolated, fire-resisting buildings).
19. Coal tar products manufacture.
20. Building for storage of used materials.
21. Iron, steel or other metal manufacture or processing, drop forging with power hammer, boiler works, heavy weight casting including galvanizing and other treatment.
22. Leather processing.
23. Linoleum manufacture.
24. The buying and selling of new or second hand motor vehicles.
25. Paint manufacture.
26. Paper manufacture.
27. The manufacture, refining or bulk storage of petroleum and products made therefrom.
28. Plastic manufacture or the manufacture of articles therefrom.
29. Poisonous gases.
30. Quarry.
31. Rubber, caoutchouc or gutta percha manufacture from crude or scrap material.
32. Soap manufacture.
33. Sulphurous, sulphuric, nitric, or hydrochloric acid manufacture.
34. Parking lots unless as an accessory use or unless as a temporary parking lot pending permanent disposition of the land.

The following regulations apply:

1. Building Area. Not more than seventy (70) percent of the area of each lot may be occupied by buildings.
2. Front Yard. There shall be a setback on each street on which a lot abuts which shall be not less than ten (10) feet.
3. Frontage: Every lot shall have frontage on a public way, or a private way approved by the Planning Board.
4. Side Yard Setbacks: The following is substituted for Section 1402-3 of the City of Springfield Zoning Ordinance:

The minimum width of side yards, as defined in Article II, shall be fifteen (15) feet and FURTHER, no permanent building or structure shall be erected nearer to any side lot line than the height of such building or structure above the level of the ground at said side lot line of the site nearest opposite to the highest point of such building or structure. This limitation shall not apply to accessory towers, tanks, antennae and similar accessory structures. Where a side yard abuts a railroad right-of-way, the side lot line shall be deemed to be the center of the railroad right-of-way for the purpose of this paragraph.

5. Every required front, side or rear yard shall be kept open and unobstructed above the surface of the ground, and shall be maintained firm enough to accommodate the passage of fire and other emergency vehicles at all times. Nothing contained herein shall prohibit the erection, maintenance and use of structures for utilities, PROVIDED that such structures do not project more than five (5) feet from the side or rear lot lines and do not prevent the passage of fire and other emergency vehicles at all times.
6. Nothing contained herein shall prohibit the construction of railroad tracks and sidings in required rear or side yards so as to accommodate the passage of emergency vehicles at all times.
7. Height: The following is substituted for Section 1402-5 of the City of Springfield Zoning Ordinance:

The maximum height of any building or structure, other than office buildings, accessory towers, tanks, antennae, and other similar accessory structures, shall be thirty-five (35) feet above the general finish grade adjacent to such building or structure. EXCEPT, if the use is high rise residential, the height regulations of Article XII of the City of Springfield Zoning Ordinance apply.

8. Off-Street Parking and Loading.

The following off-street parking and loading provisions shall apply, substituting for Section 1404 of the City of Springfield Zoning Ordinance:

- a. Adequate off-street parking areas shall be provided for the vehicles of employees, visitors, and other vehicles incidental to the use of any lot with a minimum of one (1) parking space for each one and one-half ($1\frac{1}{2}$) employees employed in the principal shift at peak employment, plus one (1) parking space for each vehicle normally operated on the premises in the conduct of the business.
- b. The total parking area required for each lot shall be increased proportionately to provide parking areas for additions to plant employment in accordance with the ratio expressed above.
- c. Sufficient area to provide adequate parking spaces for any lot shall be surfaced with a minimum of a ten (10) inch compacted bank-run gravel base and two (2) inches of bituminous concrete or a comparable all-weather, dustless surface clearly marked for parking.
- d. The minimum size of a parking space shall be nine (9) feet wide by twenty (20) feet long. Sufficient additional space shall be provided in parking areas for turning of vehicles. The gross parking area, including aisles and parking spaces, shall be not less than two hundred seventy-five (275) square feet per vehicle.
- e. Parking areas may be used by two or more plants when the total number of parking spaces provided is not less than the sum of the spaces required for each plant.
- f. Required parking areas may be provided on either the lot upon which the principal building is located or on any lot the nearest point of which is not more than fifty (50) feet distant from the nearest point of the property line of the lot where the principal building is located.
- g. Access drives, turn-around areas, loading or unloading spaces, and other areas normally used by vehicles on the lot shall be surfaced as required under Section 1306-3 of the City of Springfield Zoning Ordinance.

- h. Loading and unloading of vehicles shall be conducted with such vehicles parked completely off any public way. Wherever practicable, all loading and unloading shall be on those sides of the building which do not face a public way. Where loading and unloading must be conducted on any side of a building facing a public way, the building shall be so arranged so that no part of a truck or other vehicle shall be closer than ten (10) feet to the street line. Loading or unloading space shall be made off the public way.
- i. Areas required for parking under the provisions of Section 1306-1 may be used for loading or unloading operations only during those periods when the parking spaces are not required to accommodate the needs for which they are provided.
- j. Front yard parking shall be permitted PROVIDED all requirements relative to required front yards are met.

9. Performance Standards.

All uses shall conform to the performance standard requirements set forth in Section 1511 of the City of Springfield Zoning Ordinance.

10. Materials and Equipment Storage.

- a. The storage of equipment or materials outside of buildings is permitted only under the following conditions:
 - 1. The storage shall be in an area enclosed by an opaque fence or sight obscuring screening, either of which shall be not less than six (6) feet nor more than ten (10) feet high.
 - 2. No materials or stored equipment shall project above such fence or screening EXCEPT for temporary storage of materials and equipment intended for use in construction during the actual period of active construction.
 - 3. Raw materials essential to the principal use of the lot may be stored in tanks and other types of structures permanently secured to the ground or building.

11. Fencing. Fencing may be erected where it is necessary to protect property or other activity of the occupant, to comply with security regulations of governmental bodies, or to protect the public from dangerous conditions, with the following:

- a. No fence shall be constructed beyond the front foundation lines.
- b. Fences, other than storage shielding fences described above and in Sect 1308-1, shall be of substantial open wire mesh or chain link construction or other open construction of substantial design and shall be erected and maintained in true line.

12. Landscaping. All required front, side and rear yards, EXCEPT those portions paved as driveways, access roads, loading and parking areas, or railroad tracks, shall be loamed and seeded and maintained as lawns, or developed and maintained as gardens. Notwithstanding the provisions of Section 1304-7 of the City of Springfield Zoning Ordinance, landscaping materials such as ornamental shrubs, trees or ground cover materials may be located in required front, side and rear yards PROVIDED they do not interfere with the passage of fire or other emergency vehicles.

All areas at the front of buildings, and at the sides of buildings which face a public way shall be loamed and seeded and maintained as lawns, EXCEPT where portions of those areas are paved for permitted uses. Ornamental shrubs, trees, flowers or ground cover may be planted in these areas.

Business C and Industrial A regulations apply to the designated areas of this Plan when not stipulated in the above requirements.

4. Project Proposals:

a. Land Acquisitions:

i. Identification of property to be acquired: The properties indicated on the Property Acquisition Area, Map 2, included in this section will be acquired. Acquisition property is listed on EXHIBIT B.

ii. 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 Urban Renewal 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 and 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. 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 area, 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 sex, race, creed, or color. 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.)

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 South End Citizens' Council.

v. Compliance by the redeveloper, and his contractor and sub-contractors, will be required in connection with all federal legislation and regulations regarding the 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.

c. Underground Utility Lines: Not applicable.

d. Temporary Improvements: Not applicable.

- e. 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 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.

MAP 3

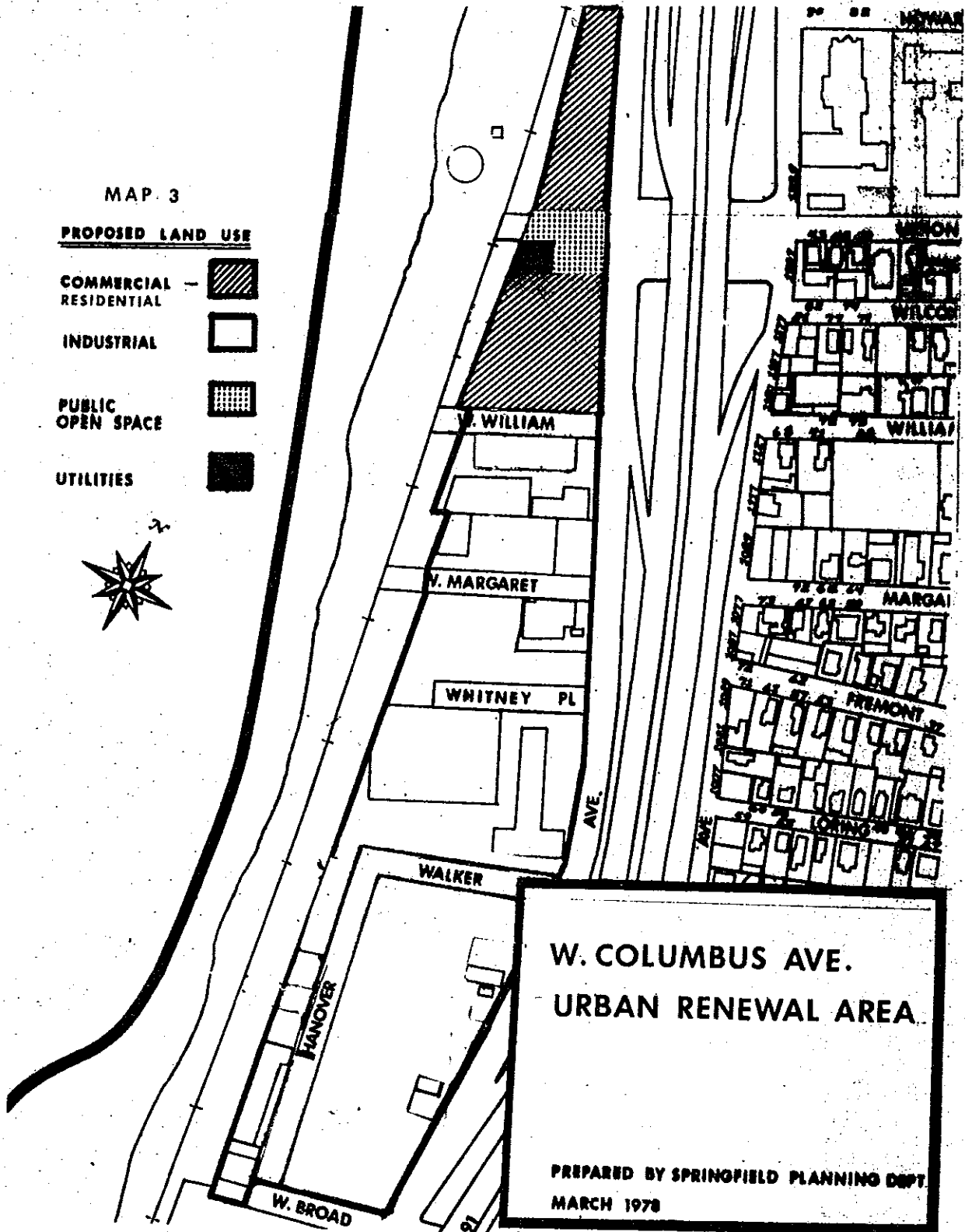
PROPOSED LAND USE

COMMERCIAL —
RESIDENTIAL

INDUSTRIAL

PUBLIC
OPEN SPACE



UTILITIES



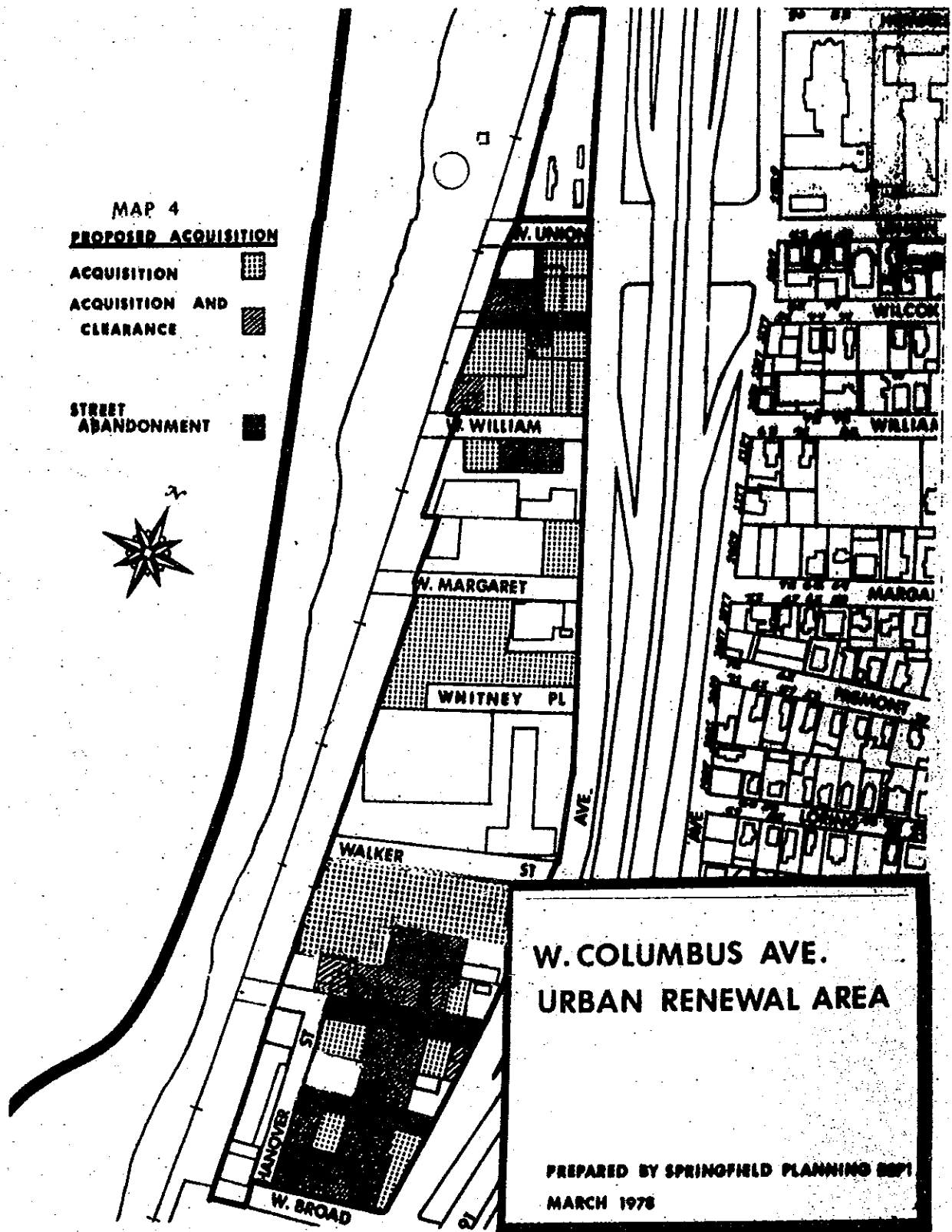
W. COLUMBUS AVE.
URBAN RENEWAL AREA

PREPARED BY SPRINGFIELD PLANNING DEPT.
MARCH 1978

MAP 4
PROPOSED ACQUISITION

ACQUISITION 
ACQUISITION AND
CLEARANCE 

STREET
ABANDONMENT 



**W. COLUMBUS AVE.
URBAN RENEWAL AREA**

PREPARED BY SPRINGFIELD PLANNING DEPT
MARCH 1978

EXISTING ZONING

BUSINESS B

BUSINESS B

INDUSTRIAL



W.COLUMBUS AVE.
URBAN RENEWAL AREA

PREPARED BY SPRINGFIELD PLANNING DEPT.
MARCH 1978

PROPOSED ZONING



PREPARED BY SPRINGFIELD PLANNING DEPT
MARCH 1978

EXHIBIT A
SOUTH END URBAN RENEWAL
D E S C R I P T I O N

Beginning at a point located in the intersection of the Westerly street line of West Columbus Avenue and the Northerly street line of Howard Street; thence southeasterly and southerly along the westerly street line of West Columbus Avenue to its intersection with the northerly street line of West Broad Street, thence southwesterly along the northerly street line of West Broad Street to its intersection with the westerly street line of Hanover Street; thence southeasterly approximately 20 ft.; thence southwesterly approximately 72 ft. to the rear property lines of lots abutting land owned by the Penn Central Railroad; thence northwesterly along said rear lot lines to its intersection with the Northerly street line of Howard Street, thence Northeasterly along the Northerly street line of Howard Street to its intersection with the Westerly street line of West Columbus Avenue, the point of beginning.

EXHIBIT B

PROPERTY ACQUISITIONS

Parcels with Structures

123 W. Wilcox Street
 128 W. Wilcox Street (business)
 8 W. William Street
 13 W. William Street
 15 W. William Street (2 parcels)
 22 Gardner Place
 23 Gardner Place
 24 Gardner Place
 83 W. Gardner Street
 90 W. Gardner Street (business)
 95 W. Gardner Street
 96 W. Gardner Street
 102 W. Gardner Street
 104 W. Gardner Street
 117 W. Gardner Street
 83 W. Norwood Street
 86 W. Norwood Street
 87-89 W. Norwood Street
 90-92 W. Norwood Street
 72 W. Broad Street
 82 W. Broad Street
 84 W. Broad Street (2 parcels) (vacant business)

Vacant and/or unimproved lots

S.S. W. Union Street (2 parcels) corner W. Columbus,	<u>original address 5-7, 9</u>	
rear S.S. W. Union Street		
W.S. W. Columbus corner N.S. Wilcox		
W.S. W. Columbus corner S.S. Wilcox		
N.S. W. Wilcox		
S.S. W. Wilcox adj. to r.r.		
S.S. W. Wilcox (2 parcels)	109-113	} original address
N.S. W. William adj. to 8		
N.S. W. William	12-14	
N.S. W. William	16,20	
N.S. W. William	22-24	
N.S. W. William	26	
rear N.S. W. William St. adj. to	30-32	
Columbus Ave.		
S.S. W. William	7,11	
N.S. W. Margaret corner W. Columbus		
S.S. W. Margaret		
N.S. Whitney Place		} one ownership
end Whitney Place		

W.S. W. Columbus, corner of Walker Street	
E.S. Gardner Place	21
N.S. W. Gardner Street	86
S.S. W. Gardner Street, corner Hanover	
S.S. W. Gardner Street	93
S.S. W. Norwood	91-93
S.S. W. Norwood, adj. to 83	
W.S. W. Columbus	
N.S. W. Broad, adj. to 72	76

} original address

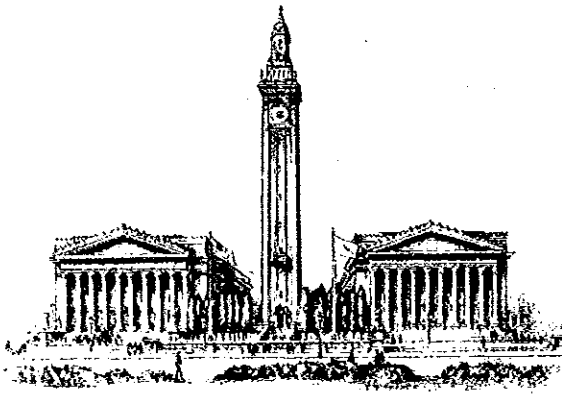
Citizen Participation

During the fall and winter of 1977-78, the elected neighborhood council and the City's neighborhood planner met to discuss potential community development activities in the neighborhood.

In addition, staff of the City and the Springfield Redevelopment Authority held two meetings with the residents affected by this urban renewal plan to determine their majority attitude toward this plan and to discuss the urban renewal process. These meetings were held October 17, 1977, and February 21, 1978.

Finally, a Public Hearing was held by the City's Commissioner of Community Development on November 9, 1977.

In a letter addressed to the Commissioner of Community Development and dated December 29, 1977, the South End neighborhood council indicated that the West Columbus Urban Renewal Plan was a priority item.



THE CITY OF
SPRINGFIELD, MASSACHUSETTS
THE CITY PLANNING BOARD

April 19, 1978

Mr. Stephen Pitkin, Commissioner
Community Development
City Hall - Room 225
Springfield, Massachusetts

Re: West Columbus Urban Renewal Plan

After reviewing the above captioned document, the Planning Board at a regular meeting held on April 19, 1978, attended by a legal quorum voted unanimously to adopt the following:

Resolved:

That the West Columbus Urban Renewal Plan, dated March 1978, has been reviewed by the 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,


Thomas J. Costello, III
Chairman

TJC/rc

DEPARTMENTAL AND INTER-DEPARTMENTAL CORRESPONDENCE
CITY OF SPRINGFIELD
MASSACHUSETTS

DATE: April 10, 1978

TO: Martin Siddell

FROM: Robert S. McCarroll

DEPARTMENT: Planning

DEPARTMENT: Planning

COPIES TO: Barbara Chalsma
Jim Redmond
Karen Laveille
Robert Oakes
State Historic Preservation Officer

SUBJECT: Environmental Review

At its meeting of April 6, 1978, the Historical Commission reviewed two projects which are to be funded with CDBG funds. It voted that the West Columbus Avenue Renewal Project and the Fire Headquarters Project would have no impact on historic assets of Springfield.

It also reviewed the proposed interior changes proposed to the District Court through an EDA grant and voted that the changes would have no impact on the nearby National Register property (i.e. the Municipal group).

Finally it reviewed the proposed Birnie/Wason Renewal Project which will be conducted in conjunction with a UDAG grant. It voted the project would have no impact on historic assets of Springfield.


Robert S. McCarroll
Principal Planner

RSM/rc

RELOCATION PLAN
CITY OF SPRINGFIELD
WEST COLUMBUS AVENUE URBAN RENEWAL PROJECT

Prepared by:

Springfield Redevelopment Authority
for the City of Springfield

I N D E X

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IV. Site Occupant Characteristics	4 - 5
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VI. Staging of Relocation Activities	11
VII. Property Management and Temporary Moves	12-13

Exhibits: Relocation Summary
Letters stating priority
status for displacees

RELOCATION PLAN
CITY OF SPRINGFIELD
WEST COLUMBUS AVENUE

I. Administration.

The Springfield Redevelopment Authority is proposing to acquire residential and commercial structures located on West Wilcox Street, West William Street, Gardner Place, West Gardner, West Norwood Street, and West Broad Street. The occupied structures will be acquired as part of the City of Springfield's West Columbus Avenue Urban Renewal Project.

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 West Columbus Avenue 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 West Columbus Avenue 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 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. (Telephone 739-6921)

The staff of the relocation services department includes:

- (1) Director of Relocation Services
- (2) Field Representatives= 5, 2 of whom are Spanish speaking
- (3) Chief Clerk - 1
- (4) Clerk-Typist - 1 Spanish speaking
- (5) Property Manager - 1
- (6) Maintenance Aides 2-6
- (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 ensure 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

- (1) Residential: There are twelve (12) families and fourteen (14) individual householders. The family sizes range from two (2) persons to eight (8) persons. The average family size is 3-4 persons. The on-site rents are generally low, ranging from \$50 a month and up. The majority of the residential site occupants have expressed an interest in relocating from the site.

However, 4 or 5 of the site occupants are concerned about moving, and 3 of the 5 are extremely unhappy about moving.

The family composition is eleven (11) white families, one (1) black family, thirteen (13) white individual householders and one (1) black individual householder.

There is only one large family on site - an owner-occupant, with two (2) adults and six (6) minors.

Several of the elderly families and individual householders have expressed an interest in moving to the new William Street elderly complex.

(2) Commercial - There are eight (8) business concerns on site. Six (6) of the business concerns are at one location, with co-mingled ownership. The businesses range from light industrial uses to a construction company, and a restaurant-lounge.

V. Replacement Housing - Replacement housing resources will come from existing private housing, subsidized privately owned housing, public housing, and leased housing.

The existing private housing inventory, as listed in the Springfield newspapers, produces approximately ten suitable, standard replacement units per week.

The privately owned subsidized housing in the City of Springfield has 4151 units, with 10% to 40% of these units for very low income householders. Using a 5% annual turnover rate, this would make slightly more than 200 units available during a twelve (12) month period.

The Springfield Housing Authority owns 1023 family units and 987 elderly units.

The existing leased housing programs, under Sec. 23 or Sec. 8 of the Federal Government, and 707 of the State Government have 868 units currently under lease.

New subsidized housing which may be available during the displacement period includes 247 elderly units on Linden Street, approximately 100 family and elderly units under Sec. 8 leased housing, countywide family and elderly units under Sec. 8 - approximately 175.

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-B</u>
Park East (Co-op)	157	0	-	111	46	-	-
Allen Park	264	0	28	191	45	-	-
Colonial Estates	500	0	-	430	70	-	-
Seniority 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	-	-
Fernwood Estates	160	40	42	94	24	-	-
Patton Apts. (Rehab.)	12	2	1	11	-	-	-
Eastern Ave. (Co-op)	24	5	-	8	12	4	-
Pyncheon 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	-
Pyncheon Terrace II	365	292	257	18	51	39	-
Chestnut Park	486	122	204	264	18	-	-
Hunter 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	-
Linden Towers (Eld)	249	Sect. 8	221	29	-	-	-
Williams Street (Eld-SHA)	102	Sect. 8	1/94	11	-	-	-

8

All apartments except first four apartment complexes have 10-40% of their units for very low income households with additional subsidies provided.

SPRINGFIELD HOUSING AUTHORITY-OWNED

<u>Family</u>	<u>Units</u>
Pine-James Street	42
Manilla Avenue	34
John H. Sullivan	96
Marble Street	48
Reed Village	200
Duggan Park	196
Robinson Gardens	136
Riverview	152
Moxon Apartments	52
Pine Renee	48
Pendleton Apartments	19
	<hr/>

Total: 1023

Elderly

Harrigan Apartments	32
Twin Towers	200
Orchard Court	40
*Riverview Towers	208
Forest Park	116
Harry P. Hogan	32
Carpe Diem	75
Johnny Appleseed	60
Morgan Manor	52
Central Apartments	44
Christopher Court	96
Kathryne Jones	32
	<hr/>

Total: 987

Total Family and Elderly = 2010

*Riverview Towers accepts couples 50 years and older.
Other complexes: Minimum age is 62 years or 50 if handicapped for elderly housing.

RESOURCES LISTED IN THE MONDAY UNION 5/22/78

Tenements and Houses

<u>Address</u>	<u>No.Rms.</u>	<u>Rent</u>	<u>Utilities</u>
Clark St.	6	200.	none
Clifton St.	4	175.	stv.-ref.
Decatur St.	4	185.	none
Goodwin St.	4	200.	
East Spfld.	5	225.	ht.,ht.wtr.
Forest Park	5	175.	none
Forest Park	6	185.	none
"	6	165.	none
Fort Pleasant Ave.	6	225.	none
Forest Park	5	190.	none
"	6	170.	none
Lyons St.	4	195.	ref.& disposal
Shawmut St.	6	210.	none
Northampton Ave.	5	150.	none
Belmont Ave.	5	170.	none

Apartments -

110 Lincoln St.	4	155.	ht.,ht.wtr.
Chestnut St.	4	120.	all utilities
Maple St.	2-3	125.	stv.&ref.
Locust St.	3-4	160.-170.	all utilities
Belmont Ave.	4	175.	none
Chestnut St.	3	150.	all utilities
Alexander St.	3	130.	all utilities
Oswego St.	4	165.	" "
31 Maple St.	2-6	130.-165.	stv.,ref.
11 Edwards St.	2	130.	all utilities
Avon Place	4	160.	none
Dickinson St.	4	200.	all utilities
48 Sycamore St.	5	185.	stv.,ref.
566 Carew St.	5	170.	none
Belmont Ave.	4	195.	all utilities
Belmont Ave.	5	190.	stv.,ref.
Forest Park	4	210.	all utilities
"	3	185.	" "
"	5	165.	none
Ft.Pleasant Av.	2	140.	none
85 Longhill St.	4-5	225.	all utilities
Oakland St.	3	180.	" "
Sumner Ave.	5-6	185.-200.	" "

Homes for Sale

<u>Address</u>	<u>Rooms</u>	<u>Description</u>
Forest Park	4	single
Forest Park	686	2 family
Tafton Rd.	6½	single
Forest Park	585	2 family
Forest Park	685	2 family
Washington St.	4	single
Belmont Ave.	5-5-5	3 family
Forest Park	6	single
Forest Park	686	2 family
Granby St.	6	single
Shawmut St.	7	single
Forest Park	686	2 family
Forest Park	685	2 family
East Forest Park	7	single
South End	5	single
Prentice St.	6	single
Kenway Dr.	5	single

VI. Staging of Relocation Activities

All Community Development program activities and City Code Enforcement activities that cause displacement will be coordinated by the Springfield Redevelopment Authority.

Acquisition of the properties in the West Columbus Avenue Urban Renewal Project is tentatively scheduled to occur in January, 1979. The relocation period for this program activity is estimated to last twelve (12) months. However, if the acquisition is staged over a two (2) year period, the relocation program will be a twenty four (24) month period.

The replacement housing resources during the relocation period should be adequate in size and number so that all of the families scheduled for displacement will have a choice of replacement housing units.

Replacement housing units will come from the private housing market, public housing, Section 8 Leased Housing, and subsidized housing.

The replacement housing resources listed in this plan are indicative of the size and type and number of replacement housing units that will be available during the relocation period.

VII. 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:

- A. Rent to be charged
- B. Starting date of tenancy
- C. Date on which rent payments will be due
- D. Date on which rent will begin to accrue
- E. Identification of utilities or services to be furnished by either party.
- F. Rights of tenants to pro rata refunds of advance rent payment in event of a move out before the end of a rental period.

While the Redevelopment Authority may stage some of its acquisition over a twelve month period, all structures scheduled for acquisition that are in extremely poor condition will be purchased promptly so that minimal housing conditions can be maintained.

Cost Estimate of Relocation Payments

I. Residential

(a) Moving Expenses (26) \$11,105.

fixed payment and dislocation
allowance - average payment
equals \$427.11

(b) Replacement Housing Payment \$15) 53,750.

tenants and certain others
average payment equals \$3583.33

(c) Replacement Housing Payment (11) 110,000.

owner/occupant average payment
equals \$10,000.00.

This payment assumes that the
owner/occupant purchases another
home.

Total residential payment. \$174,855.

II. Commercial

(a) Moving expense (8) \$117,500.

average payment equals \$14,687.50

Total Relocation Payments \$292,355.

WEST COLUMBUR AVENUE URBAN RENEWAL PROJECT

Families

<u>NAME</u>	<u>ADDRESS</u>
Leo C. Beany	87 West Norwood St.
Douglas Stone	83 West Norwood St.
Patricia Beany	85 West Norwood St.
Edmund Souci	95 West Gardner St.
George Guild	83 West Gardner St.
Walter Nichols	104 West Gardner St.
Felix Orlando	96 West Gardner St.
Anthony Bellotti	96 West Gardner St.
James Gentile	23 Gardner Place
Joseph Carter	102 West Gardner St.
John Basile	15 West William St.
Dante Daniele	80 West Broad St.
Alfred Daniele	82 West Broad St.

