

City of Chicopee
Department of Planning and Development
Falls Village Housing Development Zone
DRAFT

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Commonwealth of Massachusetts
Housing Development Incentive Program

•••

August 14, 2020

City of Chicopee
Department of Planning & Development

City Hall Annex • 274 Front Street • Chicopee, Massachusetts 01013
Tel (413) 594-1515 • Fax (413) 594-1514
www.chicopeema.gov

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Housing Development Incentive Program (HDIP)
Falls Village Housing Development Zone (FVHDZ)
August 14, 2020

Municipality: City of Chicopee, MA

Applicant Contact: Lee M. Pouliot, AICP, ASLA
Director
Department of Planning & Development
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Authorized Officer: John L. Vieau, Mayor
Chicopee Executive Office
17 Springfield Street
Chicopee, MA 01013
413-594-1500
mayorvieau@chicopeema.gov

Authorized Board: Chicopee City Council
City Hall
274 Front Street
Chicopee, MA 01013
413-594-1435

Authorization: The proposed Application for the Falls Village HD Zone Designation in Chicopee, MA meets the requirements of 760 CMR 66.00.

John L. Vieau, Mayor

Date: _____

Housing Development Incentive Program Falls Village Housing Development Zone City of Chicopee, MA

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Section I:

Evidence of Public Hearing

**Housing Development Incentive Program
Falls Village Housing Development Zone
City of Chicopee, MA**

Evidence of Public Hearing

Included in this Section, please find the following:

- Attachment A: Notice of Public Hearing
- Attachment B: Copy of Legal Advertisement
- Attachment C: Zoom Registrations for Public Hearing
- Attachment D: Public Hearing Agenda
- Attachment E: Public Hearing Presentation
- Attachment F: Public Hearing Minutes

NOTICE OF REQUEST FOR PUBLIC COMMENT & PUBLIC MEETING

Commonwealth of MA Housing Development Incentive Program (HDIP) Proposed City of Chicopee Falls Village Housing Development Zone (FVHDZ)

September 10, 2020

City of Chicopee – Department of Planning & Development

274 Front Street, Chicopee, MA 01013

The City of Chicopee, through its Department of Planning & Development will hold a public hearing via video conference (Zoom) to receive public input on a proposed Housing Development Incentive Program (HDIP) district in Chicopee Falls. The zone is intended to promote development of market rate housing within the established boundaries of the Falls Village Zone. Draft proposals will be available digitally from the City's website (<https://www.chicopeema.gov/883/Falls-Village-Housing-Development-Zone>) on September 10, 2020. Physical copies will be available upon request through the Planning Department.

Public comment will be received from September 10, 2020, until October 12, 2020. The public hearing will take place via Zoom on September 23, 2020 at 6:30 PM. To receive Zoom credentials, please call the Planning Department at 413-594-1515.

Any individual, group, or agency wishing to comment on the proposed Falls Village Zone may do so with written comments mailed to Planning, 274 Front St, 4th Floor, City Hall Annex, Chicopee, MA 01013. To provide public comments by phone, call 413-594-1515. All comments received by Planning will be considered prior to finalizing and submitting the proposal to the Commonwealth. Comments must be received in Planning by October 12, 2020 at 5:00 PM to be considered.

For additional information: Contact Planning, 413-594-1515

REPUBLICAN: Please Publish on September 10 and 17, 2020.

Thanks!

Attachment B: Copy of Legal Advertisements

WILL BE INCLUDED IN FINAL DRAFT

Attachment C: Zoom Registrations for Public Hearing

WILL BE INCLUDED IN FINAL DRAFT

City of Chicopee
Department of Planning & Development

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September 23, 2020

Falls Village Housing Development Zone Public Hearing

City Council Chambers
274 Front Street, 4th Floor
Chicopee, MA 01013

Agenda

1. Introduction by the Director of the Department of Planning and Development
2. Presentation by the Department of Planning and Development
3. Public Comment and Questions
4. Hearing Close

Attachment E: Public Hearing Presentation



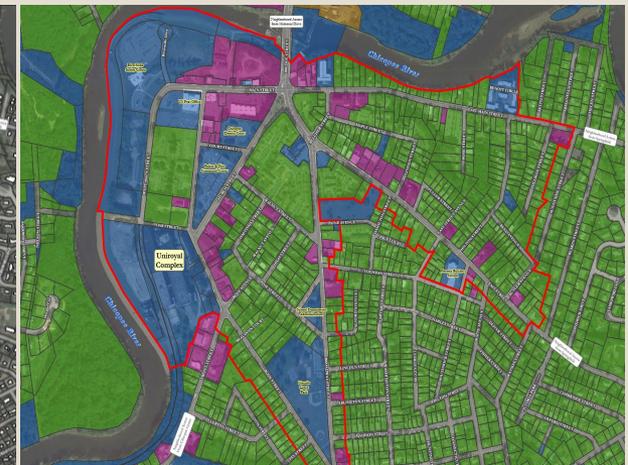
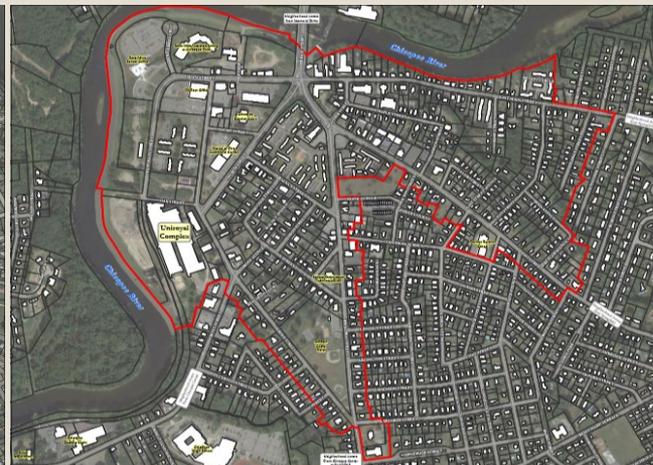
Commonwealth of Massachusetts
Housing Development Incentive Program (HDIP)



