

L U C Y M A L L A R Y V I L L A G E

U R B A N R E N E W A L P L A N

SPRINGFIELD REDEVELOPMENT AUTHORITY
73 STATE STREET
SPRINGFIELD, MASSACHUSETTS

DOMINIC R. SARNO
EXECUTIVE DIRECTOR

EXECUTIVE
OFFICE OF
COMMUNITIES &
DEVELOPMENT



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

Copies to: Mayor Markel
Dave Moriarty
Kathy Brown
Dave Modzelewski
Internal: Breda Garvey
Patty Korman
Robert Warren

RECEIVED
SPRINGFIELD REDEVELOPMENT AUTHORITY
MAR 16 1994
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WARREN

March 14, 1994

John G. Klenakis, Executive Director
Springfield Redevelopment Authority
73 State Street
Springfield, Mass.
01103

Dear Mr. Klenakis:

We are pleased to approve the Lucy Mallary Urban Renewal Plan for Springfield.

The Plan will reinforce loan and assistance programs to property owners in an 18 acre area known as the Lucy Mallary Village. The area contains 91 residential buildings with 303 dwelling units. Rehabilitation loans and administrative expenses will be supplied by the city of Springfield. There is no relocation involved. The Secretary of Environmental Affairs has determined that the project does not require an Environmental Impact Report, and the Historical Commission has stated that the Plan does not involve any historic districts or pending districts.

The Springfield Planning Board has found that the Plan is based on a local survey and conforms to the Comprehensive Plan for the locality as a whole.

EOCD finds the following in accordance with the M.G.L. c.121B, sec.48:

(a) the project area would not by private enterprise alone and without the exercise of governmental powers be made available for urban renewal;

(b) the proposed land uses and building requirements will afford maximum opportunity to privately financed urban renewal consistent with the sound needs of the locality as a whole;

(c) the financial plan is sound;

(d) the project area is a decadent, substandard, or blighted

open area;

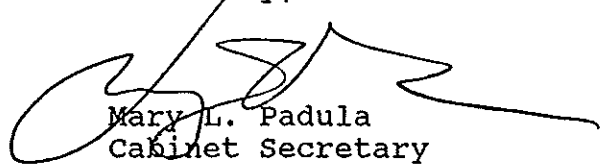
(e) the urban renewal plan is sufficiently complete, as required by section one; and

(f) no relocation plan is required.

EOCD finds that the proposed Plan is also consistent with program policies as stated in 760 CMR 12.03 (1) "To expand the housing supply, especially for low and moderate income families and individuals," and 12.03 (5) "To support neighborhood and community improvements."

We are confident that the City of Springfield, with the assistance of this Urban Renewal Plan, will succeed in greatly improving the Lucy Mallary Village housing area.

Sincerely,



Mary L. Padula
Cabinet Secretary



SPRINGFIELD REDEVELOPMENT AUTHORITY

DOMINIC R. SARNO
Executive Director

73 STATE STREET • SPRINGFIELD, MA 01103 • TEL. (413) 787-6500

AUTHORITY MEMBERS

SOPHIA JEFFERY
Chairwoman

PHILIP E. COLLINS, JR.
Vice Chairman

HENRY M. DOWNEY

SEROP MELIKIAN

MARILYN M. RIDDLE

December 19, 1991

Executive Office of Communities and Development
100 Cambridge Street - Room 904
Boston, Massachusetts 02202

Attention : Miryam Babadillo

Subject : LUCY MALLARY VILLAGE URBAN RENEWAL PLAN

Enclosed herewith are three (3) copies of the Lucy Mallary Village Urban Renewal Plan, with proper approvals of the Springfield Redevelopment Authority and the City of Springfield, for your consideration and approval.

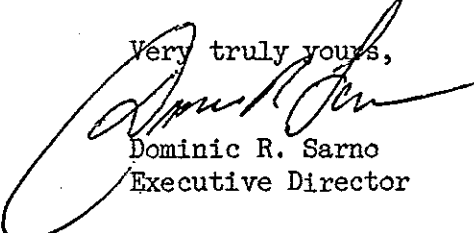
Lucy Mallary Village is a fifty year old development consisting of ninety-two buildings, which are mostly two and four family residences. The main emphasis of the proposed plan is to bring this residential area up to minimum acceptable standards.

This process will be closely monitored by the Redevelopment Authority and the Springfield Planning Department.

As the proposed plan does not involve any relocation, the Redevelopment Authority anticipates a favorable review of the plan.

If, however, there are questions that you may have, please feel free to contact us.

Very truly yours,


Dominic R. Sarno
Executive Director

DRS/ja

ENC: 3

COPY

L U C Y M A L L A R Y V I L L A G E

U R B A N R E N E W A L P L A N

SPRINGFIELD REDEVELOPMENT AUTHORITY
73 STATE STREET
SPRINGFIELD, MASSACHUSETTS

DOMINIC R. SARNO
EXECUTIVE DIRECTOR

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LUCY MALLARY VILLAGE URBAN RENEWAL PLAN
AUGUST 1990

DESCRIPTION OF PROJECT

- a. Boundaries of Project Area: See Legal Description, Exhibit A, and Project Boundary and Proposed Land Use Map, Map 1.
- b. Urban Renewal Plan Objectives:
 - i. Rehabilitation of all existing housing to decent, safe, and sanitary standards.
 - ii. Elimination of blighting influences.
 - iii. Provision of adequate on-street and off-street parking.
 - iv. Reconstruction of public infrastructure.
- c. Types of Proposed Renewal Actions:
 - i. Rehabilitation of housing
 - ii. Reconstruction of streets, sidewalks, water lines, and sewers.
 - iii. Possible acquisition of vacant, blighting influence.

LAND USE PLAN

- a. Land Use Map: See Project Boundary and Proposed Land Use Map, Map 1.
- b. Land Use Provisions and Building Requirements:
 - i. Uses to be permitted:
 - (a) Single-family and two-family residential structures as well as accessory open space and parking for residential uses. Pre-existing multi-family structures may continue.
 - ii. Other regulations or restrictions on land to be offered for sale:
 - (a) Density- No lot with less than five thousand (5,000) square feet and/or with less than a fifty (50) foot frontage may be built upon. A lot for a two-family house must contain eight thousand (8,000) square feet and have at least a fifty (50) foot frontage.
 - (b) Building Coverage - Principal buildings shall not cover more than thirty-five (35) percent of the lot.
 - (c) Side Yards - There shall be a side yard between a principal building and each side lot line which in no case shall be less than ten (10) feet.
 - (d) Front Yards - No part of any building, except the outside steps, may be nearer to or further from any street line than the nearest building on either side-facing on the same street.
 - (e) Rear Yards - There shall be a rear yard between a principal building and the rear lot line which in no case shall be less than twenty-five (25) feet.
 - (f) Height - No building shall exceed two and one-half (2 1/2) stories or more than thirty-five (35) feet.
 - (g) Off-Street Parking - One parking space shall be provided for each dwelling unit. All parking shall be adequately drained and paved with an all-weather, dust-free surface. No parking shall be permitted between a building and the street on which it fronts. No parking shall be permitted without curb cuts authorized by the Springfield Department of Public Works and the Springfield Planning Department.

