

Site location

Regional location



RiverMills at Chicopee Falls

City of Chicopee, Massachusetts
Michael D. Bissonnette, Mayor

Contacts

Office of Community Development
38 Center Street, Chicopee, MA 01013
413.594.1490
www.chicopeema.gov

Thomas Haberin, AICP
Director of Economic Development
thaberlin@chicopeema.gov

Carl Dietz
Director of Community Development
cdietz@chicopeema.gov

Lee Pouliot
Planner and Administrator
lpouliot@chicopeema.gov

From the Mayor

RiverMills at Chicopee Falls offers an exciting opportunity for an innovative development firm to create a signature mixed-use project on the banks of the Chicopee River. Unlike other comparable sites, many of the costly and time-consuming pre-development tasks—including demolition, remediation, planning and permitting—have already been completed or are underway, reducing the risk and uncertainty typically associated with brownfield redevelopment projects.

On behalf of the City of Chicopee, I am pleased to announce the availability of a Request for Expressions of Interest (RFEI) for RiverMills. These properties, which represent a major piece of Chicopee's industrial heritage, have long played a critical role in Chicopee's economy and character. The City is now eager to work with qualified firms to realize a development that establishes a new vision for Chicopee Falls.

Michael D. Bessomville



Vision

The City of Chicopee envisions the creation of a mixed-use, energy-conscious, walkable community integrated within the historic framework of Chicopee Falls. With expanded business and job opportunities and new living options for residents, redevelopment will reconnect the neighborhood to its rich environmental context while re-forging links between Chicopee Falls and Chicopee Center.

History

In 1838, a group of Boston investors harnessed a naturally-occurring falls on the Chicopee River to provide power for some of America's most prominent manufacturing entities, including the Chicopee Manufacturing Company, the Spaulding and Pepper Company and Fisk Rubber Company/Uniroyal, Inc.



Textiles, tools, automobiles, bicycles, swords and tires produced in Chicopee were exported globally. By the 1980's, however, these industrial powerhouses had faded, leaving the City with a largely-abandoned site riddled with contamination.

As a state-designated Brownfield Priority Project, the City has aggressively pursued demolition and environmental cleanup, while fast-tracking a key "anchor" for the site, an \$8 million, state-of-the art, Older Adult Community Center slated to open in late 2012.



Older Adult Community Center Concept
Image provided by edm architecture engineering & management and SBS, LLC

Investment | Incentives

The City's Office of Community Development has provided full-time oversight of demolition, remediation and planning efforts. Additionally, the site continues to be the focus of concentrated capital investment on the part of federal/state agencies and the City. To date, approximately \$2.3 million in public funds have been spent on demolition and site remediation, including:

- \$1.4 million in Community Development Block Grants (CDBG) funds;
- \$900,000 in MassDevelopment Brownfields Redevelopment Funds.

Other investments include environmental assessment and remediation by Michelin North America, Inc. who is considered a partner in cleanup of the Uniroyal property.



Chicopee River looking west from the Deady Memorial Bridge

The City and MassDevelopment will work with qualified developers to identify and pursue all appropriate local, state and federal incentives. A listing of identified programs is included on the project website.

Project Website

Please visit <http://www.chicopeema.gov> and click on the RiverMills tab for additional information regarding this development opportunity including:

- Full RFEI
- Expanded site history and historic images
- Redevelopment visions
- Environmental summaries
- Market analysis
- Incentives listing

Process and Schedule

The City will accept and evaluate responses to the RFEI on a rolling basis, beginning in April 2011. Potential developers may express interest in individual parcels or the entire site. For a complete copy of the RFEI please visit the project website. Questions can be addressed to the contacts listed on the back of this brochure.

Conceptual Redevelopment Plan