Falls Village Housing Development Zone



City of Chicopee
Department of Planning and Development
September 23, 2020



What is HDIP?

- Massachusetts administers the Housing Development Incentive Program (HDIP)
- Program provides access to incentives for developers and property owners who wish to:
 - Develop new multifamily (at least 3 legal units) housing; or
 - Rehabilitate and improve existing multifamily buildings
- The City will submit a proposal to develop a second HDIP Zone
 - Proposal will be to create the Falls Village Housing Development Zone (FVHDZ)



109 Church St.



227 Broadway St.



Professional Building

What is the FVHDZ?

- The Falls Village Housing Development Zone encompasses a sub-area of Chicopee Falls
- The FVHDZ includes multiple parcels that are ripe for residential redevelopment



Uniroyal Complex



St. George's Church

Proposed FVHDZ Boundary Map



Boundary Map

Legend

- Proposed Falls HD Zone
- Parcel Boundary

Historic Districts

- Arlington Streetscape
- Bonnieville Avenue Streetscape
- Chicopee Manufacturing Company
- Church Street Historic District
- Ellerton Street Area
- Fisk Rubber Company Complex
- Lincoln Grove
- Washington - Arlington Streets Area

200 125 0 125 250 Feet

Notes

1. Aerial Photography courtesy of Imagery © Google September 2017.
2. MassGIS Level III Parcel data valid as of October 2017, accuracy +/- 3 meters.
3. Vector Data courtesy of City of Chicopee, 2017.

Chicopee Falls Housing Development Zone

Chicopee Falls
Chicopee, Massachusetts
Page XX

Developed by City of Chicopee Planning Department
May 2019

Why implement the HDIP Zone in Chicopee Falls?

- Latent demand for market-rate housing in Chicopee Falls
- The FVHDZ is conducive to diversifying housing options and socioeconomics of the neighborhood



Brownfields remediation in Chicopee Falls

- Catalyst of the Chicopee Falls neighborhood
- Targeting redevelopment of RiverMills properties
- Furthers tradition of successful public-private partnerships



The Chicopee River near Uniroyal

Why Chicopee Falls is Prime for Market-Rate Rental Housing

- Chicopee occupies a regional niche as a middle-income municipality
- There are more opportunities for owning than renting in the City
- Current median rental cost numbers place Chicopee squarely in the middle as far as regional rates are concerned, however the options for middle-income units are limited

	Rental Rate as Percentage of Housing Stock	Median Gross Rent / State Average	Per Capita Income / State Average	Median Home Value / State Average	Monthly Mortgage Cost / State Average
Springfield	54.17%	69.14%	49.16%	41.60%	64.29%
Holyoke	59.24%	66.78%	55.60%	51.50%	66.33%
Chicopee	43.00%	74.86%	65.24%	48.17%	64.25%
South Hadley	27.00%	91.82%	77.79%	64.31%	75.80%
Northampton	46.02%	89.63%	86.25%	87.76%	86.70%

- Darker shades of green represent higher percentage values
- Data from American Community Survey estimates (2014-2018)

Studies Proving Need for Market-Rate Housing in Chicopee Falls

- **Imagine Community, Imagine Home [2018]**
 - Rehabilitation of vacant lots is essential to broader downtown revitalization
 - Cited young professionals and retirees as seeking a better selection of housing and amenities
- **RiverMills Vision Plan [2011]**
 - Created a neighborhood redevelopment plan that would attract businesses and residents
 - Recommended that future residential uses at RiverMills include market-rate, owner-occupied housing
- **H.E.A.L. Chicopee [2010]**
 - Documented the challenges of remediating, preserving, and redeveloping the Uniroyal and Facemate properties
 - Surveyed residents and found that most want a variety of homes, restaurants, shops, and riverfront recreational opportunities developed in the future

Falls Village HD Zone Goals

- Increase Residential Growth
- Expand Diversity of Housing Options
- Support Economic Development
- Promote Neighborhood Stabilization



Uniroyal Power Station

Falls Village HD Zone Objectives (continued)