- (h) Design - Because of the uniform original development of Lucy Mallary Village, exterior design plans of any new construction or renovation must be reviewed and approved by the Springfield Planning Department. Site plans must also be reviewed and approved by the Springfield Planning Department.

iii. Duration and effective date of regulations and controls:

- (a) The regulations and controls contained in this Urban Renewal Plan shall be binding and effective, by deed or lease, upon all purchasers or lessees of land and their heirs or assigns in the area of the City of Springfield, Massachusetts, covered by this Plan from the original date of approval of this Plan by the City Council of Springfield, Massachusetts, for forty (40) years unless amended, as provided in paragraph 4f of this Plan.
- (b) In addition, the following regulation shall take effect upon adoption of this Plan and shall be binding for one hundred (100) years. At no time shall the acquisition, use, disposal, or conveyance of land or improvements within the project area to or by any persons be denied, restricted, or abridged, nor occupancy or possession thereof preferred, segregated, or refused because of race, color, creed, sex, marital status, physical disability, or national origin in the sale, lease, or occupancy of project area property.

iv. Controls on parcels to be acquired: The regulations, controls, or restrictions enumerated in Sections 3bi and 3bii above shall apply, except that when strict conformity by existing uses is infeasible due to specific site limitations, the local Public Agency may modify such regulations, controls, or restrictions, provided that the objectives of the Urban Renewal Plan will not be abrogated by such action. Infeasible shall be construed as incapable of meeting the regulations because of inadequate lot size or shape, the nature of the building location on the lot, or the size or shape of the existing building.

v. Zoning and planning changes: In conformance with the Land Use Plan for the area, no zoning changes are proposed. (See Proposed Zoning Map, Map 4).

PROJECT PROPOSALS

a. Land Acquisition:

i. Identification of property to be acquired: No properties are to be acquired at this time.

ii. Conditions under which property not identified above may be acquired Properties in the project area which are not to be acquired will be required to meet rehabilitation standards, which are attached hereto as EXHIBIT C. Such properties shall not be acquired unless the owners thereof do not rehabilitate their properties in accordance with such standards and to the extent necessary to achieve the objectives of this Plan.

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

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

All nonresidential properties within the boundaries of the Project Area shall be inspected for structural and other deficiencies or for any other conditions that may be construed to constitute a blighting influence in the project area whose continued existence would constitute a hazard to health, safety, and welfare of the community, or would hinder or obstruct the accomplishment of the objectives of the Community Development Program and this Plan. The local Public Agency, on the basis of such inspections, shall submit to the owner a form of agreement for the repair and rehabilitation of such property setting forth the repairs and improvements within a reasonable time to be specified in such agreement, said repairs and improvements to be subject to the approval of the Springfield Historical Commission, and to maintain his/her property in good repair in accordance with the objectives of the plan for the period of the Plan. In the event that such agreement is not executed by the owner within six (6) months from receipt thereof, or if after execution, the owner does not comply with the terms thereof the local Public Agency may acquire the property and either (1) sell the property subject to rehabilitation in accordance with rehabilitation specifications submitted to the owner, (2) rehabilitate the property in accordance with the rehabilitation specifications submitted to the owner, or (3) demolish the structure thereon and dispose of the land for uses in accordance with this plan.

iii. Special Properties which may be acquired:

The vacant building at 124 Putnam Circle is not shown to be acquired at this time. If, however, six months after the notification of approval of this plan by the Commonwealth of Massachusetts, renovation or redevelopment has not begun, the Springfield Redevelopment Authority reserves the right to acquire it in order to eliminate blighting influences.

b. Residential Rehabilitation:

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

c. Redeveloper's Obligations:

- i. To prevent speculation in land in the project area, all redevelopers will be required to commence and complete the building of all proposed improvements within a reasonable time following their acquisition of the land.
- ii. A redeveloper may not sell, without prior approval of the Redevelopment Authority, any or all interest in the project area property prior to the completion of all proposed improvements.
- iii. In order to prevent discrimination by redevelopers in the use of property in the project, each conveyance (or lease) will contain a covenant binding the purchasers (or lessees) and their successors in interest not to restrict the sale, lease or occupancy of any real estate in the project area on the basis of race, creed, color, sex, sexual preference, marital status, physical disability, or national origin. Additionally, compliance shall be obtained by the Springfield Redevelopment Authority in all other respects of the terms and provisions of Section 49 of Chapter 121B of the General Laws of the Commonwealth of Massachusetts (Ter. Ed.) including, but not limited to, sub-section (c) "... to give preference in the selection of tenants for dwelling units built in the project area to families displaced therefrom because of clearance and renewal activities who desire to live in such dwelling units, and who will be able to pay rents or prices equal to rents or prices charged other families for similar or comparable dwelling units built as a part of the same redevelopment...".
- iv. Prior to selection of a redeveloper, the Springfield Redevelopment Authority shall review the redeveloper's proposal to insure conformance with this Urban Renewal Plan and compatibility with the surrounding neighborhood and, in arriving at such determination, shall take into consideration the views of the East Springfield Civic Association.
- v. The redeveloper shall, to the extent possible, ensure that new housing units are made available at a sales price or a rental that low or moderate income persons and families can afford.

- vi. Compliance by the redeveloper, and his contractor and sub-contractors, will be required in connection with all federal legislation and regulations regarding training, employment and contracting opportunities created by the program to which this Plan pertains for lower income individuals and businesses from the neighborhoods located within the project area, specifically, but not limited to, Section 3 of the Housing Act of 1968, and the President's Executive Order #11246, as amended.
- d. Underground Utility Lines:
- e. Project Improvements:
- f. Changes in Approved Plan: This Plan may be modified at any time by the Springfield Redevelopment Authority provided if modified after the lease or sale of real property in the project area, the modification must be consented to by the redeveloper or redevelopers of such real property or his/her successors or by their successors in interest affected by the proposed modification. Where the proposed modification will substantially change said Plan, the approval of the proposed modification shall follow the same procedures as that which governed the adoption of this Plan.

204 Rehabilitation Report

This program is intended to upgrade a fifty year old ninety-building development known as Lucy Mallary Village in the East Springfield neighborhood which is located two miles northeast of Downtown.

All properties in the Lucy Mallary Village Renewal Area were inspected externally by the Springfield Planning Department.