Individuals

Anna Albano	123 West Wilcox St.
Genaro Albano	123 West Wilcox St.
(Minister)?	83-90 West Norwood St.
Maria Loncrini	24 Gardner Place
Amelia Belame	22 Gardner Place
George Fuller	83 West Gardner St.
Andy Duval	104 West Gardner St.
Rosa Consolini	13 West William St.
Antoinetta DeAngelis	8 West William St.
Al Maspo	72 West Broad St.
Carlo Caporale	72 West Broad St.
Serges Martyniw	72 West Broad St.
Betty Caporale	72 West Broad St.

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 01101
TELEPHONE (413) 788-0981

April 21, 1978

Mr. Dominic 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

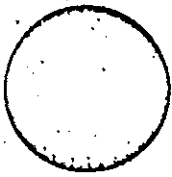
Suzanne Collins
Suzanne Collins

RECEIVED

SPRINGFIELD REDEVELOPMENT AUTHORITY

APR 24 1978
A.M. P.M.
18191-11111-11111-11111

COPIES
1. ARL
1. DENI
1. HOW
1. LENO
1. LOMA
1. LON
1. MARCHEE
1. SARNO
1. STRIN
1. TORNEK



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

AM. NOV 24 1976 P.M.
7:18 PM 11/24/76

COMMISSIONER

A. ANDREWS
T. DENHIC
W. HOWARD
R. LANGLOIS
J. LOIAX
J. MALONE
J. MARGHESE
D. SARNI
S. SPIN
T. TORNEK

MM

fernwood estates

garden apartments

FERNBANK ROAD • SPRINGFIELD, MASS. 01029 • (413) 543-115

Nov 15th to Nov 18

Dominic Lamo

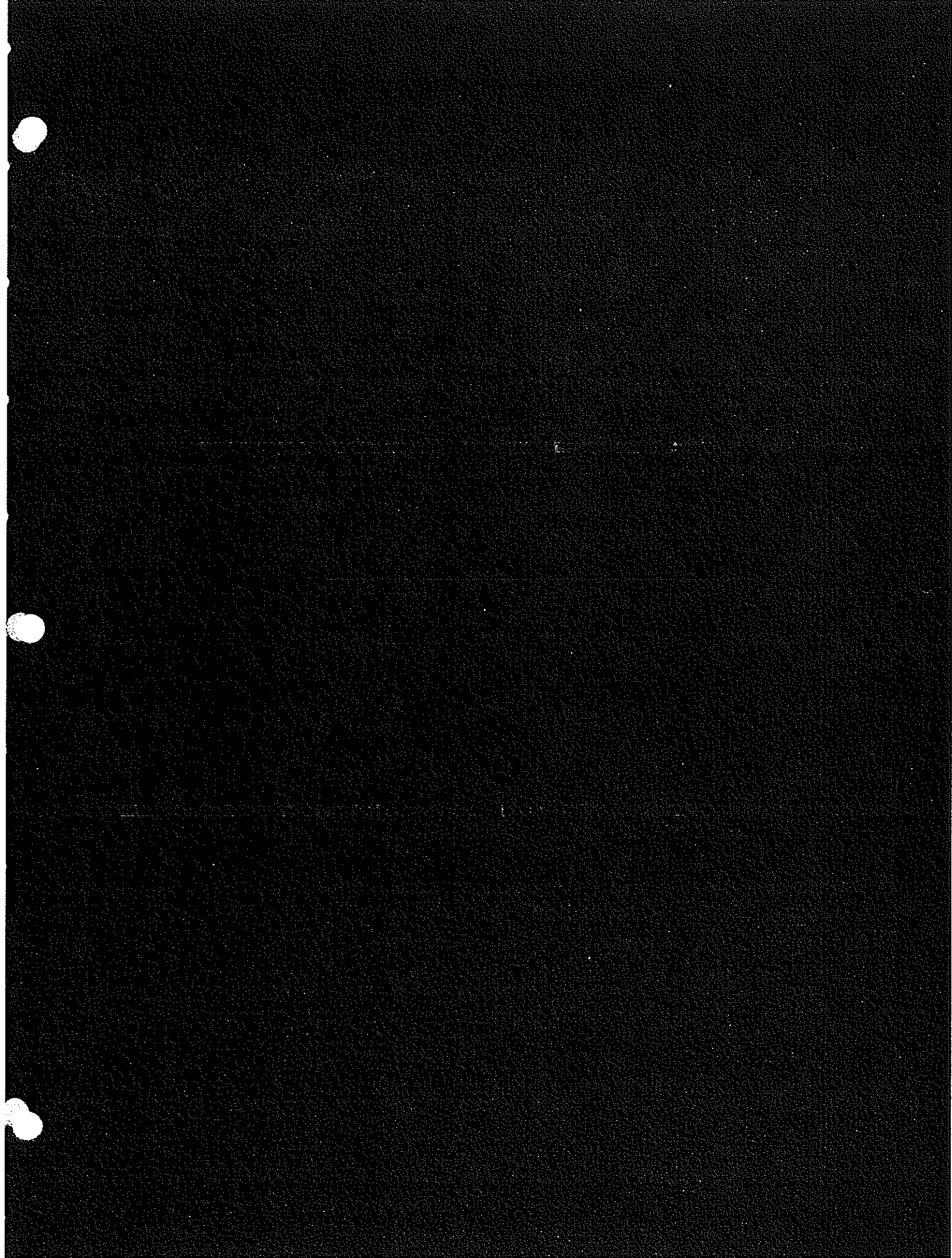
Springfield Redevelopment Authority

Dear M. Lamo,

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

Noel Beal
its Manager

Fernwood Associates Ltd.



COMMUNITY DEVELOPMENT PROGRAM BUDGET

PROJECT West Columbus Avenue Urban Renewal BUDGET NO. 1
 BUDGET PERIOD: August 1, 1978 TO July 31, 1980

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

PROGRAM ACTIVITY	Latest Approved Budget	Adjustment (+ or -)	Budget Requested	Budget Approved
1. Administration			\$ 150,000	
2. Real Estate Purchases			900,000	
3. Acquisition Costs			45,000	
4. Property Management			49,000	
5. Relocation Payment & Costs			295,000	
6. Site Clearance			62,000	
7. Project Improvements			-0-	
8. Rehabilitation Grants & Costs			-0-	
9. Disposition Costs			2,000	
0. Outside Services			-0-	
1. Sub-Total			1,503,000	
2. Unassigned			-0-	
3. TOTAL PROGRAM BUDGET			1,503,000	

Date May 24, 1978

SPRINGFIELD REDEVELOPMENT AUTHORITY

DEVELOPMENT ADMINISTRATOR

City of Springfield Approval _____

Signature _____

Title _____

CITY OF SPRINGFIELD
COMMUNITY DEVELOPMENT PROGRAM BUDGET
WEST COLUMBUS AVENUE URBAN RENEWAL

NARRATIVE STATEMENTS IN SUPPORT
OF PROGRAM EXPENDITURES BUDGET #1
(August 1, 1978 - July 31, 1980)

Line 1. Administration \$ 150,000

Program administration costs are proportioned to the program activities. In this case, administration costs represent 11.09% of all other program costs (\$1,353,000 x 11.09%).

Line 2. Real Estate Purchases 900,000

Estimated payments for acquisition of forty-three parcels containing twenty-two structures. Estimates were developed by the SRA Real Estate Department based on recent experience for specific types of property, e.g., vacant land, single-family, two-family, multi-family, commercial, mixed use, etc.

Line 3. Acquisition Costs 45,000

Estimated average costs based on recent SRA experience:

86 Appraisals	\$ 30,000
56 Titles	11,000
Engineering	2,100
Sundry Costs	1,900

Line 4. Property Management 49,000

Estimated costs for the temporary operation of the acquired property for this two year period is based on recent SRA experience:

Maintenance and Repairs	23,000
Real Estate Taxes	26,000

Line 5. Relocation Payments and Costs

\$ 295,000

Estimated relocation payments and costs to be paid for displacement are based on recent SRA experience:

26 Moving Expenses	\$ 11,105
15 Replacement Housing payments for tenants	53,750
11 Replacement Housing payments for homeowners	110,000
8 Business relocation payments	117,500
Sundry Relocation Costs	2,645

Line 6. Site Clearance

62,000

Estimates for demolition of twenty-two structures are based on recent SRA experience for specific building types, e.g., wood frame, masonry, single-story, multi-story, etc.

Line 7. Project Improvements

-0-

No Funds Requested.

Line 8. Rehabilitation Grants and Costs

-0-

No funds requested.

Line 9. Disposition Costs

2,000

Estimated costs for disposition activities, e.g., boundary surveys, recording fees, etc.

Line 10. Outside Services

-0-

No funds requested.

Line 11. Sub-Total

\$1,503,000

Total of estimated costs Lines 1 through 10.

Line 12. Unassigned

-0-

Line 13. Total Program Budget

\$1,503,000

Total estimated costs of all Program Activities.

RESOLUTION OF THE CITY COUNCIL OF SPRINGFIELD WITH
APPROVAL OF THE MAYOR OF SPRINGFIELD APPROVING THE
URBAN RENEWAL PLAN FOR WEST COLUMBUS 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 West Columbus 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:

WEST COLUMBUS URBAN RENEWAL PLAN, dated
March, 1978, consisting of 11 pages,
6 maps and 2 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 conditions, 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.

AN AMENDMENT TO
THE WEST COLUMBUS AVENUE URBAN RENEWAL PLAN
NOVEMBER 1981

Springfield Redevelopment Authority
City of Springfield



Edward J. King, Governor
Byron J. Matthews, Secretary

Commonwealth of Massachusetts
**Executive Office of
Communities and Development**

Division of Community Services

100 Cambridge Street 9th Floor Boston, Massachusetts 02202 (617) 727-7001

April 29, 1982

RECEIVED

SPRINGFIELD REDEV

PRIORITY

A.M. MAY 4 1982

7:18 PM

4/26

Dominic R. Sarno
Deputy Executive Director
Springfield Redevelopment Authority
73 State Street
Springfield, MA 01103

RE: West Columbus Avenue Urban Renewal Plan Amendment No. 2

COMMISSIONER	_____
A. ANDREWS	_____
T. DENNING	_____
W. HOWARD	_____
R. LANGELOIS	_____
J. MARCHESE	_____
D. SARNO	_____
S. PITKIN	_____
G. DAVIS	_____

Dear Mr. Sarno:

This office has reviewed the documents submitted by you in connection with the proposed amendment to the West Columbus Urban Renewal Plan. This amendment would allow for the acquisition of two additional parcels within the boundaries of the original plan to provide a site for the new Basketball Hall of Fame. It also involves the addition of "public and semi-public" uses to the list of permitted uses.

It is noted that Amendment No. 2 has been approved by your Authority and the City Council and the Mayor. Further, that funding in the amount of \$5,000,000 for this activity has been made available from other state grants.

The amended relocation plan for the project is approved in accordance with Section 79A of Massachusetts General Laws.

A certificate from the Executive Office of Environmental Affairs indicates that an Environmental Impact Report is not required.

For these reasons, this Department concurs in the Authority action and approves Amendment No. 2 to the West Columbus Avenue Urban Renewal Plan.

Sincerely,

John F. Bradshaw
Assistant Secretary
Executive Office of Communities
and Development

JFB/cr



SPRINGFIELD REDEVELOPMENT AUTHORITY

ALLAN R. ANDREWS
EXECUTIVE DIRECTOR

DOMINIC R. SARNO
DEPUTY EXECUTIVE DIRECTOR

STATE STREET • SPRINGFIELD, MA 01103 • TEL. (413) 787-6501

February 18, 1982

Brown
of Massachusetts
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bus Avenue Urban Renewal Plan
o. 2
Massachusetts

th three (3) binders containing documents
an renewal amendment.

at you review said documents for approval under
Chapter 121B and 79A, respectively, of the
General Laws.

note that this plan amendment had been designated Amendment
. 2 since the original urban renewal plan was modified by the
City Council when the Council approved the West Columbus Avenue
Urban Renewal Plan.

The plan amendment is entirely within the boundaries of the original
project area and the amendment allows for the acquisition of two
additional parcels of real estate requiring the relocation of two
business concerns.

The plan amendment, along with acquisition allowed under the
original approved plan, will enable the Springfield Redevelopment
Authority to provide a site for the Basketball Hall of Fame, which
is to be relocated upon the completion of construction of a new
building on that site.

Funds for the plan amendment and the completion of the original
urban renewal land taking within the amended boundaries have been
provided by State grants. The environmental assessment forms have
been submitted to the Commonwealth for approval and a copy of said
form is enclosed as part of the documentation.

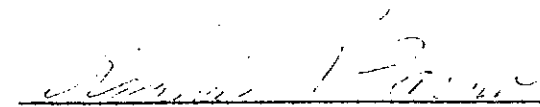
*West Columbus
Avenue
Urban Renewal
Plan Amendment
APL
mail in health on
C9/19/82*

West Columbus Avenue Urban Renewal Plan Amendment No. 2
February 18, 1892
Page 2.

We shall greatly appreciate an expeditious review of this plan amendment.

Very truly yours,

SPRINGFIELD REDEVELOPMENT AUTHORITY



DOMINIC R. SARNO
Deputy Executive Director

DRS/ja
ENC: 3

WEST COLUMBUS AVENUE
URBAN RENEWAL PLAN AMENDMENT

TABLE OF CONTENTS

CODE NO.

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| 1. | PLAN AMENDMENT |
| 2. | CITIZEN PARTICIPATION REPORT |
| 3. | RELOCATION |
| 4. | EVIDENCE OF FINANCE & COST ESTIMATE |
| 5. | LEGAL DOCUMENTS |
| 6. | ENVIRONMENTAL ASSESSMENT FORM |

AN AMENDMENT TO
THE WEST COLUMBUS AVENUE URBAN RENEWAL PLAN
NOVEMBER 1981

Springfield Redevelopment Authority
City of Springfield

Summary of A Proposed Amendment to the
West Columbus Urban Renewal Plan - November 1981

The Urban Renewal Plan Amendment would provide for:

1. The Springfield Redevelopment Authority's acquisition of two additional properties between West William Street and West Margaret Street to accommodate the new Basketball Hall of Fame.
2. The addition of "public and semi-public" uses to the uses to be permitted between West William Street and West Margaret Street.

Site for Basketball Hall of Fame

A site extending from West Union Street to West Margaret Street, between West Columbus Avenue and the Railroad Tracks, was chosen for the new Hall of Fame after a study of several potential sites in the same general area. It is the intent of the Urban Renewal Amendment to have the S.R.A. acquire and clear two wholesaling businesses located within the boundaries of the site. All other properties within the site were slated for acquisition in the March, 1978 Urban Renewal Plan. Some properties have already been acquired.

Funds from a State Grant will be used for the acquisition, relocation and clearance of the site.

Public and Semi-Public Uses

The plan adopted by City Council on October 16, 1978, provides for commercial, offices, residential towers, institutional, and parking as an accessory use. The addition of "public and semi-public" uses to the list of uses permitted within the boundaries of the Urban Renewal Area will accomodate facilities such as the Hall of Fame, which may be publicly owned but leased to a private or non profit entity.

West Columbus Avenue Urban Renewal Project

Springfield, Massachusetts

March 1978,

as amended November, 1981

Total Area (including streets): 15.3 acres (no change in
original boundary)

Acquisition (1.4 acres):

Improved: 2 businesses: 2 parcels

Relocation: 2 businesses

Street Abandonment (.8 Acres)

West William

West Margaret

West Wilcox

Redevelopment

Semi-public, public & institutional

The Urban Renewal Plan for the West Columbus Avenue Urban Renewal Project dated March, 1978, as amended in October, 1978, be and hereby is further amended.

(Amendments to Section 2 Description of Project)

1. By inserting in Subsection b. iii of Section 2, entitled "Urban Renewal Objectives", after the words "institutional uses" the words "public and semi-public uses".
2. By inserting in Subsection c. i of Section 2, entitled "Design Objectives", after the word "complexes" the words "institutional, public, and semi-public uses".
3. By inserting in Subsection d. iii of Section 2, entitled "Types of Proposed Renewal Actions", after the words "W. Wilcox" the words "W. Wilcox, W. Williams and W. Margaret".

(It is the intent of the Urban Renewal amendment to abandon the public streets within the proposed site for the new Basketball Hall of Fame)

(Amendment to Section 3 Land Use Plan)

4. By inserting in Subsection b. i of Section 3, entitled "Uses to be Permitted N/S Howard Street - N/S West Broad Street, after the word "institutional" the words "public and semi-public uses".

(Amendments to Section 4 Project Proposals)

5. By deleting MAP 3 from Section 4, entitled "Proposed Land Use", in its entirety and substituting in lieu thereof MAP 3 Proposed Land Use, dated November, 1981.
6. By deleting Map 4 from Section 4, entitled "Proposed Acquisitions", in its entirety and substituting in lieu thereof Map 4 Proposed Acquisitions, dated November, 1981.

(Amendment to Exhibit B Property Acquisitions)

7. By adding to Exhibit B entitled "Property Acquisitions" the following list of properties:

Parcels with structures

27 West William Street (Business)
122-124 West Margaret Street (Business)

CONNECTICUT RIVER

W. COLUMBUS AVE

HOWARD

UNION ST

WILLIAM

W. MAHONY

WALKER

W. BROAD



BOUNDARY OF W. COLUMBUS AVE.
URBAN RENEWAL AREA



AMENDED AREA



COMMUNITY DEVELOPMENT PROGRAM BUDGET

AMENDED

WEST COLUMBUS AVENUE URBAN RENEWAL PROJECT

BUDGET NO. _____

PROJECT _____

BUDGET PERIOD: _____ TO _____

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

PROGRAM ACTIVITY	Latest Approved Budget	Adjustment (+ or -)	Budget Requested	Budget Approved
Administration <i>6 1/2 90</i>	150,000	63,150*	213,150	
Real Estate Purchases	900,000	512,000	1,412,000	
Acquisition Costs	45,000	25,700	70,700	
Property Management	49,000	47,750	96,750	
Relocation Payment & Costs	295,000	239,400	534,400	
Site Clearance	62,000	70,000	132,000	
Project Improvements	0	0	0	
Rehabilitation Grants & Costs	0	0	0	
Disposition Costs	2,000	1,000	3,000	
Outside Services (Engineering)	0	1,000	1,000	
Sub-Total				
Unassigned				
TOTAL PROGRAM BUDGET	1,503,000	960,000	2,463,000	

SPRINGFIELD REDEVELOPMENT AUTHORITY

* COMMUNITY DEVELOPMENT FUNDS

EXECUTIVE DIRECTOR

City of Springfield Approval _____

SUMMARY OF SPRINGFIELD CITY COUNCIL DELIBERATIONS

ON WEST COLUMBUS AVENUE URBAN RENEWAL PLAN

AMENDMENT (BASKETBALL HALL OF FAME)

On January 25, 1982, the Springfield City Council considered a resolution approving Amendment No. 2 to the Urban Renewal Plan for the West Columbus Avenue Urban Renewal Project. The purpose of that amendment was to allow the Springfield Redevelopment Authority to acquire two properties within the project area to accomodate construction of a new Basketball Hall of Fame.

Dominic Sarno, Deputy Director of the SRA, presented the amendment to the City Council. In his presentation, Mr. Sarno explained that the SRA would acquire and clear two wholesale businesses located within the boundaries of the site, and that all other properties within the site were slated for acquisition in the March, 1978 Urban Renewal Plan. He further explained that funding for the acquisition, relocation and clearance was to be provided under a \$5,000,000 grant from the Commonwealth for construction of the new Hall of Fame.

City Councillor Vincent DiMonaco expressed concern that the businesses to be relocated should remain within Springfield and asked what compensation was being offered. Allan Andrews, SRA Director, answered that acquisition cost was a matter of negotiation, and that existing businesses were certainly encouraged to remain within the city upon relocation.

Former Mayor William C. Sullivan, a member of the Hall of Fame Building Committee and a trustee of the Hall, spoke on behalf of Mayor Dimauro and the Building Committee. In an enthusiastic presentation, Mr. Sullivan cited the advantages of moving the facility to a site with greater visibility and accessibility. In addition, he addressed the questions of several City Council members concerning a leasing agreement. Mr. Sullivan explained that the facility would be publicly owned, but leased to the Hall of Fame for a 99-year period. He stated that while negotiations were yet incomplete, the City would undoubtedly make provisions for a percentage lease over a certain marginal profit, but that the basic lease terms would be \$1.00 per year.

Councillor Robert Markel stated that members of the South End Business Association were concerned about the impact the new facility would have on the nearby commercial district, particularly in its effect on traffic flow and security. Mr. Sullivan

assured the Council that Mayor Dimauro had already met with the officers of the Association, and that they would be involved in the development process. Further, the architect for the project, Cambridge Seven, has agreed to make a presentation to the entire Association at its next monthly meeting.

Mr. William Giles then spoke on behalf of the Board of Trustees of the Hall of Fame, citing that Board's full support for the project.

Milton Allen of 14 Rockland Street, Springfield, then spoke in opposition to the project. Mr. Allen expressed the concern that moving the facility from its traditional site at Springfield College might demean its historical significance. He further opined that the concentration of local attractions in one area (i.e., downtown/riverfront) would eventually erode the appeal of other areas of the city.

Six City Councillors -- Messrs DiMonaco, Markel, Brian Santaniello, Richard Neal, Paul Mason and Council President Mary Hurley -- addressed particular aspects of the project. Each concluded that the project was a positive endeavor. In its decision, the Council voted unanimously (9-0) to approve the resolution.

Submitted by Joseph Montori,
Project Liaison, 1/27/82.

CITIZEN PARTICIPATION REPORT

On December 2, 1981 the City's neighborhood planner presented to the South End Neighborhood Council the West Columbus Avenue Urban Renewal Plan Amendment.

In addition, staff of the City and the Redevelopment Authority have advised and notified site occupants within the amended project area, of the plan as well as providing said occupants with written notification of the public hearing.

The Springfield Redevelopment Authority held a meeting open to the public on January 14, 1982 at which time the Governing Board of the Springfield Redevelopment Authority voted to approve the plan amendment.

The City Council held a public hearing on the plan amendment on February 3, 1982 at which time said amendment was approved.

AMENDMENT TO THE WEST COLUMBUS AVENUE RELOCATION PLAN

Amendment No. 2 to the West Columbus Avenue Urban Renewal Plan proposes to acquire additional parcels of real estate that will displace two commercial site occupants and no residential site occupants.

The amendment to the urban renewal plan will provide for the site assembly to be utilized as the new home of the Basketball Hall of Fame. Relocation assistance and payments to the site occupants will be carried out in compliance with Chapter 79A of the Massachusetts General Laws and all pertinent rules and regulations of the Commonwealth.

The two commercial site occupants scheduled for displacement have been surveyed by the Relocation staff, and have been informed regarding the availability of relocation assistance and payments.

The Springfield Redevelopment Authority is the Central Relocation Service for the City of Springfield and will provide trained and experienced staff familiar with the entire relocation process for the relocation of the site occupants displaced by the plan amendment, as well as, the site occupants scheduled for displacement under the approved relocation plan for the West Columbus Avenue Project.

The two business concerns scheduled for displacement by the amendment are:

- (1) E.L. Cantor Company, Inc., a wholesale/retail cleaning supply operation located at 27 West William Street, and
- (2) All State Building Supply Inc., a wholesale roofing supply company located at 124 West Margaret Street.

The relocation staff of the Authority will maintain a listing of commercial and industrial sites for the relocation of these two business concerns. The staff will also utilize the City's Economic Development personnel, the Springfield Chamber of Commerce, the Memorial Development Corporation and the Small Business Administration as resources for these businesses.

Among services to be provided to the business concerns will be consultations with the owner or operator to determine operation needs such as space, cost, location, traffic patterns, market considerations and any other requirements pertinent to re-establishing another location.

The Agency will also provide current and continuing information on the availability of comparable commercial sites and where appropriate make referrals to real estate brokers who may be able to assist in obtaining suitable accommodations.

The Agency shall also supply information relative to applicable building and zoning codes and other general and economic information.

The Agency will also assist the business concerns in selecting and preparing the proper relocation procedures leading to relocation payments.

Relocation assistance will not be terminated until the business concerns have received all assistance and payments to which it is entitled and has either been successfully relocated or ceased operation.



(413) 736-2711

COMMISSIONERS

1. A. R. W. S.	
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The Commonwealth of Massachusetts

Executive Office for

Administration and Finance

State House, Boston 02133

Civil Centennial

Garage Bill

cc: J40/12

February 9, 1981

Honorable Theodore Dimauro
Mayor of Springfield
City Hall
Springfield, MA 01103

RE: Chapter 486 - \$8 Million
Chapter 487 - \$2.2 Million

Dear Mayor Dimauro:

In regard to the above grant funds received by your city, please be advised that funds will be parcelled out on a need basis.

No money will be drawn down without proper documentation by your office.

Funds have been allotted to a proper subsidiary account and are ready for disbursement.

If you have any questions, kindly contact my office.

Very truly yours,

Paul F. Mahoney
General Counsel

PF:ald

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a hearing will be held in the Council Chambers, City Hall, Springfield, Massachusetts at 7:30 P.M. on the 25th day of January, 1962.

The public hearing will be held by the City Council of the City of Springfield for the purpose of considering a proposal for the approval of an amendment to the Urban Renewal Plan for the WEST COLUMBUS AVENUE URBAN RENEWAL PROJECT, more particularly described as follows:

Beginning at a point located in the intersection of the westerly street line of West Columbus Avenue and the northerly street line of Howard Street; thence southeasterly and southerly along the westerly street line of West Columbus Avenue to its intersection with the northerly street line of West Broad Street; thence southwesterly along the northerly street line of West Broad Street to its intersection with the westerly street line of Hanover Street; thence southeasterly approximately 20 ft.; thence southwesterly approximately 72 ft. to the rear property lines of lots abutting land owned by the Penn Central Railroad; thence northwesterly along said rear lot lines to its intersection with the northerly street line of Howard Street; thence northeasterly along the northerly street line of Howard Street to its intersection with the westerly street line of West Columbus Avenue, the point of beginning.

1. The purpose of the hearing is to consider a proposal to approve an amendment to the said Urban Renewal Plan which will authorize the Springfield Redevelopment Authority, among other things, to acquire land in the Project area; to remove improvements; to install, construct, or reconstruct streets, utilities, and other improvements; and make land available for development or redevelopment by private enterprise or public agencies as authorized by law.

2. Any person or organization desiring to be heard will be afforded an opportunity to be heard at the hearing.

3. Maps and the amendments to the Urban Renewal Plan are available for inspection at the offices of the Springfield Redevelopment Authority located at 73 State Street, Springfield, and at the office of the City Clerk.

SPRINGFIELD CITY COUNCIL
Mary Hurley, President
(Jan. 14, 20 P.M.)

RESOLUTION NO. 5625

RESOLUTION OF THE SPRINGFIELD REDEVELOPMENT AUTHORITY
APPROVING AMENDMENT NO. 2 TO THE WEST COLUMBUS AVENUE
URBAN RENEWAL PROJECT

WHEREAS the Springfield Redevelopment Authority has, with financial assistance furnished by the City of Springfield, made detailed studies, surveys and inspections of the location, physical condition of structures, land use, environmental influences, and social, cultural and economic conditions of the area in the City of Springfield morefully described as set forth in the Urban Renewal Plan hereinafter referred to and identified for the West Columbus Avenue Urban Renewal Plan, and

WHEREAS the Springfield Redevelopment Authority has prepared an Urban Renewal Plan for the Project area, which plan is more specifically identified as:

WEST COLUMBUS AVENUE URBAN RENEWAL PLAN, dated March, 1978 consisting of 11 pages, 6 maps and 2 exhibits; and

WHEREAS the said plan was approved by the said Authority on May 24, 1978, and by the City of Springfield on October 16, 1978, and amended October 1978, and

WHEREAS it is now necessary to further amend said plan to acquire additional property,

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

That the Urban Renewal Plan for the West Columbus Avenue Urban Renewal Project be and hereby is amended in accordance with the provisions of Exhibit A, attached hereto and made a part hereof.

I hereby certify that the above is a true and correct copy of the resolution adopted by the Governing Board of the Springfield Redevelopment Authority at its meeting of January 14, 1982.

Date: February 2, 1982

Edward V. Zancan
Edward V. Zancan Secretary

CERTIFICATE OF RECORDING OFFICER

The undersigned hereby certifies as follows:

1. That he is the duly qualified and acting Secretary of the Springfield Redevelopment Authority (herein called the "Applicant") and the keeper of its records, including the journal of the proceedings of the Springfield Redevelopment Authority herein called the "Governing Body".
2. That the attached resolution is a true and correct copy of the resolution as finally adopted at a meeting of the Governing Body held on the 14th day of January, 1982 and duly recorded in his office;
3. That said meeting was duly convened and held in all respects in accordance with law and to the extent required by law due and proper notice of such meeting was given; that a legal quorum was present throughout the meeting and a legally sufficient number of members of the Governing Body voted in the proper manner and for the adoption of said resolution; that all other requirements and proceedings under law incident to the proper adoption or passage of said resolution have been duly fulfilled, carried out, and otherwise observed;
4. That if an impression of the seal has been affixed below, it constitutes the official seal of the Springfield Redevelopment Authority and this certificate is hereby executed under such official seal;
5. That the undersigned is duly authorized to execute this certificate.

IN WITNESS WHEREOF the undersigned has hereunto set his hand this 2nd day of February, 1982.

Edward V. Zancan
EDWARD V. ZANCAN, Secretary

RESOLUTION OF THE CITY COUNCIL OF SPRINGFIELD
WITH APPROVAL OF THE MAYOR OF SPRINGFIELD
APPROVING AMENDMENT NO. 2 TO THE URBAN RENEWAL
PLAN FOR THE WEST COLUMBUS AVENUE URBAN
RENEWAL PROJECT

WHEREAS under the provisions of Title 1 of the Housing and Community Development Act of 1974, the City of Springfield is authorized to prepare plans for and administer Urban Renewal Projects, and

WHEREAS, the Springfield Redevelopment Authority has, with financial assistance furnished by the City of Springfield, made detailed studies, surveys, and inspection of location, physical condition of structures, land use, environmental influences and social, cultural and economic conditions of the area of the City of Springfield more fully described as the West Columbus Avenue Urban Renewal Project (hereinafter called the "Project"),

WHEREAS, the Springfield Redevelopment Authority has prepared, approved, and referred to the City Council of the City of Springfield (hereinafter called the "Governing Body") for review and approval certain amendments to the Urban Renewal Plan for the said Project all of which are set forth in the attached Exhibit A which is hereby made a part hereof.