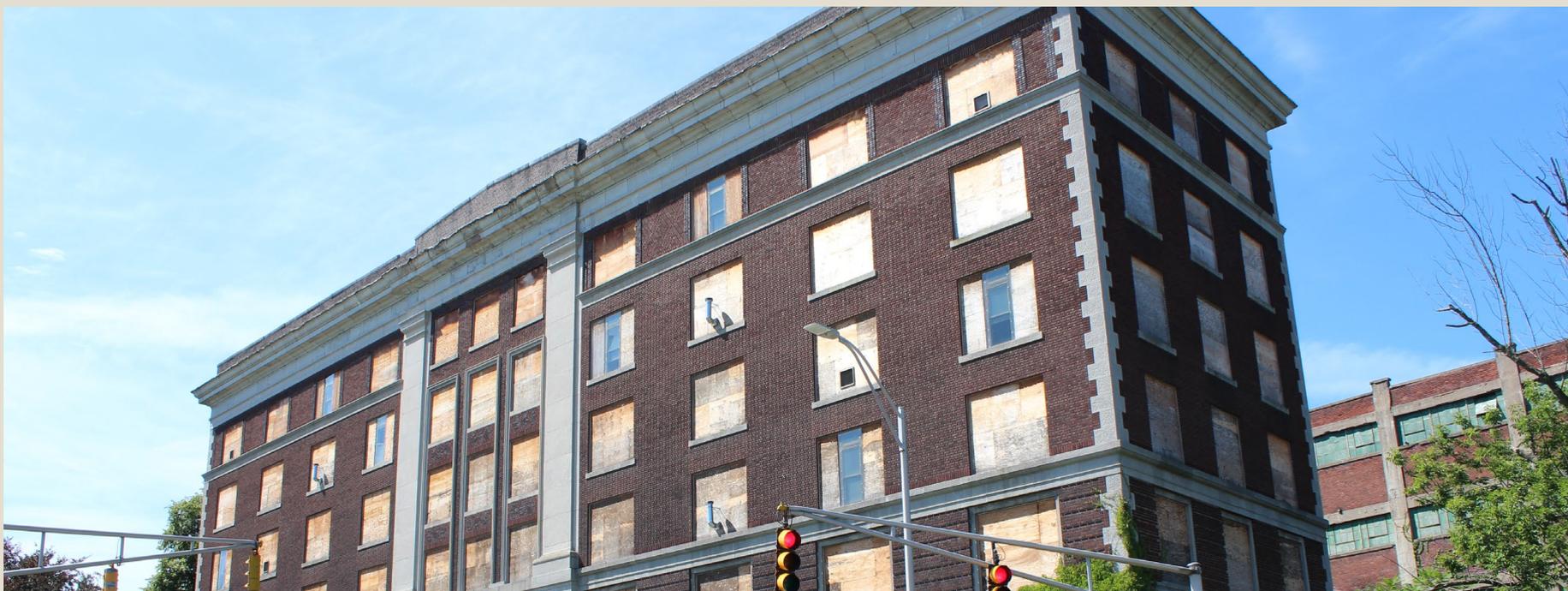
- **Increase Residential Growth**
 - Conversion of underutilized or vacant historic mill structures
 - Rehabilitation of underutilized, substandard, or vacant residential buildings
 - Creation of new housing units through mixed use development
 - Incentivize residential growth in one of the City's historic villages



River Mills Assisted Living At Chicopee Falls

Falls Village HD Zone Objectives (continued)

- **Expand Diversity of Housing Options**
 - Increase market rate rental options, including studio and live-work space units
 - Expand owner-occupied housing opportunities in multi-unit structures
 - Increase housing options for residents of all income levels, ages, abilities, and households of different sizes



Building at RiverMills Site

Falls Village HD Zone Objectives (continued)

- **Support Economic Development**
 - Catalyze broader reinvestment throughout the Chicopee Falls neighborhood
 - Create and sustain jobs in local construction industry and associated sectors
 - Reestablish dense neighborhood conducive to storefront reactivation and development of new neighborhood-scale retail operations
 - Create demand to support entrepreneurship and new business development
 - Grow and support arts/cultural activities in Chicopee Falls
 - Promote development of mixed land uses in the neighborhood providing a wide array of jobs for residents to access within a short commute