The program area is comprised of mostly two and four family residential buildings. There is one vacant institutional building in the program area. There are no vacant lots.

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

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

EXHIBIT B

Properties which may be acquired if not improved

124 Putnam Circle •

EXHIBIT C

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

In addition to compliance with local statutes, codes and ordinances, all properties in the Lucy Mallary Village Plan Area, devoted in whole or in part to residential use shall conform with the standards contained herein.

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

Definitions

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

R201 Service and Facilities

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

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

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

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

R202 Types of Dwellings

R202-1 Method of Determining Number of Living Units

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

R202-1-2 A room or group of rooms, containing complete living facilities,

such as an apartment of a janitor, caretaker or servant shall be counted as separate living unit.

R203 Partial Nonresidential Use

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

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

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

R203-4 A property, any portion of which is designed or used for non-residential purposes, shall be harmonious with the residential character of the area. An inharmonious use is one which by its unresidential appearance, excessive noise or odor, lack of sanitation, or unwholesome influence on people adversely affects the neighborhood in which it is located.

R204 Dilapidated or Blighted Structures

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

SITE CRITERIA

R300 Objective

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

R301 Parking

Parking areas shall be adequately drained and paved with an all weather, dust free surface with curb cuts as approved by the Department of Public Works. Approved plans shall be filed with the Building Department. Parking areas must not be between the building and the street on which it principally faces.

R302 Site Improvements

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

BUILDING PLANNING

R401 Space Standards

R401-1 Objective

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

R401-2 Privacy and Arrangement

R401-2.1 A degree of privacy shall be provided commensurate with suitable living condition by means of the proper location of exterior opening to exterior conditions, and by the interior arrangement of rooms, particularly with reference to access to bathrooms from bedrooms. These standards shall apply in the event that major structural changes or changes in the number of living units are made in the process of rehabilitation.

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

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

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

R401-6 Closets

R401-6.1 Clothes closet space shall be provided within each living unit on the basis of approximately 12 sq.ft. for the first BR plus 6 sq.ft. for each additional BR. The space provided should be, if possible, divided into separate closets serving each bedroom and having one closet located so as to open directly off of a hall or living or dining room. None of the minimum clothes closet space shall be located within the kitchen.

R401-6.2 Clothes closets shall have a shelf and rod.

R401-6.3 Within each living unit, total shelf area or built-in drawer space of at least 8 sq.ft. should be provided for linens. This space should be appropriately increased for living units having 3 or 4 bedrooms.

R401-7 General Storage

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

R402

Exterior Appurtenances

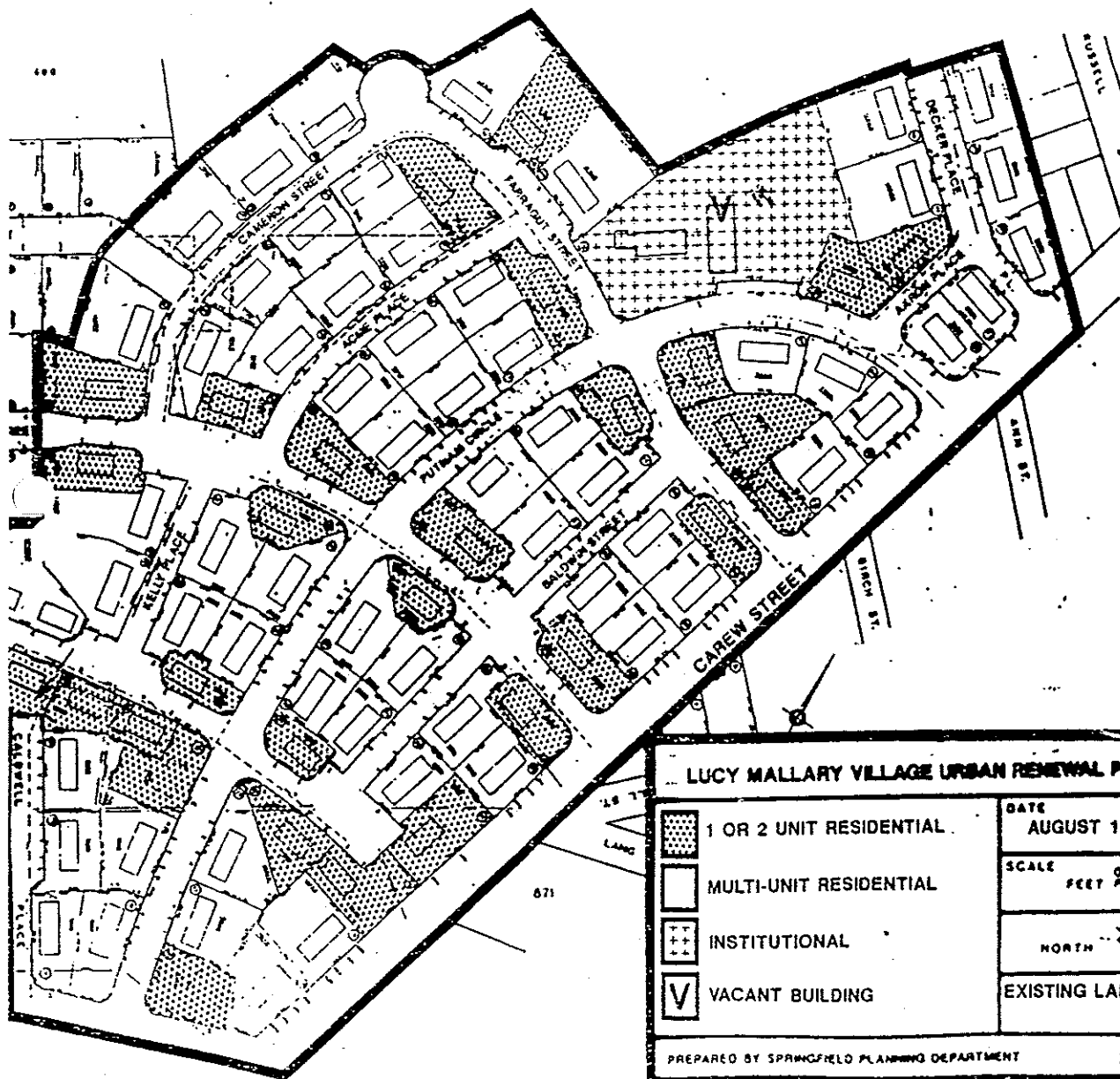
All exterior appurtenances or accessory structures which serve no useful purpose, or those in a deteriorated condition which are not economically repairable, shall be removed. Such structures include porches, terraces, entrance platforms, garages, carports, walls, fences, miscellaneous sheds. Where a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

R403

Trash and Garbage Disposal

R403-1 Every dwelling and multi-family building shall be supplied with a means of disposal or removal of trash and garbage.