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

1. It is hereby found and determined that it be and hereby is necessary to approve various amendments to the West Columbus Avenue Urban Renewal Plan, and
2. That said amendments to the Urban Renewal Plan as set forth in Exhibit A, attached hereto and made a part hereof be and hereby are approved, and
3. That the Clerk be and hereby is directed to file a copy of the amendments to the Urban Renewal Plan with the minutes of this meeting.

A true copy of a Resolution passed by the City Council January 25, 1982 and approved by the Mayor February 3, 1982.

Attest:



City Clerk

CERTIFICATE OF RECORDING OFFICER

The undersigned hereby certifies that:

1. He is the duly qualified and acting City Clerk of the City of Springfield, and the keeper of its records.
2. The attached resolution is a true and correct copy of the resolution as finally adopted at a meeting of the Applicant on the 25th day of January, 1982, and duly recorded in his office.
3. Said meeting was duly convened and held in all respects in accordance with law, and to the extent required by law, due and proper notice of such meeting was given. A legal quorum was present throughout the meeting and a legally sufficient number of members of the Applicant voted in the proper manner for the adoption of said resolution. All other requirements and proceedings under or incident to the proper adoption or passage of said resolution have been duly fulfilled, carried out, and otherwise observed.
4. If an impression of the seal has been affixed below, it constitutes the official seal of the Applicant, and this certification is hereby executed under such official seal.
5. The undersigned is duly authorized to execute this certificate.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand this 5th day of February, 1982.

William J. Metzger

William J. Metzger
City Clerk

Mary C. Powers
Signature of Attesting Officer

Asst. City Clerk
Title of Attesting Officer

AFFIDAVIT

I hereby certify that the advertisement as detailed below appeared in all editions of the Springfield Daily News on Saturday, January 16, 1982 and on Wednesday, January 20, 1982. The Ad was a Legal Notice for the purpose of considering a proposal for the approval of an amendment to the Urban Renewal Plan for the West Column Ave. Urban Renewal Project.

Jane Trelease
Bookkeeper

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF HAMPDEN

On Jan. 20, 1982, At Springfield, Massachusetts, personally appeared before me, JANE TRELEASE, WHO MADE OATH THAT THE FOREGOING IS A TRUE AND CORRECT STATEMENT.

Ronald E. Marshall
Notary Public

**APPENDIX A
COMMONWEALTH OF MASSACHUSETTS
EXECUTIVE OFFICE OF ENVIRONMENTAL AFFAIRS**

ENVIRONMENTAL NOTIFICATION FORM

I. SUMMARY

A. Project Identification

1. Project Name W. Columbus Avenue Urban Renewal Project
Amendment
2. Project Proponent Springfield Redevelopment Authority
 Address 73 State St., Spfld., MA 01103

B. Project Description: (City/Town(s)) Springfield

1. Location within city/town or street address W. Columbus Ave. from W. Union to W. Margaret Streets
2. Est. Commencement Date: 5/82 Est. Completion Date: 7/84
 Approx. Cost \$ 7.18 million Current Status of Project Design: 0 % Complete

C. Narrative Summary of Project

Describe project and give a description of the general project boundaries and the present use of the project area. (If necessary, use back of this page to complete summary).

The project involves urban renewal activities on property located along Connecticut River waterfront in the city's downtown area. A new Basketball Hall of Fame will be constructed on a 3.4 acre parcel adjacent to Interstate Route 91 and currently occupied by two wholesale commercial buildings, a restaurant/lounge and two residences.

The new B.H.F. will be a three level structure containing 35 - 40,000 gross square feet of space; approximately one-third larger than the existing facility. Surface parking for 200-300 cars will be provided on-site.

The urban renewal plan will be amended to include 1.4 acres occupied by the two wholesale businesses not covered by the original plan. Also the permitted uses section of the plan will be amended to allow "public" and "quasi-public" activities to occur.

While a number of factors influence attendance, important considerations are visibility and easy highway access both of which are lacking at the current location on the campus of Springfield College. The new location coupled with more aggressive marketing and state of the art exhibitry is expected to result in a dramatic increase in attendance. A 1978 study by a private consultant concluded that annual attendance could reach 302,000 by the third year of operation at the new location. Most of the increase (82.4%) is attributable to recreational travellers diverted from their original destination while passing through the region.

Copies of this may be obtained from:

Name: Martin Siddell Firm/Agency: Springfield Planning Board
 Address: 36 Court St. Springfield, MA 01103 Phone No. 413- 787-6020

Use This Page to Complete Narrative, If necessary.

Approximately 42% of annual attendance is expected to occur during the summer months with the peak day attracting 2500 visitors.

This tremendous influx of tourists will have a substantial impact on the local economy and will be particularly helpful to the city's revitalization efforts.

This project is one which is categorically included and therefore automatically requires preparation of an Environmental Impact Report: YES _____ NO x

D. Scoping (Complete Sections II and III first, before completing this section.)

1. Check those areas which would be important to examine in the event that an EIR is required for this project. This information is important so that significant areas of concern can be identified as early as possible, in order to expedite analysis and review.

	Construc- tion Impacts	Long Term Impacts		Construc- tion Impacts	Long Term Impacts
Open Space & Recreation	_____	_____	Mineral Resources	_____	_____
Historical	_____	_____	Energy Use	_____	_____
Archaeological	_____	_____	Water Supply & Use	_____	_____
Fisheries & Wildlife	_____	_____	Water Pollution	_____	_____
Vegetation, Trees	_____	_____	Air Pollution	_____	<u>x</u>
Other Biological Systems	_____	_____	Noise	_____	<u>x</u>
Inland Wetlands	_____	_____	Traffic	_____	<u>x</u>
Coastal Wetlands or Beaches	_____	_____	Solid Waste	<u>x</u>	<u>x</u>
Flood Hazard Areas	_____	_____	Aesthetics	_____	_____
Chemicals, Hazardous Substances,	_____	_____	Wind and Shadow	_____	_____
High Risk Operations	_____	_____	Growth Impacts	_____	_____
Geologically Unstable Areas	_____	_____	Community/Housing and the Built	_____	_____
Agricultural Land	_____	_____	Environment	_____	_____
Other (Specify)	_____	_____		_____	_____

2. List the alternatives which you would consider to be feasible in the event an EIR is required.

No build
Alternate site

E. Has this project been filed with EOEA before? Yes X No _____
 If Yes, EOEA No. 03305 EOEA Action? No EIR Required

F. Does this project fall under the jurisdiction of NEPA? Yes _____ No X
 If Yes, which Federal Agency? _____ NEPA Status? _____

G. List the State or Federal agencies from which permits will be sought:

Agency Name	Type of Permit
Mass DCA	Chapter 121B

H. Will an Order of Conditions be required under the provisions of the Wetlands Protection Act (Chap. 131, Section 40)?
 Yes _____ No _____ A request for a Determination of
 DEQE File No., if applicable: _____ applicability has been made to the Springfield Conservation Commis

I. List the agencies from which the proponent will seek financial assistance for this project:

Agency Name	Funding Amount
Mass Exec. Office of Administration & Finance (Chap. 486 - Acts of 1980)	\$5,000,000.00

II. PROJECT DESCRIPTION

A. Include an original 8½ x 11 inch or larger section of the most recent U.S.G.S. 1:24,000 scale topographic map with the project area location and boundaries clearly shown. Include multiple maps if necessary for large projects. Include other maps, diagrams or aerial photos if the project cannot be clearly shown at U.S.G.S. scale. If available, attach a plan sketch of the proposed project.

B. State total area of project: 3.48 acres
 Estimate the number of acres (to the nearest 1/10 acre) directly affected that are currently:

1. Developed <u>3.4</u> acres	4. Floodplain _____ acres
2. Open Space/Woodlands/Recreation _____ acres	5. Coastal Area _____ acres
3. Wetlands _____ acres	6. Productive Resources
	Agriculture _____ acres
	Forestry _____ acres
	Mineral Products _____ acres

C. Provide the following dimensions, if applicable:

Length in miles _____	Number of Housing Units <u>2</u>	Number of Stories <u>3</u>
	Existing	Immediate Increase Due to Project
Number of Parking Spaces.....	<u>100</u>	<u>100-200</u>
Vehicle Trips to Project Site (average daily traffic).....	<u>491</u>	<u>267</u> Peak day *
Estimated Vehicle Trips past project site.....	<u>6542</u>	

D. If the proposed project will require any permit for access to local or state highways, please attach a sketch showing the location of the proposed driveway(s) in relation to the highway and to the general development plan; identifying all local and state highways abutting the development site; and indicating the number of lanes, pavement width, median strips and adjacent driveways on each abutting highway; and indicating the distance to the nearest intersection.

*Assumes no diversion of recreational travelers

III. ASSESSMENT OF POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS

Instructions: Consider direct and indirect adverse impacts, including those arising from general construction and operations. For every answer explain why significant adverse impact is considered likely or unlikely to result.

Also, state the source of information or other basis for the answers supplied. If the source of the information, in part or in full, is not listed in the ENF, the preparing officer will be assumed to be the source of the information. Such environmental information should be acquired at least in part by field inspection.

A. Open Space and Recreation

1. Might the project affect the condition, use or access to any open space and/or recreation area?

Yes ☒ No ☐

Explanation and Source:

The site is adjacent to Riverfront Park which is included in the Springfield Heritage State Park. It is expected that useage of the park will increase as a result of the project. Except during scheduled events, Riverfront Park is marginally used.

B. Historic Resources

1. Might any site or structure of historic significance be affected by the project? Yes ☐ No ☒

Explanation and Source:

See attachment

2. Might any archaeological site be affected by the project? Yes ☐ No ☒

Explanation and Source:

The site is previously disturbed.

C. Ecological Effects

1. Might the project significantly affect fisheries or wildlife, especially any rare or endangered species?

Yes ☐ No ☒

Explanation and Source:

No rare or endangered species are known to inhabit the site.

2. Might the project significantly affect vegetation, especially any rare or endangered species of plant?

Yes _____ No x

(Estimate approximate number of mature trees to be removed: _____)

Explanation and Source:

No rare or endangered species are known to exist on the site.

3. Might the project alter or affect flood hazard areas, inland or coastal wetlands (e.g., estuaries, marshes, sand dunes and beaches, ponds, streams, rivers, fish runs, or shellfish beds)? Yes _____ No x

Explanation and Source:

The site is not within 100 feet of the river.

4. Might the project affect shoreline erosion or accretion at the project site, downstream or in nearby coastal areas? Yes _____ No x

Explanation and Source:

5. Might the project involve other geologically unstable areas? Yes _____ No x

Explanation and Source:

D. Hazardous Substances

1. Might the project involve the use, transportation, storage, release, or disposal of potentially hazardous substances?

Yes _____ No x

Explanation and Source:

Asbestos or other hazardous materials may be present in the structures to be demolished (see attachment for specific actions to be taken).

E. Resource Conservation and Use

1. Might the project affect or eliminate land suitable for agricultural or forestry production?

Yes _____ No X _____

(Describe any present agricultural land use and farm units affected.)

Explanation and Source:

2. Might the project directly affect the potential use or extraction of mineral or energy resources (e.g., oil, coal, sand & gravel, ores)? Yes _____ No X _____

Explanation and Source:

3. Might the operation of the project result in any increased consumption of energy? Yes X _____ No _____

Explanation and Source:

(If applicable, describe plans for conserving energy resources.)

The site is currently occupied by five structures totalling approximately 50,000 s. Because of the relative age of these buildings it is assumed that energy consumption rates would tend to be high. The new structure while of approximately equivalent size will be designed in accordance with the latest energy conservation guidelines and techniques. In terms of HVAC requirements then the BHF will undoubtedly consume less energy. However, because of the electronic nature of the exhibitry and the need for bright lighting energy useage for these purposes will probably exceed current consumptic

F. Water Quality and Quantity

1. Might the project result in significant changes in drainage patterns? Yes _____ No X _____

Explanation and Source:

The proposed parking areas will result in increased runoff which will be channelled into drainage structures and discharged into the Connecticut River. Surface drainage patterns will be altered in this respect but there will be no adverse effects to nearby properties nor will erosion be accelerated.

2. Might the project result in the introduction of pollutants into any of the following:

(a) Marine Waters	Yes _____	No _____
(b) Surface Fresh Water Body	Yes <u>X</u> _____	No _____
(c) Ground Water	Yes _____	No _____

Explain types and quantities of pollutants.

Storm water will continue to be discharged into the Connecticut River.

3. Will the project generate sanitary sewage? Yes x No

If Yes, Quantity: 7,500 gallons per day

Disposal by: (a) Onsite septic systems Yes _____ No _____
 (b) Public sewerage systems Yes X No _____
 (c) Other means (describe) _____

4. Might the project result in an increase in paved or impervious surface over an aquifer recognized as an important present or future source of water supply? Yes _____ No X

Explanation and Source:

The City is supplied from surface reservoirs located outside the city limits.

5. Is the project in the watershed of any surface water body used as a drinking water supply?

Yes _____ No X

Are there any public or private drinking water wells within a 1/2-mile radius of the proposed project?

Yes _____ No X

Explanation and Source:

There are no known drinking water wells within a ½ mile radius of the project site.

6. Might the operation of the project result in any increased consumption of water? Yes X No

Approximate consumption 10,000 gallons per day. Likely water source(s) Municipal reservoir

Explanation and Source:

7. Does the project involve any dredging? Yes _____ No X

If Yes, indicate:

Quantity of material to be dredged _____

Quality of material to be dredged_____

Proposed method of dredging_____

Proposed disposal sites _____

Proposed season of year for dredging _____

Explanation and Source:

G. Air Quality

1. Might the project affect the air quality in the project area or the immediately adjacent area?

Yes X No _____

Describe type and source of any pollution emission from the project site. Automobile-Bldg. Operations

The site is adjacent to Interstate 91 that carries ADT in excess of 40,000 vehicles. The BHF on its peak day will attract 2500 visitors. Assuming vehicle occupancy of 3.3 persons, (Harrison Price Study, 1978), this means that 758 vehicles will travel to the site. Existing traffic to the site totals 491 vehicle trips per day. The net increase of 267 vtd is insignificant in comparison to the ADT passing by the site on I-91 and will contribute only minimally to existing air pollution levels.

2. Are there any sensitive receptors (e.g., hospitals, schools, residential areas) which would be affected by any pollution emissions caused by the project, including construction dust? Yes X No _____

Explanation and Source:

Residential uses exist to the south of the project area.

3. Will access to the project area be primarily by automobile? Yes X No _____

Describe any special provisions now planned for pedestrian access, carpooling, buses and other mass transit.

No regular bus service currently serves the site, the closest bus line lies one block east of Interstate 91. Special provisions will be incorporated into the site plan to accommodate the substantial number of charter and excursion busses that regularly bring visitors to the Hall of Fame.

H. Noise

1. Might the project result in the generation of noise? Yes X No _____

Explanation and Source:

(Include any source of noise during construction or operation, e.g., engine exhaust, pile driving, traffic.)

Short term, construction related noise will occur.

2. Are there any sensitive receptors (e.g., hospitals, schools, residential areas) which would be affected by any noise caused by the project? Yes X No _____

Explanation and Source:

Residential uses exist to the south of the project site.

I. Solid Waste

1. Might the project generate solid waste? Yes ☒ No ☐

Explanation and Source:

(Estimate types and approximate amounts of waste materials generated, e.g., industrial, domestic, hospital, sewage sludge, construction debris from demolished structures.)

Demolition debris from the 50,000 square feet of space to be cleared.

Domestic waste once occupancy occurs.

J. Aesthetics

1. Might the project cause a change in the visual character of the project area or its environs?

Yes ☒ No ☐

Explanation and Source:

The aesthetics of the area will be improved by the clearance of older commercial and residential structures and the construction of a well designed and landscaped tourist oriented structure.

2. Are there any proposed structures which might be considered incompatible with existing adjacent structures in the vicinity in terms of size, physical proportion and scale, or significant differences in land use?

Yes ☐ No ☒

Explanation and Source:

Surrounding land use will be public open space, commercial, institutional and public utilities.

3. Might the project impair visual access to waterfront or other scenic areas? Yes ☒ No ☐

Explanation and Source:

The site is sandwiched between Interstate 91 and the Connecticut River. The highway is elevated thus eliminating any street level visual access to the waterfront from the east. Riverfront Park is located just north of the project site and affords the public both visual and physical access to the Connecticut River.

K. Wind and Shadow

1. Might the project cause wind and shadow impacts on adjacent properties? Yes ☐ No ☒

Explanation and Source:

IV. CONSISTENCY WITH PRESENT PLANNING

- A. Describe any known conflicts or inconsistencies with current federal, state and local land use, transportation open space, recreation and environmental plans and policies. Consult with local or regional planning authorities where appropriate.

Aside from the existing urban renewal plan that will be amended to allow the proposed use there are no conflicts with other plans or policies currently in force.

V. FINDINGS AND CERTIFICATION

- A. The notice of intent to file this form has been/will be published in the following newspaper(s):

(Name) Spfld. Morning Union (Date) 2/22/82

- B. This form has been circulated to all agencies and persons as required by Appendix B.

2/22/82

Date

Allan R. Andrews
Signature of Responsible Officer
or Project Proponent

Allan R. Andrews, Exec. Director

C Name (print or type)
Springfield Redevelopment Authority
Address 73 State St.
Springfield, MA 01103
Telephone Number 413 (787-6535)

2/3/82

Date

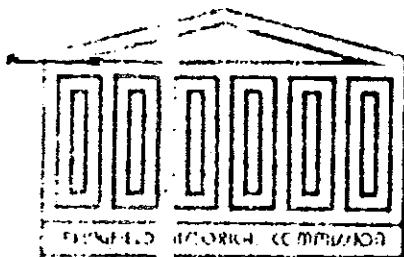
Martin Siddell
Signature of person preparing
ENF (if different from above)

Martin Siddell

Name (print or type)

Address 36 Court St.

Springfield, MA 01103
Telephone Number 413 - 787-6020



ATTACHMENT A *file*

VAL

CITY OF
SPRINGFIELD
MASSACHUSETTS

November 13, 1981

Ms. Patricia Weslowski
Executive Director
Massachusetts Historical Commission
194 Washington Street
Boston, Massachusetts

Dear Ms. Weslowski:

At its last meeting, November 12, 1981, the Springfield Historical Commission heard the following environmental reviews and found that there would be no negative impact on Springfield's historical assets.

1. Portes & Wallace - The demolition of the building, known as 114 Main Street, and construction of the First National Bank of Boston Office Tower on that site would have no negative impact on the historical assets of Springfield.

VOTE: five in favor - one opposed (Building site and design statement included)

2. West Columbus Ave. Urban Renewal Plan Amendment - This plan calls for the acquisition and demolition of a circa 1910 structure currently used for warehousing. This is essential to the placement of the Basketball Hall of Fame on this site.

VOTE: five in favor - 0 opposed (map photograph and project statement included)

I would appreciate any comments you may have on the above projects. Should you have any further questions or require any additional information, please do not hesitate to contact me at my office, 413-797-6020.

Sincerely,

called 12/7/81 - VAL, ASKED FOR ANY
COMMENTS; SAID SHE WOULD GET
BACK TO ME ON 12/8/81

MAL/EM

Margaret A. Lynch
Administrative Assistant to the
Historical Commission

enclosures

DEPARTMENTAL AND INTER-DEPARTMENTAL CORRESPONDENCE
CITY OF SPRINGFIELD
MASSACHUSETTS

TO: Allan Andrews

DATE:

FROM:

1982

Mark Biddell

DEPARTMENT: SRA

DEPARTMENT: Planning

COPIES TO: Joseph Montori
File

SUBJECT: Basketball Hall of Fame
Env. Assessment

Since this project involves demolition, at least 20 days prior to commencing such activity the Department of Environmental Quality Engineering, Division of Air Quality should be notified to determine if materials requiring special disposal precautions (lead, asbestos, etc.) are present. The Western Regional Office of DEQE should also be informed as to where the demolition debris is to be placed.

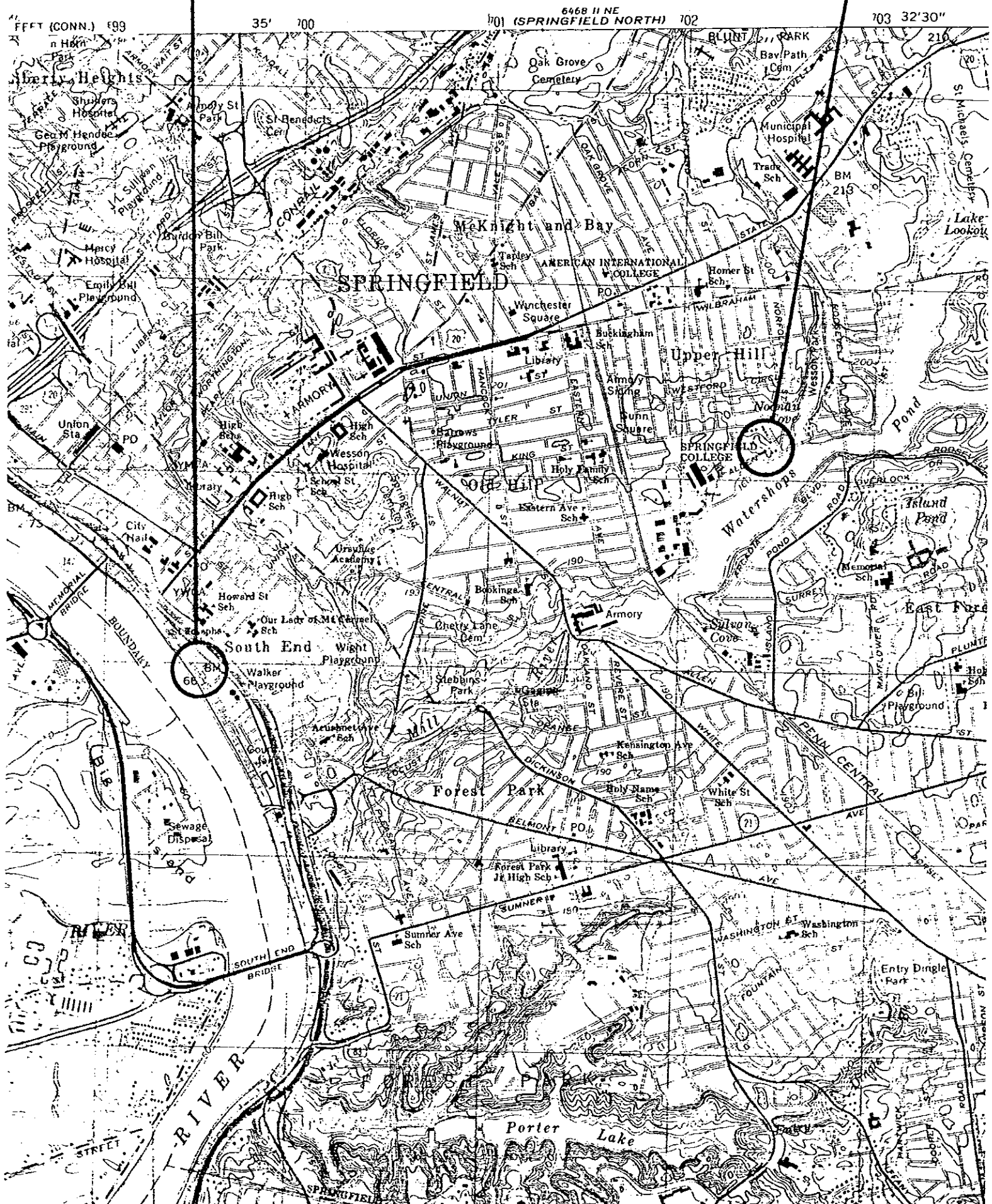
The Division of Air Quality is located in Springfield at 1414 State Street, telephone no. 785-5327.

The Western Regional Office is located at the Public Health Center, University of Massachusetts, Amherst, telephone no. 549-6442.

PROJECT SITE

STATE OF MASSACHUSETTS
DEPARTMENT OF PUBLIC WORKS

EXISTING LOCATION
Basketball Hall of Fame



West Columbia Avenue
Map Renewal
Plans - Amendment
2

mailed to the
Commonwealth on
2/19/82

West Columbus Avenue Urban Renewal Plan

Amendment # 3

February, 1996

West Columbus Avenue
Urban Renewal Plan
Amendment #3

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(con't)

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Opinion of Council

Resolves

Planning Board

SRA

Certificate of Recording Officer

City Council

Certificate of Recording Officer

Springfield Union News Affidavit

Letter of Support

South End Citizens Council

Presentations & Minutes

Minutes to SECC Meeting (2/1/96)

Minutes to Property and Business Owners Meeting (2/8/96)

Minutes to the Public Hearing (2/20/96)

Summary of City Council Hearing (2/26/96)

Enterprise Community Map

1
PROJECT SUMMARY

Amendment #3 of the West Columbus Avenue Urban Renewal Plan represents a dramatic step forward in the revitalization of Springfield's riverfront. The plan calls for the redevelopment of an 18.2-acre area, anchored by the expansion of the Naismith Basketball Hall of Fame on West Columbus Avenue. The project is located within Springfield's Enterprise Community boundary.

Due to the narrow site configuration, the public infrastructure and, most importantly, an inefficient street pattern, solely private development is not possible. The vacant space, comprising 30.2% of all real property, is situated to the rear and sides of incompatible land uses, thus precluding the creation of a suitable development parcel.

The Hall of Fame expansion is accompanied by the development of a tourist information center, complementary retail and entertainment uses. Amendment #3 changes the land use pattern on this section of the riverfront from a commercial/industrial area to a tourist-oriented destination center. The proposed land use is compatible with the city's objective of riverfront revitalization and the objectives of the city's Comprehensive Plan.

In order to complete this plan, the city will acquire 29 parcels - 27 of these from private concerns and two from public- or quasi-public agencies. Of the latter two, one is state-owned, the other by a railroad. In all, eleven businesses will be relocated (including two billboards considered as one business). In order to coordinate the relocation effort, the city has put together an experienced relocation team that is sensitive to the needs of these businesses.

The proposed budget calls for approximately \$9 million in urban renewal expenditures. Since the Springfield Redevelopment Authority will retain ownership of the project area, a net project cost - based on leasing agreements with the preferred developer - will be determined at a subsequent time.

FACT SHEET

WEST COLUMBUS AVENUE URBAN RENEWAL PLAN AMENDMENT #3

Total Area (including streets):	18.2 acres
Parcels:	44, including, 30.2% vacant land 1 residential structure 6 commercial structures 2 industrial structures 2 public or institutional buildings
Deterioration:	Two deteriorated or underused buildings, including the former Lindberg Heat Treating Plant at 111 W. Margaret Street.
Relocation:	11 businesses 2 residential living units
Redevelopment:	Commercial / Institutional
Estimated Budget:	\$9 million

DATA ON PROJECT AREA

PRESENT CHARACTER, CONDITION OF BUILDINGS, AND PROPOSED LAND USES

(Areas shall be shown to the 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.)

ITEM	TOTAL	ACREAGE					CONDITION OF BUILDINGS		ACREAGE OF PROPOSED LAND USE
		BY PRESENT CHARACTER			BY PROPOSED ACQUISITION		TOTAL BUILDINGS	NUMBER WITH DEFICIENCIES	
		IMPROVED		UNIMPROVED					
		WITH BUILDINGS OR STREETS	WITH OTHER IMPROVEMENTS		TO BE ACQUIRED	NOT TO BE ACQUIRED			
TOTAL	18.2	12.5	.9	4.8	10.9	7.3	12	2	18.2
Streets, Alleys, Public Rights-of-way, Total	2.4	2.4		--	2	.4			--
a. Public Transportation	--	--		--	--	--			--
									--
									--
b. Other Streets, Alleys, Public Rights-of-way	--	--		--	--	--			--
RESIDENTIAL TOTAL	.08	.08	--	--	.08	--	1	1	--
a. Dwelling purposes.	.08	.08	--	--	.08	--	1	1	--
b. Related public or non-public purposes	--	--	--	--	--	--	--	--	--
NONRESIDENTIAL TOTAL	15.7	10.1	.9	4.8	8.4	7.3	11	2	18.2
a. Commercial	4.9	4.5	.5	--	4.9	--	6	0	13.1
b. Industrial	.5	.5	--	--	.5	--	3	0	--
c. Public or Semi-public (Institutions)	5.5	5.1	.4	--	--	5.5	2	1	5.1
d. Open or Unimproved land NOT Included in above a, b, or c	4.8			4.8	3	1.8			

CONTEMPLATED TREATMENT

ITEM	TOTAL NUMBER	NUMBER TO BE CLEARED	NUMBER DESIGNATED FOR REHABILITATION	NUMBER TO BE RETAINED WITHOUT TREATMENT	NUMBER FOR WHICH TREATMENT IS NOT YET DETERMINED
Area (in acres) of Parcels with Buildings	10.2	6.3	--	3.5	.4
All Buildings	12	10	0	1	1
a. Residential Building	1	1	--	--	--
b. Non-residential Buildings	11	9	--	1	1
All Dwelling Units	2	2	--	--	--
a. In buildings with Deficiencies	2	2	--	--	--
b. In Standard Buildings	0	0	--	--	--

DESCRIPTION OF THE PROJECT

This narrow stretch of land, adjacent to the Connecticut Riverfront, has long been an underdeveloped section of the city. In the 1980s, the Basketball Hall of Fame moved from Springfield College to its present location at the northern end of the urban renewal area. It was hoped that the Hall of Fame's presence would stimulate a further reinvestment by the private sector. This has not occurred. Rather, the area is characterized by numerous vacant parcels and other blighting influences.

The area is comprised of vacant land, commercial uses, institutional uses and one residential structure. Prior to the construction of Interstate 91, this area had been a vibrant part of the city's South End neighborhood. However, the highway severed this section from the larger portion of the neighborhood. In fact, the residential core had eroded well before the 1978 West Columbus Avenue Urban Renewal Plan.

2.1 Boundary Selection - Area Eligibility

See Map #1, Project Boundary and Existing Conditions

The urban renewal boundary is based on area eligibility data collected by the Springfield Planning Department. The area is considered "blighted open" based on the following statistics:

Total Parcels:	44
Total Vacant Parcels:	22
(not including parking lots)	
%:	50%
Land Area (parcels only):	687,062 s.f. (15.77 acres)
Total Vacant Land:	207,262 s.f. (4.76 acres)
%:	30.2%

The large amount of vacant land along the Connecticut River stems is due to numerous factors. These include the narrow site configuration between West Columbus Avenue and the railroad tracks; the remains of several cleared house lots dating back to the 1978 urban renewal plan; and the inability to redevelop several parcels owned by the Springfield

Redevelopment Authority. This combination has resulted in a continuing disinvestment on the Riverfront. Aside from the Hall of Fame, there are just ten active businesses in the 18.2-acre project area. Even larger structures, such as 12-30 Hanover Street are severely under-used. Map #2 illustrates the existing land use.