The Bellamy House

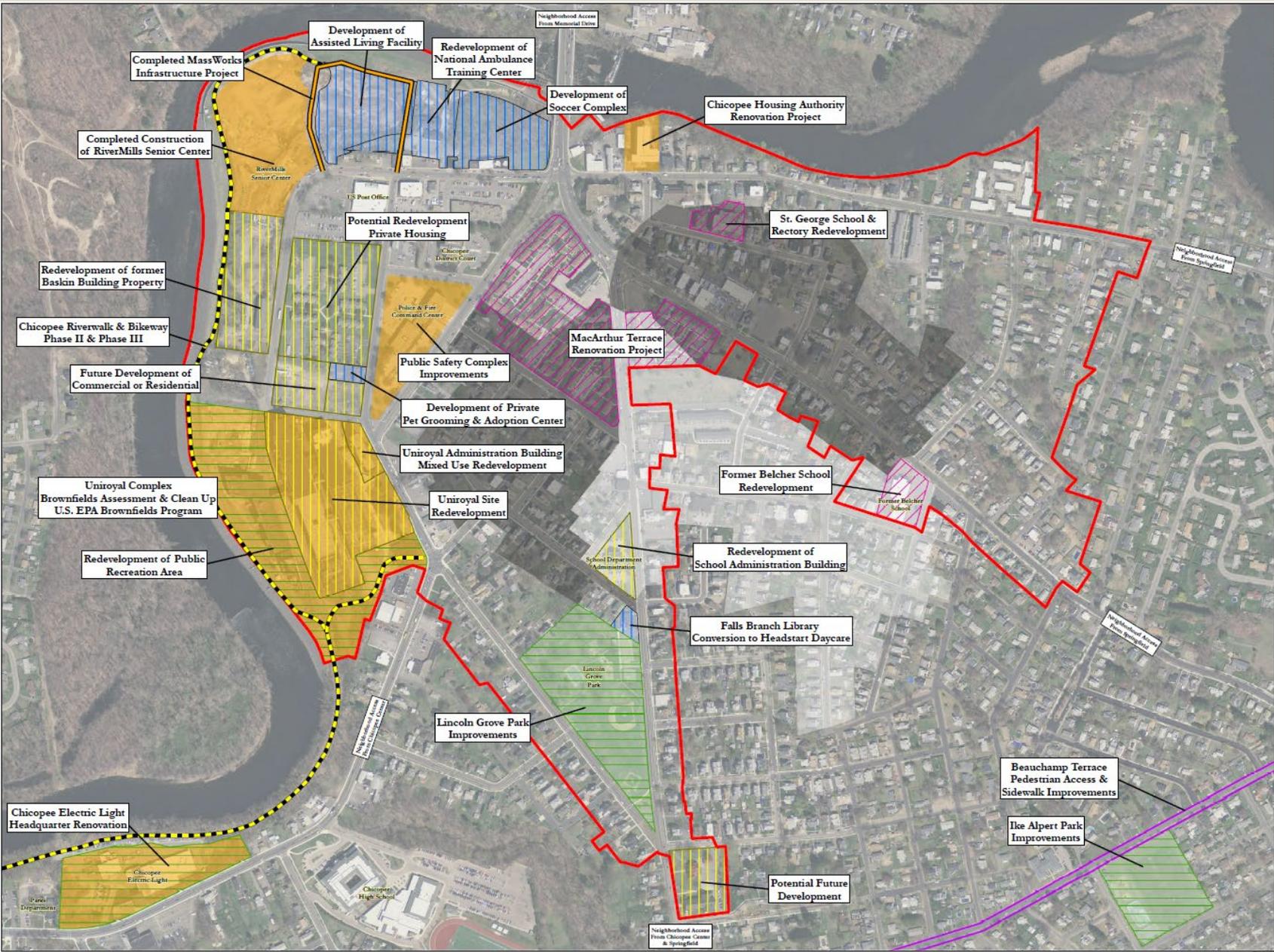
Falls Village HD Zone Objectives (continued)

- **Promote Neighborhood Stabilization**
 - Create a new urban experience in Chicopee Falls by re-designing streetscapes and public space (i.e. vehicular & pedestrian circulation, lighting, bike lanes, urban forest, wayfinding, and parking access)
 - Increase neighborhood pedestrian activity
 - Continue improvements of public infrastructure
 - Address environmental conditions that hinder private redevelopment
 - Maintain and improve security of Chicopee Falls through reactivation of the public realm



Baskin property

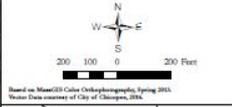
Map of Proposed Development Activities



Map VI
Proposed Development & Redevelopment Activities

Legend

- Chicopee Falls HD Zone
- Current Public Projects**
 - MassWorks Infrastructure Improvements
 - Pedestrian Access Improvement
 - Ongoing Public Project
 - Current CSO Project
 - Future CSO Project
- Current Private Projects**
 - Ongoing Private Project
- Current Public-Private Projects**
 - Ongoing Public-Private Project
- Future Public Projects**
 - River & Canal Walk
 - Proposed Public Project
- Future Private Projects**
 - Proposed Private Project



Chicopee Falls Housing Development Zone
Chicopee, Massachusetts
Page XX

Developed by City of Chicopee
Planning Department
May 2019

Future Projects

Private Projects

- Chicopee Sports Indoor Soccer Complex – New Construction
- **Multi-Family Housing at Oak St. / W. Main St. Vacant Parcel – New Construction ***
- **Former Facemate Lot #1 (Baskin Parcel) – Redevelopment ***
- **Former Uniroyal Property (Buildings #26, 27 & 42) – Redevelopment ***
- **Saint Patrick's Church & Rectory – Redevelopment ***
- 105 East Street – Redevelopment
- **School Administration Building (180 Broadway) – Redevelopment ***

* Potential Certified Projects under FVHDZ

Public Projects

- Chicopee Canal & RiverWalk – Phase II & Phase III
- Streetscape Improvements – West Main, Main, Oak, Church, Grove & Court Streets
- Public Recreation Area at the Lower Tier of Former Uniroyal Property – Development