R403-2 There shall be a convenient and appropriate temporary and sanitary storage for trash and garbage provided, which is inaccessible to rodents. Storage of trash is not permitted between the building and any street on which it faces.



LUCY MALLARY VILLAGE URBAN RENEWAL PLAN

- 1 OR 2 UNIT RESIDENTIAL
- MULTI-UNIT RESIDENTIAL
- INSTITUTIONAL
- VACANT BUILDING

DATE
AUGUST 1990

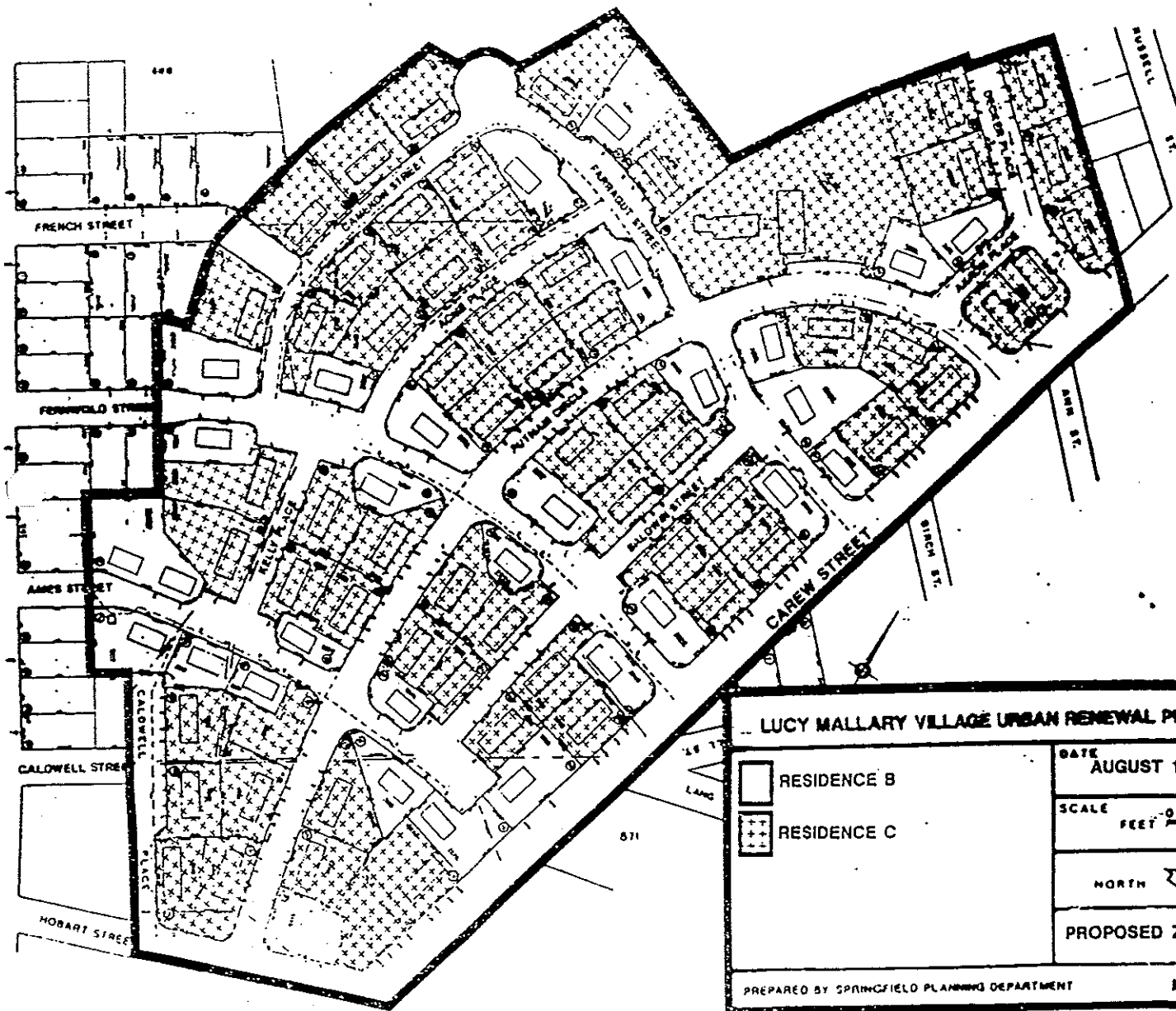
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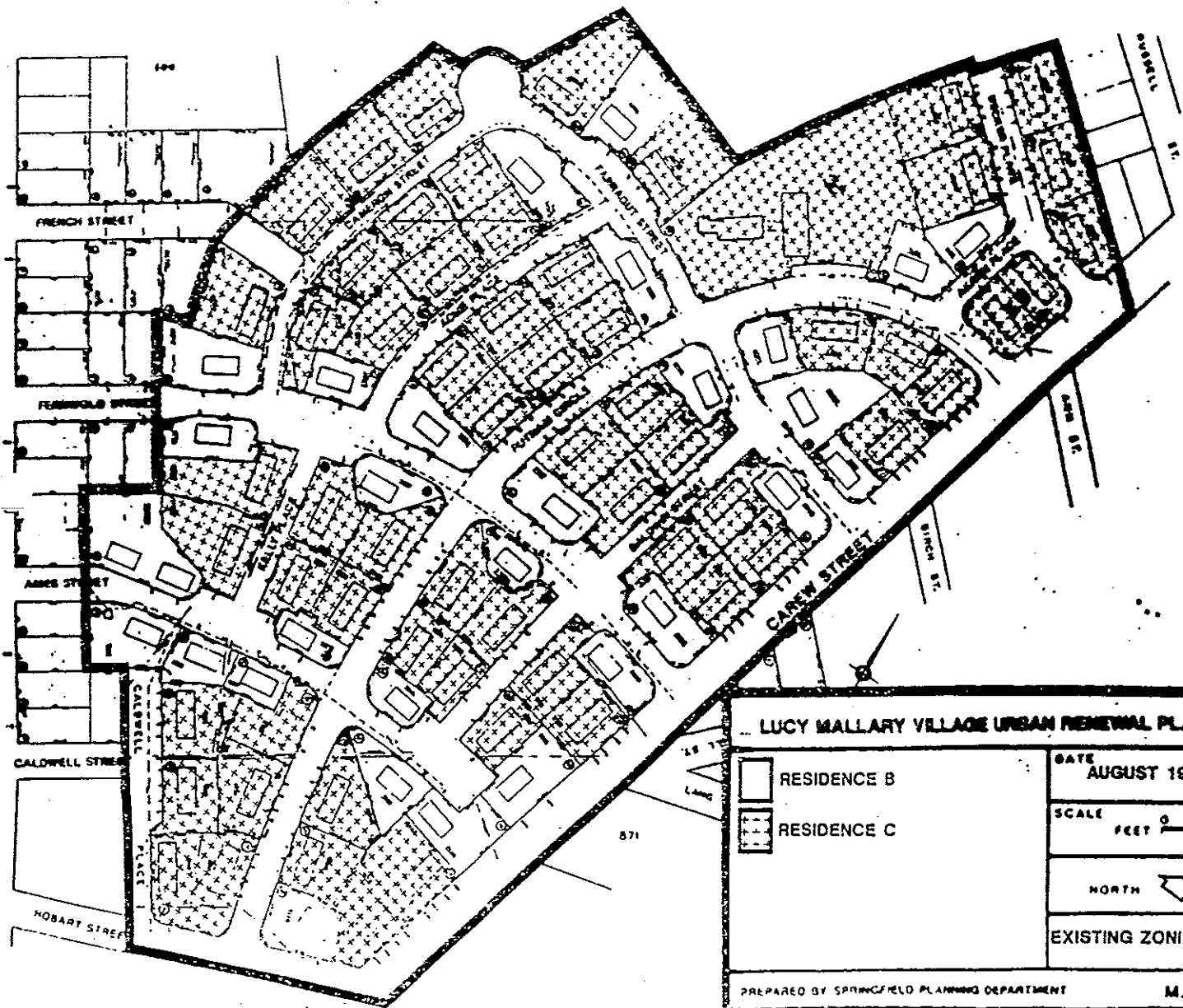
EXISTING LAND USE

