

NORTH END INDUSTRIAL PARK
URBAN RENEWAL PROJECT
MAY 1983

DATA ON PROJECT AREA

Urban Renewal Project

PRESENT CHARACTER, CONDITION OF BUILDINGS, AND PROPOSED LAND USES

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

ACREAGE										CONDITION OF BUILDINGS		ACREAGE BY PROPOSED LAND USES
ITEM	TOTAL	BY PRESENT CHARACTER			BY PROPOSED ACQUISITION		TOTAL BUILDINGS	NUMBER WITH DEFICIENCIES				
		IMPROVED		UNIMPROVED	TO BE ACQUIRED	NOT TO BE ACQUIRED						
		WITH BLOBS. OR STREETS	W/OTHER IMPROVEMENTS									
Al.	153.5	117.7	9.2	26.6	17.3	136.2	85					
Streets, Alleys, Public Rights-of-Way, Total	25	25		-	3.2	21.8						
a. Major Transportation	14.2	14.2		-	-	14.2						
b. Other Streets, Alleys, Public Rights-of-Way	10.8	10.8		-	3.2	7.6						
Residential, Total	5.1	5.1	-	-	5.1	-						
a. Dwelling Purposes	5.1	5.1	-	-	5.1	-						
b. Related Public or Semipublic Purposes	-	-		-								
Residential, Total	123.4	87.6	9.2	26.6	9	114.4						
a. Commercial	2.4	2.4	-	-	2	.4						
b. Industrial	77.3	69.7	7.6	-	-	77.3						
c. Public or Semipublic (Institutional)	17.1	15.5	1.6	-	-	17.1						
d. Open or Unimproved Land Not Included in a, b, or c above	26.6			26.6	7	19.6						

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	92.7	12.4			
All Buildings	85	48			
a. Residential Buildings	39	40			
b. Nonresidential Buildings	46	8			
All Dwelling Units	163	163			
a. In Buildings With Deficiencies					
b. In Standard Buildings					

NORTH END INDUSTRIAL PARK URBAN RENEWAL PROJECT

May, 1983

North End Industrial Park Urban Renewal Area

Project Summary

May 1983

The proposed North End Industrial Park Urban Renewal Project area, totalling 153.5 acres, is located in Springfield's northwesterly corner, between the Memorial Square and Brightwood neighborhoods. More specifically, the boundaries encompass the area located generally north of Interstate 91 along Main Street and west of Interstate 91 between Birnie Avenue and Plainfield Street/Fisk Avenue from West Street to the Chicopee line.

The area is predominantly industrial in character but also includes the New North Community School, 16 small commercial uses as well as 163 dwelling units.

Since the completion of Interstate 91, residential blight has become so rampant, it now seems irreversable. During the past three years alone, the housing stock within this area has declined by over 100 units.

The North End has historically been the site of many of the City's manufacturing and industrial firms. Located within the boundaries are two of Springfield's largest employers, United Technologies and Easco Hand Tools.

The thrust of this plan is the redevelopment of the area as an economic development resource. The elimination of incompatible mixed uses and the realignment of existing industrial property lines will enable the City to develop approximately 30 acres of new industrial land and to achieve a greater intensity of use in already industrial parcels, the project will create approximately 3,000 to 3,500 new jobs.

The proposed plan will be implemented in accordance with a three year phasing plan (see PROJECT PHASING MAP 6c). The initial phase will commence in areas of high priority with regard to both redevelopment and condition of existing uses. During this first phase a total of 67 dwelling units and 8 businesses will be relocated.

In Phase 2, 42 dwellings and 6 businesses will be relocated and in the final phase the remaining 2 businesses and 54 dwellings will be acquired and relocated.

FACT SHEET

NORTH END INDUSTRIAL PARK URBAN RENEWAL PROJECT

TOTAL ACRES (including streets): 153.3

ACQUISITION (17.3 acres):

PARCELS: 100 including:
52 vacant lots
36 residential structures (1 vacant)
8 commercial structures
4 mixed use - residential & commercial

STREETS: Jenks
Holland
Donald
Alfred
Grace
Chestnut - from Holland to Wason
Chestnut - from Wason to Main

RELOCATION: 120 Family households
43 Individual households
16 Businesses

REDEVELOPMENT: Industrial

ESTIMATED BUDGET: \$4,984,816

PHASE 1 1,701,773
PHASE 2 1,562,725
PHASE 3 1,720,318

A.

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MAPS

- 1. Project Boundary
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- 6a Disposition
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EXHIBITS

- A. Legal Description
- B. Property to be Acquired
- C. City of Springfield Zoning Ordinance:
Pertinent Articles and Sections
- D. Minimum Property Rehabilitation Standards

B. DESCRIPTION OF THE PROJECT

1. BOUNDARIES OF THE PROJECT AREA:

See legal description EXHIBIT A and PROJECT BOUNDARY MAP 1.

2. URBAN RENEWAL PLAN OBJECTIVES:

- a. Removal of all substandard buildings.
- b. Elimination of blighting influences.
- c. Elimination of incompatible land uses.
- d. Acquisition of vacant and/or marginally used land.
- e. Provision of sites for job-producing industrial uses.
- f. Abandonment of several local streets where future use is not necessary.
- g. Rehabilitation of all existing uses to comply with the standards set forth in SECTION C2d: CONTROLS ON PARCELS NOT TO BE ACQUIRED.

3. TYPES OF PROPOSED RENEWAL ACTIONS:

Renewal action proposed includes the acquisition and clearance of all structures not feasible for rehabilitation or that are incompatible with the industrial character of the re-use plan, the redevelopment of cleared land for industrial reuse including accessory parking and the rehabilitation of all remaining structures where feasible and desirable. Renewal action will be phased over a three-year period as indicated on the Project Phasing Map (Map 6c).

C. LAND USE PLAN

1. LAND USE MAP: See MAP 2. Proposed Land Use Map.

DISPOSITION MAP: See MAP 6a, Disposition Map.

2. LAND USE PROVISIONS AND BUILDING REQUIREMENTS:

- a. Permitted Uses for Disposition Parcels: Uses shall conform to Article XIV of the City's Zoning Ordinance (see EXHIBIT C).
- b. Additional regulations, controls or restrictions on land offered for sale:

- 1) PERMITTED USES FOR DISPOSITION PARCEL 2a: Uses permitted in this area include the development of an off-street parking lot as an accessory use to existing businesses. There shall be a buffer strip of five (5) feet in width along the Main Street lot line. In this buffer strip there shall be planted live shade trees of at least three (3) inch caliper, spaced not less than thirty (30) feet apart. This buffer strip should also contain evergreens, shrubs or other suitable ground cover.
- 2) PERMITTED USES FOR DISPOSITION PARCEL 2aa: Uses permitted in this area include the development of an industrial or an industrial services use, the minimization of Main Street curb cuts and a buffer strip of at least five (5) feet in width along Main Street and Wason Avenue. In this buffer strip there shall be planted live shade trees of at least three (3) inch caliper, spaced not less than thirty (30) feet apart. This buffer strip should also contain evergreens, shrubs or other suitable ground cover.
- 3) PERMITTED USES FOR DISPOSITION PARCEL 3e: Uses permitted in this area include light, non-obnoxious industrial use as further described in Article XIII "Industrial Park Districts" of the City of Springfield Zoning Ordinance (see Exhibit C), with a maximum building size of 20,000 square feet and maximum height of 30 feet with access and egress from Wason Avenue only, and a ten (10) foot buffer strip along Wason Avenue. In this buffer strip there shall be planted live shade trees of at least three (3) inch caliper, spaced not less than thirty feet apart. This buffer strip shall also contain evergreens, shrubs or other suitable ground cover.
- 4) PERMITTED USES FOR DISPOSITION PARCEL 5a: Uses in this area include the provision for disposition of land to the abutting owners for industrial expansion, curb cuts are permitted on Rowland Street and Abbe Avenue only and a ten (10) foot buffer strip along Fisk Avenue is required. In this buffer strip shall be a planting of evergreens so that to sufficiently screen the industrial use from abutting residential uses.
- 5) PERMITTED USES FOR DISPOSITION PARCEL 5b: Uses permitted in this area include industrial with the provision for on-site parking. There shall be a buffer strip of five (5) feet in width along the East Fisk Avenue lot line. In this buffer strip there shall be planted live shade trees of at least three (3) inch

caliper, spaced not less than thirty (30) feet apart. This buffer strip shall also contain evergreens, shrubs or other suitable ground cover.

- 6) PERMITTED USES FOR DISPOSITION PARCEL 5c: Uses permitted in this area include the provision for disposition of land to the abutting owner for industrial expansion, curb cuts are permitted on Rowland Street only and a ten (10) foot buffer along Fisk Avenue is required. In this buffer strip shall be a planting of dense evergreens so that to sufficiently screen the industrial use from abutting residential uses.
- 7) PERMITTED USES FOR DISPOSITION PARCEL 7a: Uses permitted in this area include the provision for subdivision into two, but in no case more than four disposition parcels, dependant on market demand for industrial development with a provision for an off-street parking facility to service industrial park tenants and their visitors, minimal curb cuts shall be allowed from Main Street, no access shall be permitted from Wason Avenue, and a buffer strip of at least five (5) feet in width is required along Main Street. In this buffer strip shall be planted live shade trees of at least three (3) inch caliper, spaced not less than thirty (30) feet apart. This buffer strip shall also contain evergreens, shrubs or other suitable ground cover.
- 8) PERMITTED USES FOR DISPOSITION PARCEL 7b: Uses permitted in this area include the provision for disposition of land to abutting owner with the provision for industrial expansion and off-street parking, any additional buildings shall front on Main or Walter Streets, and a buffer strip of at least five (5) feet in width along Main Street. In this buffer shall be planted live shade trees of at least three (3) inch caliper, spaced not less than thirty (30) feet apart. This buffer strip shall also contain evergreens, shrubs or other suitable ground cover.
- 9) PERMITTED USES FOR DISPOSITION PARCEL 7c: Uses permitted in this area include the provision for subdivision of parcel into two disposition parcels, but in no case more than four; dependent on market demand; all building shall front on Main Street; access is allowed from Main Street but with a minimal number of curb cuts; parking shall be one hundred (100) percent on-site; service areas are not to be visible from Main Street; maximum building height shall be two (2) stories; and a buffer strip of at least five (5) feet

in width along Main Street. In this buffer strip shall be planted live shade trees of at least three (3) inch caliper, spaced not less than thirty (30) feet apart. This bufer strip shall also contain evergreens, shrubs or other suitable ground cover.

10) PERMITTED USES FOR DISPOSITION PARCEL 8: Uses permitted in this area include, the provision for subdivision into two disposition parcels for industrial use; buildings shall be constructed within twenty (20) feet of Main Street with frontage on Main Street; curb cuts shall be allowed from Birnie Avenue only; all service areas shall be located to the interior of the parcel; and sufficient landscaping from building line to Main Street. In this area shall be planted live shade trees and adequate ground cover.