2.2 Legal Description

Beginning at a point on the southerly side of West Broad Street and the westerly side of West Columbus Avenue; thence proceeding approximately 252.22 feet on the southerly side of West Broad Street to the westerly side of Hanover Street; thence proceeding approximately 33 feet on the westerly side of Hanover Street; thence westerly approximately 76.03 feet; thence southerly approximately 10.80 feet; thence westerly approximately 47.46 feet; thence northerly approximately 1,020 feet on land now or formerly owned by the New York, New Haven and Hartford Railroad to the westerly terminus of the southerly street line of the now or formerly West Margaret Street; thence northerly approximately 51.78 feet; thence easterly approximately 47 feet; thence northerly approximately 77.40 feet; thence northerly approximately 89.60 feet; thence northerly approximately 1,209.40 feet to the westerly terminus of the northerly street line of Howard Street; thence northerly approximately 142.10 feet; thence southeasterly approximately 147 feet to the intersection of the northerly street line of Howard Street and the westerly street line of West Columbus Avenue; thence southeasterly and southerly along the westerly street line of West Columbus Avenue to its intersection with the southerly side of West Broad Street, the point of beginning.

Existing Conditions



Blighted Open Space

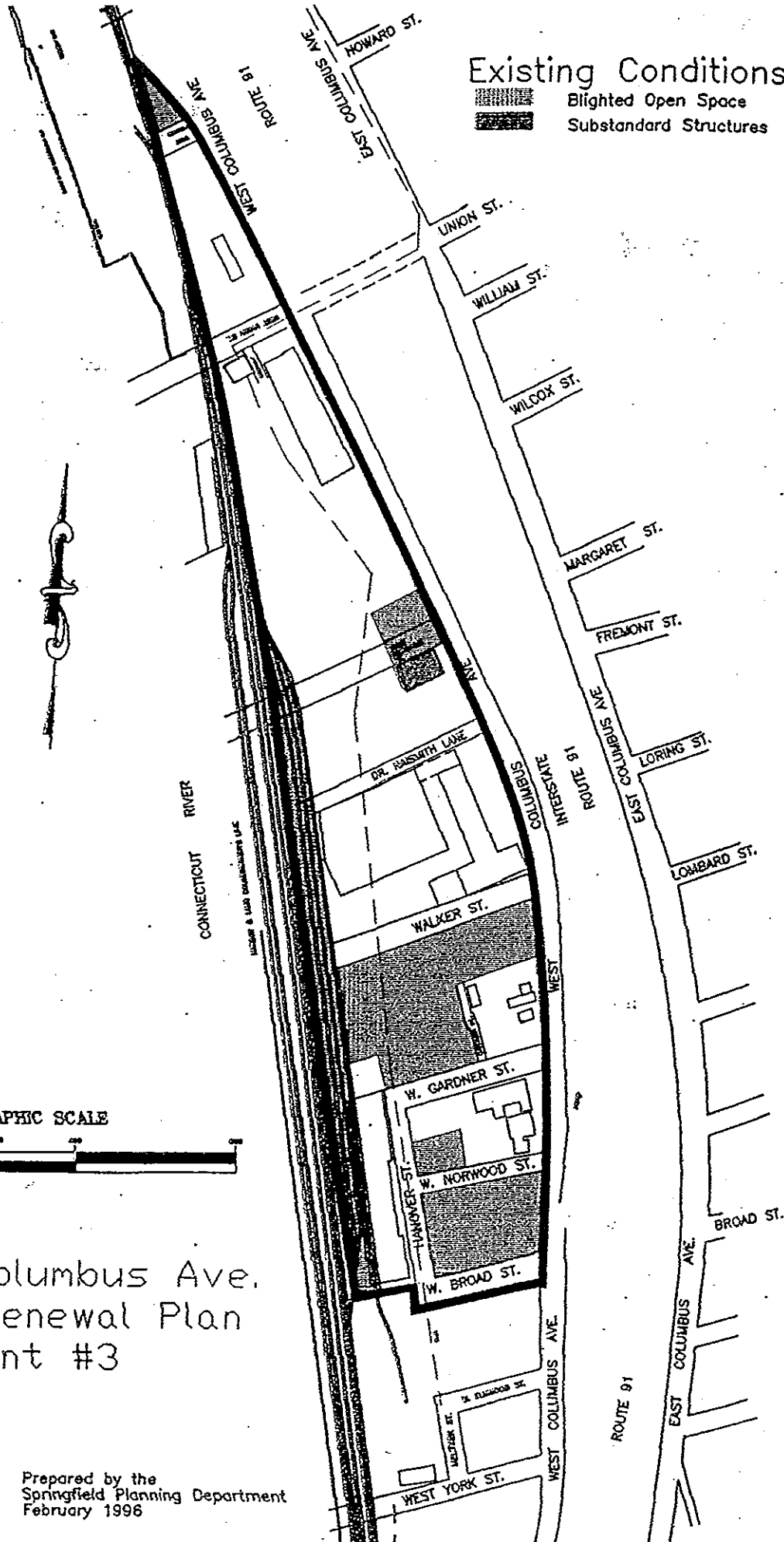


Substandard Structures



West Columbus Ave. Urban Renewal Plan Amendment #3

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February 1996



ST.

LLAW ST.

Residential (two-family)

Residential (multi-family)

Commercial

Industrial/Warehousing/Utilities

Institutional

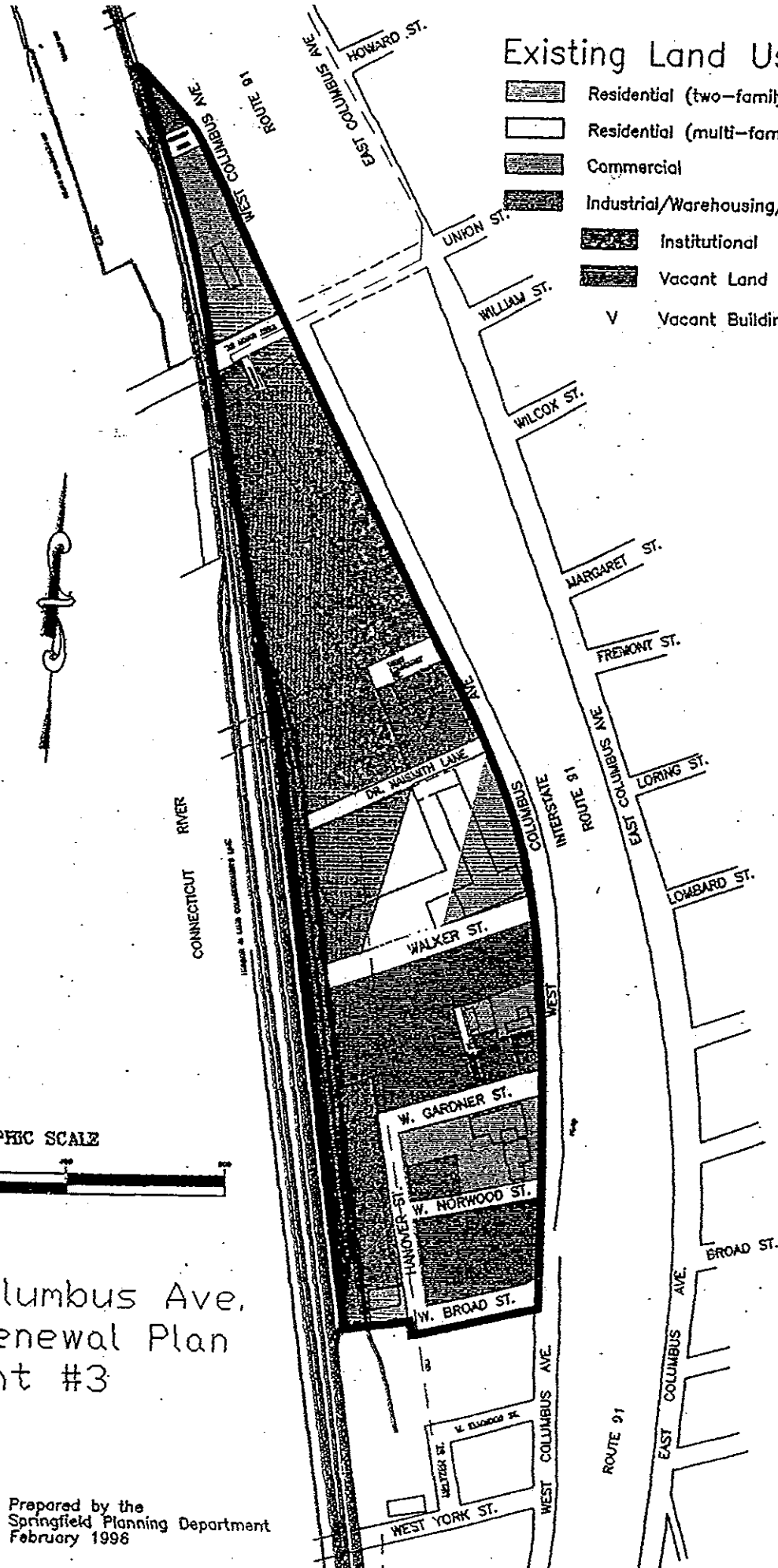
Vacant Land

V Vacant Buildings



West Columbus Ave.
Urban Renewal Plan
Amendment #3

Prepared by the
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February 1996



PROPOSED ACTIONS

Twenty-nine (29) parcels are proposed for acquisition. This complements the 15 parcels in local public ownership or that are owned by the Springfield Redevelopment Authority. Two of the 29 parcels proposed for acquisition will be acquired through negotiation, rather than through eminent domain. One of these parcels is a vacant, apparently surplus property owned by the Commonwealth of Massachusetts. The second is a vacant portion of the railroad land along the westerly boundary of the urban renewal area. Subsequent to acquisition and scheduled clearance, the parcels will be combined into one disposition parcel for commercial/institutional reuse.

3.1 Objectives





The objectives of Amendment #3 to the West Columbus Avenue Urban Renewal Plan are as follows:

- a. Elimination of blighting open space;
- b. Elimination of incompatible land uses;
- c. Abandonment of inefficient street pattern;
- d. Provision of space for the expansion of the Naismith Basketball Hall of Fame; and
- e. Provision of a site for commercial/institutional development.

3.2 Renewal Activity / Land Use Plan

The renewal action proposed includes the acquisition and clearance of structures not compatible with the commercial/institutional character of the re-use plan; the redevelopment of public, quasi-public and other cleared lands for commercial/institutional development, including accessory parking. Map #3 illustrates the proposed acquisition plan; Map #4 - illustrates the proposed land use. A complete list of parcels within the urban renewal plan boundary with the accompanying acquisition schedule is found on the subsequent page.

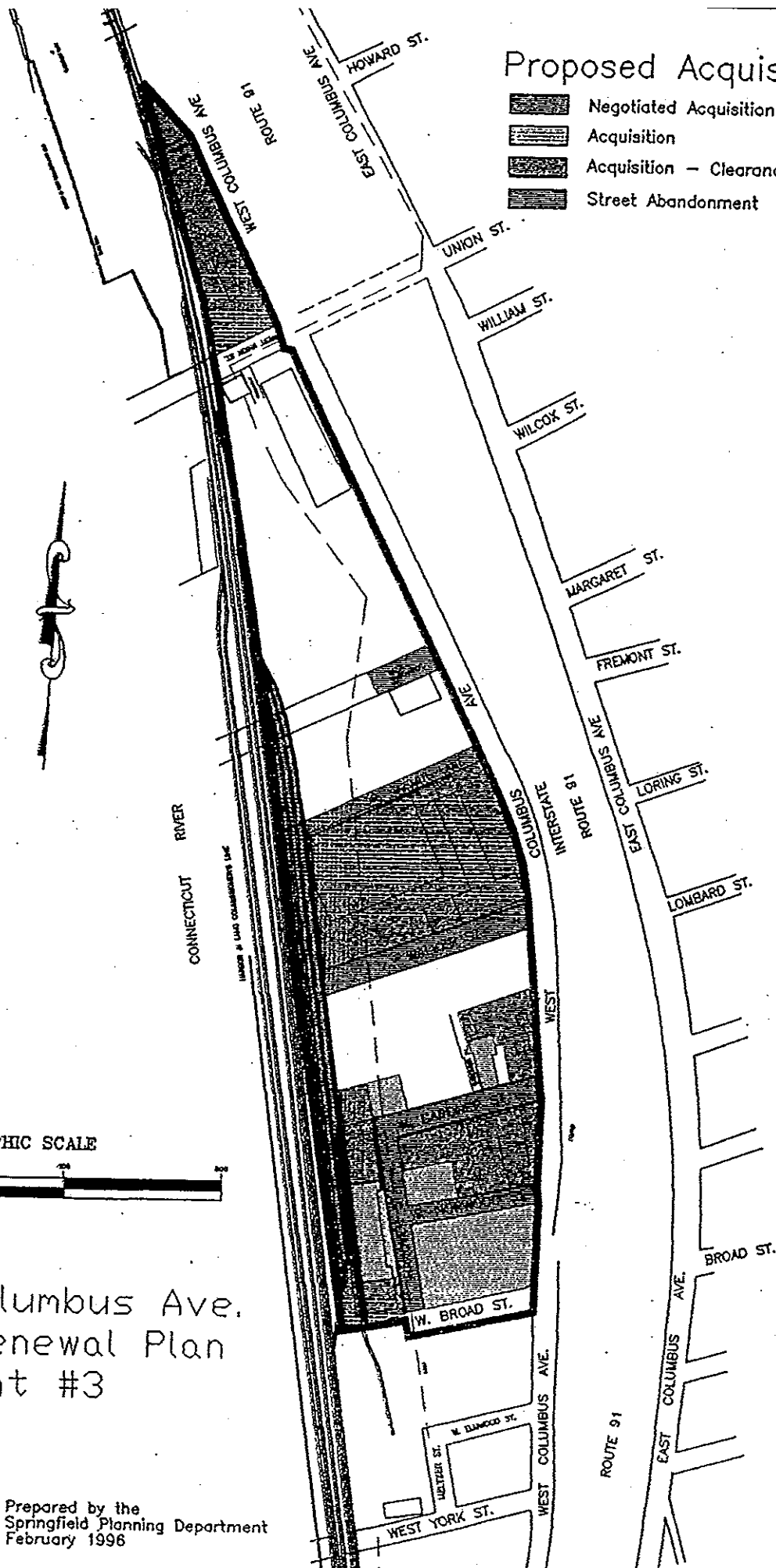
Proposed Acquisition

-  Negotiated Acquisition
-  Acquisition
-  Acquisition - Clearance
-  Street Abandonment



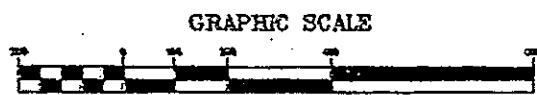
West Columbus Ave. Urban Renewal Plan Amendment #3

Prepared by the
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February 1996



Proposed Land Use

 Commercial/Institutional



West Columbus Ave. Urban Renewal Plan Amendment #3

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February 1996



CONNECTICUT RIVER

PROPOSED & LAND CONVERSION USE

ROUTE 91
WEST COLUMBUS AVE

EAST COLUMBUS AVE

HOWARD ST.

UNION ST.

WILLIAM ST.

WILCOX ST.

MARGARET ST.

FREMONT ST.

LORENG ST.

LOMBARD ST.

BROAD ST.

ROUTE 91

EAST COLUMBUS AVE

WEST COLUMBUS AVE

W. COLUMBUS ST.

WEST YORK ST.

Acquisition Schedule

Street	Parcel	Address	Area (s.f.)	Owner	Schedule
12181	11	SS W. Union	4,289	City	
12181	7	SS W. Union	2,653	SRA	
12181	5	SS W. Union	2,346	SRA	
12183	3	NS W. Wilcox	3,040	SRA	
12181	9	RSS W. Union	1,000	SRA	
12183	1	NS R. W. Wilcox	2,652	SRA	
12183	5	124 W. Wilcox	4,694	SRA	
12168	100	1150 W. Columbus	154,986	SRA	
12178	17	111 W. Margaret	62,393	SRA	
12168	75	934 W. Columbus	114,603	Salvation Army	Acquisition & Clearance
12168	70	WS W. Columbus	62,094	City	
12168	65	894 W. Columbus	8,880	Rutta/Levine	Acquisition & Clearance
12176	3	80-82 W. Gardner	6,751	Silvio Mancinone	Acquisition & Clearance
12176	9	NS W. Gardner	2,481	J.V. Riverfront	Acquisition
5510	9	ES Gardner Pl.	1,534	J.V. Riverfront	Acquisition
5510	8	23 Gardner Pl.	3,453	Michael A. Gentile	Acquisition & Clearance
5510	4	WS Gardner Pl.	2,560	SRA	
5510	6	WS Gardner Pl.	4,131	SRA	
12176	11	NS W. Gardner	5,865	SRA	
12176	13	NS W. Gardner	3,497	SRA	
12176	15	WS W. Gardner Pl.	4,608	A. Gamelli	Acquisition
6270	1	WS Hanover	11,500	A. Gamelli	Acquisition & Clearance
6270	12	12-30 Hanover	15,583	A. Gamelli	Acquisition
6270	16	34 Hanover	4,772	G. Bennett	Acquisition & Clearance
12176	17	91 W. Gardner	20,653	J.V. Riverfront	Acquisition & Clearance
12179	1	NS W. Norwood	1,759	Loguidice	Acquisition
12179	3	80-82 W. Norwood	4,384	Loguidice	Acquisition & Clearance
12179	5	NS W. Norwood	4,076	Loguidice	Acquisition
12179	7	NS W. Norwood	3,950	Loguidice	Acquisition
12179	9	NS W. Norwood	3,920	A. Gamelli	Acquisition
12179	11	NS W. Norwood	3,635	A. Gamelli	Acquisition
12179	13	SS W. Norwood	3,923	F.L. Roberts	Acquisition
12179	15	SS W. Norwood	4,165	F.L. Roberts	Acquisition
12179	17	SS W. Norwood	3,907	F.L. Roberts	Acquisition
12179	19	SS W. Norwood	3,659	F.L. Roberts	Acquisition
12179	21	SS W. Norwood	6,495	F.L. Roberts	Acquisition
12163	3	NS W. Broad	4,569	F.L. Roberts	Acquisition
12163	5	NS W. Broad	4,496	F.L. Roberts	Acquisition
12163	7	NS W. Broad	4,650	F.L. Roberts	Acquisition
12163	9	NS W. Broad	4,539	F.L. Roberts	Acquisition
12179	23	SS W. Norwood	104	SRA	
6802	35	NS Howard	4,430	Comm. of MA	Negotiated Acquisition
12168	115	1226 W. Columbus	41,383	Pride	Acquisition & Clearance
n/a	n/a	n/a	68,000	Railroad land	Negotiated Acquisition
			687,062		

*Note: Recent non-subdivision plan combines all FL Roberts properties.

REDEVELOPER'S OBLIGATIONS

In addition to Sections 4.1, 4.2 and 4.3 below, the redeveloper shall conform to the following:

- (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.
- (2) A redeveloper may not sell without prior approval of the Springfield Redevelopment Authority (SRA), any or all interest in the project area property prior to the completion of all proposed improvements.
- (3) 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 purchaser (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.
- (4) 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 South End Citizens Council and the Riverfront Development Commission and conformance with the Comprehensive Plan for Development with review by the Springfield Planning Department.
- (5) Compliance by the redeveloper, and his or her 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 to lower income individuals and businesses from the neighborhoods located within the project area.
- (6) Prior to selection of a redeveloper, the Springfield Redevelopment Authority shall review the proposal to insure that the redeveloper exercises his or her best efforts to insure that at least 25% of all permanent jobs and 25% of all temporary construction jobs created as a result of the development shall be filled by residents of the City of Springfield.

4.1 Proposed Zoning

As shown on Map #5, parcels within the urban renewal area is zoned Business B, Industrial A or Connecticut Riverfront. It is proposed that the urban renewal area be rezoned all to Connecticut Riverfront Comprehensive Development District - Map #6. A copy of this new district is found on the following page.

ARTICLE XIV-C

CONNECTICUT RIVERFRONT COMPREHENSIVE DEVELOPMENT DISTRICT

Section C-1400. Intent. The Connecticut Riverfront Comprehensive Development District is intended to accommodate and control the comprehensive redevelopment of Urban Renewal Areas located adjacent to the Connecticut River for retail, commercial, cultural and entertainment uses in order to promote and protect the special significance of the Connecticut Riverfront's natural and aesthetic qualities, its vantage point on the river and its proximity to downtown and Interstate 91.

Section C-1401. Use Regulations. Buildings may be erected or used, and a lot may be used or occupied for any of the following purposes and no others:

1. Municipal recreation buildings, playgrounds, parks and beaches;
2. Public and private recreation use including a riverway trail system, fishing piers, boathouse and picnic areas;
3. Agricultural, horticultural and viticultural uses;
4. Municipal buildings and telephone exchange buildings;
5. Commercial marina to include boat sales, service, rentals, storage, launching ramps and docks;
6. Commercial sightseeing and ferrying;
7. Apartments (provided such complexes are not designed to preclude public access to and along the shoreline);
8. Restaurant, not to include a drive-through restaurant;
9. Retail trade establishments engaged in selling goods or merchandise to the general public for personal, office or household consumption and rendering services incidental to the sale of such goods. Lumber yards, automobile sales and repair services are specifically prohibited. Establishments defined as "Adult Retailers" in this Ordinance are also prohibited;
10. Wholesale and retail sale of agricultural products, but not storage for distribution thereof;

11. Commercial greenhouse or nursery;
12. Hotel, motel and tourist information center;
13. Passenger terminal, rail, bus or helicopter;
14. Theater, stage building, art gallery, museum and motion picture theater, except those establishments defined as "Adult Theater" in this Ordinance, which are specifically prohibited; and
15. Accessory uses to all of the above, including automobile parking lot or garage.

Section C-1402. Area and Building Regulations.

1. Height.
 - (a) Buildings shall be no more than fifty (50) feet in height.
 - (b) Special architectural features shall not exceed 120 feet in height, except by Special Permit of the City Council, and in no case shall such features exceed 300 feet. Buildings incorporated into or comprising part of special architectural features shall not be subject to the building height limitation but instead shall be subject to the height limitation applicable to special architectural features.
2. Yards. Side Yard - Minimum side yard for all uses - 10 feet.

Area coverage:
 - (a) Uses in Sections 2(b)(i) through (vi) - 70%
 - (b) All other uses, building not to exceed 95% lot coverage.

Section C-1403. Parking.

1. Residential - 1.5 spaces per unit.
2. Non-residential - as required in Article XVII.

Section C-1404. Signage.

1. Roof Signs.

- (a) Illuminated or non-illuminated, and including non-accessory signs, shall not project more than thirty (30) feet above the roof line of a one story building or twenty (20) feet above the roof line of a two story building.
- (b) In any group of commercial establishments constructed as a unit, roof signs, including non-accessory signs, shall not extend for more than sixty (60%) percent of the length of the group of buildings. In addition, no individual sign shall be more than thirty-five (35) feet in length.

2. Wall Signs.

- (a) Illuminated or non-illuminated, and including non-accessory signs, shall not project more than ten (10) feet above the roof line of any building, and total dimensions may not exceed one thousand (1,000) square feet.
- (b) One wall sign is allowed for each side of a building.
- (c) Wall signs may not project more than twelve (12) inches from the walls to which they are attached.
- (d) Wall signs may not project horizontally further than the extent of the wall to which they are attached.

- 3. Private Pedestrian Malls. Signs located on private pedestrian malls in private ownership shall be exempt from the provisions of this article as long as they are not significantly visible from a public street.

- 4. Identification Signs. Every business establishment is entitled to one (1) identification sign on each side of a building facing a public or private roadway or a pedestrian mall.




- 5. Scoreboards. Sports related facilities may construct one (1) scoreboard that contains, includes or is illuminated by intermittent or moving lights. The longest dimension shall not exceed thirty (30) feet, and the total sign area shall not be more than 750 square feet.

- 6. Video Screens. Any group of commercial establishments within a minimum floor area of 80,000 square feet, planned and developed as a unit for the site upon which they are built and owned as a unit may erect one (1) exterior video screen, as long as it does not face directly into a public way. The structure upon which the screen is located may not be more than sixty (60) feet high.

The screen itself may not exceed 750 square feet.

7. Non-Accessory Signs. Non-accessory roof signs and wall signs are expressly permitted, subject to the limitations applicable to the type of non-accessory sign set forth in this Section C-1404.

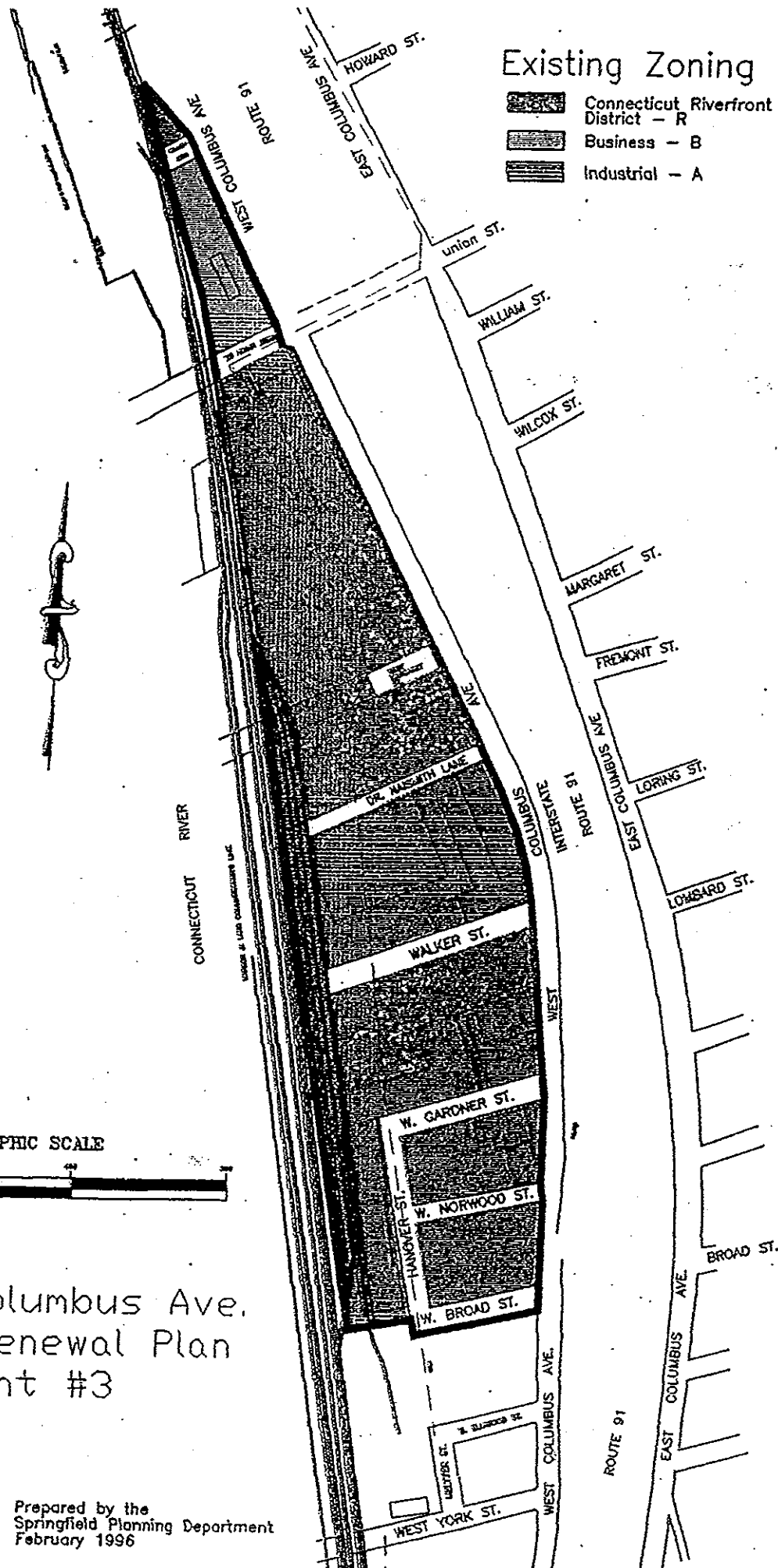
Existing Zoning

-  Connecticut Riverfront District - R
-  Business - B
-  Industrial - A




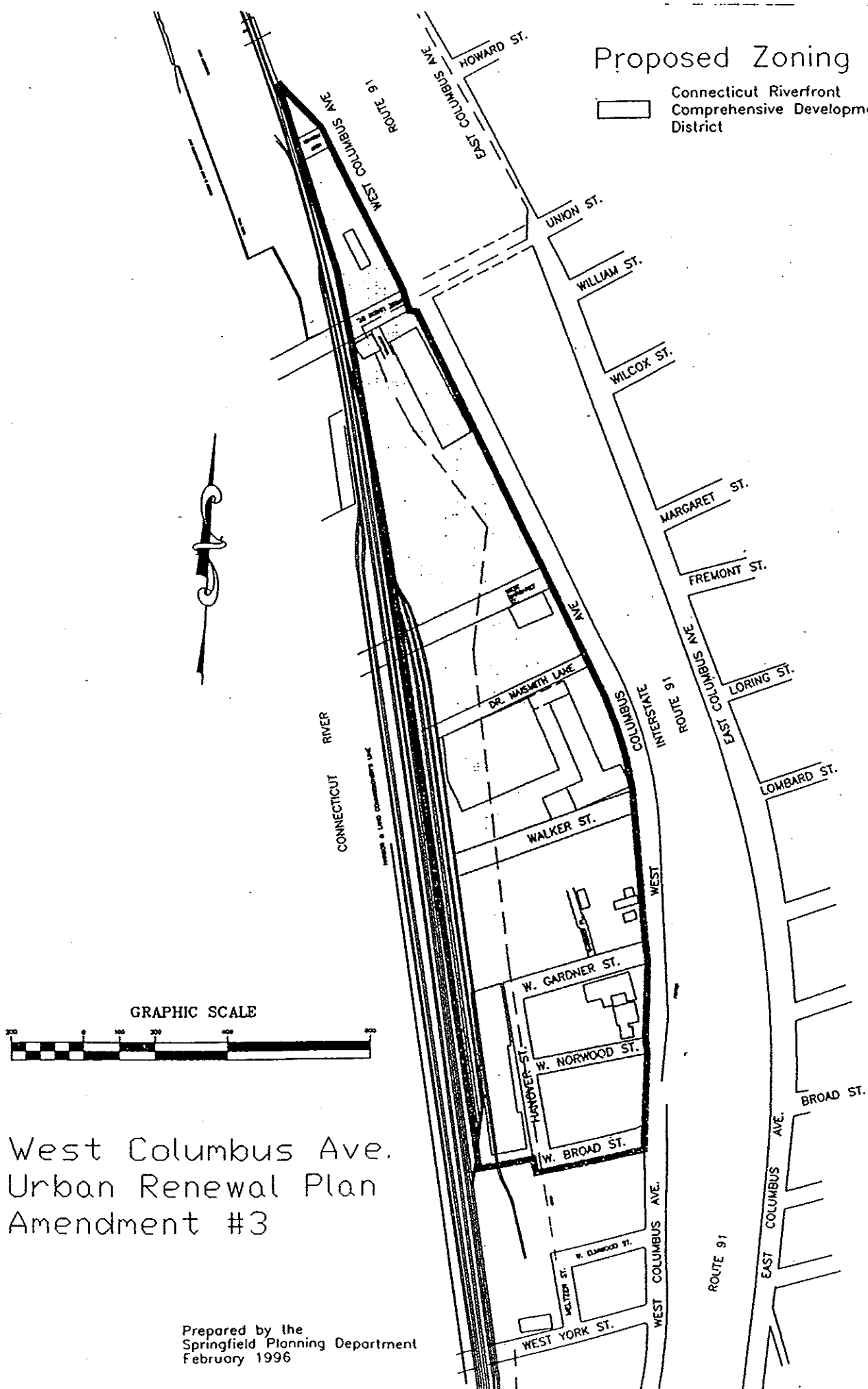
West Columbus Ave. Urban Renewal Plan Amendment #3

Prepared by the
Springfield Planning Department
February 1996



Proposed Zoning

 Connecticut Riverfront
Comprehensive Development
District



West Columbus Ave.
Urban Renewal Plan
Amendment #3

Prepared by the
Springfield Planning Department
February 1996

4.2 Reuse Controls

By *DeFautt*

Unless specifically authorized by the Springfield Redevelopment Authority, redevelopment within the urban renewal boundary shall be subject to the provisions of the Connecticut Riverfront Comprehensive Development District - proposed to be part of the Springfield Zoning Ordinance. In addition, the following reuse controls shall apply:

Loading and Unloading

All loading and unloading shall be located in an area with the least detriment to the aesthetic quality of the Connecticut River and the proposed walkway/bikeway. A common loading area for one or more restaurants, retail shops, museums, tourist centers and theaters will be encouraged.