PREPARED BY SPRINGFIELD PLANNING DEPARTMENT

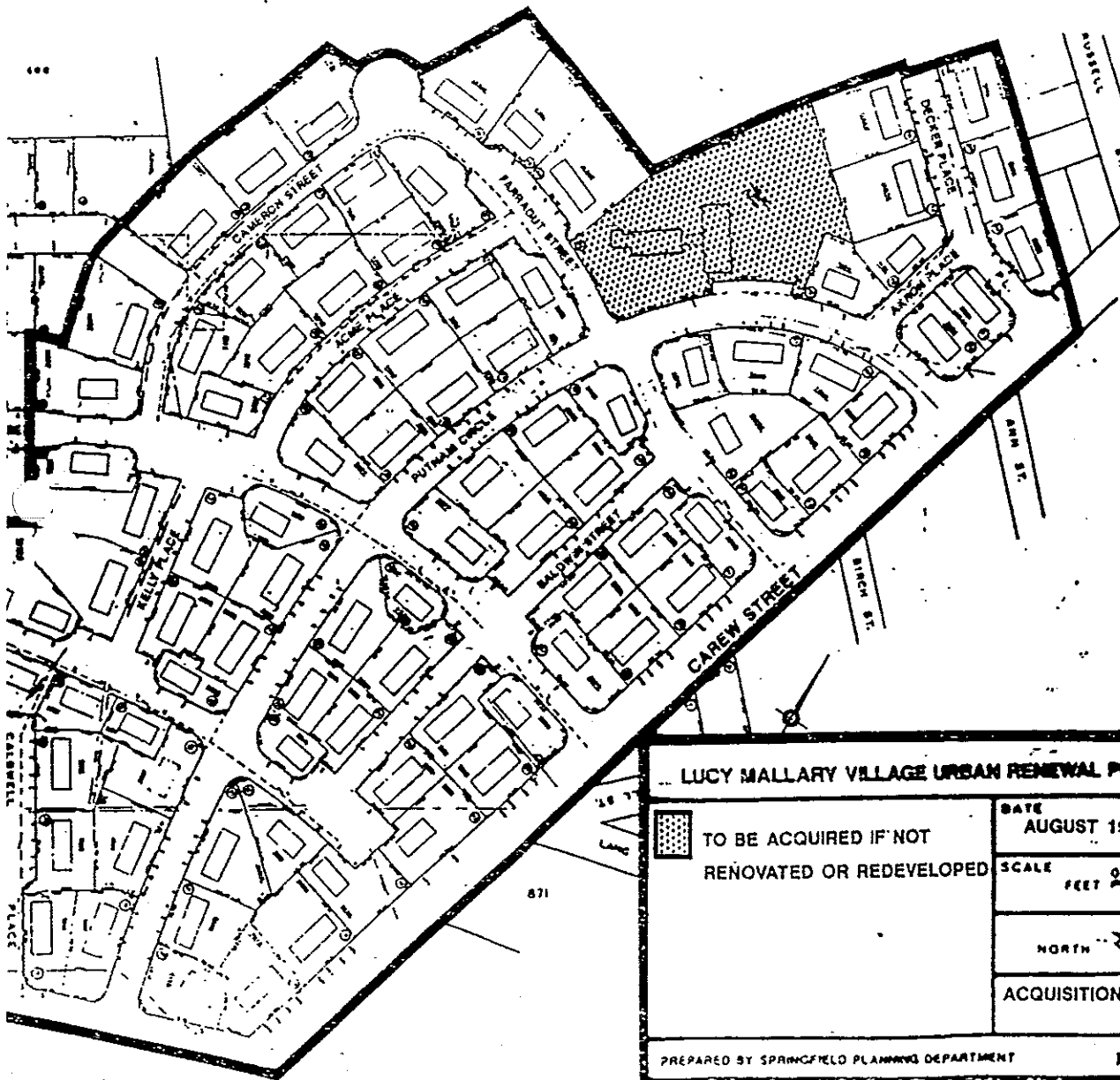
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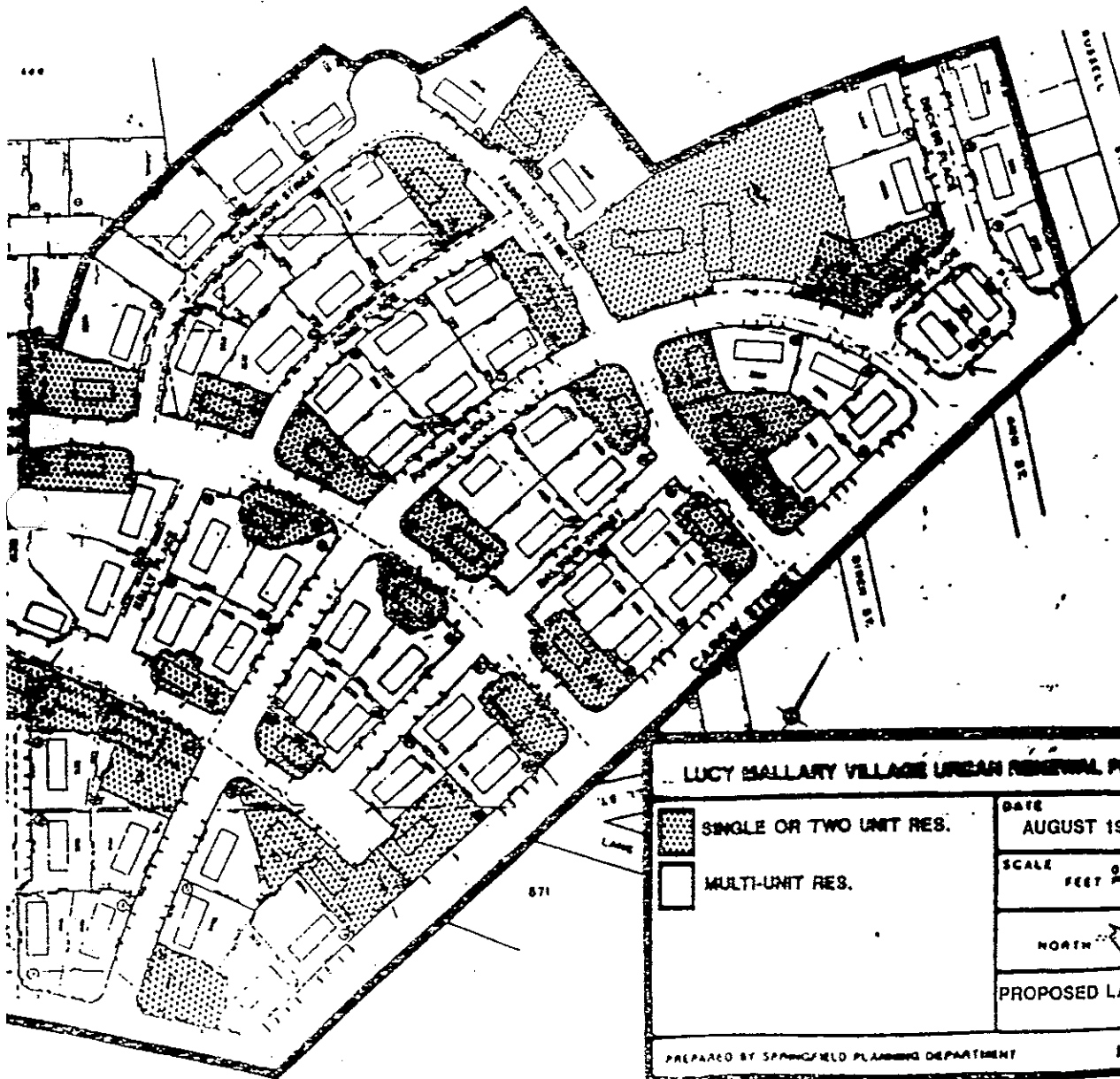
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