11) PERMITTED USES FOR DISPOSITION PARCEL 10: Uses permitted in this area include a provision for industrial expansion and off-street parking with preference for disposition to the abutting owner; access shall be from Birnie Avenue with a maximum of two (2) curb cuts; and adequate buffering and landscaping is required.

12) PERMITTED USES FOR DISPOSITION PARCEL 11: Uses permitted in this area include a provision for industrial expansion with preference for disposition to the abutting owner and off-street parking; access shall be allowed from Arch Street; and adequate buffering and landscaping is required.

13) PERMITTED USES PERTAINING TO ALL DISPOSITION PARCELS:

LOADING: Adequate area shall be maintained on each parcel for all loading and unloading of vehicles which is part of, or incidental to the activities conducted thereon, so that such loading and unloading shall be conducted with the vehicles parked completely off any public way. Loading areas shall not be located on the side of a building facing Main Street.

OUTSIDE STORAGE: Outside storage of equipment or materials, including any above ground storage in tanks, 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. Tanks or equipment or materials so stored shall not extend above the top of the fence or screening. Outside storage areas shall not be located on the Main Street side of any building fronting on Main Street.

SIGN CONTROLS: Signs within the project area shall be restricted to signs identifying only the establishment and the nature of it's use and products. There shall be no temporary or permanent special promotion signs, banners streamers or placards displayed in any manner outdoors or on the building exterior. During construction, temporary signs indicating the project may be maintained. All signs must be suitably integrated with the architectural design of the structure which they identify. No signs shall project above the roof of the structure on which they are mounted. No sign shall project beyond the face of the building more than twenty-four (24) inches, and shall not exceed forty (40) square feet in area. Size, design, location and number of signs shall be approved by the Springfield Redevelopment Authority.

LANDSCAPING: 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, or otherwise landscaped.

MINIMUM LOT COVERAGE: Unless otherwise noted under Permitted Uses for specific disposition parcels the minimum aggregate land area that must be covered by principal buildings on any lot shall be twenty (20) percent of the total area of the lot.

TREES: The site design shall accommodate any existing, healthy and mature trees wherever possible. The developer shall submit a map locating any trees on the site and indicating those trees to be removed. Remaining trees shall be protected during the construction period.

PLAN APPROVAL: The entire plan for these parcels shall be approved by the Springfield Planning Department.

c. Duration and effective date of regulation 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 leasees of land their heirs or assigns in the area of the City of Springfield, Massachusetts, covered by this Plan from the original date of approval of this Plan by the City Council of Springfield, Massachusetts, for forty (40) years unless amended as provided in paragraph D6 of this Plan.

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 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.

- d. Controls on parcels not to be acquired: The regulations, controls, or restrictions enumerated in sections 2a and 2b13 above shall apply, except that when strict conformity by existing uses is infeasible due to specific site limitations, the Springfield Redevelopment Authority may modify such regulations, controls, or restrictions provided that the objectives of the Urban Renewal Plan will not be abrogated by such action. 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, or as otherwise determined by the Springfield Redevelopment Authority.
- e. Zoning and planning changes: In conformance with the Land Use Plan for the area, some zoning changes are proposed (See proposed Zoning Map 4)

D. PROJECT PROPOSALS

1. LAND ACQUISITION

- a. Identification of property to be acquired: The properties indicated on the Property Acquisition Map (MAP 5) included in this section will be acquired. Acquisition property is listed in EXHIBIT B. Property will be acquired in phases as indicated on the Project Phasing Map (Map 6c).
- b. Conditions under which real property not identified above may be acquired: Properties in the project area which are not to be acquired will be required to meet rehabilitation standards, which standards are attached hereto as EXHIBIT D. 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 Springfield Redevelopment Authority will take the necessary step to effect their remedy by enforcement of the applicable city code and ordinance provisions.

Where, on the basis of such inspections, the Springfield Redevelopment Authority 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 this Plan, the Springfield Redevelopment Authority 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 or her property in good repair in accordance with 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 Springfield Redevelopment Authority 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 structure thereon and dispose of the land for uses in accordance with this Plan.

2. REHABILITATION

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

3. REDEVELOPERS OBLIGATIONS:

- a. 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.
- b. A redeveloper may not sell without prior approval of the Springfield Redevelopment Authority, any or all interest in the project area property prior to the completion of all proposed improvements.
- c. 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.

- d. 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 Memorial Square and Brightwood Community Development Neighborhood Councils.
 - e. 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 for lower income individuals and businesses from the neighborhoods located within the project area.
 - f. 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 new jobs and 25% of all temporary construction jobs created as a result of the development shall be filled by residents in the Brightwood and Memorial Square neighborhoods of Springfield. Further defined as United States Census Tracts 8006, 8007, 8008 all inclusive; Blocks 205, 207, 208, 209, 210, 251, 301 in Census Tract 8005; and Blocks 304, 305, 306, 401, 402 in Census Tract 8009.
 - g. Prior to selection of a redeveloper, the Springfield Redevelopment Authority shall review his or her proposal to insure that to the maximum feasible extent a minimum of thirty (30) jobs are projected to be created within a five (5) year period for each one (1) acre of developed land.
4. Underground Utility Line: None
5. Temporary Project Improvements: None
6. Changes in Approved Plan: 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 this Plan.

7. Previously Approved Plans within 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.

Neighborhood Participation Report

The proposed North Industrial Park Urban Renewal Project is located within the Memorial Square and Brightwood Neighborhoods. Each Neighborhood is represented by a Citizens Council.

Representatives of each Council were involved in the project from its initial planning stages to the preparation of the final urban renewal plan document.

EXHIBIT A

Description

Beginning at a point located in the intersection of the westerly taking line of I-91 and the Springfield-Chicopee boundary line thence southwesterly along said taking line to the westerly street line of Birnie Avenue thence southerly along the westerly street line of Birnie Avenue to the northerly street line of West Street thence westerly along the northerly street line of West Street to the westerly street line of Plainfield Street, thence northerly along the westerly street line of Plainfield Street to the westerly street line of Fisk Avenue, thence northerly along the westerly street line of Fisk Avenue to the northerly street line of Worcester Avenue thence westerly along the northerly street line of Worcester Street approximately 120' thence northerly approximately 120' thence easterly approximately 10', thence northerly approximately 176' to the northerly street line of Demond Avenue, thence westerly along the northerly street line of Demond Avenue approximately 110', thence northerly approximately 292', to the northerly street line of Hyde Avenue, thence westerly along the northerly street line of Hyde Avenue approximately 120', thence northerly approximately 121', thence westerly approximately 573' to the westerly street line of Plainfield Street, thence northerly to the northerly street line of Wason Avenue, thence westerly to the westerly street line of Riverside Road, thence northerly along the westerly street line of Riverside Road to the Springfield-Chicopee boundary line, thence easterly along said boundary line to the point of beginning.

EXHIBIT B

Properties to be Acquired

<u>STREET PARCEL</u>	<u>ADDRESS</u>	<u>SQUARE FEET</u>
	<u>PHASE 1</u>	
<u>PARCEL 7a</u>		
00130-0323	3452 Main Street & SS Wason Avenue	28,152
01480-0123	ES Birnie Avenue	7,436
01480-0126	ES Birnie Avenue	4,000
01480-0132	ES Birnie Avenue	21,717
05870-0007	NS Grace Street	4,800
05870-0006	NS Grace Street	3,880
05870-0005	NS Grace Street	3,485
05870-0004	NS Grace Street	4,686
05870-0003	NS Grace Street	4,686
08130-0309	WS Main Street	6,430
08130-0310	3346 Main Street	5,000
08130-0311	WS Main Street	5,290
08130-0312	3364 Main Street	5,290
08130-0313	3372-3374 Main Street	5,290
08130-0315	rear WS Main Street	2,304
08130-0316	WS Main Street	5,060
08130-0317	rear 3384-3386 Main Street	7,887
08130-0318	3394-3396 Main Street	5,060
08130-0319	WS Main Street	9,041
08130-0320	3420 Main Street	12,617
08130-0321	3432 Main Street	9,607
<u>PARCEL 7b</u>		
05870-0011	21 Grace Street	6,250
08130-0308	3308-3316 Main Street & 5-11 Birnie Avenue	7,516
08130-0307	3304 Main Street	7,333
08130-0306	WS Main Street	4,280
08130-0305	3270 Main Street	4,531
08130-0290	3284 Main Street	1,740

STREET PARCELADDRESSSQUARE FEETPARCEL 10

01480-0039	70 Birnie Avenue	4,250
01480-0038	64-66 Birnie Avenue	4,250
01480-0037	58-60 Birnie Avenue	4,250
01480-0036	52 Birnie Avenue	4,701
01480-0035	40-42 Birnie Avenue	4,701
01480-0034	36 Birnie Avenue	4,250

PARCEL 11

01480-0010	24-26 Birnie Avenue	3,995
01480-0009	20-22 Birnie Avenue	4,675
01480-0008	14-16 Birnie Avenue	4,675
01480-0007	10 Birnie Avenue	4,675

PHASE 2PARCEL 2a

12030-0039	NS Wason Avenue	6,389
08130-0326	3474-3478 Main Street	15,700
08130-0328	WS Main Street	5,523
08130-0329	WS Main Street	5,334

PARCEL 7c

12030-0052	SS Wason Avenue	34,000
02750-0236	WS Chestnut Street	17,709
02750-0234	WS Chestnut Street	5,000
02750-0233	WS Chestnut Street	4,866
06690-0005	NS Holland Street	5,000
06690-0004	NS Holland Street	4,579
06690-0003	14 Holland Street	5,000
08130-0371	3393-3387 Main Street	3,500
08130-0370	3397 Main Street	6,500
08130-0369	3415 Main Street	15,691
02750-0232	942 Chestnut Street & 29 Holland Street	5,000
02750-0231	WS Chestnut Street	4,244
02750-0229	rear 924 Chestnut Street	3,058
06690-0008	SS Holland Street	5,000
06690-0009	15-17 Holland Street	6,464
06690-0010	11-13 Holland Street	5,000
08130-0372	ES Main Street	4,700
08130-0374	ES Main Street	10,600
08130-0375	ES Main Street	4,700
07090-0003	NS Jenks Street	6,000
07090-0004	NS Jenks Street	5,804

07090-0005	NS Jenks Street	6,161
07090-0015	SS Jenks Street	2,384
07090-0022	SS Jenks Street	7,609
07090-0023	SS Jenks Street	7,250
07090-0024	SS Jenks Street	7,250
08130-0378	3321-3303 Main Street & 5-9 Jenks Street	13,050
08130-0380	3291 Main Street	10,125
08130-0382	ES Main Street	15,971

PHASE 3

PARCEL 8

11955-0011	SS Walter Street	7,001
11955-0010	SS Walter Street	3,251
11955-0012	SS Walter Street	7,354
11955-0013	21 Walter Street	4,969
11955-0014	17 Walter Street	6,719
11955-0015	11-9 Walter Street	5,967
08130-0304	3252-3254 Main Street & 5-7 Walter Street	2,263
08130-0303	3246-3248 Main Street	2,263
08130-0302	3234-3242 Main Street	5,308
08130-0301	WS Main Street	6,956
08130-0300	WS Main Street	3,955
03960-0003	16-18 Donald Street	5,363
03960-0005	22-24 Donald Street	5,649
03960-0007	28 Donald Street	9,158
03960-0009	34 Donald Street	6,620
03960-0010	36-38 Donald Street	2,493
03960-0012	NS Donald Street	3,653
01480-0140	303 Birnie Avenue	3,085
01480-0139	307-309 Birnie Avenue	5,755
01480-0138	ES Birnie Avenue	2,456
03960-0014	SS Donald Street	6,108
03960-0016	SS Donald Street	5,250
03960-0018	33-35 Donald Street	5,524
03960-0020	29-27 Donald Street	5,586
03960-0022	SS Donald Street	3,921
01480-0143	ES Birnie Avenue	3,020
01480-0144	ES Birnie Avenue	1,250
00250-0009	NS Alfred Street	3,299
00250-0008	42 Alfred Street	4,549
00250-0007	38 Alfred Street	6,626

ARTICLE XIV

INDUSTRIAL A DISTRICTS

Section 1400. Intent. Industrial A Districts make provisions for the full range of industrial and business uses compatible with a major urban center. However, special review and approval is required in the case of certain potentially hazardous or obnoxious uses. Because of the densely developed character of the city, certain other such uses are prohibited.