*Final Plan
Approval
Issue* There shall be no loading or unloading of vehicles, nor any docks or overhead doors for said purpose located on the side of a building facing the river or the bikeway/walkway without approval from the Springfield Redevelopment Authority.

Setbacks

Setbacks will be determined by the Springfield Redevelopment Authority on a case by case basis. Building setbacks of at least 15 feet from any public right of way or private roadway will be encouraged whenever possible.

Outside Storage ?

There shall be no outside storage of materials, equipment, supplies or vehicles on any disposition parcel without approval by the Springfield Redevelopment Authority.

Landscaping ?

A landscape plan, as prepared by a certified landscape architect, shall be submitted with each site plan. The plan shall be drawn to a scale of 1 inch equals 20 feet and shall show the location of existing and proposed trees, shrubs and other vegetation. An accompanying table shall identify the vegetation by plant name and size. Existing, healthy and attractive trees should be incorporated into the landscape plan wherever possible. Ground cover shall be sod and all grassed areas shall require sprinkler installation to ensure proper plant maintenance.

Sign Controls

Signs within the project area shall identify the establishment and the nature of its use and products are permitted subject to these reuse controls. All signs (including directional signs) should be integrated with the architectural fabric of the development. If one redeveloper is granted preferred developer status, the redeveloper shall submit a comprehensive sign plan showing all identification and directional signs within the project area. Size, design, location and the number of signs shall be approved by the Springfield Redevelopment Authority. Billboards shall be prohibited within the project boundaries. Banners and temporary signs may be permitted by the Springfield Redevelopment Authority if in conjunction with a special event or activity.

Fencing

Any fencing within the project boundary requires the prior approval of the Springfield Redevelopment Authority. Live plantings may be used for visual screening as long as they do not exceed ten (10) feet in height unless otherwise approved by the Springfield Redevelopment Authority.

Building Design

All buildings, additions and alterations within the project boundaries shall be designed and maintained so as to be harmonious and compatible in appearance with the Basketball Hall of Fame and/or any historically significant structures within the project area. Samples of the exterior building materials (including windows and roofing) shall be submitted to the Springfield Redevelopment Authority for approval. Design plans shall show color renderings for each building as well as elevations drawings from all perspectives.

Site Development

The siting of all commercial and institutional buildings will be done so as to take maximum advantage of and respect for the Connecticut River and the environmentally sensitive riverbank. Buildings shall be sited perpendicular to the riverfront wherever possible to afford the public vistas of the Connecticut River.

Public Access to the Riverfront

All development plans are required to provide for the possibility of connections to the regional bikeway/walkway known as the Connecticut Riverwalk, subject to applicable governmental approvals.

4.3 Site Plan Review Process

All new development and rehabilitation requires the prior approval of the Springfield Redevelopment Authority. Site plan approval is included in this process. The Authority shall review all proposals within the parameters of the reuse controls found in Section 4.2 and any broader standards for review as listed below.

Planning Department Report

The Authority shall act with appropriate input from the Springfield Planning Department on site planning and design issues, including but not limited to: site layout, building layout, scale and density, exterior design, landscaping, signage and parking.

Standards for Review

In reviewing a site plan, the Springfield Redevelopment Authority and the Springfield Planning Department shall be guided by these criteria:

- (1) Adequate and appropriate facilities, including parking and loading areas, shall be provided for the proper operation of the use;
- (2) The use is designed so to not adversely affect with river-oriented activities;
- (3) The use is designed so to not adversely affect the comprehensive development of the riverfront;
- (4) Signs and lighting systems shall be designed in a manner aesthetically compatible with the riverfront area;
- (5) Interior vehicle and pedestrian traffic circulation patterns are acceptable;
- (6) Adequate and appropriate site landscaping is provided.
- (7) To the best extent possible, the design is aesthetically and architecturally compatible with surrounding uses.

Certificate of Occupancy

*compatibility within Plan Area NOW-issuance
all buildings except pump & existing Hotel
are demolished.*

A Certificate of Occupancy shall not be issued to the applicant by the Building Commissioner until all physical special conditions shown on the approved site plan (with the exception of seasonal landscaping), or contained within the language of the site plan and design permit, have been complied with.

5

PROJECT IMPROVEMENTS

In advance of the implementation of the urban renewal plan, the Springfield Department of Public Works will relocate an existing sewer line from within the urban renewal boundary to West Columbus Avenue, outside the boundary. The project is planned as compatible with the proposed reuse plan and with the broader citywide objectives of eliminating Combined Sewer Overflow discharge into the Connecticut River.

Also, the abandonment of the existing street pattern necessitates the need for a northbound road to complement the southbound West Columbus Avenue. This road will be constructed on the westerly boundary of the urban renewal plan, connecting with West Columbus Avenue, via West Broad Street to the south and West Union Street to the north.

PROPOSED BUDGET

For the acquisition, relocation and clearance aspects of the urban renewal plan, the Springfield Redevelopment Authority estimates a budget of \$9 million. This includes administration, real estate purchases and their related soft costs (appraisals, title preparation, insurance, environmental site assessment, engineering etc.), relocation payments, site clearance, property management, project improvements (access road) and other outside services. The proposed budget is provided on the following page.

The net project cost will be determined following negotiations with the preferred developer. Since the Springfield Redevelopment Authority anticipates to retain ownership of the disposition parcel, the specific project return cannot be determined at this time.

Financing Plan

Redevelopment of the West Columbus Urban Renewal area is a joint effort by the City of Springfield, the Commonwealth of Massachusetts, the Basketball Hall of Fame and other private interests. The following table illustrates the projected financial arrangement among these parties.

(in millions)

ITEM	PRIVATE	CITY	STATE	TOTAL
Urban Renewal Activities		\$4.950	\$ 4.950	\$9.000
Hall Expansion	\$10.000		\$25.000	\$35.000
Pre-Development	\$.150		\$ 0.325	\$.475
I-MAX	\$7.000			\$7.000
Retail	\$17.500			\$17.500
Tourist Information Center			\$2.000	\$ 2.000
Total				\$71.875

PROPOSED BUDGET

West Columbus Avenue Urban Renewal Project

Amount

Administration	\$ 887,058.00
----------------	---------------

Real Estate Purchases	\$ 5,145,000.00
Plus 10% Contingency	\$ 514,500.00
Subtotal	\$ 5,659,500.00

Acquisition Soft Costs	\$ 379,500.00
------------------------	---------------

Property Management	\$ 282,442.00
---------------------	---------------

Relocation Payments	\$ 1,065,000.00
Plus 10% Contingency	\$ 106,500.00
Subtotal	\$ 1,171,500.00

Site Clearance	\$ 1,270,000.00
----------------	-----------------

Outside Legal	\$ 50,000.00
---------------	--------------

Program Budget	\$ 9,700,000.00
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DURATION & EFFECTIVE DATE OF REGULATIONS AND CONTROLS

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 three of this section (7).

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.

This Plan may be modified at any time by the Springfield Redevelopment Authority provided that 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 or her successors or by their successors in interest affected by the proposed modification. Where the proposed modification will substantially change said Plan, the approval of the proposed modification shall follow the same procedure as that which governed the adoption of the Plan.

PREVIOUSLY APPROVED PLANS WITHIN THE PROJECT BOUNDARIES

The controls and objectives set forth in this Plan shall supersede any other controls or objectives set forth in previous urban renewal plans adopted within the boundaries of this Plan.

CITIZEN PARTICIPATION REPORT

The Springfield Planning Department has been working closely with the South End Citizens Council and the South End Business Association in the development of a strategic plan for the neighborhood. This activity has been ongoing since May 1995. At that time the Planning Department met with residents, property owners and businesses to discuss existing physical conditions and recommendations for future actions. Through a series of neighborhood meetings in the autumn of 1995, planners outlined their initial findings and received input on neighborhood concerns. Staff members then distilled the statistical information and neighborhood concerns and developed a comprehensive set of recommendations to guide future development of the neighborhood. This information was then presented at another neighborhood meeting. The enclosed neighborhood plan is the product of this participatory process used to guide future development in the South End.

Throughout the meetings to develop the South End Neighborhood Plan, discussion always arose as to the future development of the riverfront property in the West Columbus Avenue Urban Renewal Plan. Therefore, when the city began planning for an amendment to the existing urban renewal plan, the residents and business owners were enthusiastic to participate in its development.

City representatives from the Community Development Department and the Planning Department met twice with neighborhood residents and business owners during the formulation of the urban renewal plan amendment. These meetings were held February 1, 1996 and February 8, 1996. Copies of the attendance lists and minutes of each meeting are included at the end of this report.

In addition, a Public Hearing was held by the City's Commissioner of Community Development on February 20, 1996. A copy of the attendance list and minutes from the meeting are included in the exhibits of this plan. The South End Neighborhood Council sent a letter to the Commissioner of Community Development which supports the proposed amendment #3 to the West Columbus Urban Renewal Plan. A copy of this letter is included at the end of this report.

The local adoption process for the West Columbus Avenue Urban Renewal Plan Amendment #3 has also included two additional public meetings and a public hearing. The Springfield Planning Board held a public meeting on February 7, 1996 to review the plan amendment and determine its conformity with the city's Comprehensive Plan for Development. A copy of the letter stating that the amendment is in conformance with the

city's master plan for development is included in the exhibits to the plan.

A public meeting was also held by the Springfield Redevelopment Authority on February 21, 1996 to approve the amendment to the existing West Columbus Avenue Urban Renewal Plan. The Board of Directors reviewed the proposed changes and endorsed the plan for submission to the Springfield City Council. The formal authorization of the West Columbus Avenue Urban Renewal Plan Amendment #3 by the SRA Board of Directors is included in this submission.

The Springfield City Council held a final Public Hearing on February 26, 1996 to formally adopt the West Columbus Avenue Urban Renewal Plan Amendment #3. A copy of the order authorizing adoption of the West Columbus Avenue Urban Renewal Plan Amendment #3 is included in this submission.

Although the West Columbus Avenue Urban Renewal Plan Amendment #3 is being submitted to the Executive Office of Communities and Development for approval, city personnel will continue to meet with neighborhood organizations and appropriate city boards to ensure that the proposed development has the greatest amount of public input. Ongoing meetings will take place to keep all interested parties aware of the implementation of this major project along Springfield's riverfront.

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RELOCATION PLAN

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RELOCATION PLAN
CITY OF SPRINGFIELD
WEST COLUMBUS AVENUE

Amendment

I. Project Summary

The 18.2 acre project area within the boundaries of the West Columbus Avenue Urban Renewal Plan Amendment #3 is bounded by a point north of Howard Street to the north, West Columbus Avenue to the east, Broad Street to the south and a railway right-of-way to the west. This area includes 2.4 acres of public street rights-of-way, seven of which will be abandoned by the city. A total of 44 separate parcels of land comprise the area (including an inactive rail siding), 22 of which are vacant land (30.2% of the total land area).

An objective of the urban renewal plan amendment is to combine all of these right-of-way and individual parcels into one disposition parcel for a unified development complex. In order to achieve this objective, the city will eliminate existing blighted open space, incompatible land uses and inefficient street patterns to assemble a redevelopment site.

Specifically, the goals of this redevelopment project are to provide space for the expansion of the Basketball Hall of Fame and a location for a regional tourist information center. In addition, the project will provide a site for commercial/institutional development that will complement the Basketball Hall of Fame and the Tourist Information Center.

II. Administration

The Springfield Redevelopment Authority is proposing to acquire residential and commercial structures located on West Wilcox Street, West William Street, Gardner Place, West Gardner, West Norwood Street, West Broad Street, West Columbus Ave. and Hanover Street. The occupied structures will be acquired as part of the City of Springfield's West Columbus Avenue Urban Renewal Plan Amendment #3.

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 all property owners 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 West Columbus Avenue Urban Renewal Plan Amendment #3.

The Springfield Redevelopment Authority is the Relocation Agency for the City of Springfield, and will carry out the relocation activities for the West Columbus Avenue Urban Renewal Plan Amendment #3 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 Relocation Agency 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 housing resources.

The Springfield Redevelopment Authority will maintain a relocation site office at 73 State Street. Office hours are 8:30 A.M. to 4:30 P.M., Monday through Friday, with additional hours as required for the convenience of the site occupants. (Telephone 787-6500)

The staff of the relocation services department includes:

1. Supervisor of Relocation Services
2. Field Representatives (2) one of whom is Spanish speaking
3. Chief Clerk (1)
4. Commercial Relocation Representative (1)
5. Property Management Staff

III. Relocation Assistance & Payments

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 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 ensure 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.

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 up to a 50 mile radius from the city, or (b) a fixed payment

Up to \$1,050 plus a dislocation allowance of \$200.

- B. A Replacement Housing Payment to homeowners may be in an amount not to exceed a total of \$22,500, 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. A Replacement Housing Payment for Tenants and Certain Others may be in an amount not to exceed \$5,250 and may be either (a) a payment to assist a displaced person to lease or rent a comparable unit, or (b) a payment to assist a displaced person in making a down payment 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.

(2) 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, actual reasonable expenses in searching for a replacement business location, and payment for re-establishment expenses.
- 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 \$1,000 or more than \$20,000. 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

- I. Residential - There are two (2) individuals currently living on site. They are:
 - A. Jerry Spagnoula
23 Gardner Place

- B. John April
25 Gardner Place

At the present time, they occupy five (5) rooms apiece and pose no problem in relocation. They have expressed a willingness to locate outside the project and remain in the Springfield Area.

II. Commercial:

There are eleven (11) business concerns on site. Three (3) of the businesses are at one location with co-mingled ownership. The businesses range from light industrial, auto body shop, restaurant-lounge, sport store, hobby shop and a gas station. All have expressed an interest in relocating in the Springfield area. The businesses that are affected by the project are:

- A. Silvio's Blacksmith Shop
- B. Salvation Army
- C. Springfield Auto Electric
- D. Pride Gas Station
- E. Triumph Auto Glass
- F. Jonathan's Tennis & Soccer
- G. The Body Shop
- H. Yankee Auto Body
- I. Tavern Inn
- J. Pioneer Hobbies
- K. Springfield Advertising (Signs (2))

In as much as the businesses in question are commercial, their relocation to other commercial areas would largely preserve their clientele.

V. Replacement Housing

Replacement housing resources will come from existing private housing, subsidized privately owned housing, public housing, and leased housing.

The existing private housing inventory, as listed in the Springfield newspapers, produces approximately ten suitable, standard replacement units per week.

The privately owned subsidized housing in the City of Springfield has 4151 units; with 10% to 40% of these units for very low income householders. Using a 5% annual turnover rate, this would make slightly more than 200 units available during a twelve (12) month period.

The Springfield Housing Authority owns 1023 family units and 987 elderly units.

The existing leased housing programs, under Section 23 or Section 8 of the Federal Government, and 707 of the State Government have 868 units currently under lease.

Residential Relocation

Since there are just two family units to be relocated, the Relocation Agency does not foresee any difficulty in the relocation process. According to the Springfield Rental Association, 17% of all units in Springfield are currently available. Such a high figure indicates that there is no shortage or "housing crunch" in Springfield. In fact, over 70 units are advertised in the *Springfield Union News*. A description of these units, by bedroom size, monthly rent and location is provided below.

<u>Bedrooms</u>	<u>Cost</u>	<u>Neighborhood</u>
2	\$350	N/A
2	550	N/A
1 & 2	405	N/A
1 & 2	350+	N/A
1 & 2	300-600	N/A
1	350	N/A
2,3,&4	325+	N/A
2	595-695	N/A
3	600	N/A
1	375	N/A
2	625	N/A
4	800	East Forest Park
2	525	East Forest Park
3	575	East Springfield
1	395	East Springfield
2	535	East Springfield
1	395	East Springfield
2	535	East Springfield
2	375	East Springfield
1	350	N/A
2	450	N/A
3	550	N/A
1	435	Forest Park
1	595	Forest Park
1	350	Forest Park
1	500	Forest Park
1	295	Forest Park

BedroomsCostNeighborhood

2	40-575	Forest Park
2	500	Forest Park
2	465	Forest Park
2	575	Forest Park
2	550	Forest Park
2	550	Forest Park
3	385	Forest Park
2	590	Forest Park
2	625	Forest Park
4	800	Forest Park
1	425	Forest Park
3	450	Forest Park
3	500	Forest Park
2	435	Forest Park
1	375	Forest Park
1	425	Forest Park
2	500	Forest Park
2	395	Forest Park
1	445	Forest Park
2	495	Forest Park
1	375	Forest Park
1	425	Forest Park
2	500	Forest Park
2	395	Forest Park
1	445	Forest Park
2	495	Forest Park
2	500	Forest Park
2	595	Forest Park
1	375	Indian Orchard
2	500	Indian Orchard
2	525	Indian Orchard
2	590	Indian Orchard
2	590	Indian Orchard
3	550	Indian Orchard
2	500	Indian Orchard
2	575	Liberty Heights
3	550	Liberty Heights
3	525	Liberty Heights
2	575	Liberty Heights
1	400	Downtown
2	440	Downtown
2	575	Downtown
1	450	Downtown

Sample of Commercial and Real Estate Listings, Winter 1996

City staff has monitored commercial real estate publications in order to provide a general look at the range of properties on the market or available for lease. Many of the properties listed below are found in the most recent edition of the Western Massachusetts Commercial Real Estate Book. This publication highlights select properties from leading commercial brokers. The Relocation Agency will be working closely with the business owners, brokers, landlords and property owners to find suitable locations. Since 8 of the 10 businesses also own their property, emphasis is placed on ownership, rather than leasing opportunities.

City Properties

<u>Address</u>	<u>Area (s.f.)</u>	<u>Description</u>	<u>Agent or Owner</u>
20 Maple St.	n/a	two office bldgs.	Plotkin & Assoc.
Gunn Hall, State St.	1,200	retail/commercial	Gallivan
999 Worthington St.	25,000	retail/commercial	Price
170 Carando Drive	33,615	commercial/industrial	McDonough
309 East Street	6,000	office/professional	Macmillan
3500 Main Street	2,250	office	Macmillan
3-11 Allen Street	5,500	retail/commercial	Macmillan
251 Taylor Street	3,600	commercial/industrial	Macmillan
70 Leete Street	n/a	commercial/industrial	Colebrook
941 E. Columbus Ave.	3,300	office/retail	Paul
570 Sumner Avenue	15,750	gas station	Shell Oil
11-21 Bond Street	18,576	commercial/industrial	Berezin
25-51 Bond Street	31,401	commercial/industrial	Brown
22-38 Patton Street	33,975	commercial/industrial	Cambi
29 Logan Street	11,609	commercial/industrial	LPV Ed. Center
782 Union Street	1,560	garage	Arment

321 Albany Street	16,268	commercial/industrial	Bobker
53 West Street	1,380	gas station	Shell Oil
64 Hayden Avenue	7,072	commercial/industrial	DeVito
467 Cottage Street	16,500	commercial/industrial	CB Commercial
57-59 Observer Street	14,101	commercial/office	Fitzgerald

Suburban Properties

<u>Address</u>	<u>Area (s.f.)</u>	<u>Description</u>	<u>Agent or Owner</u>
219 Moody Street, Ludlow	12,000	commercial/industrial	Plotkin & Assoc.
71 Garden Street, Agawam	12,772	garage	Plotkin & Assoc.
14 Coleman Avenue, Westfield	15,000	commercial/industrial	Plotkin & Assoc.
848 North Road, Westfield	12,000	commercial/industrial	Plotkin & Assoc.
10 Chestnut Street, Springfield	500	office	Plotkin & Assoc.
Westover Airpark East	13,150	commercial/industrial	Gallivan
916 Suffield Street	3,330	retail/office	Gallivan
930 Main Street	2,000	retail/office	Gallivan
334 Park St., West Springfield	1,950	garage	Gallivan
164 Western Avenue, West Springfield	34,500	commercial/industrial	Fitzgerald
636 Center Street	13,000	commercial/industrial	Fitzgerald
6 Second Avenue, Chicopee	30,000	commercial/industrial	Plotkin

In reviewing the current commercial listings included in this relocation plan, it is the opinion of city staff members that the majority of businesses can be moved to a relatively comparable site.

Three of the commercial uses require a garage or automotive service station. The listing provided in this plan provides various options for these automotive uses within the city limits as well as within neighboring communities.

There are four business uses which are retail/service oriented operations. Each of these commercial ventures currently operates with less than 10,000 square feet of gross leasable space. The compiled list of city and suburban properties contains a wide range of space options for the retail/service businesses in the urban renewal plan amendment.

In addition, there are 2 businesses which are industrial/warehousing in nature. Both of those operations could be appropriately relocated at one of the approximately 11 locations identified as commercial/industrial in the real estate listing provided in the plan.

The largest business located within the boundaries of the West Columbus Avenue Urban Renewal Plan Amendment #3 is the Salvation Army. Since there are a number of components to this operation, the availability of sites to house the entire complex will be somewhat limited. Therefore, the Redevelopment Authority will endeavor to find an appropriate location in terms of size and functionality for the Salvation Army.

VI. Staging of Relocation Activities

All Community Development program activities and City Code Enforcement activities that cause displacement will be coordinated by the Springfield Redevelopment Authority.

Acquisition of the properties in the West Columbus Avenue Urban Renewal Project Amendment is tentatively scheduled to occur in the spring of 1996. The Springfield Redevelopment Authority will be undertaking a 12 month acquisition schedule in order to accommodate the proposed construction schedule of 2 redevelopment projects within the urban renewal plan's boundaries. A significant portion of the proposed redevelopment will link the expansion of the Basketball Hall of Fame (northern portion of the project) to the Tourist Information Center (central/southern portion of the site). Since these 2 projects are expected to begin construction in the spring of 1997 the Redevelopment Authority will need to acquire and prepare the balance of the project area within the next 12 months.

The replacement housing resources during the relocation period should be

adequate in size and number so that all of the families scheduled for displacement will have a choice of replacement housing units.

Replacement housing units will come from the private housing market, public housing, Section 8 Leased Housing, and subsidized housing.

The replacement housing resources listed in this plan are indicative of the size and type and number of replacement housing units that will be available during the relocation period.

VII. Property Management and Temporary Moves

Temporary moves will be kept to a minimum, but will be used for emergency situation as well as a temporary resource for a limited period of time when permanent relocation resources are not immediately available and 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.

The city of Springfield does recognize that the Salvation Army is a complex operation and may require the temporary relocation of a portion of the uses currently at 984 West Columbus Avenue. Therefore, should the Salvation Army or any other commercial use within the project area necessitate a temporary move, the Redevelopment Authority will make every effort to assist the business with an interim relocation.

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:

- A. Rent to be charged

- B. Starting date of tenancy
- C. Date on which rent payments will be due
- D. Date on which rent will begin to accrue
- E. Identification of utilities or services to be furnished by either party.
- F. Rights of tenants to pro rata refunds of advance rent payment in event of a move out before the end of a rental period.

While the Redevelopment Authority may stage some of its acquisition over a twelve month period, all structures scheduled for acquisition that are in extremely poor condition will be purchased promptly so that minimal housing conditions can be maintained.

VIII. Cost Estimate of Relocation Payments

I. Residential

Moving Expenses (2) & Replacement Housing Payment (5)

Total residential payment	\$12,400
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II. Commercial (11)

- 1. Silvio's Blacksmith
- 2. Salvation Army
- 3. Springfield Auto Electric
- 4. Pride Station, Inc.
- 5. Triumph Auto Glass
- 6. Jonathan's Tennis & Soccer
- 7. The Body Shop
- 8. Yankee Auto Body
- 9. Tavern Inn
- 10. Pioneer Hobbies
- 11. Springfield Advertising (Signs)

Total Commercial Payment	\$920,000
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IX. Assurance Statement

The relocation assistance program and the relocation payments will comply with Chapter 79A of the General Laws of the Commonwealth as most recently amended by Chapter 863 of the Acts of 1973. The Springfield Redevelopment Authority shall also comply with all regulatory mandates contained in 760 CMR 27.00.

The Springfield Redevelopment Authority, as the relocation agent for the project, will provide the City of Springfield and the Executive Office of Community Development

with reports, as required by the regulation governing relocation assistance and relocation payments by the Bureau of Relocation, Executive Office of Communities & Development.

X. Business Concerns Needs

23 Gardner Place

	<u>Unit 1</u>	<u>Unit 2</u>
# of bedrooms/current	2	2
# of bedrooms/new unit	1	1
Gross family income	\$31,000	\$28,000
Gross rent	\$520	\$490
Other factors (handicapped?)	None	None

Business Uses

	Owner/Renter	Employees	Area (s.f.)	Preferences	Special Needs (permits, etc)
Silvio's	Owner	1-3	2,297	Conn. Area	Monitor bldg. overhead door
Salvation Army	Owner	20-25	48,608	Spfld. Area	Loading Dock Large Yard
Springfield Auto Electric	Owner	7	10,000 used 20,000 storage	Spfld. Area	Loading Docks
Pride	Owner	5-8	3,500	Spfld. Area	Underground Tanks
Triumph Auto Glass	Owner	2-3	8,800	Spfld. Area	Monitor bldg. overhead door
Jonathan's Tennis & Soccer.	Renter	1-2	3,500	Spfld. Area	Retail Space
The Body Shop	Owner	2-7	5,048	Spfld. Area	Monitor Bldg. overhead door
Yankee Auto Body	Owner	3	3,640	Spfld. Area	Monitor Bldg. overhead door
Tavern Inn	Owner	30-50	24,653	Spfld. Area	Liquor License
Pioneer Hobbies	Renter	3-4	4,000	Spfld. Area	Retail Space

XI. Concurrent Projects

The City of Springfield and/or the Redevelopment Authority are not undertaking any additional urban renewal activity at this time. There will not be any businesses or residential uses that will impact the relocation resources listed in this plan.

XII. Informational Statement

The Redevelopment Authority is in the process of compiling a comprehensive package of benefits and programs available to existing businesses within the project area. In order to prepare a through listing of available resources, the informational statement that will be in compliance with 760 CMR 27.02(6)(b) & (c) will be forthcoming as an element of this relocation plan. The informational statement will be distributed to all site occupants.

XIII. Business Contact List

Business	Contact Person	Phone #
Pride Gas Station	Robert Bolduc	737-6992
Salvation Army	Majors Bosch & Watson	785-1921
Silvio's Blacksmith	Silvio Mancinone	736-7195
Springfield Auto Electric	Dan Gamelli	736-3684
Pioneer Hobbies	Dennis Gamelli	736-3684
Tavern Inn	John Bonavita	781-2882
The Body Shop	James Loguidice	733-7769
Triumph Auto Glass	Ed Lee	731-1420
Yankee Auto Body	Gordon Bennett	736-4890
Jonathan's Tennis & Soccer	Jonathan Levin-Epstein	732-5777

11
EXHIBITS

Opinion of Council.

Resolves

Planning Board

SRA

Certificate of Recording Officer

City Council

Certificate of Recording Officer

Springfield Union News Affidavit

Letter of Support

South End Citizens Council

Presentations & Minutes

Minutes to SECC Meeting (2/1/96)

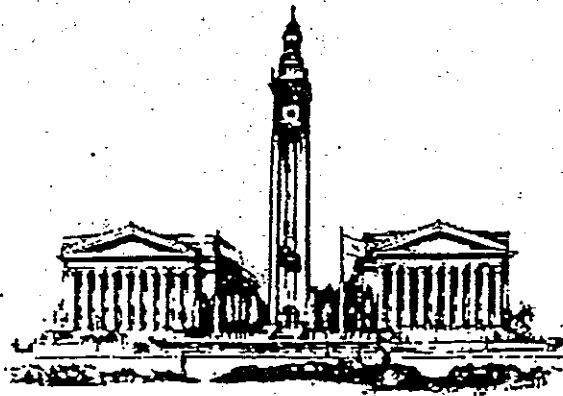
Minutes to Property and Business Owners Meeting (2/8/96)

Minutes to the Public Hearing (2/22/96)

Summary of City Council Hearing (2/26/96)

Enterprise Community Map

Office of
Community
Development
73 State Street
Springfield, MA 01103
(413)787-6500
Fax (413)787-6515



Robert J. Warren
Attorney

THE CITY OF
SPRINGFIELD, MASSACHUSETTS

OPINION OF COUNSEL CONCERNING THE URBAN RENEWAL PLAN
AMENDMENT FOR THE WEST COLUMBUS AVENUE URBAN RENEWAL AREA

Gentlemen:

I am an attorney-at-law admitted to practice in the Commonwealth of Massachusetts. As acting counsel for the Springfield Redevelopment Authority (hereinafter called the "Authority") in the above-identified project, my opinion, including factual statements requested by the Executive Office of Communities and Development, is as follows:

1. I have examined the following urban renewal plan prepared by the Springfield Redevelopment Authority relating to the following described urban renewal project area in the City of Springfield (hereinafter called the "Plan"), which plan is more specifically identified as follows:

WEST COLUMBUS AVENUE URBAN RENEWAL PLAN AMENDMENT #3
58 Pages, 6 Maps, 15 Exhibits

2. The Plan in form and substance is in accord with applicable law. The Plan, when duly approved by the Planning Board, the Mayor and the City Council for the City of Springfield, will be a valid plan meeting all the requirements of state and local law. The Plan is reasonably clear, definite, and unambiguous, and does not provide for any illegal or discriminatory action or illegal preferential action or requirement.