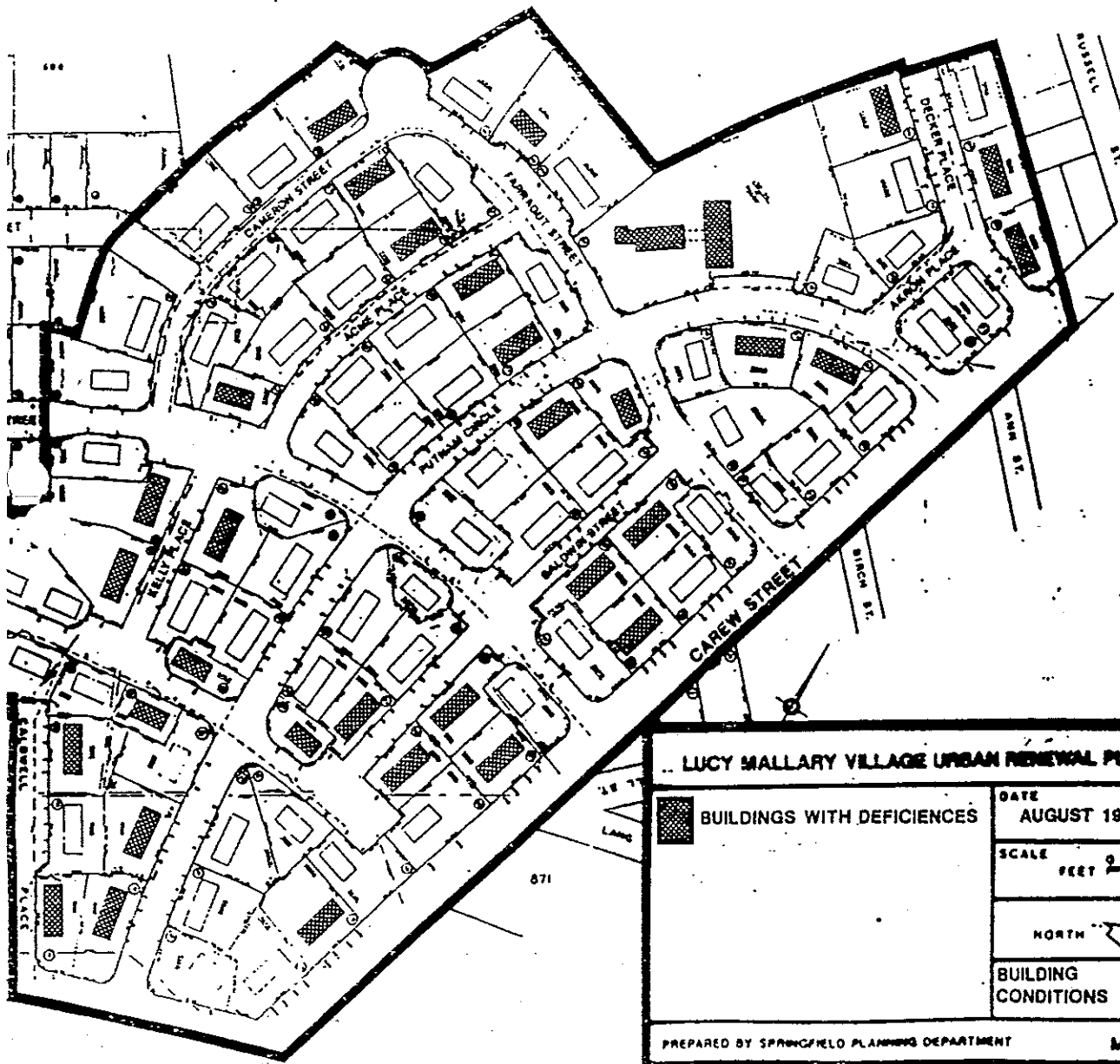
LUCY MALLARY VILLAGE URBAN RENEWAL PLAN	
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	EXISTING ZONING
PREPARED BY SPRINGFIELD PLANNING DEPARTMENT	
MAP	