Section 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 other:

1. Any use permitted outright in Business B Districts EXCEPT a residential structure or mobile home as a main use.
2. All other manufacturing, fabricating, processing, storage, retail or service uses EXCEPT those listed in Section 1401-3 below.
3. The following uses only when authorized as a special permit by the City Council, subject to the general provisions prescribed in Section 2005:
 - a. Abattoir.
 - b. Ammonia, chlorine or bleaching powder manufacture.
 - c. Asphalt manufacture or refining.
 - d. Celluloid manufacture (except in isolated, fire-resisting buildings).
 - e. Coal tar products manufacture.
 - f. Creosote manufacture.
 - g. Distillation of coal, wood or bones.
 - h. Explosives or fireworks manufactures.
 - i. Fat rendering.
 - j. Fertilizer manufacture or potash refining.
 - k. Glue or size manufacturing or process involving recovery from fish or animal offal.
 - l. Gypsum, lime cement, plaster of paris or plaster manufacture.
 - m. Helicopter or airplane landing facility.
 - n. Incineration, reduction of or dumping of offal, garbage, or refuse on a commercial basis, EXCEPT where controlled by the municipality.

- o. Iron, steel or other metal manufacture or processing, drop forging with power hammer, boiler works, heavy weight casting including galvanizing and other treatment.
 - p. Junk yard or junk storage (see also Section 1508).
 - q. Leather processing.
 - r. Linoleum manufacture.
 - s. Motor vehicle service station, car wash establishment, or the buying and selling of second hand motor vehicles.
 - t. Paint manufacture.
 - u. Paper manufacture.
 - v. The manufacture, refining or bulk storage of petroleum and products made therefrom.
 - w. Plastic manufacture or the manufacture of articles therefrom.
 - x. Poisonous gases.
 - y. Quarry.
 - z. Rubber, caoutchouc or gutta percha manufacture from crude or scrap material.
 - aa. Sewage disposal plant, EXCEPT where controlled by the municipality.
 - bb. Soap manufacture.
 - cc. Sulphurous, sulphuric, nitric, or hydrochloric acid manufacture.
 - dd. Tar distillation and tar roofing manufacture.
 - ee. Building for storage of used materials.
4. No building or other structure shall be erected, altered or used, and no land shall be used or occupied for residential purposes, EXCEPT where subdivision plans or individual building lots existed, and were duly recorded or registered prior to the enactment of this amendment. (August 12, 1962). The dwelling or dwellings of caretakers or watchmen located on the premises where such use is incidental to the principal permitted use are exempt from the above provisions.

Section 1402. Area and Height Regulations. Every building shall comply with the following area, yard and height regulations:

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. Side Yard. None required, EXCEPT that where a lot abuts a residential district, or a street on side lot line, a side yard shall be provided which shall be not less than ten (10) feet. In any case, where side yards are provided, although they are not required, each side yard shall be not less than five (5) feet in width. 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 3.
4. Rear Yard. There shall be a rear yard on each lot which shall be not less than fifteen (15) feet in depth or the height of the building, whichever is greater. Where a rear yard abuts a railroad right-of-way, the rear lot line shall be deemed to be the center line of the railroad right-of-way for the purpose of this paragraph 4.
5. Height. No building shall exceed one hundred (100) feet in height.

Section 1403. Performance Standards. Any uses permitted in Industrial A Districts must also conform to all of the performance standards contained in Section 1511.

Section 1404. Special Regulations. In order to encourage sound and attractive industrial development, the following special requirements shall apply:

1. Along each side or rear property line, which directly abuts a residential district in the city or similar districts in an adjoining municipality, a buffer planting strip not less than ten (10) feet in width, as defined in Section 201-3 shall be provided.
2. Off-street parking, off-street loading and special requirements related to highway frontage described in Article XVII, Section 1502 shall apply in Industrial A Districts.

ARTICLE XIII

INDUSTRIAL PARK DISTRICTS

Section 1300. Intent. The purpose of this section is to establish Park Districts, and to regulate land uses to insure compatibility of development, both within the District and with adjacent uses and users by means of the following performance standards, area requirements and other regulations.

Section 1301. Use Regulations. Within any Industrial Park District, as indicated on the Building Map, no building, structure or land shall be used and no building or other structure shall hereafter be erected, altered or enlarged except for the following:

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. Signs in conformance with Article XVIII.
12. Restaurants and banks.
13. Warehousing.
14. As an accessory use to a permitted manufacturing or warehousing use, retail sales shall be permitted, but in no case shall such retail sales exceed twenty-five (25) percent of the total sales of the establishment.
15. Condominiums.

Section 1302. Prohibitions. Within any Industrial Park District, NO buildings shall be erected, altered or enlarged and NO land shall be used for the following:

1. Abattoir.
2. Asphalt manufacturing or refining.
3. Building material manufacturing and distribution where outside storage or manufacturing operations are required.
4. Commercial coal yard or coal storage.
5. Creosote manufacturing.
6. Distillation of coal, wood or bones.
7. Explosives or fireworks manufacturing.
8. Fat rendering.
9. Fertilizer or potash manufacturing or refining.
10. Glue or size manufacturing or process involving recovery from fish or animal offal.
11. Gypsum, cement, plaster, or plaster of paris manufacturing.
12. Incineration except for the destruction of wastes resulting from the primary use of the land and in compliance with the provisions of Article XIII Industrial Park Districts.
13. Motor vehicle repairing.
14. Reduction of or dumping of offal, garbage, or refuse.
15. Junk or salvage yard or junk or salvage storage.
16. Petroleum refining.
17. Sewage disposal plant EXCEPT where controlled by a municipal.
18. Tar distillation.
19. Tar roofing manufacturing.

Section 1303. Lot Sizes.

1. The minimum area of any lot shall be one and one-half (1½) acres.
2. The minimum width of any lot shall be two hundred (200) feet measured along the street line at the front of the lot.
3. The minimum width of any lot at the front building line shall be two hundred (200) feet.

EXHIBIT D

PROPERTY REHABILITATION STANDARDS

NORTH END INDUSTRIAL PARK URBAN RENEWAL PROJECT

Springfield, Massachusetts

A. GENERAL OBJECTIVES OF NON-RESIDENTIAL REHABILITATION

- (1) All non-residential properties are to be improved, restored, or maintained at a level necessary to adequately accomplish the distribution of goods and services to the public and to provide safe, healthy working conditions for employees.
- (2) Entrances and exists to commercial, industrial and office properties should be maintained in such manner as to encourage customer, employee and public use with safety and efficiency.
- (3) Off-street parking, loading facilities, and pedestrian access should be separated to the maximum extent feasible so as not to create conflicting movements.
- (4) The exterior physical character of all structures should be aesthetically pleasing and architecturally consistent with other existing structures in the rehabilitation area as well as new construction.
- (5) Exterior modifications should be guided by the overall design concept plan.

B. STANDARDS FOR NON-RESIDENTIAL REHABILITATION

All structures in the North End Industrial Park Urban Renewal Plan

Project shall conform to the standards of the Building, Housing, Electrical, and Plumbing Codes and to the Zoning Ordinance of the City of Springfield, as amended, and such other federal or Commonwealth regulations or standards as may be applicable. In addition, the following project standards shall also be followed:

(1) Structure Inspection

An inspection by the Springfield Redevelopment Authority shall be made of the interior and exterior condition, appearance and layout of all structures in the Project Area which are to remain. Based on this inspection, the Redevelopment Authority will provide the redeveloper/owner of the property with a list of required structural repairs and improvements and a list of suggested improvements for elements affecting appearance. The redeveloper/owner will be requested to prepare or have prepared plans for design improvement generally in accord with the suggestions of the Springfield Redevelopment Authority, and in harmony with the architectural character of the surrounding areas. The Redevelopment Authority will review the plans and is prepared to offer advice and suggestions to redevelopers/owners preparing such improvement plans. Every effort will be made to assure that improvements over and above required structural changes are made in as many cases as possible, so that the quality of design achieved will help contribute to the long-term

(2) Structural Standards

The construction standards and requirements set forth herein are designed to achieve a structurally sound building with a minimum life of twenty years exclusive of normal replacement items, and apply to principal buildings, extensions and additions to such buildings, and accessory buildings.

- (a) All structures shall be of adequate framing and construction, be weather-tight, contain adequate protection from corrosion, decay, insects and other destructive forces, be of an acceptable quality of workmanship, and contain sufficient and proper insulation to permit healthful year-round usage.
- (b) Any deterioration or failure of material, as evidenced by settlement, sagging, cracks, dampness, holes, leakage, inadequate drainage, rodents, insects, or other conditions impairing the safety or sanitation of the building shall be repaired, replaced, or otherwise corrected in a workman-like manner with materials of good quality and reasonable durability. All integral structural components shall be in sound condition and serviceable for the expected useful life of the rehabilitated building. Sagging of floors, roofs, partitions or stairs, or bulging of exterior walls shall be restored as near as practical to an acceptable level or plumb position and supported or braced so as to prevent a recurrence of the condition. Individual structural members in a seriously deteriorated condition shall be replaced. Loose jointing of

- Structural members shall be restored to original rigidity.
- (c) All exterior wood surfaces shall be protected from the elements against decay with paint or other protective coverings. All scaled and chipped paint shall be removed and replaced.
 - (d) Leaking, cracked, sagging, or otherwise deteriorated roofs shall be repaired, reinforced, or rebuilt as required. Means shall be provided for satisfactory removal of rain-water.
 - (e) All structures shall have a complete and proper masonry foundation, with footings below the frost level, adequate waterproofing, and termite protection.
 - (f) All inside and outside stairways, rails and balconies shall be safely constructed and maintained in good repair. All wooden exterior stairways and porches shall be removed or replaced. Replacement of such exterior stairways shall be of a material consistent with the standards of the Building Code.
 - (g) All floors shall be smooth, even, sound, and free from holes, splits, loose boards or excessive deflection.
 - (h) Walls and ceilings shall be smooth, even, sound and free from holes and cracks. Old paint and paper shall be removed and surfaces shall be sanded before repainting or repairing. All unsound or rotted plaster shall be replaced. All sagging or deflected surfaces shall be repaired or replaced.

and the interior finishings shall meet the standards
of the Building Code.