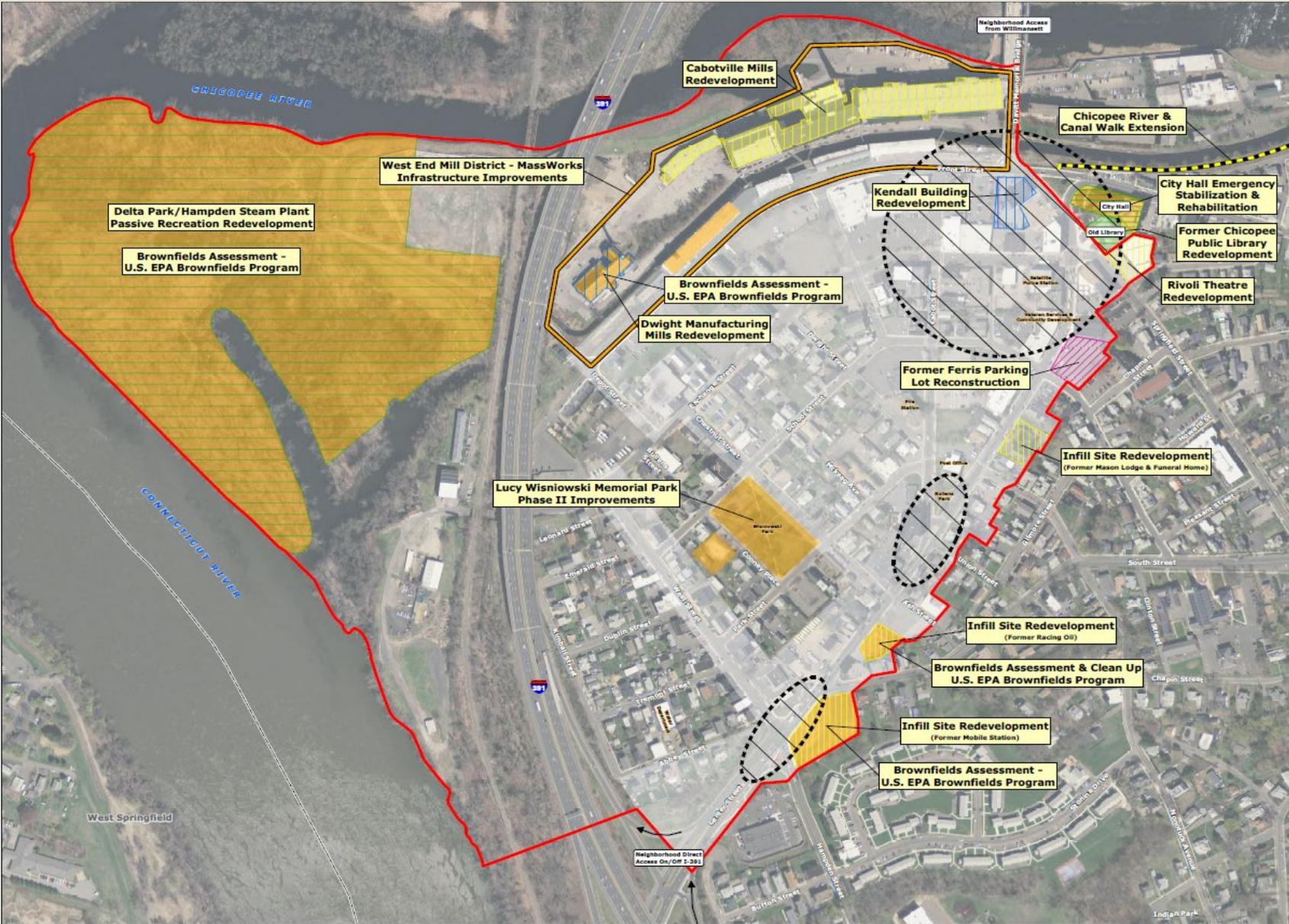
Historic School Administration Building

Supportive Actions Taken by the City in the FVHDZ

- Adoption of Mill Conversion and Commercial Center Overlay District
- MassWorks Infrastructure Improvements
- Brownfields Assessment and Clean-up (2010 – present)



West End Housing Development Zone



**Map VI
Proposed
Development &
Redevelopment
Activities**

Legend

- Town Boundary
- Proposed West End HD Zone
- Current Public Projects**
 - MassWorks Infrastructure Improvements
 - Ongoing Public Project
 - Downtown Combined Sewer (CSD) Project
- Current Private Projects**
 - Ongoing Private Project
- Current Public-Private Projects**
 - Ongoing Public-Private Project
- Future Public Projects**
 - Downtown Streetscape Improvements
 - River & Canal Walk
 - Proposed Public Project
- Future Private Projects**
 - Proposed Private Project