LUCY MALLARY VILLAGE URBAN RENEWAL PLAN	
 TO BE ACQUIRED IF NOT RENOVATED OR REDEVELOPED	DATE AUGUST 1990
	SCALE FEET 0 100
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ACQUISITION	
PREPARED BY SPRINGFIELD PLANNING DEPARTMENT	
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LUCY MALLARY VILLAGE URBAN RENEWAL PLAN	
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PREPARED BY SPRINGFIELD PLANNING DEPARTMENT <div style="float: right;">MAP</div>	



LUCY MALLERY VILLAGE URBAN RENEWAL PLAN	
 BUILDINGS WITH DEFICIENCIES	DATE AUGUST 1990
	SCALE FEET 0 100
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BUILDING CONDITIONS	
PREPARED BY SPRINGFIELD PLANNING DEPARTMENT	
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RESOLUTION NO. B.77

RESOLUTION OF THE SPRINGFIELD REDEVELOPMENT AUTHORITY
APPROVING THE URBAN RENEWAL PLAN FOR THE LUCY MALLARY
VILLAGE 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 more fully described as set forth in the Urban Renewal Plan hereinafter referred to and identified, for the Lucy Mallary Village 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:

LUCY MALLARY VILLAGE URBAN RENEWAL PROJECT

7 Pages, 3 Exhibit, 6 Maps

WHEREAS the Urban Renewal Plan for the Project area prescribes 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 facilities, 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 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;

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 the light of such knowledge of local housing conditions, have 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. That 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 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 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 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 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 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 and (c) stands ready to consider and take appropriate action upon proposals and measures designed to effectuate the Urban Renewal Plan.

SPRINGFIELD REDEVELOPMENT AUTHORITY

SPECIAL MEETING - OCTOBER 8, 1991

The following resolution was introduced by Chairman Jeffery and considered.

RESOLUTION NO. B.77

RESOLUTION OF THE SPRINGFIELD REDEVELOPMENT AUTHORITY
APPROVING THE URBAN RENEWAL PLAN FOR THE LUCY MALLARY
VILLAGE URBAN RENEWAL PROJECT

Commissioner Downey moved that said resolution be passed, subject to Planning Board approval, which motion was seconded by Commissioner Melikian, and upon roll call the "Ayes" and "Nays" were as follows:

AYES

NAYS

Henry M. Downey
Sophia Jeffery
Serop Melikian
Marilyn M. Riddle

Chairman Jeffery thereupon declared said motion passed and said resolution adopted.

CERTIFICATION OF RESOLUTION

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 OCTOBER 8, 1991.


SECRETARY

RESOLUTION OF THE CITY COUNCIL OF SPRINGFIELD WITH APPROVAL
OF THE MAYOR OF SPRINGFIELD APPROVING THE LUCY MALLARY VILLAGE
URBAN RENEWAL PLAN, AUGUST, 1990.

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 uses, environmental influences, and social cultural and economic conditions of the project area; and

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

LUCY MALLARY VILLAGE URBAN RENEWAL PLAN, AUGUST 1990

7 Pages, 3 Exhibits, 6 Maps

WHEREAS, the Springfield Planning Board has found that the Urban Renewal Plan if 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 streets patterns; the location and relocation of sewer and water mains and other 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 Board, information and data respecting the relocation program which has been presented by the Springfield Redevelopment Authority as a result of studies, surveys and inspection 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 light of such knowledge of local housing condition, have carefully considered and reviewed such proposal 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 Law, as amended.

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

1. That it is hereby found and determined that the Project Area is a substandard, decadent and blighted open area and qualified as 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 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 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 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 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 dwellings 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 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.
9. The Springfield Redevelopment Authority is required to come back to the City Council before the property known as 124 Putnam Circle is acquired.

A true copy of a Resolution passed by the City Council October 28, 1991 and approved by the Mayor on October 29, 1991.

Attest:

Will Zuehlke

City Clerk

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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 28th day of October, 1991, 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 31st day of October, 1991.

William J. Metzger

William J. Metzger
City Clerk

Mary C. Bruns

Signature of Attesting Officer

Assistant City Clerk

Title of Attesting Officer

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THE CITY OF
SPRINGFIELD, MASSACHUSETTS

PLANNING BOARD

October 17, 1991

Mr. Dominic R. Sarno, Commissioner
Community Development
36 Court Street
Springfield, MA 01103

Re: Lucy Mallory Village Urban Renewal Plan

Dear Mr. Sarno:

After reviewing the above captioned plan, the Planning Board, at a regular meeting held on October 16, 1991, attended by a legal quorum, voted unanimously to adopt the following:

RESOLVED:

That Lucy Mallory Village Urban Renewal Plan, October, 1991, been reviewed by this Board and it be and hereby is the finding and determination of this Board that the Plan is based upon a local survey and conforms to the Comprehensive Plan for the locality as a whole.

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

Sincerely,

Claire O'Brien

Claire O'Brien
Chairman

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SPRINGFIELD UNION NEWS
FRIDAY, OCTOBER 11, 1991

LUCY MALLARY VILLAGE URBAN RENEWAL PLAN

NOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVEN that a public hearing will be held in the Council Chambers, City Hall, 36 Court Street, Springfield, Massachusetts at 7:30 p.m. on the twenty-eighth day of October, 1991. The public hearing will be held by the City Council of the City of Springfield for the purposes of considering a proposal for the undertaking of an Urban Renewal Plan by the Springfield Redevelopment Authority for the City of Springfield for the LUCY MALLARY VILLAGE URBAN RENEWAL PLAN. AUGUST, 1991, more particularly described as follows:

Beginning at a point where the northerly street line of Hobart Street intersects with the westerly street line of Cadwell Place; thence northeasterly approximately 420 feet along Hobart Street across Carew Street to the easterly street line of Carew Street; thence northerly approximately 1,293 feet along easterly street line of Carew Street to a point 105 feet northerly of Ann Street; thence 70 feet northwesterly across Carew Street to rear property line of 8-10 Decker Place; thence westerly approximately 318 feet along rear property lines of Decker Place; thence southerly approximately 125 feet; thence westerly approximately 5 feet; thence southerly approximately 361 feet; thence westerly approximately 270 feet; thence southerly approximately 154 feet; thence 96 feet in an arc generally southwesterly; thence 40 feet westerly; thence generally 40 feet southerly across French Street; thence southeasterly 125 feet; thence westerly approximately 40 feet; thence southerly approximately 245 feet; thence westerly approximately 100 feet; thence southeasterly approximately 245 feet; thence easterly approximately 50 feet; thence southeasterly approximately 245 feet to point of beginning.

(OCTOBER 11, 1991)

SPRINGFIELD UNION NEWS
THURSDAY, OCTOBER 17, 1991

LUCY MALLARY VILLAGE URBAN RENEWAL PLAN

NOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVEN
that a public hearing will be held
in the Council Chambers, City
Hall, 36 Court Street, Springfield,
Massachusetts at 7:30 p.m. on the
twenty-eighth day of October, 1991.