- (i) Wood trim and doors shall be scraped and sanded to a smooth finish before painting, or shall be replaced.

Wood sash shall be weather-tight and resistant to excessive infiltration or wind rattling. The surface shall be scraped and sanded smooth and all defective glass or putty shall be replaced before painting. Rotted, weak, or broken sash shall be replaced.

- (j) Lavatories shall have waterproof floors and sanitary base at least 4 inches in height.

(3) System Standards

- (a) Utilities shall be independent for each property without dependence upon other properties.
- (b) All new hot and cold water supply piping shall be of non-ferrous materials. All piping shall be adequately sized to supply, drain, and vent all fixtures attached thereto, and shall be sound, tight, and free of mineral deposits or corrosion. Piping not meeting these requirements shall be sound, tight, and free of mineral deposits or corrosion. Piping not meeting these requirements shall be replaced. Pipes entering any space shall be securely closed against the wall surface to prevent leakage of air and sound or harborage for vermin or rodents.
- (c) Heat shall be supplied to all non-storage floor area through

a system capable of distributing 70 degrees F. at a distance three feet above floor level when the outdoor temperature is zero degrees F.

The heating plant shall be properly installed in a separately enclosed space and shall be properly connected to an approved flue. The system shall be durable and in operation, with all mains, branch piping, and duct work safely placed in adequate concealments.

- (d) All elevators shall be fully enclosed and shall meet safety requirements as set forth by the Springfield Building Code.
- (4) All properties shall be graded in such a way as to provide satisfactory drainage for water run-off to a public street or drainage easement.
- (5) Halls, alleys and entrance-ways shall be free of all debris. No subsidiary structures, fences, or similar accessory items shall be permitted which:
 - (a) Obstruct a safe means of access to or egress from the building, or rear parking area;
 - (b) Create fire hazards, attract or harbor rodents, or create unhealthful conditions;
 - (c) Are structurally unsafe; or
 - (d) Create objectionable odors, noises, or view.
- (6) Refuse shall be kept in rodent-and-odor proof containers, which shall be placed behind or within suitable visual barriers.

- (7) Where rear access is provided from a parking lot or right-of-way, adequate lighting and entrance signs shall be provided; the design of such rear entrances shall be in keeping with the urban design concept plan.
- (8) All driveways, parking areas, walks and plazas shall be suitably surfaced with dustless material. All other areas shall be landscaped and provided with appropriate trees and shrubbery.
- (9) Where existing flooring in the display area of store or other public commercial space is deemed to be worn or unattractive, new heavy duty flooring shall be laid.

Where the existing ceiling in the display area of a store or other public commercial space is deemed to be worn, inadequate or unattractive, new ceiling material shall be installed. It shall be hung or attached in such a manner as to assure that there be neither warpage or sagging. The ceiling pattern shall be consistent throughout the retailing space, and be designed with the location and size of air-conditioning registers and lighting fixtures in mind. Where existing interior walls are deemed to be worn, cracked, or unattractive, they shall be cleaned, patched, painted, or otherwise appropriately modernized.

Where existing lighting fixtures are deemed to be outmoded and inadequate, modern attractive lighting fixtures shall be installed.

(10) Landscaping, exterior paving, parking arrangement, and site layout shall be in keeping with the urban design concept plan.

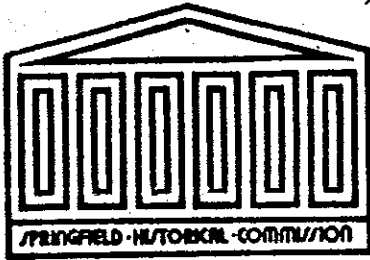
(11) Store fronts and all exterior facades shall be remodeled or refurbished in keeping with the urban design concept plan. Roof line, sign treatment, display windows and exterior facing material shall all be considered. Architectural treatment of side and rear facades shall be in keeping with the urban design concept plan.

Adjoining buildings in separate, or the same, ownership shall be designed so as to carry out a unified concept.

Masonry facing shall be cleaned and pointed up as necessary.

C. EXCEPTIONS

Where special site or structural conditions may make it impractical to carry out one or more of the minimum requirements listed herein without severe hardships, a variance to such requirements may be permitted by the Springfield Redevelopment Authority, providing that no variance shall be permitted which is less restrictive than applicable state and local codes and ordinance.



CITY HALL
SPRINGFIELD,
MASSACHUSETTS
01103

May 19, 1983

Ms. Patricia Weslowski
State Historic Preservation Officer
Massachusetts Historical Commission
294 Washington Street
Boston, MA 02108

Dear Pat:

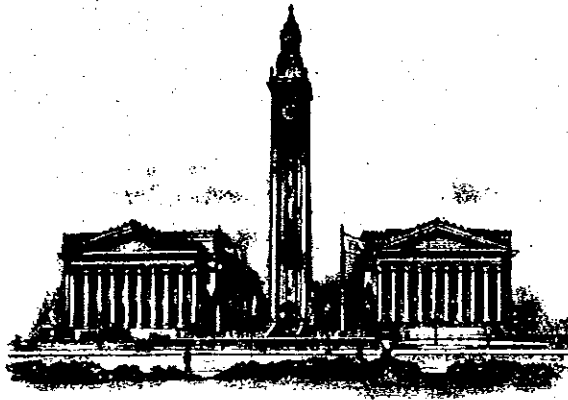
The Springfield Historical Commission has voted in favor of a motion stating that "the North End Industrial Park Urban Renewal Plan will have no adverse impact on Springfield's historic assets, and there have been no properties identified as being either eligible for or on the National Register of Historic Places".

If any further information is needed please contact me at (413) 787-6020.

Sincerely,

Matthew E. Donnellan
Planner

MED/tm



THE CITY OF
SPRINGFIELD, MASSACHUSETTS



Planning Department
May 19, 1983

Mr. John Benoit, Commissioner
Community Development
City Hall
Springfield, MA 01103

Re: North End Industrial Park Urban Renewal Amendment

Dear Mr. Benoit:

After reviewing the above captioned plan, the Planning Board, at a regular meeting held on May 18, 1983, attended by a legal quorum, voted unanimously to adopt the following:

RESOLVED:

That the North End Industrial Park Urban Renewal Amendment dated May, 1983 has been reviewed by the Planning 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.

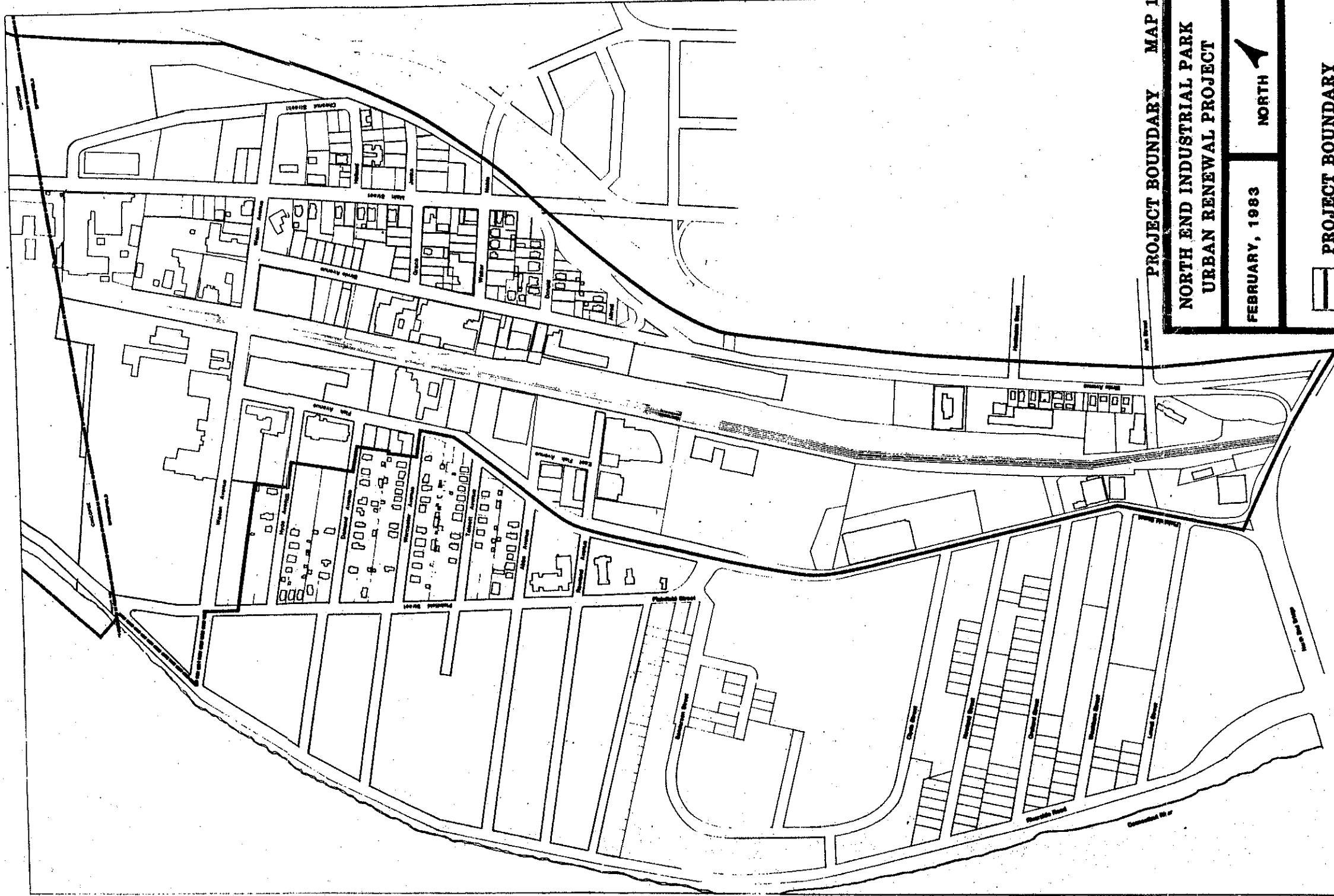
This review and vote is intended to meet the requirements of the General Laws of Massachusetts, Chapter 121B, Section 48.