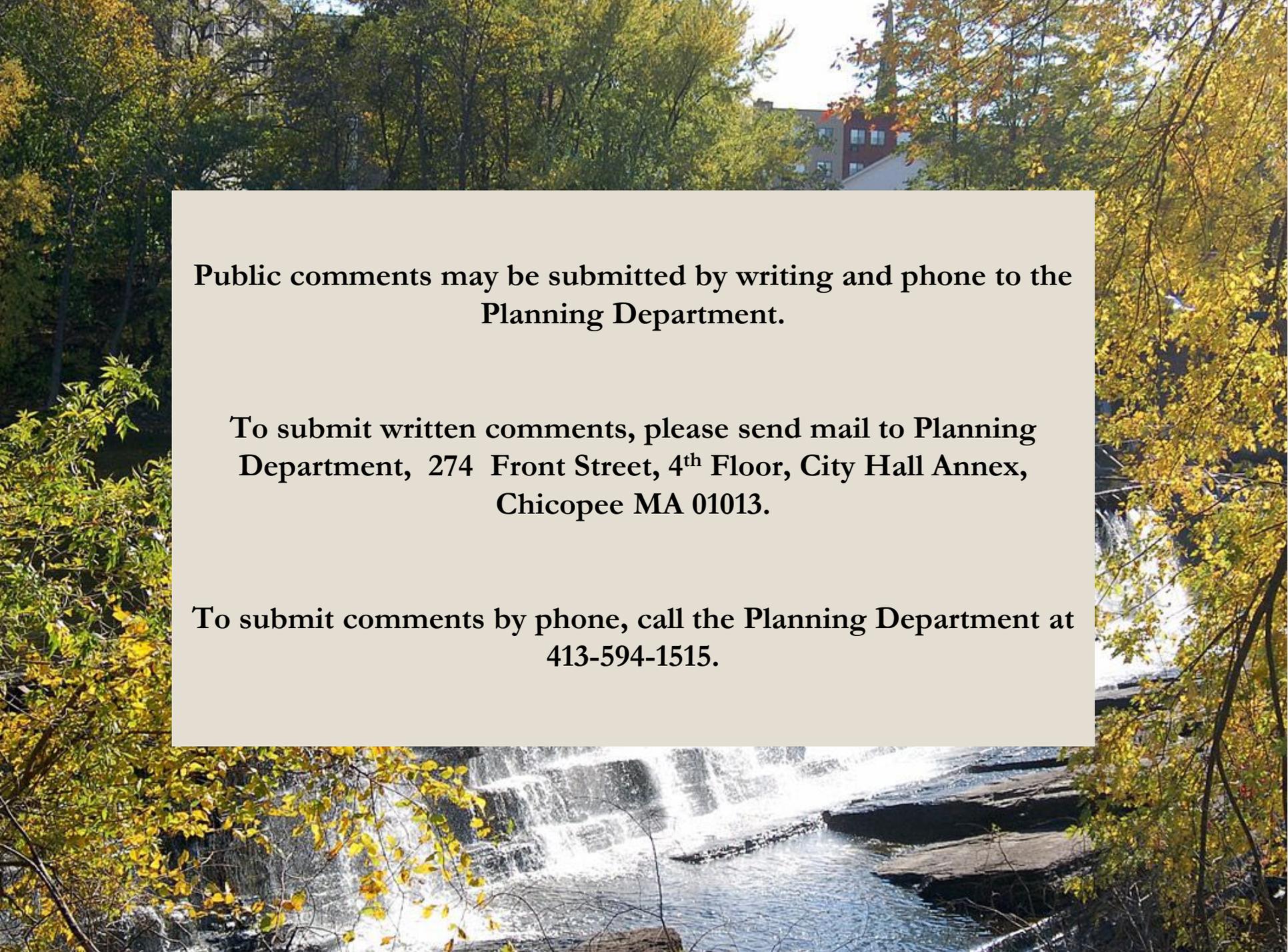
150 75 0 150 Feet

Based on MassGIS Color Orthophotography, Spring 2013. Vector Data courtesy of City of Chicopee, 2016.

SOUTH HADLEY GRANBY
HOLYOKE
WEST SPRINGFIELD
SPRINGFIELD

**West End Housing
Development Zone**
Chicopee Center
Chicopee, Massachusetts

Developed by City of Chicopee
Planning Department
October 2016



**Public comments may be submitted by writing and phone to the
Planning Department.**

**To submit written comments, please send mail to Planning
Department, 274 Front Street, 4th Floor, City Hall Annex,
Chicopee MA 01013.**

**To submit comments by phone, call the Planning Department at
413-594-1515.**

Attachment F: Public Hearing Minutes

HDIP Public Hearing – Minutes

WILL BE INCLUDED IN FINAL DRAFT

Section II:

Evidence of Approval by Municipal Legislative Body

**Housing Development Incentive Program
Falls Village Housing Development Zone
City of Chicopee, MA**

Evidence of Approval by Municipal Legislative Body

Included in this Section, please find the following:

- Attachment A: Notice of City Council Meeting
- Attachment B: City Council Agenda
- Attachment C: City Council Order for Approving Chicopee Falls Housing Development Zone, Authorization to implement HD Tax Increment Exemptions, and Concurrence of the Mayor

Attachment C: City Council Order for Approving Chicopee Falls Housing Development
Zone, Authorization to Implement HD Tax Increment Exemptions, and
Concurrence of the Mayor

Attachment C: City Council Order for Approving Falls Village Housing Development; Authorization to Implement HD Tax Increment Exemptions; and Concurrence of the Mayor

**CITY OF CHICOPEE
MASSACHUSETTS**

BE IT ORDERED that the Mayor, as Chief Executive Office, in accordance with M.G.L. c. 40v and 760 CMR 66.00, is hereby authorized to approve the Falls Village Housing Development Zone (FVHDZ) and further authorized to grant authority as specified in the Zone Plan to implement Tax Increment Exemptions, from property taxes of not less than 10% and not more than 100% of the market rate units for a period not to exceed 20 years for all or a portion of the increment in accordance with M.G.L. c. 59 Section 5m. The Mayor is also authorized to submit the FVHDZ to the Commonwealth of Massachusetts Department of Housing and Community Development for its review and approval.

BE IT FURTHERED ORDERED The Mayor, as Chief Executive Officer, and acting through the Director of Planning and Development, is authorized to act as the City’s administrator of the HDIP Plan and is authorized to enter into real estate tax increment exemption agreements between the City of Chicopee and qualified Housing Development projects, subject to favorable recommendation by the Chicopee Tax Increment Financing (TIF) Committee and approval by City Council.

AS GROUNDS THEREFORE, the City of Chicopee has been designated as a Gateway Community by the Commonwealth of Massachusetts and that the Commonwealth has implemented the Housing Development Incentive Program (“HDIP”) to encourage the development of market rate housing in Gateway Communities through state tax credits to qualified development projects.