3. The territorial areas covered by the Plan are within the territorial jurisdiction of the Authority and conform to all legal requirements pertaining to the eligibility of such areas for the above-identified project and such areas under state and local law are legally eligible and appropriate for the redevelopment activities contemplated under the Plan.

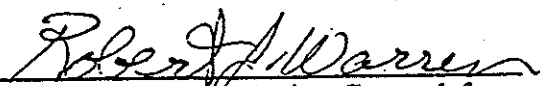
4. (a) The Plan includes all provisions, drawings, maps, documents and other items

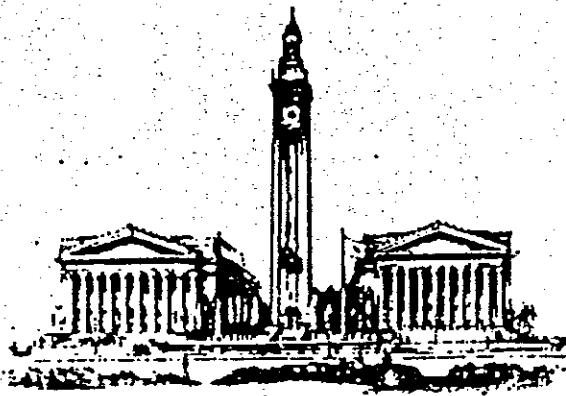
required to be included pursuant to state and local law and applicable requirements.

- (b) The Plan includes appropriate provisions describing the real property which the Authority is to acquire and that it is not to acquire, and includes appropriate provisions for the imposition of controls and other requirements of the Plan upon all the real property in the project area described in the plan.
- (c) The Plan is sufficiently complete to permit determination to be made as to whether it conforms to the master plan of the City of Springfield as a whole and to indicate its relationship to definite local objectives respecting appropriate land uses, improved traffic, improved public utilities, and improved community facilities in the City of Springfield.
- (d) The provisions of the Plan respecting land uses, building requirements and densities, land coverage, and other features in the Plan are in accord with state and local law.
- (e) The provisions in the Plan for the vacation and dedication of streets and other public ways and for changes in zoning or building codes and regulations are in accord with state and local laws, and the controls in the Plan respecting the future use of the project areas described therein are reasonably and legally effective.
- (f) The provisions in the Plan respecting the period of duration of the Plan and the future changes in the Plan are legally adequate.

5. To the best of my knowledge there is no pending or threatened litigation of any kind concerning the Plan.

Date: March 1, 1996


Robert J. Warren, Acting Counsel for
the Springfield Redevelopment Authority



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

Planning Board

February 8, 1996

Thomas McColgan, Commissioner
Department of Community Development
36 Court Street / City Hall
Springfield, Massachusetts 01103

RE: West Columbus Avenue Urban Renewal Plan Amendment #3

Dear Mr. McColgan:

After reviewing the above captioned plan, the Springfield Planning Board, at a regular meeting held on February 7, 1996, attended by a legal quorum, voted to adopt the following:

Resolved:

That the Plan for the West Columbus Avenue Urban Renewal Plan Amendment #3, dated February 1996, 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, and Section 48.

Respectfully,

Jerome C. Franklin, Chairman

RESOLUTION NO. B. 464

RESOLUTION OF THE SPRINGFIELD REDEVELOPMENT AUTHORITY
APPROVING THE URBAN RENEWAL PLAN FOR WEST COLUMBUS AVENUE
AMENDMENT #3 URBAN RENEWAL PROJECT

WHEREAS, the Springfield Redevelopment Authority has, with financial assistance furnished by the City of Springfield, made detailed studies, surveys, and inspections of the location, physical condition of structures, land use, environmental influences, and social, cultural and economic conditions of the area of the City of Springfield more carefully described as set forth in the Urban Renewal Project (hereinafter called the "Project"); and

WHEREAS, the Springfield Redevelopment Authority has prepared an Urban Renewal Plan for the Project area. which plan is more specifically identified as :

WEST COLUMBUS AVENUE URBAN RENEWAL PLAN AMENDMENT #3
58 Pages, 6 Maps, 15 Exhibits

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 mains and other public action; and

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

WHEREAS, the Springfield Redevelopment Authority has prepared a plan 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 been presented to the Springfield Redevelopment Authority information and data respecting the physical and other conditions in the Project area and the relocation program prepared as a result of such studies, surveys and inspections; and

WHEREAS, the members of the Springfield Redevelopment Authority have viewed the Project area and 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 and families that may be displaced from the Project area and, in light of such knowledge of local housing conditions, having carefully considered and reviewed such information and data; and

WHEREAS, the Springfield Redevelopment Authority 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 Massachusetts General Laws, as amended;

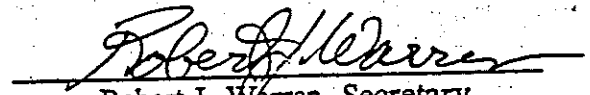
NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE
SPRINGFIELD REDEVELOPMENT AUTHORITY THAT:

1. That it is hereby found and determined that the Project area is a substandard, decadent and blighted open area and qualifies as eligible Project area under said Chapter 121B.
2. The Urban Renewal Plan for the Project, having been duly reviewed and considered, is hereby approved, and the Secretary be and hereby is directed to file a copy of the 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 an area will further promote the public welfare and the proper development of the community by making land in the 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 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 provision of adequate park and recreational areas and facilities, as may be desirable for neighborhood improvements, 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 and families 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 to such displaced individuals and families are at least equal in number to the number of displaced individuals and families, are not generally less desirable in regard to public utilities and public and commercial facilities that the dwellings of the displaced individuals and families in the Project area; are available at rents or prices within the financial means of the displaced individuals and families, 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 mains and other public action,

and accordingly, this Governing Body hereby (a) pledges its cooperation in helping 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 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.

I hereby certify that the above is a true and correct copy of the Resolution adopted by the Governing Body of the Springfield Redevelopment Authority at its Special Meeting of February 21, 1996.

Date: February 28, 1996

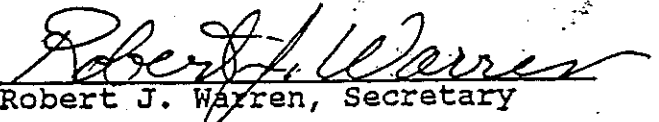

Robert J. Warren, Secretary

CERTIFICATE OF RECORDING OFFICER

The undersigned hereby certifies as follows:

1. That is the duly qualified and acting Secretary of the Springfield Redevelopment Authority (herein called the "Applicant"), and keeper of its records, including the journal of proceedings of the Springfield Redevelopment Authority herein called the "Governing Body";
2. That the attached resolution is a true and correct copy of the resolution as finally adopted at a meeting of the Governing Body on the 21st day of February, 1996, and duly recorded in his office;
3. That said meeting was duly convened and held in all respects in accordance with law, and to the extent required by law, due and proper notice of such meeting was given. A legal quorum was present throughout the meeting and a legally sufficient number of members of the Governing Body voted in the proper manner for the adoption of said resolution. All other requirements and proceedings under or incident to the proper adoption or passage of said resolution have been duly fulfilled, carried out or otherwise observed;
4. That if an impression of the seal is affixed below, it constitutes the official seal of the Governing Body, and this certification is hereby executed under such official seal;
5. That the undersigned is duly authorized to execute this certificate.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand this 28th day of February, 1996.


Robert J. Warren, Secretary

RESOLUTION OF THE CITY COUNCIL OF SPRINGFIELD
WITH THE APPROVAL OF THE MAYOR OF SPRINGFIELD APPROVING
THE WEST COLUMBUS AVENUE URBAN RENEWAL PLAN AMENDMENT #3
FOR THE WEST COLUMBUS AVENUE 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 West Columbus Avenue 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 :

WEST COLUMBUS AVENUE URBAN RENEWAL PLAN AMENDMENT #3

Dated February, 1996

Consisting of 43 Pages, 6 Maps, 15 Exhibits; and

WHEREAS, the Springfield Planning Board has found that the Urban Renewal Plan is based upon a local survey and conforms to the 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 mains 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 has 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 as a result of such studies, surveys and inspections; and

WHEREAS, the members of the Governing Board 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 and families that may be displaced from the Project area and, in light of such knowledge of local housing conditions, having 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 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 and blighted open area and qualifies as eligible Project area under said Chapter 121B.
2. 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 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 an area will further promote the public welfare and the proper development of the community by making land in the 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 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 provision of adequate park and recreational areas and facilities, as may be desirable for neighborhood improvements, 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 and families 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 to such displaced individuals and families are at least equal in number to the number of displaced individuals and families, are not generally less desirable in regard to public utilities and public and commercial facilities than the dwellings of the displaced individuals and families in the Project area; are available at rents or prices within the financial means of the displaced individuals and families, 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 mains and other public action, and accordingly, this Governing Body hereby (a) pledges its cooperation in helping 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 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.

A true copy of a Resolve passed by the City Council on February 26, 1996 and approved by the Mayor on February 27, 1996.

Attest:



City Clerk

CERTIFICATE OF RECORDING OFFICER

The undersigned hereby certifies that:

1. He is the duly qualified and acting City Clerk of the City of Springfield, and keeper of its records.
2. The attached resolution is a true and correct copy of the resolution as finally adopted at a meeting of the Applicant on the 26th day of February, 1996, and duly recorded in his office.
3. Said meeting was duly convened and held in all respects in accordance with law, and to the extent required by law, due and proper notice of such meeting was given. A legal quorum was present throughout the meeting and a legally sufficient number of members of the Applicant voted in the proper manner for the adoption of said resolution. All other requirements and proceedings under or incident to the proper adoption or passage of said resolution have been duly fulfilled, carried out or otherwise observed.
4. If an impression of the seal is affixed below, it constitutes the official seal of the Applicant, and this certification is hereby executed under such official seal.
5. The undersigned is duly authorized to execute this certificate.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand this 28th day of February, 1996.



William J. Metzger, City Clerk



Signature of Attesting Officer

Assistant City Clerk

Title of Attesting Officer

Union-News Sunday Republican

AFFIDAVIT

I hereby certify that the advertisement as detailed below appeared in all editions of the
Springfield Union News published at 1566
Main St Springfield MA 01102. Ad appeared in
the February 18th and February 23rd 1996
editions in the legal section of paper.
Ad concerned public hearings for the
West Columbus Avenue Amendment #3.
It measured 33 lines wide each day

Robert Bencic

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF HAMPDEN

On February 27th 1996, At Springfield, Massachusetts, personally appeared before me,
Robert Bencic, WHO MADE OATH THAT THE FOREGOING IS A TRUE
AND CORRECT STATEMENT.

Elizabeth Q. Cronin

ELIZABETH Q. CRONIN
NOTARY PUBLIC

Notary Public

My Commission Expires May 22, 1998

Find sports results in
SCOREBOARD

South End Action Committee
Citizen Council, Inc.

507 Main Street, Springfield, Massachusetts 01105

Telephone (413) 732-5105

5

February 21, 1996

Mr. Thomas McCloghan, Commissioner
Community Development Department
City Hall
36 Court Street
Springfield, MA. 01103

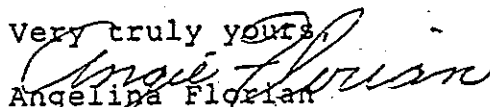
Sir:

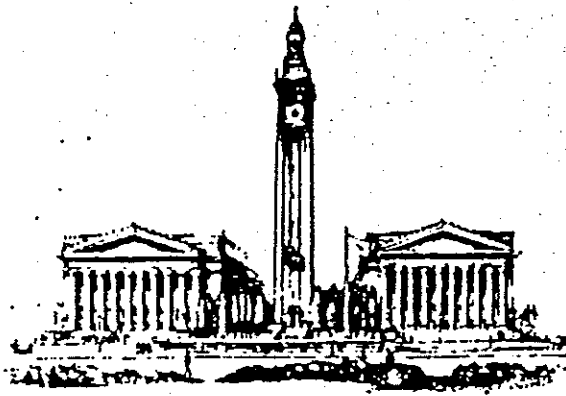
The South End Citizen Council supports the City of Springfield's West Columbus Avenue Urban Renewal Plan.

The plan was enthusiastically received by all who attended the public meetings. It generated a positive attitude for the future of the entire South End. The plan will also improve the West Columbus Avenue area and allow for the economic development needed to lead the riverfront complex to a prosperous future.

Again, the South End Citizen Council supports this Urban Renewal Plan and looks forward to being involved until the completion of this project.

Very truly yours,


Angelina Florian
Neighborhood Coordinator



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

MINUTES
South End Neighborhood Meeting
February 1, 1996
6:00 PM
Gentile Apartments
Riverfront Urban Renewal Presentation

Tom McColgan, Commissioner of Springfield's Community Development office, introduced Mayor Michael Albano to discuss the West Columbus Avenue Urban Renewal Plan Amendment #3. Tom McColgan said that they may have read about the proposed project in the newspaper but that this is the first unveiling for the public.

Mayor Albano went on to say that a \$7 Million increase in the sewer rate is for the relocation of the sewer line. This action will allow for the Hall of Fame's expansion. He said he will soon be introducing another bond package for the acquisition, demolition and relocation of properties within the West Columbus Avenue Urban Renewal Plan Amendment #3.

The City Council has taken the first step by approving the bond package for the sewer relocation noted above. This is to keep the Hall of Fame in Springfield -- they were considering relocating to another city. What impact will this have on the neighborhood? This will be a great boost to economic development in the South End.

The urban renewal plan amendment was presented by David Moriarty, Director of the City's Planning Department. He explained that there is an expansion of the project's boundary, otherwise the plan is not that different from the present 1978 urban renewal plan. The plan covers about 18 acres of land and approximately 44 parcels -- 50 % of the vacant land is owned by the City. This action is being taken to accommodate the expansion of the Hall of Fame and will allow for other compatible development.

Angie Florian, of the South End Neighborhood Council, asked if all of the property within the boundaries will be acquired.

Tom McColgan said yes, and that some property owners may opt for relocation. Others, may choose to go out of business. In accordance with the Uniform Relocation Act, Community Development will meet individually with each property owner as well as all together in a public meeting to discuss their opinions and individual needs.

Mike Downey from O'Connell Construction Company will be working with the Basketball Hall of Fame on this program of development. The proposed development will include:

1. expand Hall of Fame by 50,000 square feet and upgrade the existing facility.
2. IMAX theater in the shape of a basketball
3. induction ceremony court
4. bridge to Riverfront Park (over the RR tracks)
5. retail component & restaurant (sports related retail)
sports & children oriented attractions
6. tourist information center (along with exhibition space), the intent is to have space to advertise Springfield and Pioneer Valley attractions.
7. Dr. Seuss playground -- discussion with Mrs. Geisel to have a memorial park with a children's theme

One of the drawbacks with the existing Hall of Fame is that it does not provide entertainment for all. This concept would provide a wider range of entertainment plus the development would truly reinforce the idea of Springfield as the basketball capitol of the world.

Angie Florian also asked if Riverfront Park will be improved? The answer was "Yes", as part of the Heritage Park program it will be refurbished. Also, the bikeway/walkway is being constructed in Springfield.

Angie Florian asked if traffic improvements will be made as a result of this project? The sewer line will be relocated either to West Columbus Avenue or along the railroad tracks and improvements will be made at the Union and West Broad Street "entrances" from the South End to the Riverfront. The project team is analyzing the possibility of reversing the I-91 ramps -- State Street may become a down ramp. The down ramp at West Broad may become an on ramp.

Another resident asked if there will be a parking garage and if there would be at least 3 entrances into the development? The answer was Yes, there is a parking garage proposed and it will contain approximately 450 spaces. The City, along with the neighborhood, will work to guarantee public safety as well as safe vehicular and pedestrian traffic movement.

Frank Smialek from the South End Business Association inquired as to what will happen to the existing businesses and was told that complete control of the site is needed to make this project work. The City will acquire all properties under a State-approved urban renewal and relocation plan.

Angie Florian asked if the truck stop would remain. F.L. Roberts has approached the City regarding upgrading his business to compliment the future development of the Hall of Fame. The Hall of Fame Museum is thinking long-term and they don't want to expand without having complimentary uses surrounding them. Membership on that Board is national and they have long-range plans.

Commissioner McColgan stated that ongoing meetings will be held throughout the development of the project.

ATTENDEES /Thursday - February 1, 1996 Meeting

Brenda Fisher	64 Marble St.	South End Council
Angle Florian	507 Main St.	South End Council
Margaret Terozzi	41 Marble St.	South End Council
Linda Petrella	36 Court St.	City Planning Dept.
Mike Piscitelli	83 Gillette Ave.	City Planning Dept.
Tom Horne	130 Pearl St.	Spfld. Polic
Pasquale Liberti	85 William St.	
Ruth C. Holman	27 Wilcox St.	South End Council
Jim Asselin	36 Court St.	Community Development Office
Mary S. Mango	48 Rutledge Ave.	
Anthony J. Mango	48 Rutlege Ave.	
Alyce J. Potvin	85 William St.	
Frank Smialek	38 Mill St.	

MEETING AGENDA

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<City, State Z

Meeting Description RIVERFRONT PRESENTATION

Results Desired

Date 2/8/96 Time 6:00 PM Location Basketball Hall of Fame

Scheduled Time			Actual Time		
Start	Stop	Total Hours	Start	Stop	Total Hours
6:00 pm	7:10 pm	1 hour, 10 minutes			

Persons Attending

- | | |
|---|--|
| 1 | Joseph O'Brien, President, Basketball Hall of Fame |
| 2 | Michael Downey, Consultant |
| 3 | Thomas McColgan, Commissioner of Community Development |
| 4 | David Moriarty, Planning Director |
| 5 | James Asselin, Neighborhood Development Director |

Items To Be Discussed

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Materials Needed

Person Responsible

[illegible]

MEETING NOTES

A presentation of the proposed West Columbus Avenue Urban Renewal Amendment was made to business property owners

located within the proposed boundaries. The meeting was held at the Basketball Hall of Fame on Thursday, February 8, at 6:00p

The meeting was opened by Joseph O'Brien, President of the Basketball Hall of Fame. Mr. O'Brien outlined the Hall's commitment

to the project and their status as Preferred Developer.

Mike Downey, Consultant to the BHF presented the proposed site redevelopment. His overview included a discussion of the Tour

Information Center, retail component and Hall expansion.

Tom McColgan, Commissioner of Community Development, indicated that his office is responsible for the urban renewal plan, in-

troduced staff, including the relocation specialist, and indicated a willingness to meet with any affected property owner or tenant.

David Moriarty, Planning Director, explained the proposed Urban Renewal Amendment, including area and timetable.

Following was a Question and Answer period. Questions included clarification on zoning issues, project viability, relocation assist-

ance, and timetable. The meeting adjourned at 7:10 pm.

ATTENDEES / Thursday - February 8, 1996 Meeting

Daniel Gamelli	117 W. Gardners St.	Spfld. Auto Elect Service
Alice Gamelli	2146 Westfield St., W.Spfld.	Gamelli building
Dennis Gamelli	28 Hanover St.	Pioneer Valley Hobbies
Peter Gamelli, Sr.	St.Thomas, US.V.I.	Gamelli building
Margaret Gamelli	1156 Amostown Rd., W.Spfld.	Gamelli building
Jim Asselin	Community Development Dept.	City of Springfield
Edward Lee	894 W. Columbus Ave.	Triumph Auto Glass
David Moriarty	Director, Planning Dept.	City of Springfield
Silvio Mancinone	Springfield	Silvio's Blacksmith Shop
Gordon Bennett	301 Hanover St.	Yankee A/B
Jonathan L. Levin-Epstein		
	10 Hanover St.	Jonathan's Tennis & Soccer
Steve Roberts	W. Broad St.	F.L. Roberts & Co., Inc.
Joseph Maggi	93 W. Broad St.	F.L. Roberts & Co., Inc.
John Bonavita	91 West Gardner St.	Tavern Inn Restaurant
Joanne Gentile	23 Gardner Pl.	
Paul Galerani	91 W. Gardner St.	Tavern Inn Restaurant

West Columbus Avenue Urban Renewal Plan
Amendment #3

Public Hearing
February 22, 1996
Gentile Apartments

Minutes

A presentation on the proposed West Columbus Urban Renewal Plan Amendment #3 was made by James Asselin of the city's Community Development Department and Francesca Maltese of Daniel O'Connell and Sons.

Mr. Asselin stated that the presentation is an opportunity for the neighborhood to have input and make comments regarding the proposal. There had been a previous meeting with the South End Citizens Council on the urban renewal plan. Also, Mr. Asselin stated that property owners and businesses that would be affected by the project have received a presentation.

The urban renewal plan is actually an amendment from the 1978 plan that spanned the riverfront from Broad Street to the Pride Station. This plan call for the acquisition and clearance of most of the property for new development. Also, the tourist information center will be a part of the project.

The implementation procedure, according to Mr. Asselin, continues with a meeting of the Springfield Redevelopment Authority tomorrow night and a meeting with the City Council on Feb. 26. Following the City Council meeting, the city hopes to submit the plan to the state Executive Office of Communities and Development. Mr. Asselin noted the cooperation of O'Connell and Co., other city departments, the state legislative delegation and EOCD in their support of the project.

Francesca Maltese of the Daniel O'Connell (DOC) described the redevelopment project in further detail. DOC is working with the Basketball Hall of Fame on the project. It includes an expansion of the Hall's existing space, an IMAX theater, retail stores, a parking garage and the tourist information center. The IMAX theater will be housed in a large replica basketball.

Also, the project will include gateways from downtown and the neighborhood for a more pedestrian-friendly feel.

The following are comments from the question-answer period:

1) What is the timetable for development?

Mr. Asselin stated that is very aggressive, hoping for a 1998 opening to coincide with the induction ceremonies.

2) What type of buildings will be constructed.

Ms. Maltese could not give an actual style, however, she stated that it would be a first-rate development. They have hired G. Gunn, an architect who designed the South Hadley Commons.

3) When will construction begin.

Mr. Asselin stated that much of the relocation work and the sewer line construction would begin this year.

Representative Scibelli stated his appreciation for the opportunity to meet with the Neighborhood Council and that he would like to keep them involved all through the process.

4) Will these be individual stores or a mall?

Ms. Maltese stated that they would be individual stores, but with a common theme.

Other residents mentioned that it would be a positive development, especially if it is well-lit and safe. Many residents stated that they are pleased to see the connections with the neighborhood.

NAME

ADDRESS

TELEPHONE NUMBER

Royce D'Amico	85 William St.	732-8311
Julien D'Amico	85 William St	737 3823
Rachel D'Amico	85 William	733-8869
FRANCESCA MALTESE	O'CONNELL'S	732-8117
FRANCESCA MALTESE	O'CONNELL'S	534-0243
Debra & Jim Barry	88 South Shore Dr.	782-6183
Elizabeth C. Liberti	85 William St	733 4451
Almina Liberti	85 William St NY 42	733 4451
Anna Turcotte	85 William St 704	739-4183
Ruth Holman	So. End Council	736-5740
Melissa Holman	27 W. 100 St, Apt 12	739-8541
Laura Holman	85 William St	732 3387
Joan Holman	85 William St	747 5027
Mattie Impicciato	85 William St.	
Margaret Jones	41 Market St	732 1947
Cynthia Thelen	SOUTH END COUNCIL	732 5105

B4

SPRINGFIELD

CITYWIDE

Urban renewal plans are topic at meeting

There will be a public meeting tomorrow at 6 p.m. on plans for urban renewal on West Columbus Avenue in the South End and riverfront development and expansion of the Naismith Memorial Basketball Hall of Fame. The session, sponsored by the South End Citizens Council, will be at Gentile Apartments at 85 William St. Expected are representatives of city government and O'Connell Engineering and Financial of Holyoke.

PUBLIC HEARING NOTICE
The City of Springfield's Office of Community Development will hold an informational public hearing regarding the proposed West Columbus Avenue Urban Renewal Amendment 3. The meeting will be held on Tuesday, February 20, 1966, 6:00 pm at the Gentile Apartments Community Room, 85 William Street. For more information contact James Astelin of the Community Development Department at (413) 787-6087.
(Feb. 19)

City Council
Public Hearing Summary

February 26, 1996

The Springfield City Council held a public hearing on the West Columbus Avenue Urban Renewal Plan Amendment #3 on February 26, 1996.

The plan was presented by Thomas McColgan, Commissioner of Community Development and Michael Downey, President of O'Connell Engineering and Financial, Inc. The urban renewal activities, including relocation and new development were discussed.

Ms. Angelina Florian, coordinator of the South End Citizens Council spoke in favor of the plan. Ms. Florian stated that the project could be beneficial to both the city and the South End neighborhood.

Robert Bolduc, owner of the Pride Gas Station, spoke in favor of the plan. Also, Mr. Bolduc expressed an interest in being a part of the redevelopment.

Several attorneys, representing affected businesses, also spoke in favor of the plan.

Councilor Timothy Rooke expressed a concern regarding the hiring of Springfield residents for the project. Councilor William Boyle asked about the role of the Council, past the resolution stage. Councilor Ryan, prior to the hearing, announced that he was abstaining and vacated the chambers.

Kathy Breck, of the city's Law Department, explained that any changes related to proposed zoning would come back before the Council.

Several councilors spoke in favor of the plan.

The City Council unanimously passed a resolve supporting the project, Councilor Ryan abstaining.

EXECUTIVE OFFICE OF COMMUNITIES & DEVELOPMENT



William F. Weld, Governor
Argeo Paul Cellucci, Lt. Governor
Mary L. Padula, Cabinet Secretary

May 16, 1996

Mr. Thomas McColgan
Commissioner
Springfield Redevelopment Authority
73 State Street
Springfield, MA 01103

Dear Mr. McColgan:

This office has reviewed the documents submitted by the City in connection with the proposed amendment to the West Columbus Avenue Urban Renewal Plan. Amendment No. 3 will allow the planned expansion of the Basketball Hall of Fame, the construction of the Tourist Information Center and the development of a retail/entertainment/sport area.

It is noted that Amendment No. 3 has been approved by the Springfield Redevelopment Authority, the City Council and the Mayor.

The amended relocation plan for the project is approved in accordance with section 79A of Massachusetts General Laws.

We understand that the Secretary of Environmental Affairs has granted your request to waive the preparation of an EIR for Phase I of the project and the Massachusetts Historic Commission has determined that no further review was required for Phase I of the project.

I am pleased to inform you that this office approves Amendment No. 3 to the West Columbus Avenue Urban Renewal Project.

Sincerely,

A handwritten signature in black ink, appearing to read "Mary L. Padula".

Mary L. Padula
Cabinet Secretary

DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT



William F. Weld, Governor
Argeo Paul Cellucci, Lt. Governor
Jane Wallis Gumble, Director

May 23, 1997

Mr. Thomas McColgan, Commissioner
Office of Community Development
81 State Street
Springfield, MA 01103

Re: Plan Change (Amendment No.4)
West Columbus Avenue Urban Renewal Plan

Dear Mr. McColgan:

We have reviewed your request for approval of a minor plan change for the West Columbus Avenue Urban Renewal Project.

It is our understanding that this change is necessary in order to modify the project boundary and to include an additional parcel or railroad right-of-way in the acquisition schedule. An amended boundary has been drawn to include this parcel of 9,300 square feet. The parcel was originally owned by Consolidated Railroad but is now owned by Southern Connecticut Railroad, Inc.

This minor plan change will not significantly change any of the basic elements of the approved West Columbus Avenue Urban Renewal Plan. The Board of the Springfield Redevelopment Authority has approved and authorized this plan change. In accordance with 760 CMR 12.03, the Department of Housing and Community Development concurs that the plan change is minor and approves it.

Should you have any questions, please call Miryam Bobadilla at (617) 727-7001 extension 415.

Yours truly,

A handwritten signature in black ink, appearing to read "J. Gumble", written over the typed name and title.

Jane W. Gumble
Director

DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT



William F. Weld, Governor
Argeo Paul Cellucci, Lt. Governor
Jane Wallis Gumble, Director

May 23, 1997

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Jane W. Gumble
Director

DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT



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

August 22, 2000

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

**RE: West Columbus Avenue Urban Renewal Plan, Amendment #3 – Springfield
Request for Plan Change (Amendment #5)**

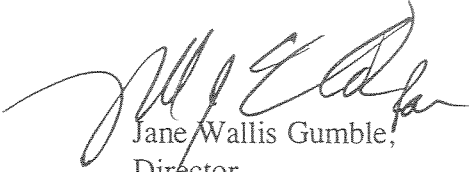
Dear Mr. Levanos:

The Department of Housing and Community Development (the Department) has reviewed your July 6, 2000 request for a change to the city's West Columbus Avenue Urban Renewal Plan, Amendment #3. The proposed amendment will revise the urban renewal plan's zoning ordinance (1) to facilitate the development of the site by the redeveloper for the primary tenant, the Basketball Hall of Fame, by addressing such issues as parking, signage, landscaping and height restrictions; (2) to refine and expand permitted uses to include office/studio buildings, gift and craft shops, health clubs and spas and similar uses; and (3) to mandate that the review of any new construction and exterior rehabilitation be addressed under Section 4.3, "Site Plan Review Process," of the West Columbus Avenue Urban Renewal Plan, Amendment #3.

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 proposed amendment will not significantly change any of the basic elements of the approved West Columbus Avenue Urban Renewal Plan, Amendment #3. The Springfield Redevelopment Authority approved the proposed plan change on March 9, 2000.