Very truly yours,

Claire O'Brien

Claire O'Brien, Chairman

/tm



PROJECT BOUNDARY MAP 1

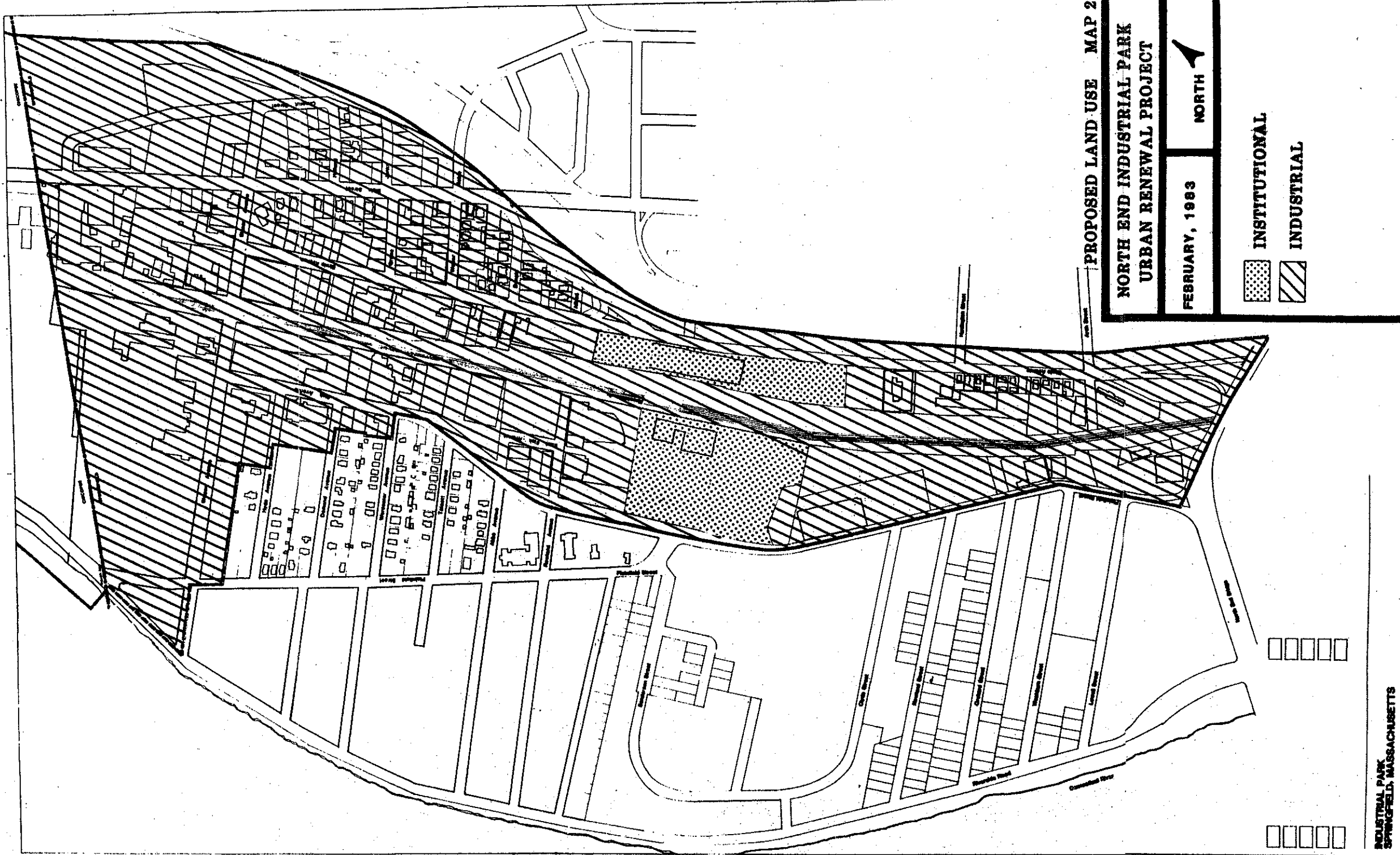
**NORTH END INDUSTRIAL PARK
URBAN RENEWAL PROJECT**

FEBRUARY, 1983

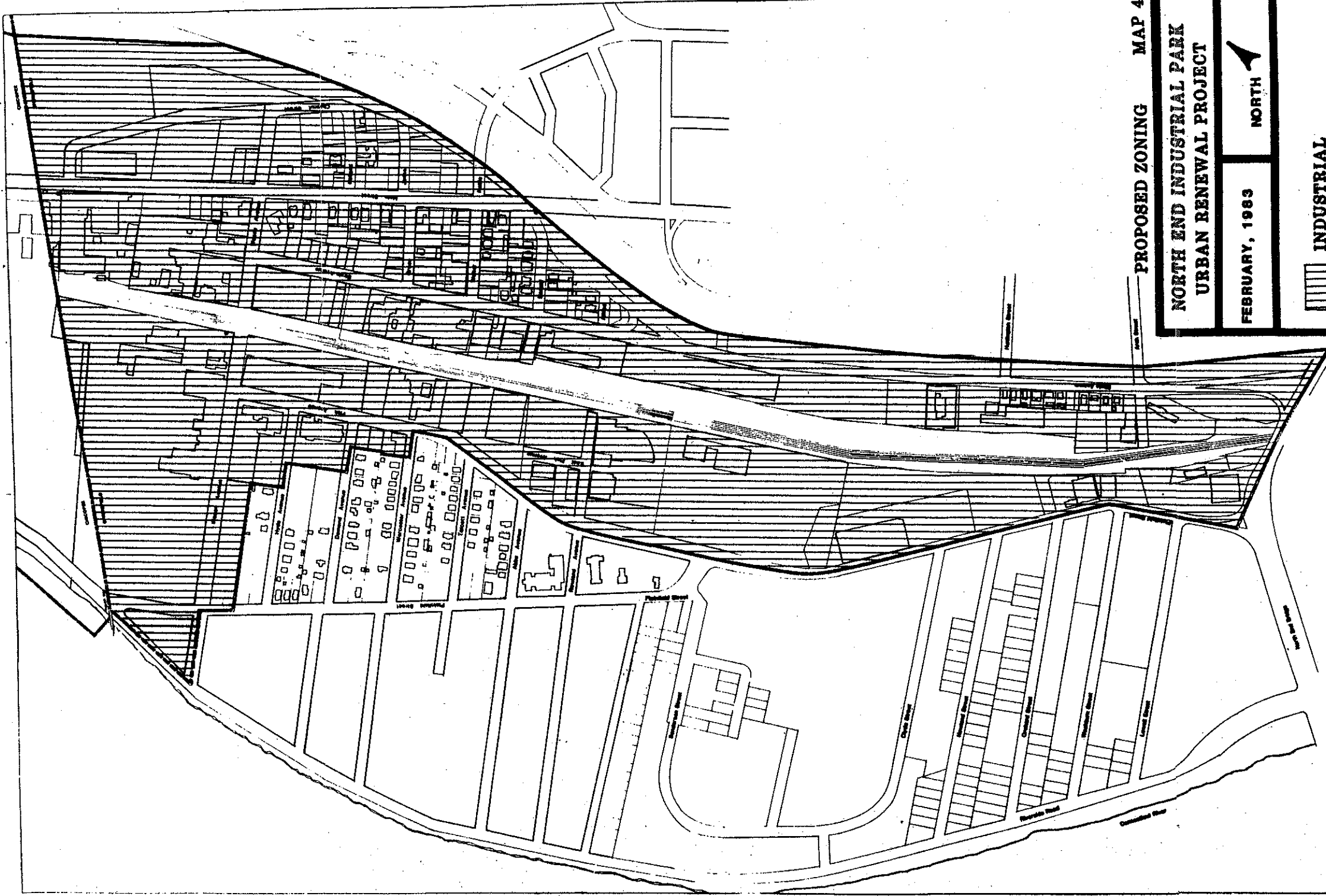
NORTH



PROJECT BOUNDARY



INDUSTRIAL PARK
SPRINGFIELD, MASSACHUSETTS



PROPOSED ZONING MAP 4

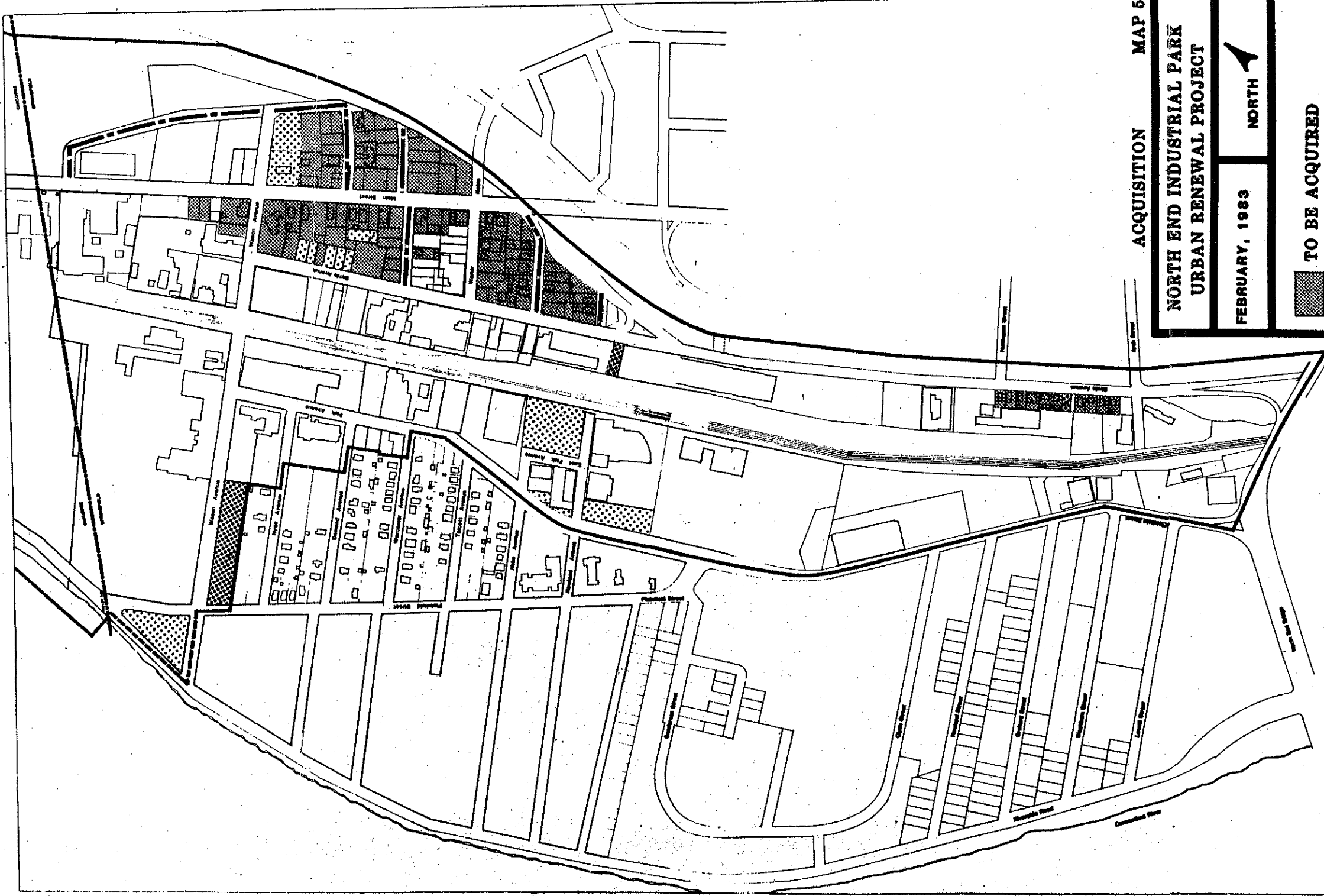
**NORTH END INDUSTRIAL PARK
URBAN RENEWAL PROJECT**