That market rate housing is an important economic development strategy and is necessary for the long term financial growth of Chicopee and it is a goal of the Mayor, City Council, and Office of Planning and Development and Office of Community and Development to increase new market rate housing in Chicopee Falls to bring new residents to Chicopee, new private investments to the neighborhood, preserve historic structures, create new tax revenue, provide additional disposable income to support retail, and more vitality and activity benefiting the City’s residents. The HDIP program further requires the City to designate an individual to administer the City’s program and to enter into real estate tax increment exemption agreements that will be approved by the City Council.

Recommended By _____

Presented to the Mayor Approval.....
Date

Approved.....
Date Mayor

Returned to City Clerk.....
Date Attest City Clerk

Section III:

Executive Summary

Housing Development Incentive Program Falls Village Housing Development Zone City of Chicopee, MA

Executive Summary

1. Name of the proposed HD Zone

The name of Chicopee's second proposed HD Zone is the Falls Village Housing Development Zone (FVHDZ).

2. Location of the proposed HD Zone

The FVHDZ is located in the post-industrial neighborhood of Chicopee Falls. The FVHDZ is in the southern portion of the City, east of Chicopee Center by approximately 1.5 miles, and bordering the Chicopee River.

Chicopee Falls is locally known to constitute a small portion of land north of the Chicopee River and a larger tract south of the river, connected only via the Deady Memorial Bridge. The location of the proposed Chicopee FVHDZ lies entirely within the portion of Chicopee Falls occupying land south of the Chicopee River. The FVHDZ includes the traditional village center of Chicopee Falls and a portion of the dense residential neighborhood in the southeastern portion of the neighborhood. It is also inclusive of the City's largest Brownfields redevelopment project collectively known as RiverMills at Chicopee Falls which includes the former Facemate and Uniroyal industrial sites. The Zone's area is bounded and described as follows:

- Beginning at the intersection of Front Street and Grove Street at the southeast corner of Parcel #0124-00011 running northwesterly for approximately 75' along Parcel #0124-00009, then turning southwest running approximately 142' along the rear of Parcel #0124-00009, then turning southwesterly and running approximately 240' to Parcel #0124-00004, then running westerly a distance of approximately 28' to the rear of Parcel #0124-00004, follow the rear parcel line south a distance of 202' to Parcel #0102-00018, then running westerly a distance of approximately 125' crossing Parcel #0147-00010 and a former rail line and future multi-use trail to the edge of the Chicopee River;
- Turning at a point on the eastern side of the Chicopee River, the boundary then follows the banks of the Chicopee River, running approximately 400' northwest turning with the river to run approximately 300' north, turning again to run approximately 1,200' northwest, turning again to run approximately 2,000' north, turning again to run approximately 500' northeast, turning again to run approximately 1,000' east to a point on the east side of the Deady Memorial Bridge (Route 33), and heading approximately 2,400' further east to the northeast corner of Parcel #0176-00022;
- The boundary then turns away from the Chicopee River, at a point at the northeast corner of Parcel #0176-00020 and runs approximately 460' south to a point on the north side of East Main Street and turning to run east approximately 585' to the intersection of East Main Street and Sunnyside Street;

- The boundary then turns at the intersection of East Main Street and Sunnyside Street and runs approximately 195' south/southwest along the east side of Sunnyside Street;
- The boundary then turns at the rear of Parcel #0151-00049, running approximately 100' northwest to a point at the rear property line of Parcel #0151-00013;
- The boundary then turns running approximately 500' southwest to a point of the southwest corner of Parcel #0151-00009;
- The boundary then turns, running approximately 56' southeasterly in the direction of Sunnyside Street to the property line of Parcel #0151-0007;
- The boundary then turns, running approximately 115' southwest following the rear property line of Parcel #0151-00007, then turns again southwesterly for a distance of approximately 385' to the northern side of Reed Avenue;
- The boundary follows the northern side of Reed Avenue to the intersection with Butler Avenue, then running approximately 85' southwesterly to a point at the northwestern corner of Parcel #0127-00011;
- The boundary then turns southeasterly following Parcel #0127-00011 a distance of approximately 180' to the rear property line of Parcel #0127-00011;
- The boundary then turns and heads southwesterly a distance of approximately 325' following the rear property lines to a point of the rear of Parcel #0127-00004;
- The boundary then turns southeasterly following the rear property line of Parcel #0127-00004 a distance of approximately 92' to the eastern point of said parcel, then turning southwesterly runs a distance of approximately 118' to the north side of East Street.
- The boundary then turns and follows East Street along the northern side a distance of approximately 118' to a point then crosses to the southern side of East Street at the intersection with Watson Street;
- The boundary follows Watson Street for a distance of approximately 105' to a point of the southeastern corner of Parcel #0105-00045;
- The boundary then turns and runs northwesterly a distance of approximately 765' following rear parcel lines and crossing Waite Avenue to a point on the eastern side of Southwick Street;
- The boundary follows the eastern side of Southwick Street an approximate distance of 135' to the intersection with Cochran Street;
- The boundary follows the northern side of Cochran Street for an approximate distance of 460' to the intersection with Muzzy Street;
- The boundary follows the eastern side of Muzzy Street for an approximate distance of 210' to a point representing the most northern corner of Parcel #0126-00067;
- The boundary then crosses Muzzy Street and follows the northern parcel line of Parcel #0126-00065 for a distance of approximately 130', then turns south following the rear parcel line of the same parcel a distance of approximately 65' to a point representing the southeasterly corner of Parcel #0149-00049;
- The boundary then follows the rear property line of Parcel 0149-00049 in a northwesterly direction a distance of approximately 100' to the intersection with Page Court;
- The boundary then follows Page Court and the eastern parcel line of Parcel #0149-00038 a distance of approximately 135' to the rear property line of Parcel #0149-00048;
- The boundary follows the rear property line of Parcel #0149-00048 a distance of approximately 90' to the southwesterly corner of said parcel;