The public hearing will be
held by the City Council of the
City of Springfield for the pur-
poses of considering a proposal
for the undertaking of an Urban
Renewal Plan by the Springfield
Redevelopment Authority for the
City of Springfield for the
**LUCY MALLARY VILLAGE
URBAN RENEWAL PLAN,**
AUGUST, 1991, more particularly
described as follows:

Beginning at a point where the
northerly street line of Hobart
Street intersects with the westerly
street line of Cadwell Place;
thence northeasterly approxi-
mately 420 feet along Hobart
Street across Carew Street to east-
erly street line of Carew Street;
thence northerly approximately
1,393 feet along easterly street line
of Carew Street to a point 105 feet
northerly of Ann Street; thence 24
feet northwesterly across Carew
Street to rear property line of A. W.
Decker Place; thence westerly ap-
proximately 318 feet along rear
property lines of Decker Place;
thence southerly approximately
125 feet; thence westerly approxi-
mately 5 feet; thence southerly ap-
proximately 341 feet; thence west-
erly approximately 270 feet;
thence southerly approximately
154 feet; thence 96 feet in an arc
generally southwesterly; thence 50
feet westerly; thence generally 408
feet southerly across French
Street; thence southeasterly 128
feet; thence westerly approxi-
mately 40 feet; thence southeas-
terly approximately 245 feet; thence
westerly approximately 100 feet;
thence southeasterly approxi-
mately 245 feet; thence easterly
approximately 50 feet; thence
southeasterly approximately 30
feet to point of beginning.

(OCTOBER 11, 17, 24) J. 10

SPRINGFIELD UNION NEWS
THURSDAY, OCTOBER 24, 1991

LUCY MALLARY VILLAGE URBAN RENEWAL PLAN

NOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVEN
that a public hearing will be held
in the Council Chambers, City
Hall, 36 Court Street, Springfield,
Massachusetts at 7:30 p.m. on the
twenty-eighth day of October, 1991.

The public hearing will be
held by the City Council of the
City of Springfield for the pur-
poses of considering a proposal
for the undertaking of an Urban
Renewal Plan by the Springfield
Redevelopment Authority for the
City of Springfield for the
LUCY MALLARY VILLAGE
URBAN RENEWAL PLAN,
AUGUST, 1991, more particularly
described as follows:

Beginning at a point where the
northerly street line of Hobar
Street intersects with the westerly
street line of Cadwell Place;
thence northeasterly approxi-
mately 420 feet along Hobar
Street across Carew Street to easterly
street line of Carew Street;
thence northerly approximately
1,393 feet along easterly street line
of Carew Street to a point 105 feet
northerly of Ann Street; thence 70
feet northwesterly across Carew
Street to rear property line of
Decker Place; thence westerly

approximately 318 feet along
property line of Decker Place;
thence southerly approximately
125 feet; thence westerly approxi-
mately 5 feet; thence southerly
approximately 361 feet; thence westerly
approximately 270 feet;
thence southerly approximately
154 feet; thence 54 feet in an arc
generally southwesterly; thence 50
feet westerly; thence generally 50
feet southerly across French
Street; thence southeasterly 100
feet; thence westerly approxi-
mately 40 feet; thence southerly
approximately 245 feet; thence
westerly approximately 100 feet;
thence southeasterly approxi-
mately 245 feet; thence easterly
approximately 50 feet; thence
southeasterly approximately 50
feet to point of beginning.

(OCTOBER 11, 17, 24)

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Union-News
Sunday Republican

AFFIDAVIT

I hereby certify that the advertisement as detailed below appeared in all editions of The
Springfield Union News. Ad was published
in the Oct 11th, 17th and 24th 1991 editions
in the legal section. Ad concerned the Lucy
Mallory Village Plan. It measured 58 lines
agate.

Robert Buoniconti

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF HAMPDEN

On October 25th 1991, At Springfield, Massachusetts, personally appeared before me,
Robert Buoniconti, WHO MADE OATH THAT THE FOREGOING IS A TRUE
AND CORRECT STATEMENT.

Elizabeth A. Cronin
NOTARY PUBLIC
ELIZABETH A. CRONIN
Notary Public
My Commission Expires May 22, 1998

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SPRINGFIELD REDEVELOPMENT AUTHORITY

WILLIAM F. HOWARD, III
GENERAL COUNSEL

ROBERT J. WARREN
ATTORNEY

73 STATE STREET • SPRINGFIELD, MA 01103 • TEL. (413) 787-6500

AUTHORITY MEMBERS

SOPHIA JEFFERY
Chairwoman

PHILIP E. COLLINS, JR.
Vice Chairman

HENRY M. DOWNEY

SEROP MELKIAN

MARILYN M. RIDDLE

SPRINGFIELD REDEVELOPMENT AUTHORITY
73 STATE STREET
SPRINGFIELD, MA 01103

OPINION OF COUNSEL CONCERNING THE URBAN RENEWAL PLAN FOR THE LUCY MALLARY VILLAGE URBAN RENEWAL PLAN AUGUST 1990

Ladies and Gentlemen:

I am an attorney-at-law admitted to practice in the Commonwealth of Massachusetts. As 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:

A document entitled Lucy Mallary Village Urban Renewal Plan, dated August, 1990, consisting of 7 pages, 6 maps, and 3 exhibits.

2. The Plan in form and substance is in accord with applicable law. The Plan having been duly approved by the Planning Board, the Mayor and the City Council of the City of Springfield, is 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 discriminatory action or illegal preferential action or requirement.

3. The territorial area covered by the Plan, is within the territorial jurisdiction of the Authority and conforms to all legal requirements pertaining to the eligibility of said area for the above-identified project and said area under State and local law is legally eligible and appropriate for the redevelopment activities contemplated under the Plan.
4.
 - (a) The Plan includes all the provisions, drawings, maps, documents and other items required to be included pursuant to State and local law and the applicable requirements thereof.
 - (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 the 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 transportation, improved public utilities, and improved community facilities in the City of Springfield.
 - (d) The provisions in 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 law, and the controls in the

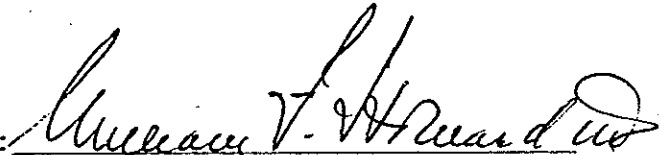
Plan, respecting the future use of the project areas described therein are reasonably and legally effective.

(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.

SPRINGFIELD REDEVELOPMENT AUTHORITY

BY:



William F. Howard, III
General Counsel

DATED: December 10, 1991