FEBRUARY, 1983

NORTH



INDUSTRIAL



ACQUISITION MAP 5

**NORTH END INDUSTRIAL PARK
URBAN RENEWAL PROJECT**

FEBRUARY, 1983

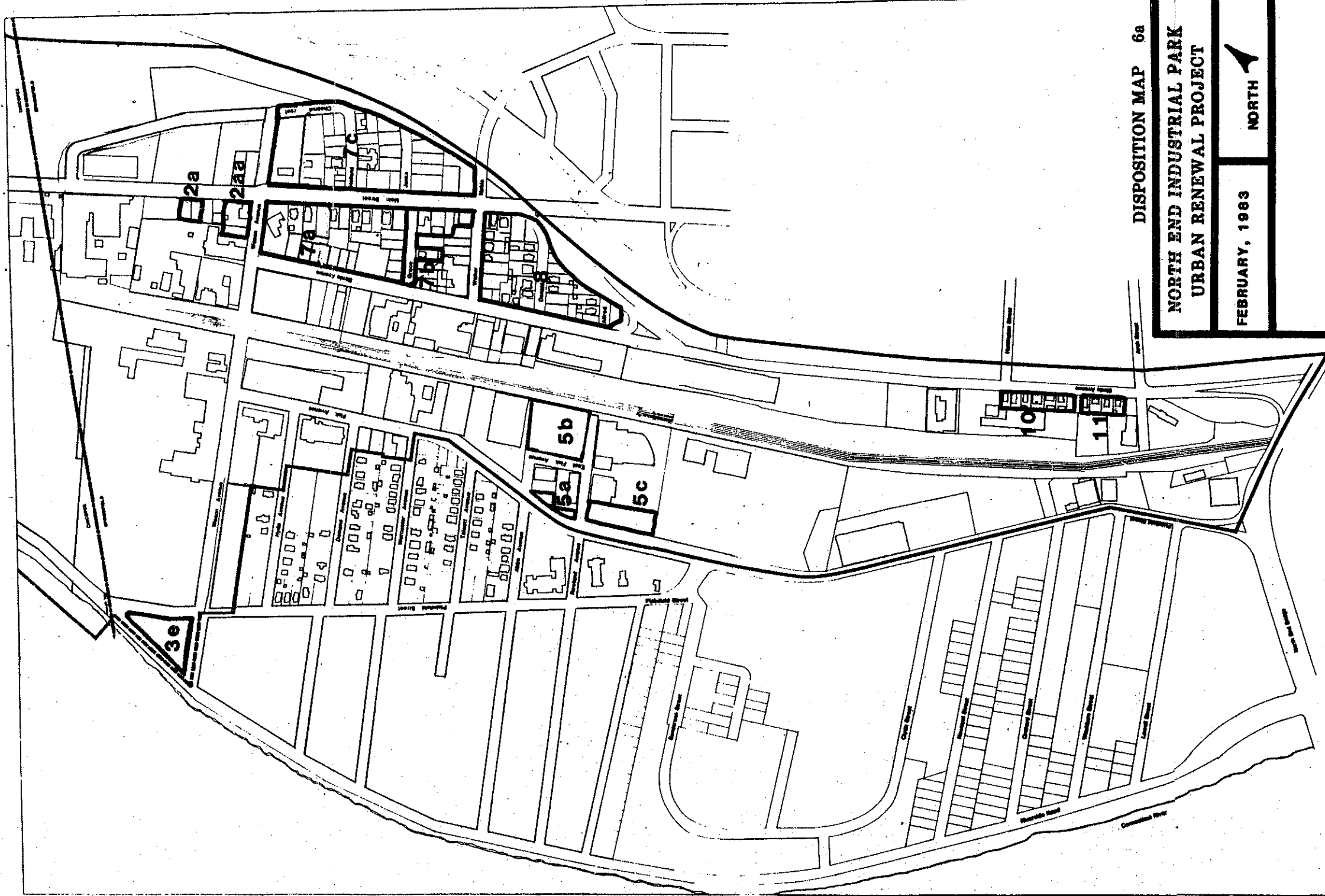
NORTH

TO BE ACQUIRED

STREET ABANDONMENT

IN SRA OWNERSHIP

IN CITY OWNERSHIP



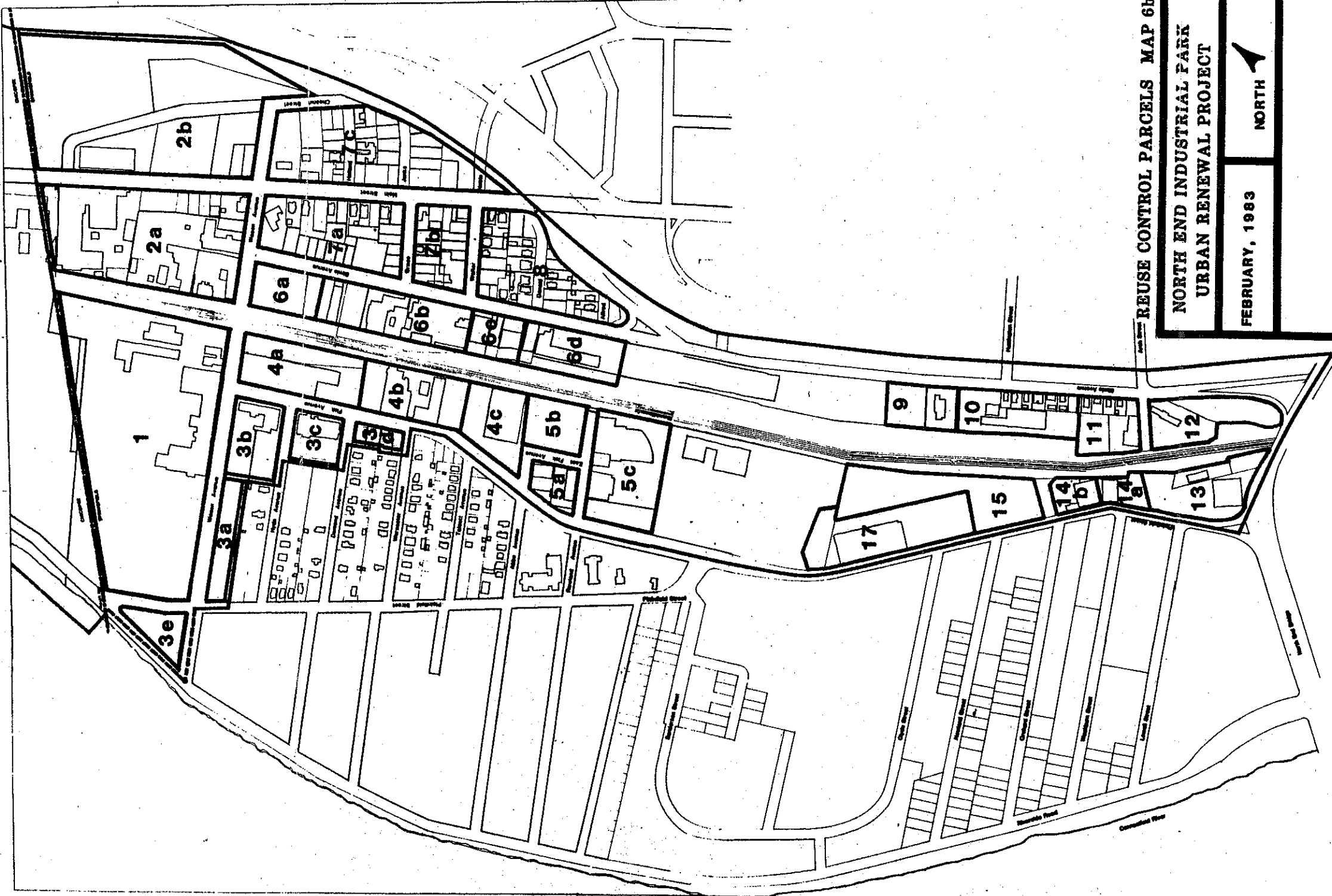
DISPOSITION MAP 6a

**NORTH END INDUSTRIAL PARK
URBAN RENEWAL PROJECT**

FEBRUARY, 1983



NORTH

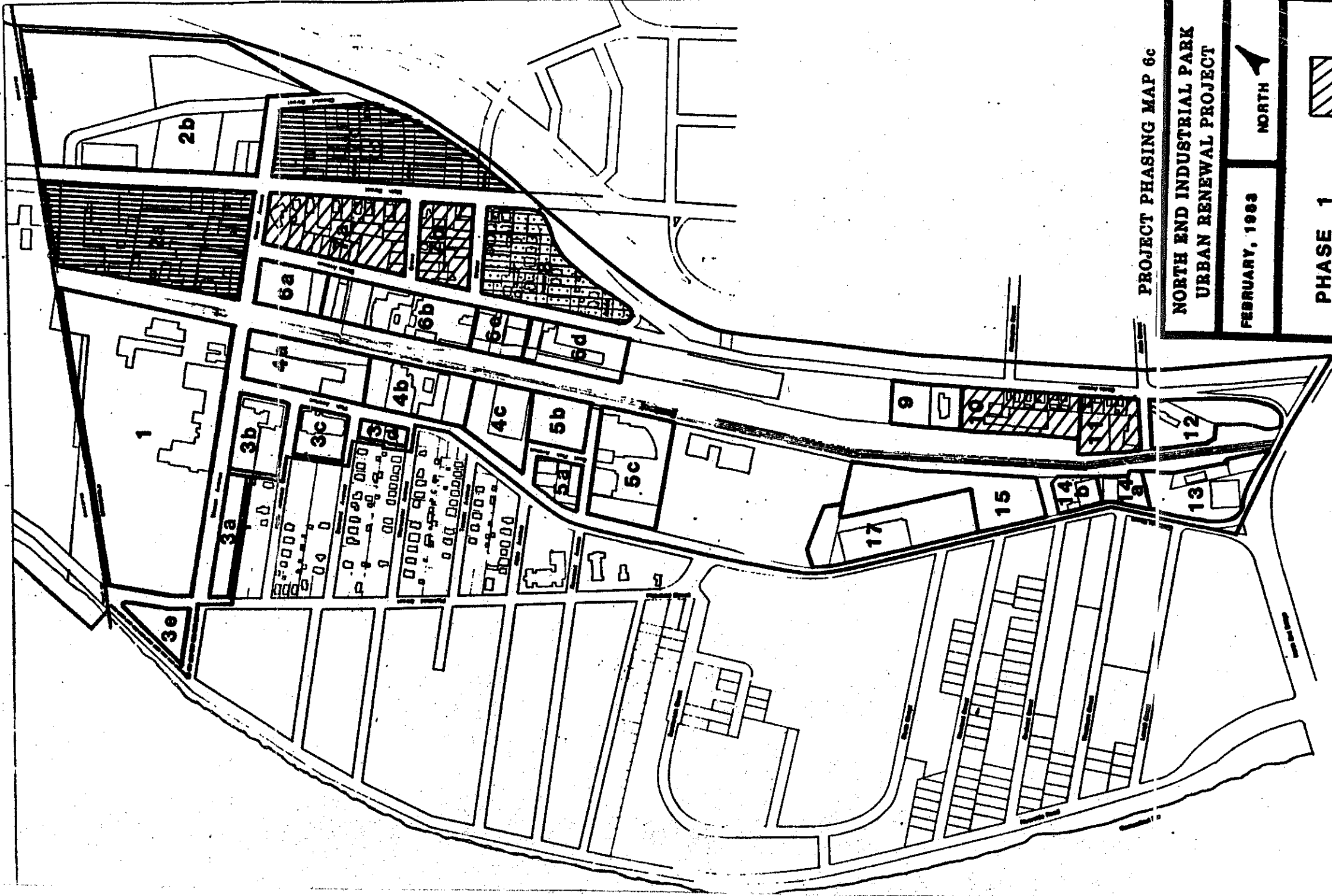


REUSE CONTROL PARCELS MAP 6b

NORTH END INDUSTRIAL PARK
URBAN RENEWAL PROJECT

FEBRUARY, 1983





PROJECT PHASING MAP 6c

NORTH END INDUSTRIAL PARK
URBAN RENEWAL PROJECT

FEBRUARY, 1983



- PHASE 1
- PHASE 2
- PHASE 3

WASON/NORTH INDUSTRIAL PARK URBAN RENEWAL PROJECT

AMENDMENT

JANUARY, 1987

SPRINGFIELD REDEVELOPMENT AUTHORITY

**WASON/NORTH INDUSTRIAL PARK
URBAN RENEWAL PROJECT
AMENDMENT
JANUARY 1987**

DATA ON PROJECT AREA

URBAN RENEWAL PROJECT

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 Excluded from the Project Area.									
ITEM	TOTAL	ACREAGE					CONDITION OF BUILDINGS		ACREAGE BY PROPOSED LAND USES
		BY PRESENT CHARACTER			BY PROPOSED ACQUISITION		TOTAL BUILDINGS	NUMBER WITH DEFICIENCIES	
		WITH BLOBS, OR STREETS	W/OTHER IMPROVEMENTS	UNIMPROVED	TO BE ACQUIRED	NOT TO BE ACQUIRED			
Al.	157	121.1	9.2	26.7	21.6	135.4	87		157
Streets, Alleys, Public Rights-of-Way, Total	25	25		-	3.4	21.6			25
a. Major Transportation	14.2	14.2		-	-	14.2			14.2
b. Other Streets, Alleys, Public Rights-of-Way	10.8	10.8		-	3.4	7.4			10.8
Residential, Total	5.1	5.1	-	-	5.1	-			5.1
a. Dwelling Purposes	5.1	5.1	-	-	5.1	-			5.1
b. Related Public or Semipublic Purposes	-	-	-	-					
Residential, Total	126.9	91	9.2	26.7	13.0	113.8	2		
a. Commercial	2.4	2.4	-	-	2	.4			
b. Industrial	80.7	73.1	7.6	-	3.4	77.3	2		
c. Public or Semipublic (Institutional)	17.1	15.5	1.6	-	-	17.1			
d. Open or Unimproved Land Not Included in 3a, b, or c above	26.7			26.7	7.7	19			

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	96.1	10.5			
All Buildings	88	48			
a. Residential Buildings	40	40			
b. Nonresidential Buildings	48	8			
All Dwelling Units	163	163			
a. In Buildings With Deficiencies					
b. In Standard Buildings					

Wason/North Industrial Park Urban Renewal Plan Amendment

Project Summary

January 1987

Exhibit A

Amended Area Description

The amended Wason/North Industrial Park urban renewal area, adding a total of 3.5 acres, is located in the northwestern corner of the Memorial Square neighborhood in Springfield's North End. The added properties are shown in Exhibit B under the Phase IV acquisitions.

The amended urban renewal plan includes two parcels on the west side of Birnie Avenue and one property on the west side of Fisk Avenue. The two parcels located on Birnie Avenue include a marginal industrial use known as John A. Pirello, Inc. and an adjacent vacant property also owned by John A. Pirello. The proposed reuse of these properties would continue to be industrial. The Commonwealth of Massachusetts has chosen this site and adjoining urban renewal properties as the location for a regional recycling facility.

The property located at 118 Fisk Avenue is also being acquired due to the marginal use of the building by a roofing company and automobile towing service. The structure is in substantial condition and the City proposes to acquire the building and work to rehabilitate and reuse the building for industrial uses.

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**Wason/North Industrial Park
Urban Renewal Plan Amendments**

The Wason/North Industrial Park Project is hereby amended:

- (1) By adding Exhibit A, "Amended Area Description" in its entirety.
- (2) By deleting Exhibit B, "Properties to be Acquired" in its entirety and by substituting Exhibit B, Properties to be Acquired.
- (3) By deleting from Section 2. d. , entitled "Controls on parcels not to be acquired", the words "sections 2a and 2b13 above" in its entirety and by substituting in lieu thereof Exhibit C "Controls on Parcels Not To Be Acquired" and "Parcels Not To Be Acquired- Apply Rehabilitation Standards" in their entirety.
- (4) By deleting Sections C.2.a. and C.2.b. 1 through C.2.b. 13 in their entirety and substituting Sections C.2.a. "Permitted Uses Pertaining to All Disposition Parcels" and C.2.b. 1 through C.2.b. 13 "Additional Prohibitions and Requirements".