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

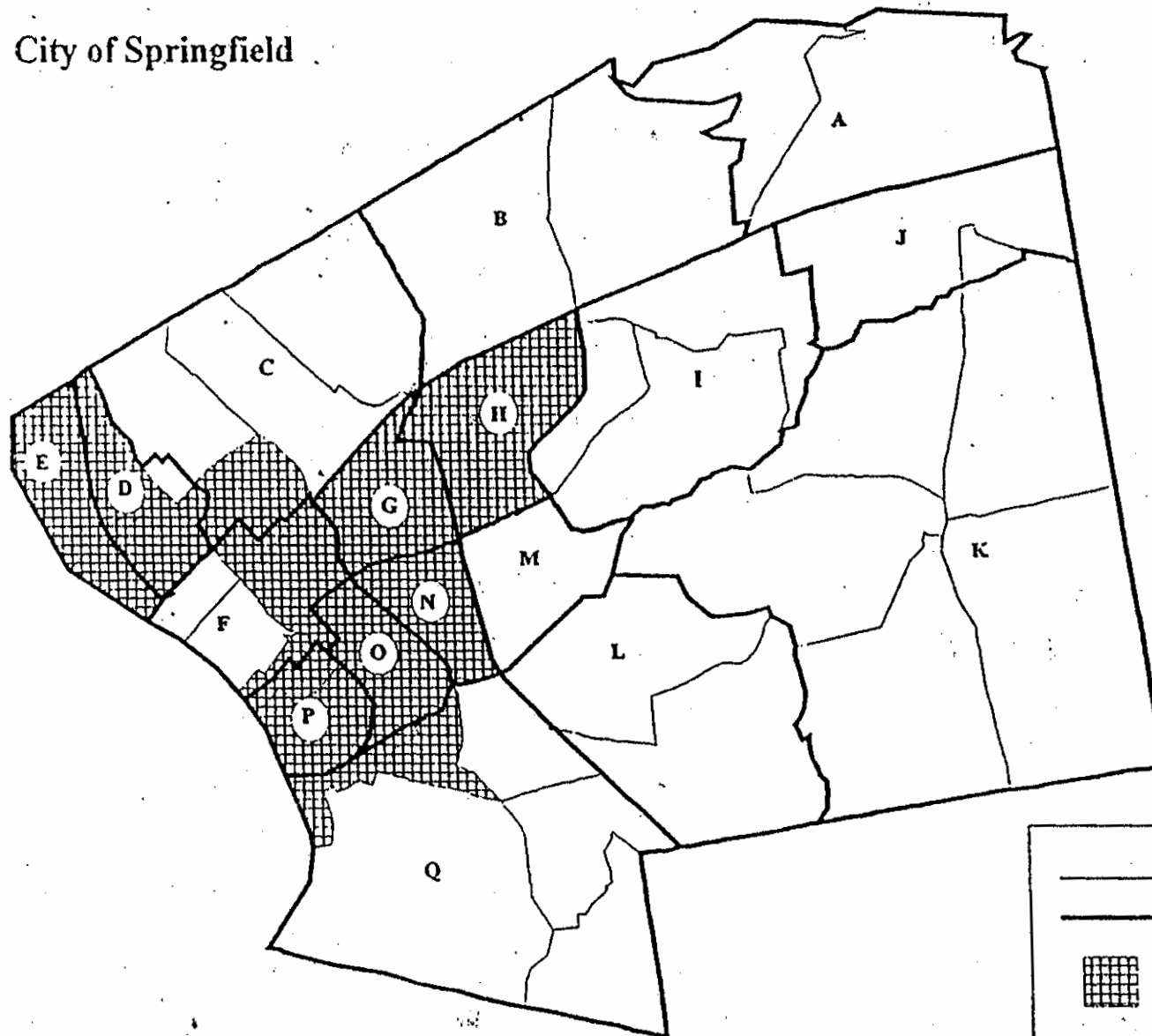
Sincerely,





Jane Wallis Gumble,
Director

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

City of Springfield



- A Indian Orchard
- B East Springfield
- C Liberty Heights
- D Memorial Square
- E Brightwood
- F Metro Center
- G McKnight
- H Bay
- I Pine Point
- J Boston Road
- K Sixteen Acres
- L East Forest Park
- M Upper Hill
- N Old Hill
- O Six Corners
- P South End
- Q Forest Park

 Census Tract Boundary
 Neighborhood Boundary



Enterprise Community Boundary (includes the following census tracts: 8006, 8007, 8008, 8009, 8012, 8013, 8014.01, 8018, 8019, 8011.02, 8020, & 8022)

**West Columbus Avenue
Urban Renewal Plan
Amendment 6**

**LAW DEPARTMENT
CITY OF SPRINGFIELD
36 COURT STREET
SPRINGFIELD, MASSACHUSETTS 01103**

TEL: (413) 787-6511 FAX (413) 787-6173

FAX

**2 Pages
(inclusive of cover)**

**TO: Dave Panagore
784-1035**

FROM: Robert Warren

DATE: November 14, 2005

**RE: Amendment # 6
West Columbus Avenue**

MESSAGE

Dave:

Attached is the approval letter for Amendment # 6 to the West Columbus Avenue Urban Renewal Plan.

TRANSMISSION VERIFICATION REPORT

TIME : 11/14/2005 16:00

DATE, TIME	11/14 16:00
FAX NO./NAME	97841035
DURATION	00:00:33
PAGE(S)	02
RESULT	OK
MODE	STANDARD
	ECM



Commonwealth of Massachusetts
**DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT**

Mitt Romney, Governor ♦ Kerry Healey, Lt. Governor ♦ Jane Wallis Gumble, Director

November 8, 2005

Mr. Armando Feliciano, Chairman
Springfield Redevelopment Authority
36 Court Street
Springfield, MA 01103

**RE: West Columbus Avenue Urban Renewal Plan
Amendment #6 - Approved**

Dear Mr. Feliciano:

The Department of Housing and Community Development (the Department) has reviewed the Springfield Redevelopment Authority's (SRA) October 14, 2005 request for Amendment #6 to the West Columbus Avenue Urban Renewal Plan. The proposed amendment will extend the northern boundary of the urban renewal area by adding seven contiguous parcels, six owned by the City of Springfield and one owned by the SRA. Expanding the urban renewal area by 5.57 acres will create additional opportunities for commercial/institutional development at the site, the location of the Naismith Memorial Basketball Hall of Fame.

The Department has determined that the proposed Amendment #6 is a Minor Plan Change. The documentation submitted in support of the amendment satisfies the requirements of the Department's regulations concerning such requests under 760 CMR 12.03, "Plan Changes."

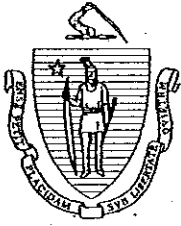
The Department approves the requested Minor Plan Change as submitted. Please contact John Fitzgerald, Urban Development Coordinator, at (617) 573-1446, if you have any questions.

Sincerely,

Jane Wallis Gumble
Director

RECEIVED
NOV 14 2005
CITY OF SPRINGFIELD
Law Department

cc: Robert J. Warren, Secretary, Springfield Redevelopment Authority



Commonwealth of Massachusetts
**DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT**

Mitt Romney, Governor ♦ Kerry Healey, Lt. Governor ♦ Jane Wallis Gumble, Director

November 8, 2005

Mr. Armando Feliciano, Chairman
Springfield Redevelopment Authority
36 Court Street
Springfield, MA 01103

**RE: West Columbus Avenue Urban Renewal Plan
Amendment #6 - Approved**

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The Department of Housing and Community Development (the Department) has reviewed the Springfield Redevelopment Authority's (SRA) October 14, 2005 request for Amendment #6 to the West Columbus Avenue Urban Renewal Plan. The proposed amendment will extend the northern boundary of the urban renewal area by adding seven contiguous parcels, six owned by the City of Springfield and one owned by the SRA. Expanding the urban renewal area by 5.57 acres will create additional opportunities for commercial/institutional development at the site, the location of the Naismith Memorial Basketball Hall of Fame.

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The Department approves the requested Minor Plan Change as submitted. Please contact John Fitzgerald, Urban Development Coordinator, at (617) 573-1446, if you have any questions.

Sincerely,

Jane Wallis Gumble
Director

RECEIVED
NOV 14 2005
CITY OF SPRINGFIELD
Law Department

cc: Robert J. Warren, Secretary, Springfield Redevelopment Authority

CITY OF SPRINGFIELD

LAW DEPARTMENT

Patrick J. Markey, City Solicitor
Harry P. Carroll, Deputy City Solicitor
Chief of Litigation
Edward M. Pikula
Chief Legal Services
Wayman Lee
Associate City Solicitors
Kathleen T. Breck
Melvyn W. Altman
Peter M. Murphy
Robert J. Warren

36 Court Street
Springfield, Massachusetts 01103
413-787-6085
FAX: 413-787-6173
TTY: 413-787-6641

Assistant City Solicitors
John T. Liebel
John M. Fitzgerald
Michael E. Mulcahy
Laura M. Marino
John P. McKenna
Maria T. Puppolo
Lisa C. DeSousa
Collective Bargaining Agent
Clement P. Chelli

October 11, 2005

John Fitzgerald, Urban Development Coordinator -
Department Of Housing & Community Development
100 Cambridge Street, Suite 300
Boston, MA 02114

Subject: Amendment # 6
West Columbus Avenue Urban Renewal Plan

Dear John,

I have enclosed Amendment # 6 to the West Columbus Avenue Urban Renewal Plan and Resolution No. B. 2165, of the Springfield Redevelopment Authority, which approved and authorized Amendment # 6 at a Regular Meeting of the Authority, on October 3, 2005. The Springfield Redevelopment Authority respectfully requests concurrence from the Department of Housing and Community Development that amendment # 6 is a minor plan change to the West Columbus Avenue Urban Renewal Plan in accordance with 760 CMR 12.03 (1).

Respectfully
Springfield Redevelopment Authority



Robert J. Warren

RJW/bw

Encs.

RESOLUTION NO. B. 2165

RESOLUTION OF THE SPRINGFIELD REDEVELOPMENT AUTHORITY
APPROVING AND AUTHORIZING AMENDMENT # 6 TO THE WEST
COLUMBUS AVENUE URBAN RENEWAL PLAN, AMENDMENT # 3

WHEREAS, the Springfield Redevelopment Authority desires to expand the northerly boundary of the West Columbus Avenue Urban Renewal Project Area, Amendment # 3;

WHEREAS, said expansion would bring contiguous land owned either by the City of Springfield and/or the Springfield Redevelopment Authority within the expanded project area;

WHEREAS, said expansion would provide additional opportunities for development and would be compatible with the plan objective of "provision of a site for commercial/institutional development";

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 # 6 to the West Columbus Avenue Urban Renewal Plan, Amendment # 3.

West Columbus Avenue Urban Renewal Plan Amendment # 6

Plan Overview

This proposed amendment would be Amendment # 6 to the urban renewal plan for the West Columbus Avenue Urban Renewal Project Area. A major amendment to the West Columbus Avenue Urban Renewal Plan, Amendment # 3 was approved by the Department of Housing and Community Development (hereafter "DHCD"), on May 16, 1996. Its goal was to assemble an approximate 18.2 acre parcel to facilitate the expansion of the Naismith Basketball Hall of Fame. It entailed the acquisition of twenty nine parcels from public and private individuals/entities, the relocation of eleven businesses and two residential tenants and the demolition of seven commercial structures and one residential structure, within a budget of 8.9 million dollars. In April of 1997, Amendment # 4 was submitted to DHCD requesting expansion of the southern boundary to include an additional 9,300 square feet of property that a survey revealed to be outside of the Project Boundary. DHCD approved Amendment # 4 as a minor plan change, on May 23, 1997. Amendment # 5, requested DHCD to approve a revision to the City's zoning ordinance, which was integral to the urban renewal plan, to facilitate site development and site plan review for the project area. Amendment # 5 was approved by DHCD as a minor amendment, on August 22, 2000 (hereafter collectively the "Urban Renewal Plan").

The urban renewal area is under a long term ground lease by and between the Springfield Redevelopment Authority and the Springfield Riverfront Development Corporation (a for-profit subsidiary of the Naismith Memorial Basketball Hall of Fame). Redevelopment of the urban renewal project area has seen the construction of the distinctive \$8 million dollar, Basketball Hall of Fame multi purpose building. The 48,000 \pm square foot structure, presently houses the Hall of Fame, a gourmet ice cream parlor, and upscale restaurant. A second upscale restaurant is planned for the building. In addition the southern portion of the urban renewal development area has been redeveloped with a 140 room Hilton Gardens hotel and a Uno Bar and Grill (Pizzeria Uno) constructed at a cost approximating \$14.5 million dollars. Development scenarios for the northern portion of the urban renewal area that includes the old Basketball Hall of Fame are presently under review. One of the proposals calls for the redevelopment of a hotel complex on land presently outside of the existing urban renewal project area with a second phase of that project looking at different development scenarios for the redevelopment/demolition of the old basketball hall of fame.

Amendment Description

Amendment # 6 to the Urban Renewal Plan (hereafter the "Amendment") proposes to amend the northerly boundary of the urban renewal plan to encompass seven (7) additional parcels of property either owned by the City of Springfield or the Springfield Redevelopment Authority. The seven parcels, which have been identified and

consolidated by the assessors as three parcels (see Map 1 "Parcel Map"), would add a total of 5.57 acres to the present 18.41 acre urban renewal project area, as amended, for a total area of 24 ± acres (see Map 2 "Revised Project Boundary")

Parcel # 1 (Str/Par: 04570-0028), identified by the assessors, as Foot of Elm Street, is vacant land comprising some 33,273 square feet. This parcel is owned by the City of Springfield and is currently zoned Connecticut Riverfront District – R.

Parcel # 2 (Str/Par: 12168-0125), identified by the assessors as Rear WS West Columbus Avenue is vacant land comprising some 204,732 square feet. This parcel is also owned by the City of Springfield and is currently zoned Connecticut Riverfront District – R.

Parcel # 3 (Str/Par:12181-0003), identified by the assessors as NS Foot of West Union Street is vacant land comprising some 4,872 square feet. This parcel is owned by the Springfield Redevelopment Authority and is currently zoned West Columbus Avenue Urban Renewal District.

This northerly expansion of the project boundary creates additional opportunities for development along the riverfront, that would be respectful of the natural and aesthetic qualities of the Connecticut River, the central geographic feature of the City of Springfield and the Pioneer Valley. The addition of these parcels will accomplish the following:

- Brings contiguous land owned either by the City/SRA logically within the urban renewal project area.
- Imposes the Urban Renewal Plan's land reuse controls and site review process for any future development(s) on these parcels.
- Is compatible with articulated objective(s) of the urban renewal plan "provision of a site for commercial/institutional development".
- Provides the Redevelopment Authority with flexibility on the future disposition of these parcels, if the City conveys the parcels to the SRA, pursuant to the MGL 30B Sec. 1(25) exemption of contracts to "sell or lease industrial or commercial real propertyby a urban renewal agency engaged in the development and disposition of said real property in accordance with a plan approved by the appropriate authorizing authority."

Proposed Land Use

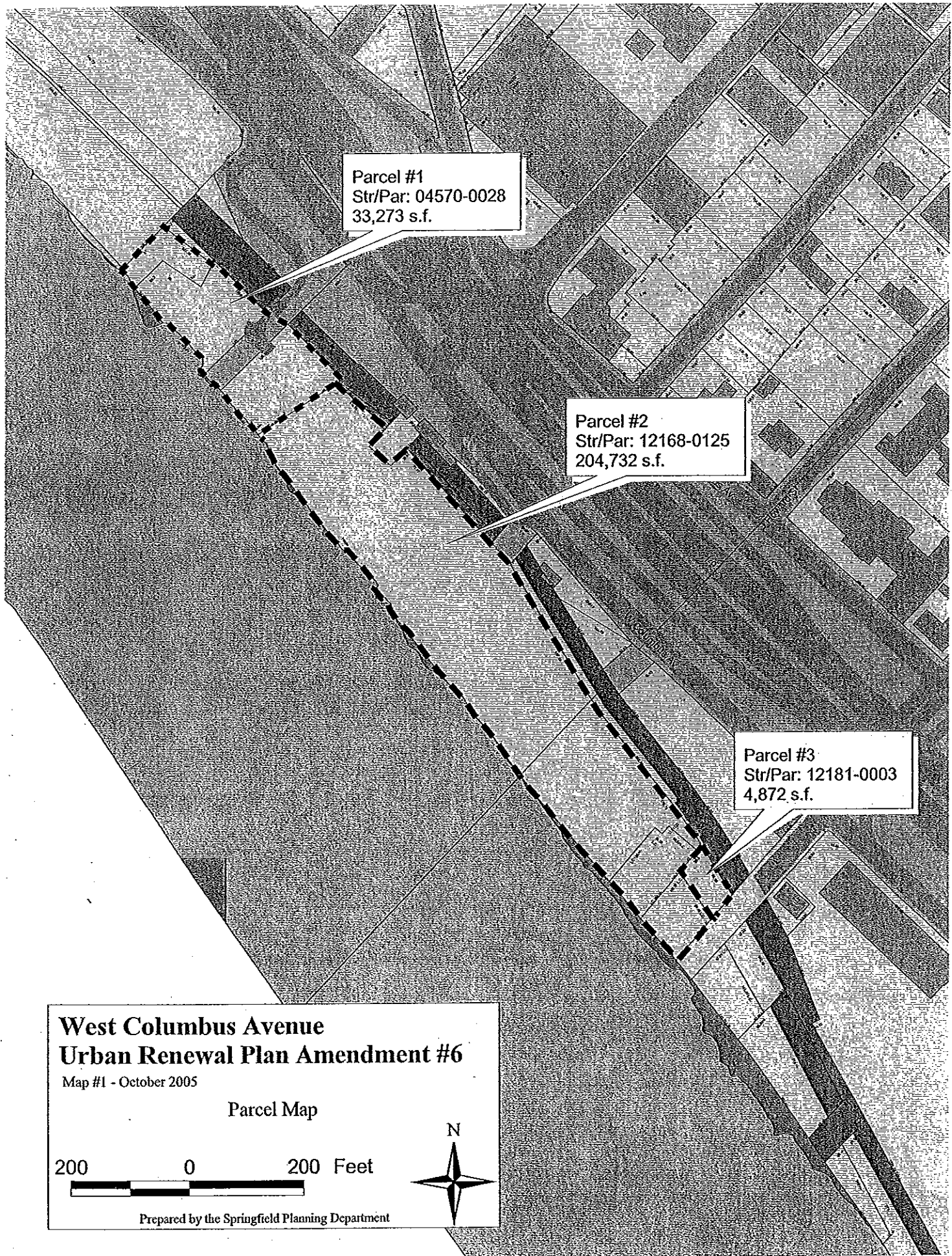
Amendment # 4 does not propose any change in the Land Use Plan or the Proposed Land Use which is Commercial/Institutional, for the additional parcels to be encompassed within the expanded boundary of this amendment (see Map 3 "Proposed Land Use").

Nor does Amendment # 4 propose any change to the reuse provisions of the Reuse Controls articulated in the Urban Renewal Plan for the additional parcels to be encompassed within the expansion of the Northerly boundary of this amendment.

Proposed Zoning

Parcels # 1 and Parcel # 2, the City owed parcels, to be included in the expanded boundary are currently zoned Connecticut Riverfront District – R. Parcel # 3, owned by the Springfield Redevelopment Authority, that is also to be added is zoned West Columbus Avenue Urban Renewal District (see Map 4 “Existing Zoning”).

Amendment # 4 proposes to maintain the consistency of the zoning for the Urban Renewal Project Area which is Article XIV-D West Columbus Avenue Urban Renewal District. Accordingly the Springfield Redevelopment Authority will petition the Springfield City Council to change the existing zoning for the two parcels owned by the City from Connecticut Riverfront District - R to Article XIV-D West Columbus Avenue Urban Renewal District (see Map 5 “Proposed Zoning”). Parcel # 3, that is owned by the Springfield Redevelopment Authority is already appropriately zoned.



Parcel #1
Str/Par: 04570-0028
33,273 s.f.

Parcel #2
Str/Par: 12168-0125
204,732 s.f.

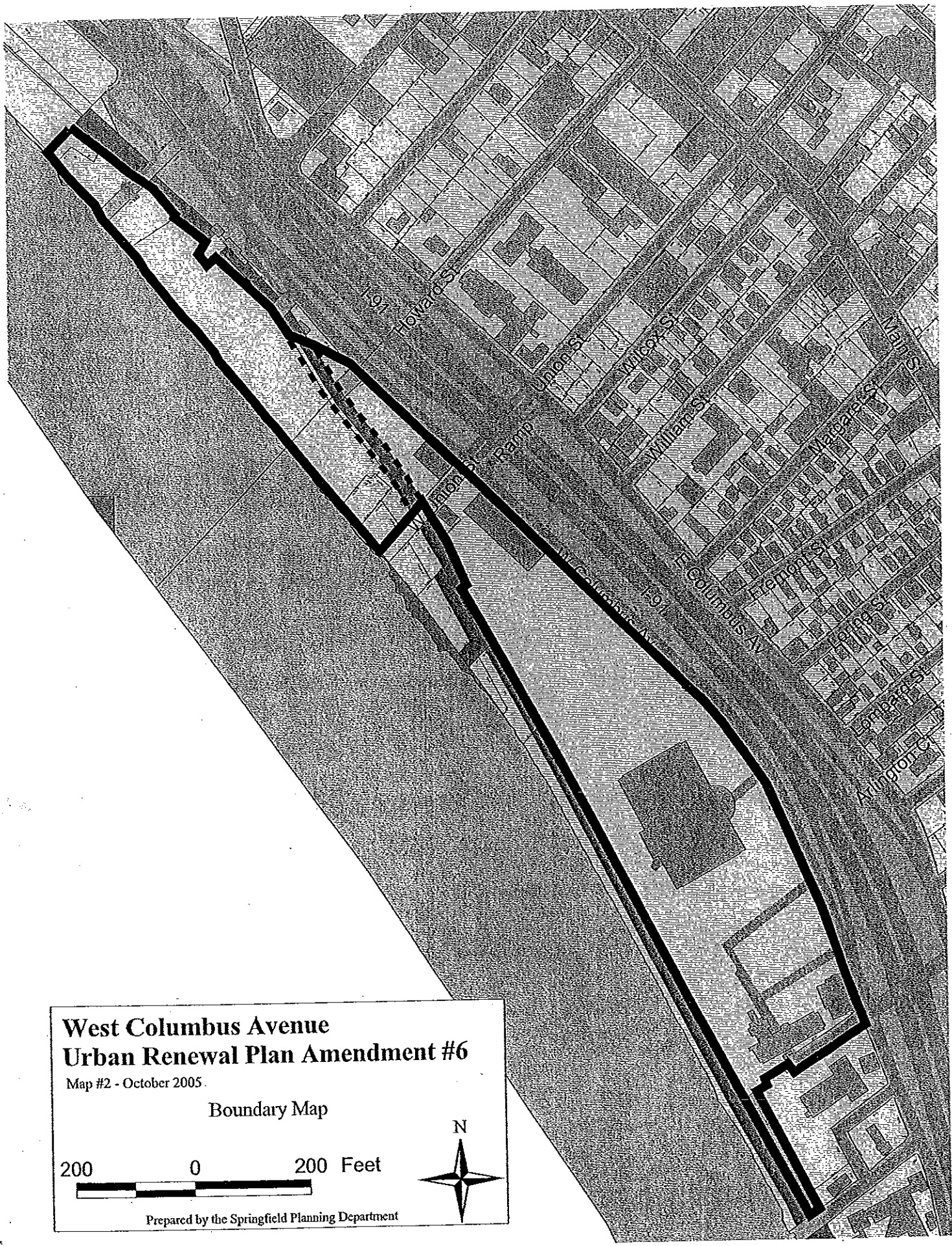
Parcel #3
Str/Par: 12181-0003
4,872 s.f.

West Columbus Avenue
Urban Renewal Plan Amendment #6
Map #1 - October 2005

Parcel Map

200 0 200 Feet

Prepared by the Springfield Planning Department



West Columbus Avenue Urban Renewal Plan Amendment #6

Map #2 - October 2005.

Boundary Map

200 0 200 Feet

Prepared by the Springfield Planning Department





Commercial/Institutional

West Columbus Avenue Urban Renewal Plan Amendment #6

Map #3 - October 2005

Proposed Land Use

200 0 200 Feet



Prepared by the Springfield Planning Department



Zoning



West Columbus Avenue Urban Renewal District

Connecticut Riverfront District - R

West Columbus Avenue Urban Renewal Plan Amendment #6

Map #4 - October 2005

Existing Zoning

200 0 200 Feet



Prepared by the Springfield Planning Department



Zoning



West Columbus Avenue Urban Renewal District

West Columbus Avenue Urban Renewal Plan Amendment #6

Map #5 - October 2005

Proposed Zoning

200 0 200 Feet

Prepared by the Springfield Planning Department.



CITY OF SPRINGFIELD

LAW DEPARTMENT

Patrick J. Markey, City Solicitor
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Chief of Litigation
Edward M. Pikula
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Wayman Lee
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Collective Bargaining Agent
Clement P. Chelli

October 11, 2005


John Fitzgerald, Urban Development Coordinator -
Department Of Housing & Community Development
100 Cambridge Street, Suite 300
Boston, MA 02114

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Respectfully
Springfield Redevelopment Authority



Robert J. Warren

RJW/bw

Encs.

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Proposed Land Use

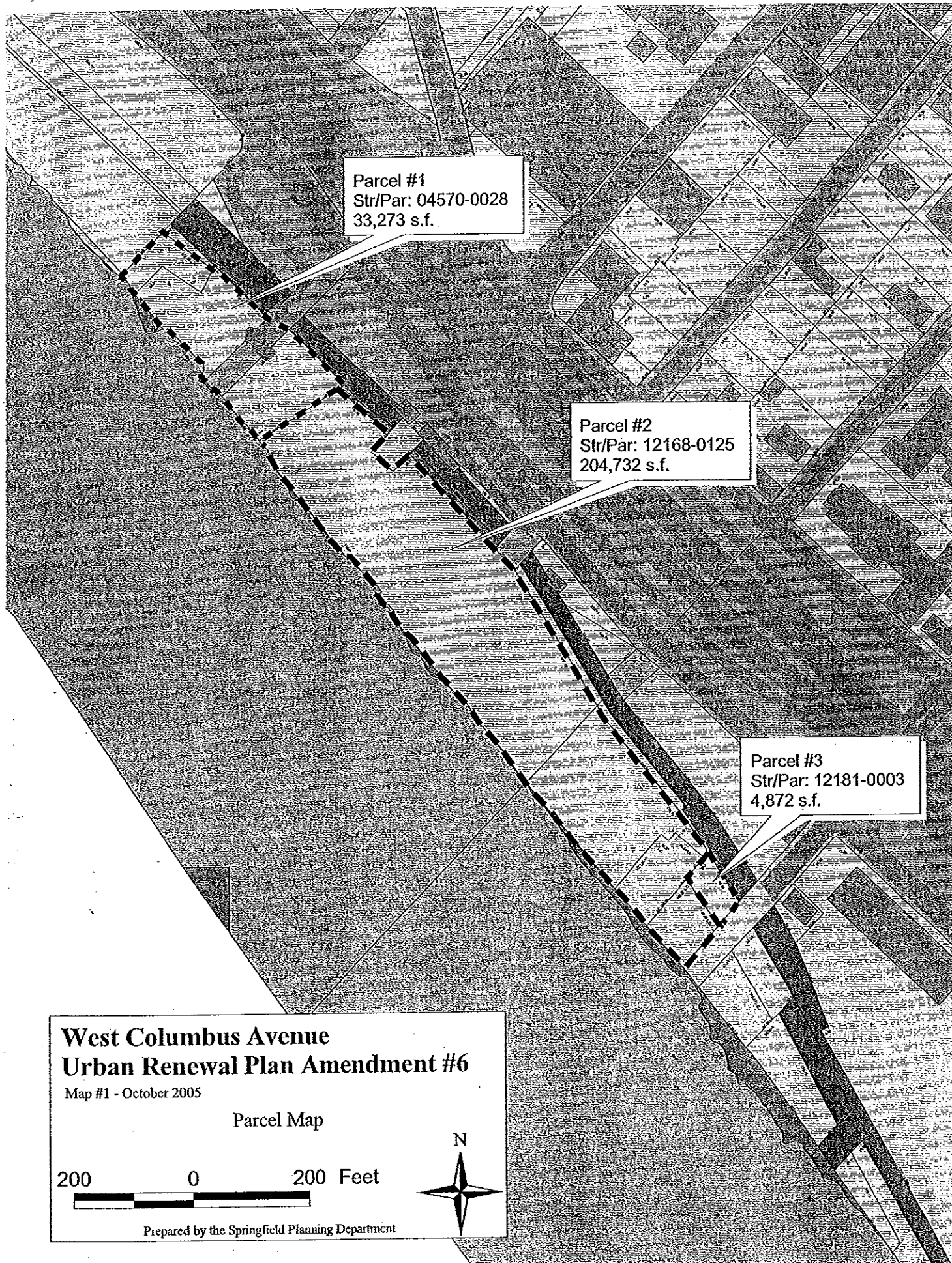
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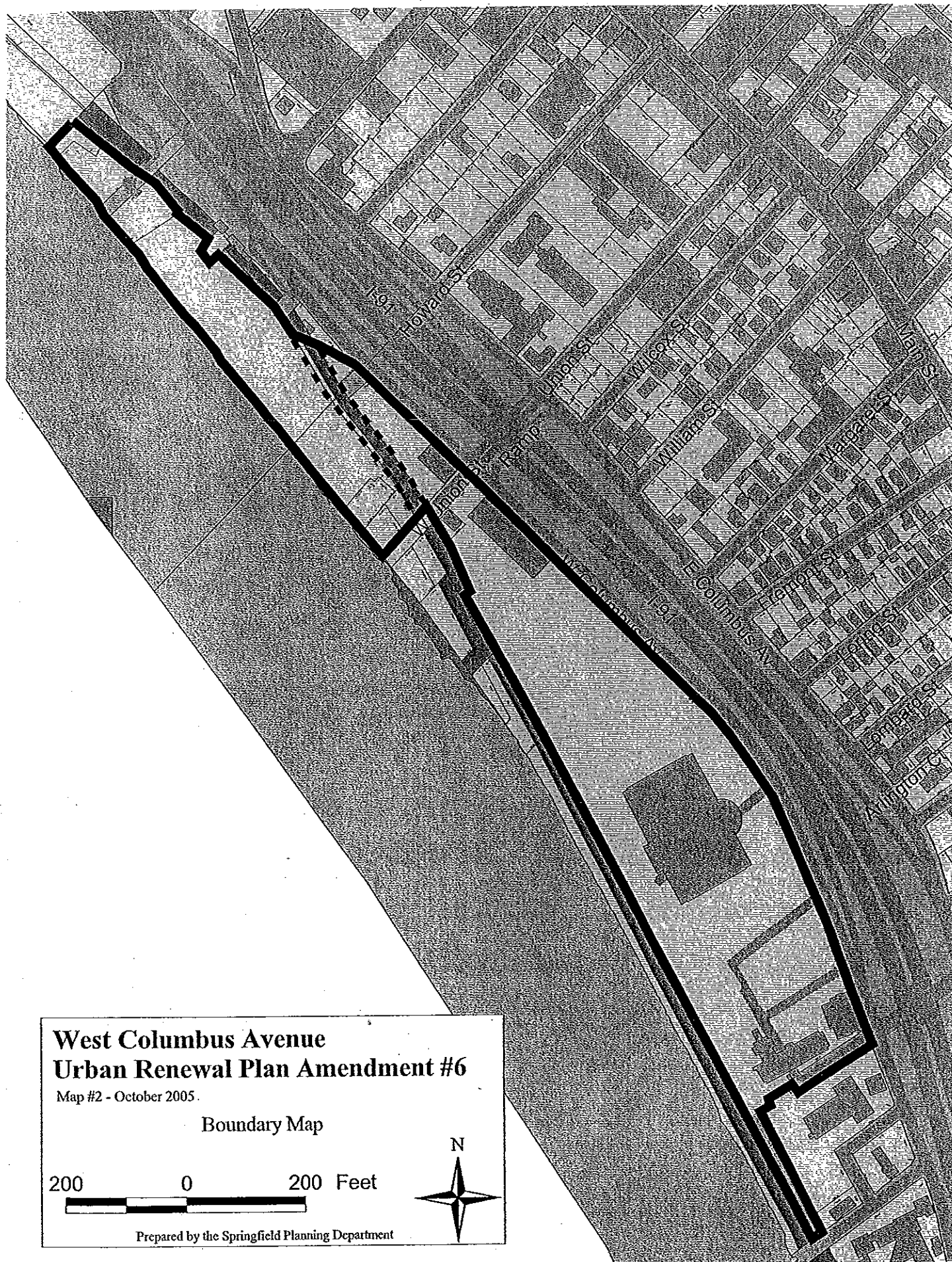
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Amendment # 4 proposes to maintain the consistency of the zoning for the Urban Renewal Project Area which is Article XIV-D West Columbus Avenue Urban Renewal District. Accordingly the Springfield Redevelopment Authority will petition the Springfield City Council to change the existing zoning for the two parcels owned by the City from Connecticut Riverfront District - R to Article XIV-D West Columbus Avenue Urban Renewal District (see Map 5 “Proposed Zoning”). Parcel # 3, that is owned by the Springfield Redevelopment Authority is already appropriately zoned.