- (5) By deleting Section C.3. "Redeveloper's Obligations" in its entirety and by substituting Section C.3 "Redeveloper's Obligations".
- (6) By adding the "Proposal to Purchase Property" as Exhibit 101 in its entirety.
- (7) By deleting Map 3 "Existing Zoning" in its entirety and by substituting in lieu thereof Map 3 "Existing Zoning" in its entirety.
- (8) By deleting Map 5, "Acquisition" in its entirety and by substituting in lieu thereof Map 5, "Acquisition" as amended January 1987.
- (9) By deleting Map 6c, "Phase Map" in its entirety and by substituting in lieu thereof Map 6c, "Phase Map", as amended January 1987.
- (10) By adding "Disposition Procedure - Wason/North Industrial Park" in its entirety.

EXHIBIT B
Properties to be Acquired

<u>STREET PARCEL</u>	<u>ADDRESS</u>	<u>SQUARE FEET</u>
	<u>PHASE I</u>	
01480-0126	ES Birnie Avenue	4,000
01480-0132	ES Birnie Avenue	21,717
05870-0007	NS Grace Street	4,800
05870-0006	NS Grace Street	3,880
05870-0005	NS Grace Street	3,485
05870-0004	NS Grace Street	4,686
05870-0003	NS Grace Street	4,686
08130-0309	WS Main Street	6,430
08130-0310	3346 Main Street	5,000
08130-0311	WS Main Street	5,290
08130-0312	3364 Main Street	5,290
08130-0313	3372-3374 Main Street	5,290
08130-0315	rear WS Main Street	2,304
08130-0316	WS Main Street	5,060
08130-0317	rear 3384-3386 Main St.	7,887
08130-0318	3394-3396 Main Street	5,060
08130-0319	WS Main Street	9,041
08130-0320	3420 Main Street	12,617
08130-0321	3432 Main Street	9,607
05870-0011	21 Grace Street	6,250
08130-0308	3308-3316 Main Street & 5-11 Birnie Avenue	7,516
08130-0307	3304 Main Street	7,333
08130-0306	WS Main Street	4,280
08130-0305	3270 Main Street	4,531
08130-0290	3284 Main Street	1,740
06690-0003	14 Holland Street	5,000
02750-0232	942 Chestnut Street and 29 Holland Street	5,000
06690-0009	15-17 Holland Street	6,464
06690-0010	11-13 Holland Street	5,000

PHASE I (cont.)
STREET PARCEL

ADDRESS

SQUARE FEET

11955-0011	SS Walter Street	7,001
11955-0010	SS Walter Street	3,251
11955-0012	SS Walter Street	7,354
11955-0013	21 Walter Street	4,969
11955-0014	17 Walter Street	6,719
11955-0015	11-9 Walter Street	5,967
08130-0304	3252-3254 Main Street & 5-7 Walter Street	2,263
08130-0303	3246-3248 Main Street	2,263
08130-0302	3234-3242 Main Street	5,308
08130-0301	WS Main Street	6,956
08130-0300	WS Main Street	3,955
03960-0003	16-18 Donald Street	5,363
03960-0005	22-24 Donald Street	5,649
03960-0007	28 Donald Street	9,158
03960-0009	34 Donald Street	6,620
03960-0010	36-38 Donald Street	2,493
03960-0012	NS Donald Street	3,653
01480-0140	303 Birnie Avenue	3,085
01480-0139	307-309 Birnie Avenue	5,755
01480-0138	ES Birnie Avenue	2,456
03960-0014	SS Donald Street	6,108
03960-0016	SS Donald Street	5,250
03960-0018	33-35 Donald Street	5,524
03960-0020	29-27 Donald Street	5,586
03960-0022	SS Donald Street	3,921
01480-0143	ES Birnie Avenue	3,020
01480-0144	ES Birnie Avenue	1,250
00250-0009	NS Alfred Street	3,299
00250-0008	42 Alfred Street	4,549
00250-0007	38 Alfred Street	6,626

PHASE II

<u>Parcel Number</u>	<u>Address</u>	<u>Sq. Ft.</u>
08130-0323	3452 Main Street and SS Wason Avenue	28,152
01480-0123	ES Birnie Avenue	7,436
12030-0052	SS Wason Avenue	34,000
02750-0236	WS Chestnut Street	17,709
02750-0234	WS Chestnut Street	5,000
02750-0233	WS Chestnut Street	4,866
06690-0005	NS Holland Street	5,000
06690-0004	NS Holland Street	4,579
08130-0371	3393-3387 Main Street	3,500
08130-0370	3397 Main Street	6,500
08130-0369	3415 Main Street	15,691
02750-0231	WS Chestnut Street	4,244
02750-0229	rear 924 Chestnut Street	3,058
06690-0008	SS Holland Street	5,000
08130-0372	ES Main Street	4,700
08130-0374	ES Main Street	10,600
08130-0375	ES Main Street	4,700
07090-0003	NS Jenks Street	6,000
07090-0004	NS Jenks Street	5,804
07090-0005	NS Jenks Street	6,161
07090-0014	SS Jenks Street	1,820
07090-0015	SS Jenks Street	2,384
07090-0022	SS Jenks Street	7,609
07090-0023	SS Jenks Street	7,250
07090-0024	SS Jenks Street	7,250
08130-0378	3321-3303 Main Street & 5-9 Jenks Street	13,050
08130-0380	3291 Main Street	10,125
08130-0382	ES Main Street	15,971
08130-0365	3435-3453 Main Street	16,500

PHASE III

<u>Parcel Number</u>	<u>Address</u>	<u>Sq. Ft.</u>
12030-0039	NS Wason Avenue	6,389
08130-0326	3474-3478 Main Street	15,700
01480-0038	64-66 Birnie Avenue	4,250
01480-0037	58-60 Birnie Avenue	4,250
01480-0036	52 Birnie Avenue	4,701
01480-0035	40-42 Birnie Avenue	4,701
01480-0034	36 Birnie Avenue	4,250
01480-0010	24-26 Birnie Avenue	3,995
01480-0009	20-22 Birnie Avenue	4,675
01480-0008	14-16 Birnie Avenue	4,675
01480-0007	10 Birnie Avenue	4,675

Phase IV Acquisitions

<u>Parcel Number</u>	<u>Address</u>	<u>Owner</u>	<u>Sq. Ft.</u>
01480-0039	70 Birnie Avenue	Vivenzio, Vincent	4,250
01480-0045	74 Birnie Avenue	Pirello, John	88,880
05170-0028	118 Fisk Avenue	Pirello, John	60,279

**Wason/North Industrial Park Urban Renewal Plan
Reuse Controls**

The Wason/North Industrial Park Urban Renewal Project is hereby amended by deleting Sections C.2.a. and C.2.b. 1 through C.2.b. 13 in their entirety and substituting in place thereof:

C. 2. a. Permitted Uses Pertaining to All Disposition Parcels: Application of City of Springfield Zoning Ordinance: The definitions, purposes, prohibitions and all other provisions applicable to Industrial A Districts as defined in the City of Springfield Zoning Ordinance as enacted April 22, 1971 and further amended May 20, 1983 as Article XIV, Sections 1400 through 1404 inclusive shall apply to the premises granted herein to the same extent as if said provisions were set forth herein in their entirety. A copy of an excerpt of said Zoning Ordinance is attached as Exhibit C.

C. 2. b. Additional Prohibitions and Requirements: In order to further the expressed purposes in Section 1 hereof, the following uses shall be specifically prohibited from the premises granted herein regardless of the fact that it is a permitted use or that a special permit may be obtained from the City of Springfield for the prohibited use:

1. Retail uses;
2. Asbestos manufacturing, distribution, or storage;
3. Acetylene gas, cyanide compound or oxygen manufacture;
4. Agricultural uses;
5. Building material manufacturing and distribution where outside storage of manufacturing operations is required;
6. Commercial coal yard or outside storage of said products;
7. Distillation of bones;
8. Fat rendering or fumigation plants;
9. Potash manufacturing or refining;
10. Residential facilities, including apartments, condominiums and mobile homes;
11. Junk yards or junk storage;
12. Tire recapping or retreading or storage of used tires;
13. Gasoline or diesel filling stations, repair shops, laboratories, car or truck washing stations, except when such activities are ancillary to some other principal use of the parcel and are conducted in such a manner as to be screened from public view;

14. Any trade or activity which is noxious, offensive, unhealthy or unsafe or may become an annoyance or nuisance by reason of unsightliness or excessive emissions of odors, dust, fumes, smoke or noise.

Outside Storage. There shall be no outside storage of materials, equipment, supplies, or vehicles unless such storage is ancillary to the principal use of a business establishment located on the parcel. The following general conditions shall apply in all cases:

- a. There shall be no outside storage adjacent to the side of a building facing a street or public way which is contiguous to the parcel;
- b. All materials, equipment, supplies, and vehicles stored outside shall be adequately screened from public ways and adjoining parcels with a vinyl coated chain link fence of adequate height and constructed of durable materials and a live screening of the appropriate height located around the exterior of said fencing.
- c. Under no circumstances shall the area enclosed for outside storage exceed twenty-five per cent (25%) of the total area of the parcel.

In the case of outside storage of materials or non-vehicular equipment the height of materials and equipment stored outside shall not exceed the height of the screening fence and live buffer.

The following special conditions shall apply in the case of outside storage of motor vehicles:

- a. Vehicles stored outside shall not exceed fourteen feet in height and must be screened by a vinyl coated chain link fence and live screening of appropriate height;
- b. Daily parking for employees, visitors, deliveries and loading shall be excluded from the requirements of this Section.

Signs. Signs within the project area shall be restricted to signs identifying only the establishment and the nature of it's use and product. All signs and displays visible outside a facility must be suitably integrated with the architectural design of the facility they identify. Each establishment is allowed one sign. No sign shall project beyond the face of the building more than twenty-four (24) inches and shall not exceed forty (40) square feet in area.

Parking or directional signs, each with an area not in excess of four square feet shall be allowed in all cases.

The following signs are prohibited under all circumstances:

- a. Illuminated signs which are flashing, intermittent or containing exposed bulbs;

- b. Animated signs;
- c. Roof signs; or signs that project above roof of the structure;
- d. Temporary or promotional signs such as paper signs, banners, streamers or placards;
- e. Outdoor or window displays or advertising of products.

Parking. Each facility must provide a sufficient number of parking spaces to insure that on-street parking will not be necessary during normal operation of businesses located therein. This area must be paved with bituminous concrete or other suitable permanent materials. No visitor or employee parking spaces shall be located at the front of a building. The number of visitor spaces located adjacent to the side of a building which faces a street may be constructed within five feet of any property line or building, or ten feet of a public way.

Loading and Unloading. Paved area of bituminous concrete or other suitable permanent material shall be maintained on the granted premises for all loading and unloading so that such loading and unloading shall be done completely off any public way. There shall be no loading or unloading of vehicles, nor any docks or doors for said purpose, located on the side of a building facing a street or public way which is contiguous to the parcel.

Setbacks. No building or other structure (except for approved fences or signs) shall be erected in setback areas as defined below:

- a. Front Yards- A setback of at least 30 feet shall be provided from the paved boundary of any street or public right-of-way;
- b. Side and Rear Yards- A setback of at least 15 feet shall be provided from all property lines.

Buildings. All buildings, additions and alterations on the granted premises shall be designed and maintained so as to be harmonious and compatible in appearance with other structures in the industrial park and the general surroundings. All such improvements shall be of substantial design, materials and construction according to accepted practices of the building construction industry at the time of such construction, it being the intention hereof to exclude construction of the buildings having a useful life of less than thirty-five (35) years. Construction with masonry materials shall be preferred, yet other suitable construction materials may be reviewed by the SRA.

Maximum Height. All buildings or building smokestacks, towers, poles or other improvements which exceed thirty (30) feet in height must have written approval of the SRA prior to its construction.

Landscaping. All portions of the lot devoted to walkways, parking, access, circulation, service, storage or other areas to be traversed by vehicles or pedestrians shall be paved with a suitable permanent material. In any case, not more than seventy-five (75%) per cent of that lot area not covered by structure may be paved. All portions of the lot not devoted to structure or pavement shall be formally landscaped with lawns, shrubs or other suitable plant materials. Where naturally vegetated areas exist, they may be integrated into the formal landscaping plan.

Maintenance. All buildings, structures and grounds shall be kept in neat, orderly and well maintained condition at all times and entirely free of visible or odorous trash, rubbish or other debris. Vegetation used in landscaped areas, must be kept alive and suitably trimmed. Structures and signs must be maintained free of broken glass, peeled paint, and other visible evidence of deterioration.

Curb Cuts. Curb cuts shall be allowed solely for the purpose of linking driveways on the granted premises to public streets. There shall be no more than one curb cut per parcel unless there is 200 linear feet between them.

Minimum Lot Size. The minimum disposition parcel size shall be one (1) acre.

Minimum Lot Coverage. Unless otherwise noted under Permitted Uses for specific disposition parcels the minimum aggregate land area that must be covered by principal buildings on any lot shall be twenty (20) percent of the total area of the lot.

Trees. The site design shall accomodate any existing, healthy and mature trees wherever possible. The developer shall accomodate any existing, healthy and mature trees wherever possible. The developer shall submit a map locating any trees on the site and indicating those trees to be removed. Remaining trees shall be protected during the construction period.

Lighting. All exterior lighting fixtures shall be shielded to avoid excessive glare to neighboring properties.

Parcels with Main Street Frontage. All development parcels having Main Street frontage shall site buildings so they front on Main Street.

Plan Approval. The entire site plan for these disposition parcels shall be approved by the Springfield Redevelopment Authority. Technical assistance on site plan review will be provided by the Springfield Planning Department.

**Wason/North Industrial Park
Redeveloper's Obligations**

3. Redeveloper's Obligations

a. 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.

b. A redeveloper may not sell without prior approval of the Springfield Redevelopment Authority, any or all interest in the project area property prior to the completion of all proposed improvements.

c. 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.

d. Prior to selection of a redeveloper, the Springfield Redevelopment Authority shall refer the redeveloper to the Wason/North Advisory Board to assure that the guidelines set forth in the Urban Renewal Plan and the views of the New North Citizens Council are being met. The Wason/North Advisory Board will then present their views to the Springfield Redevelopment Authority to guide all land disposition for redevelopment.

e. 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 for lower income individuals and businesses from the neighborhoods located within the project area.

f. 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 new jobs and 25% of all temporary construction jobs created as a result of the development shall be filled by residents in the Brightwood and Memorial Square neighborhoods of Springfield. Further defined as U.S. Census Tracts 8006, 8007, 8008 all inclusive; Blocks 205, 207, 208, 209, 210, 251, 301 in Census Tract 8005; and Blocks 304, 305, 306, 401, 402 in Census Tract 8009.

g. Prior to selection of a redeveloper, the Springfield Redevelopment Authority shall review his or her proposal to insure that to the maximum feasible extent :

- (1) a minimum of one (1) job is created per seven hundred (700) square feet of gross building area, and
- (2) that the project demonstrates the maximum economic and fiscal impacts, and
- (3) that new job opportunities will be made available to neighborhood residents as further described in Section 3.f. above, and

(4) that all plans are in accordance with reuse controls and have minimal impact on environmental issues.

h. All redevelopers will be required to provide the Springfield Redevelopment Authority with either a cash escrow or letter of credit representing five (5) per cent of the total construction and site related project costs to insure that the project is complete in accordance with the approved development plans and timetable.

i. The revised "Proposal to Purchase Property", Exhibit 101 shall become an attachment to the land disposition agreement executed between the SRA and the redeveloper.