West Columbus Avenue Urban Renewal Plan Amendment #6

Map #2 - October 2005.

Boundary Map

200 0 200 Feet

Prepared by the Springfield Planning Department





Commercial/Institutional

**West Columbus Avenue
Urban Renewal Plan Amendment #6**

Map #3 - October 2005

Proposed Land Use

200 0 200 Feet

Prepared by the Springfield Planning Department



Zoning



West Columbus Avenue Urban Renewal District

Connecticut Riverfront District - R

West Columbus Avenue Urban Renewal Plan Amendment #6

Map #4 - October 2005

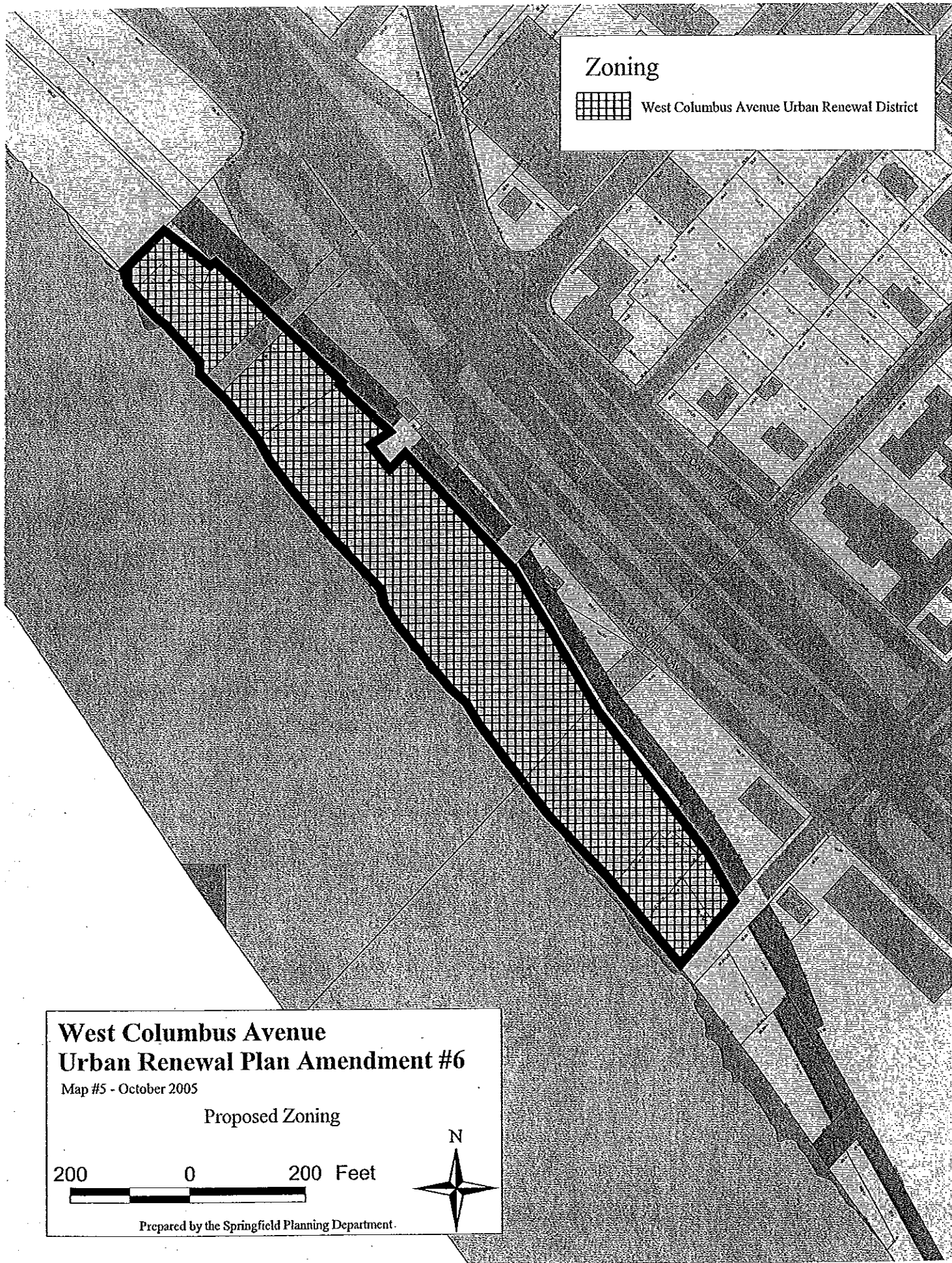
Existing Zoning

200 0 200 Feet



Prepared by the Springfield Planning Department





Zoning



West Columbus Avenue Urban Renewal District

West Columbus Avenue Urban Renewal Plan Amendment #6

Map #5 - October 2005

Proposed Zoning

200 0 200 Feet



Prepared by the Springfield Planning Department.



Commonwealth of Massachusetts
**DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT**

Mitt Romney, Governor ♦ Kerry Healey, Lt. Governor ♦ Jane Wallis Gumble, Director

November 8, 2005

Mr. Armando Feliciano, Chairman
Springfield Redevelopment Authority
36 Court Street
Springfield, MA 01103

**RE: West Columbus Avenue Urban Renewal Plan
Amendment #6 - Approved**

Dear Mr. Feliciano:

The Department of Housing and Community Development (the Department) has reviewed the Springfield Redevelopment Authority's (SRA) October 14, 2005 request for Amendment #6 to the West Columbus Avenue Urban Renewal Plan. The proposed amendment will extend the northern boundary of the urban renewal area by adding seven contiguous parcels, six owned by the City of Springfield and one owned by the SRA. Expanding the urban renewal area by 5.57 acres will create additional opportunities for commercial/institutional development at the site, the location of the Naismith Memorial Basketball Hall of Fame.

The Department has determined that the proposed Amendment #6 is a Minor Plan Change. The documentation submitted in support of the amendment satisfies the requirements of the Department's regulations concerning such requests under 760 CMR 12.03, "Plan Changes."

The Department approves the requested Minor Plan Change as submitted. Please contact John Fitzgerald, Urban Development Coordinator, at (617) 573-1446, if you have any questions.

Sincerely,

Jane Wallis Gumble
Director

RECEIVED

NOV 14 2005

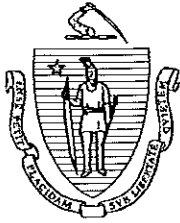
CITY OF SPRINGFIELD
Law Department

cc: Robert J. Warren, Secretary, Springfield Redevelopment Authority

West Columbus Avenue Urban Renewal Plan – Amendment # 7

BOUNDARY DESCRIPTION

Beginning at the intersection of the southern street line of West York Street and the western street line of West Columbus Avenue; thence running south westerly approximately 332.62 feet along the southern street line of West York Street; thence running southerly approximately 163.93, feet; thence running easterly approximately 33.75 feet; thence running south easterly approximately 166 feet; thence running southerly approximately 310.25 feet; thence running westerly approximately 16.10 feet; thence running southerly approximately 79.60 feet; thence running north easterly approximately 38.08 feet; thence running south easterly approximately 80.36 feet; thence running easterly approximately 37.43 feet; thence running south easterly approximately 29.08 feet; thence running easterly approximately 5.75 feet; thence running northerly approximately 902.44 feet along the western street line of West Columbus Avenue to the point of beginning.



Commonwealth of Massachusetts
**DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT**

Mitt Romney, Governor ♦ Kerry Healey, Lt. Governor ♦ Jane Wallis Gumble, Director

December 12, 2006

Mr. David Panagore
Chief Development Officer
Springfield Finance Control Board
c/o Springfield Redevelopment Authority
36 Court Street, Room 210
Springfield, MA 01103

**RE: West Columbus Avenue Urban Renewal Plan
Amendment #7 - Approved**


Dear Mr. Panagore:

The Department of Housing and Community Development (the Department) has reviewed the Springfield Redevelopment Authority's (SRA) November 30, 2006 request for Amendment #7 to the West Columbus Avenue Urban Renewal Plan. The proposed amendment will modify the southern boundary of the urban renewal area by adding two parcels owned by the City of Springfield. Expanding the urban renewal area will further the redevelopment of the City's Riverfront without significantly affecting any of the basic elements of the West Columbus Urban Renewal Plan, as amended.

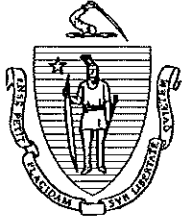
The Department has determined that the proposed Amendment #7 is a Minor Plan Change. The documentation submitted in support of the amendment satisfies the requirements of the Department's regulations concerning such requests under 760 CMR 12.03, "Plan Changes."

The Department approves the requested Minor Plan Change as submitted. Please contact John Fitzgerald, Urban Development Coordinator, at (617) 573-1446, if you have any questions.

Sincerely,


Jane Wallis Gumble
Director

cc: Armando Feliciano, Chairman, Springfield Redevelopment Authority
Robert J. Warren, Associate City Solicitor, City of Springfield
Christopher Moskal, Office of Planning and Economic Development



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Jane Wallis Gumble
Director

cc: Armando Feliciano, Chairman, Springfield Redevelopment Authority
Robert J. Warren, Associate City Solicitor, City of Springfield
Christopher Moskal, Office of Planning and Economic Development



Commonwealth of Massachusetts
**DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT**

Deval L. Patrick, Governor ♦ Timothy P. Murray, Lt. Governor ♦ Tina Brooks, Undersecretary

FEB 20 2007

Mr. David Panagore
Chief Development Officer
Springfield Finance Control Board
c/o Springfield Redevelopment Authority
36 Court Street, Room 210
Springfield, MA 01103

**RE: West Columbus Avenue Urban Renewal Plan
Amendment #8 - Approved**

Dear Mr. Panagore:

The Department of Housing and Community Development (the Department) has reviewed the Springfield Redevelopment Authority's February 8, 2007 request for approval of Amendment #8 to the West Columbus Avenue Urban Renewal Plan. The proposed amendment changes the status of two parcels from "not to be acquired" to parcels "to be acquired." The parcels are owned by the City of Springfield and are identified as the former Hampden County Jail on West York Street and the former city snow dump on West Columbus Avenue. The change would allow the City to transfer ownership of the parcels to the Springfield Redevelopment Authority to be sold for future commercial/institutional development.

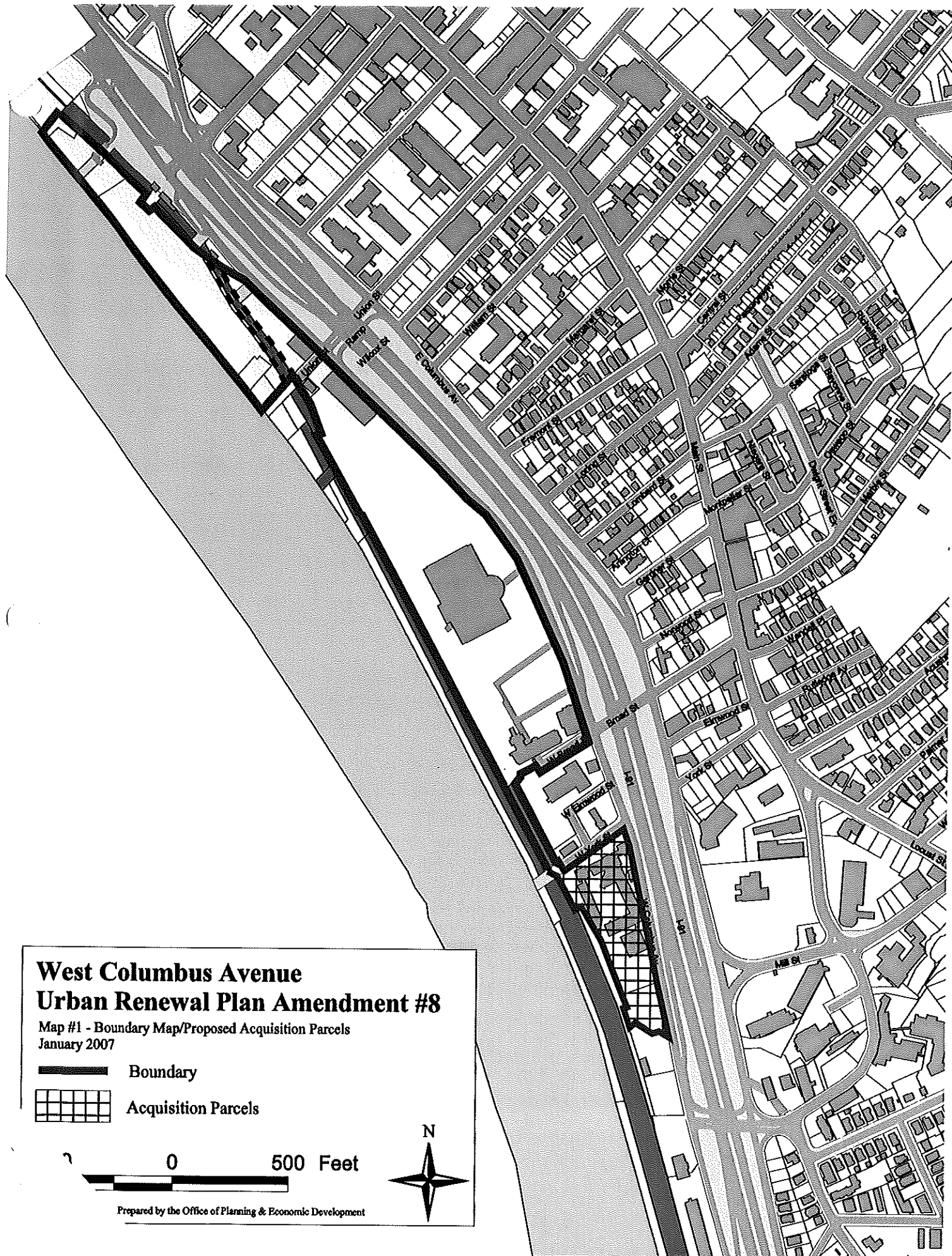
The Department has determined that the proposed Amendment #8 is a Minor Plan Change. The documentation submitted in support of the amendment satisfies the requirements of the Department's regulations under 760 CMR 12.03, "Plan Changes."

The Department approves the requested Minor Plan Change as submitted. Please contact John Fitzgerald, Urban Development Coordinator, at (617) 573-1446, if you have any questions.

Sincerely,



Tina Brooks
Undersecretary

cc: Armando Feliciano, Chairman, Springfield Redevelopment Authority
Robert J. Warren, Associate City Solicitor, City of Springfield
Christopher Moskal, Office of Planning and Economic Development



West Columbus Avenue Urban Renewal Plan Amendment #8

Map #1 - Boundary Map/Proposed Acquisition Parcels
January 2007

-  Boundary
-  Acquisition Parcels

0 500 Feet

Prepared by the Office of Planning & Economic Development



Springfield Redevelopment Authority

70 Tapley Street • Springfield, MA 01104 • (413) 787-6020

April 9, 2012

APR 23 2012

John Fitzgerald
Urban Development Coordinator
Department of Housing & Community Development
100 Cambridge Street, Suite 300
Boston, MA 02114

Re: West Columbus Urban Renewal Plan

Dear Mr. Fitzgerald:

As you are aware, the West Columbus Urban Renewal Plan has been an integral element to the redevelopment of the Connecticut Riverfront in Springfield, including the redevelopment of the Naismith Memorial Basketball Hall of Fame.

Accordingly, the Springfield Redevelopment Authority (SRA) hereby requests approval of a minor plan change to the West Columbus Avenue Urban Renewal Plan, specifically to include a new map (Map 2: Boundary Map/Disposition Parcel #2, attached hereto for your review). The SRA envisions the sale and redevelopment of this newly created Disposition Parcel #2 as a restaurant and has undertaken an RFP process to select a qualified buyer. A request for approval of the disposition will be submitted subsequent to DHCD's approval of this minor plan change request.

We appreciate your assistance in making this important redevelopment a possibility. Please feel free to contact me at 413-787-6664 or bconnors@springfieldcityhall.com if you need further information.

Sincerely,



Brian Connors
Deputy Director

CC: Armando Feliciano, Chairman, Springfield Redevelopment Authority
Christopher Moskal, SRA Executive Director
City of Springfield Law Dept.

Commissioners

*Armando Feliciano - Chairman Gloria Torres - Vice Chairman
Jack Brunton - Treasurer William MacGregor - Secretary Dot Lortie*

RESOLUTION NO. B. 2628

RESOLUTION OF THE SPRINGFIELD REDEVELOPMENT AUTHORITY APPROVING A
MINOR PLAN CHANGE PLAN TO THE WEST COLUMBUS AVENUE URBAN
RENEWAL PLAN, AMENDMENT #9

WHEREAS, the Springfield Redevelopment Authority has previously made detailed studies, surveys, and inspections of the location, physical condition of structures, land use, environmental influences, and social, cultural and economic conditions of the area of the City of Springfield more carefully described as set forth in the West Columbus Avenue Urban Renewal Project Area ("Project") and continues to work diligently on the Project; and

WHEREAS, the Springfield Redevelopment Authority, in accordance to an Executive Order of the City of Springfield Finance Control Board, authorize the acceptance of title for the Visitor's Information Center ("VIC") parcel, with a known address of 1200 West Columbus Ave, Springfield MA, from the City of Springfield for the nominal price of \$1.00, as more fully set out in Resolution No. B. 2417; and

WHEREAS, the purpose of this transfer was to allow for the disposition and redevelopment of the property; and

WHEREAS, the Springfield Redevelopment Authority has actively pursued the redevelopment of the Visitor's Information Center and is currently in the final stages of selecting a developer to purchase and redevelop the property through a public Request for Proposals; and

WHEREAS, the Springfield Redevelopment Authority has prepared an Urban Renewal Minor Plan Change for the Project Area ("Minor Change"), which minor plan change is more specifically identified as the:

WEST COLUMBUS AVENUE URBAN RENEWAL PLAN, AMENDMENT #8
Urban Renewal Minor Plan Change 2011
Consisting of 2 Maps
1 Acquisition Plan Map
1 Disposition Plan Map

WHEREAS, the Minor Change includes two new maps reflecting the SRA's original intention to acquire the VIC property and its intention to disposed of said property in accordance with West Columbus Avenue Urban Renewal Plan; and

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

WHEREAS, the Springfield Redevelopment Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of Urban Renewal Projects under Chapter 121B of Massachusetts General Laws, as amended;

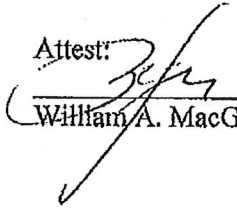
NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE SPRINGFIELD REDEVELOPMENT AUTHORITY THAT:

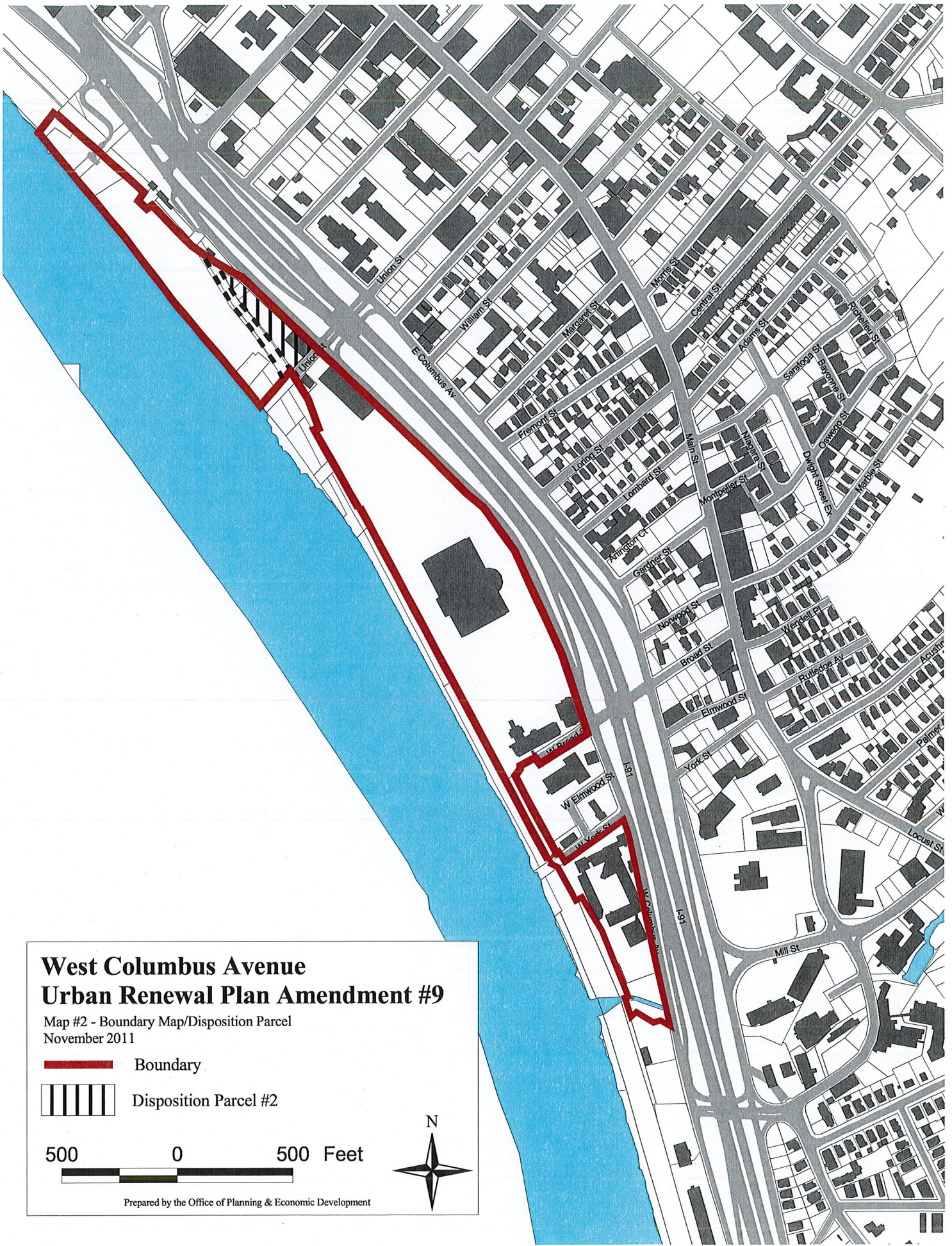
1. The Minor Change, having been duly reviewed and considered, is hereby approved, and the Secretary be and hereby is directed to file a copy of the minor plan change, "Map 2: Boundary Map/Disposition Parcel" and the minutes of this meeting.
2. That it is hereby found and determined that the Minor Change for the Project area conforms to a comprehensive plan of the locality as a whole.
3. That it is hereby found and determined that, in addition to the elimination of decadent and/or substandard areas, within the Project Area, the undertaking of the Project in such an area will further promote the public welfare and the proper development of the community by making land in the area available for disposition and redevelopment, for uses in accordance with the Urban Renewal Plan, as amended.
4. That it is hereby found and determined that the Urban Renewal Minor Plan Change will afford maximum opportunity, consistent with the sound needs of the locality as a whole, for the Urban Renewal Area, as amended, by private enterprise.

A true copy of a Resolution passed by the Springfield Redevelopment Authority on November 14, 2011.

Date: December 5, 2011



Attest:


William A. MacGregor, Secretary



West Columbus Avenue Urban Renewal Plan Amendment #9

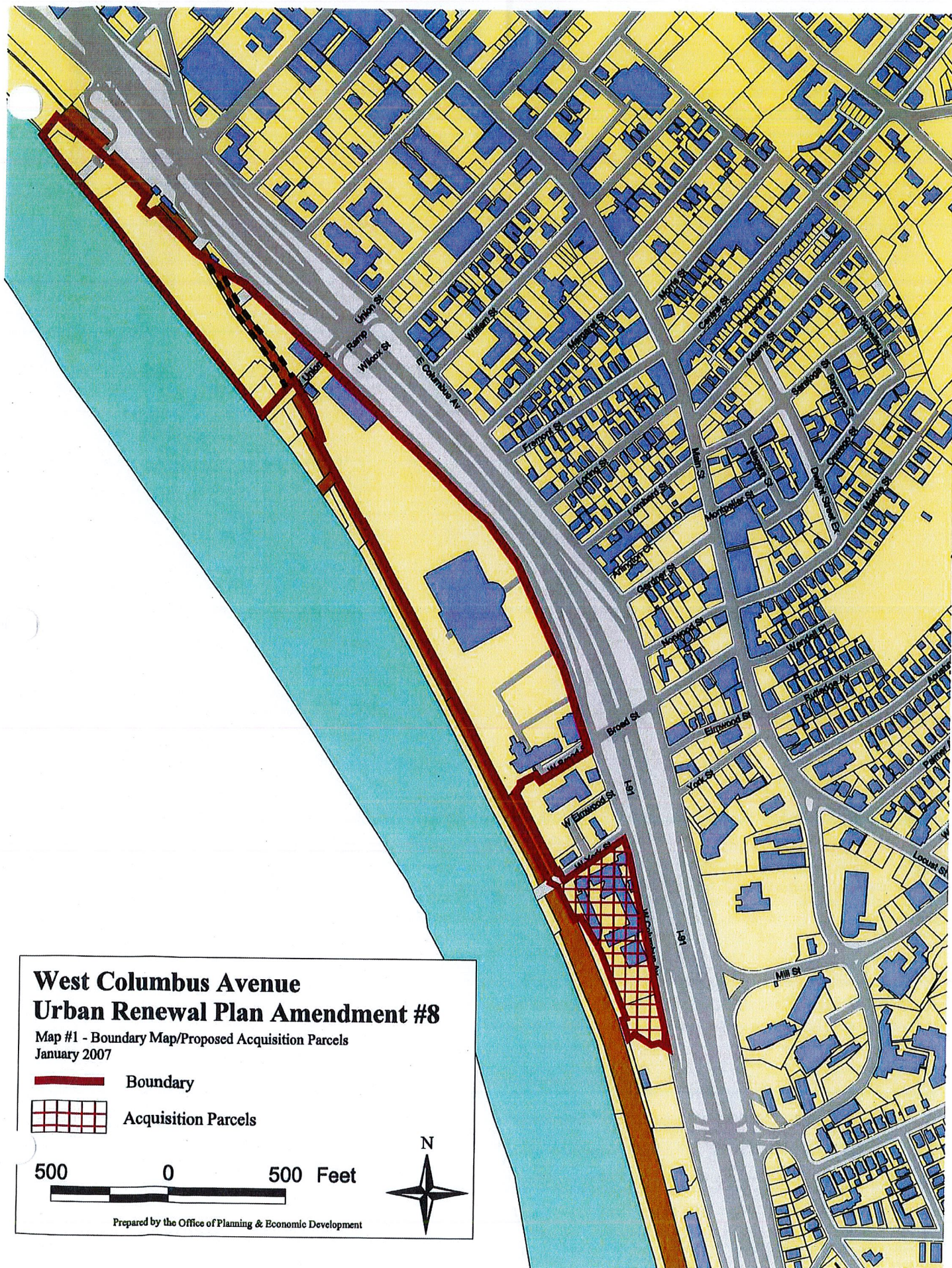
Map #2 - Boundary Map/Disposition Parcel
November 2011

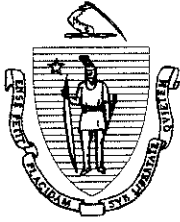
-  Boundary
-  Disposition Parcel #2

500 0 500 Feet

Prepared by the Office of Planning & Economic Development







Commonwealth of Massachusetts
**DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT**

Deval L. Patrick, Governor ♦ Timothy P. Murray, Lt. Governor ♦ Aaron Gornstein, Undersecretary

MAY 1 2012

Mr. Armando Feliciano, Chairman,
Springfield Redevelopment Authority
c/o City of Springfield,
Office of Planning & Economic Development
70 Tapley Street
Springfield, MA 01104

**RE: West Columbus Avenue Urban Renewal Plan
Amendment #9 - Approved**

Dear Mr. Feliciano:

The Department of Housing and Community Development (the Department) has reviewed the Springfield Redevelopment Authority's (SRA) April 9, 2012 request for approval of Amendment #9 to the West Columbus Avenue Urban Renewal Plan. The proposed amendment incorporates a new map, Map 2 - Boundary Map/Disposition Parcel #2, into the Plan. The SRA has undertaken an RFP process to select a qualified redeveloper who will construct a restaurant on the parcel.

The Department has determined that the proposed Amendment #9 is a Minor Plan Change. The documentation submitted in support of the amendment satisfies the requirements of the Department's regulations under 760 CMR 12.03, "Plan Changes."

The Department approves the requested Minor Plan Change as submitted. Please contact John Fitzgerald, Urban Development Coordinator, at (617) 573-1446 or John.Fitzgerald@state.ma.us, if you have any questions.

Sincerely,

Aaron Gornstein
Undersecretary

cc: Brian M. Connors, Deputy Director, Springfield Office of Planning & Economic Development