- The boundary then turns and head southwesterly a distance of approximately 35' to a point being the south easterly corner of Parcel #0149-00047;
- The boundary then follows the rear property lines of Parcels #0149-00047 and #0149-00046 a distance of approximately 120' to a point being the southwesterly corner of Parcel #0149-00046;
- The boundary then turns and runs northeasterly a distance of approximately 95' to a point being the southernmost corner of Parcel #0149-00045;
- The boundary then turns and runs northwesterly a distance of approximately 95' to the eastern side of Hamilton Street, then the boundary follows the eastern side of Hamilton Street in a southerly direction approximately 25' then crosses Hamilton Street to the western side also being the southernmost corner of Parcel #0149-00026;
- The boundary then turns northwesterly and runs a distance of approximately 75' to a point being the southwestern corner of Parcel #0149-00026;
- The boundary then turn northeasterly following the western parcel line of Parcel #0149-00026 a distance of approximately 148' to the southern side of East Street;
- The boundary then follows the southern side of East Street in a northwesterly direction a distance of approximately 125' to a point being the northeasterly corner of Parcel #0149-00024;
- The boundary then turns and follows the rear property lines of Parcels #0149-00024 and #0149-00023 also being the northerly property line of East Street Cemetery for a distance of approximately 630' to a point being the easterly side of Broadway Street;
- The boundary then turns south following Broadway Street a distance of approximately 185' to the intersection of Broadway Street and Paine Avenue;
- The boundary then turns west following the northerly side of Paine Avenue a distance of approximately 190';
- The boundary then turns south crosses Paine Avenue to the southern side of the street and proceeds to follow the rear parcel lines of Parcels #0149-00032, #0149-00030, and #0149-00029 for an approximate distance of 265' to a point being the southeast corner of Parcel #0149-00029;
- The boundary then turns west and runs for a distance of approximately 75' to a point being the north west corner of Parcel #0126-00047;
- The boundary turns south and runs for a distance of approximately 68' to a point being the south east corner of Parcel #0126-00045;
- The boundary then turns west and runs for a distance of approximately 50' to a point being the north east corner of Parcel #0126-00044;
- The boundary then turns south and runs for a distance of approximately 100' to a point being the southerly side of Cochran Street;
- The boundary then turns easterly following the southern side of Cochran Street for a distance of approximately 90' to a point being the northeast corner of Parcel #0126-00043;
- The boundary then turns southwesterly and runs for a distance of approximately 97' to a point being the south east corner of Parcel #0126-00043;
- The boundary then turns east and runs for a distance of approximately 75' to a point being the northeast corner of Parcel #0125-00007;
- The boundary then turns and runs south/southwest following rear parcel lines for a distance of 295' to a point being the southeast corner of Parcel #0125-00004;

- The boundary then turns west and runs for a distance of approximately 75' to a point being the northeast corner of Parcel #0125-0003;
- The boundary then turns south following the rear parcel lines of Parcels #0125-00003 and #0125-00002 for a distance of approximately 155' to a point being the northern side of Alvord Avenue;
- The boundary then follows the northern side of Alvord Avenue in an easterly direction for a distance of approximately 50' to a point being the southeast corner of Parcel #0126-00092;
- The boundary then turns south crossing Alvord Avenue following the rear property lines of Parcels #0125-00001 and #0103-00011 for a distance of approximately 150' to a point being the south east corner of Parcel #0103-00011;
- The boundary then turns west and runs for a distance of approximately 15' to a point being the northeast corner of Parcel #0103-00010;
- The boundary then turns south running for a distance of approximately 875' following the rear parcel lines and crossing Lincoln Street, Arlington Street, and Madison Street to a point being the southeast corner of Parcel #0084-00005;
- The boundary then follows several short courses in east/southeast directions for a distance of approximately 225' following the rear lot lines of Parcels #0084-00004 and #0084-00003 to a point being the northern side of Monroe Street;
- The boundary then follows the northern side of Monroe Street in an easterly direction for a distance of approximately 100' to a point being the southeast corner of Parcel #0085-00047;
- The boundary then crosses Monroe Street in a southerly direction and continues east for a distance of approximately 95' to a point being the northeast corner of Parcel #0084-00001;
- The boundary then turns south and runs for a distance of approximately 330' to a point being the northern side of Hendricks Street;
- The boundary then turns west and follows the northern side of Hendrick Street for a distance of approximately 250' to the intersection of Hendrick Street and Broadway Street;
- The boundary then turns north and follows the eastern side of Broadway Street for a distance of approximately 345' to a point being the intersection of Broadway Street and Monroe Street.
- The boundary then turns west crossing Broadway Street at a point being the eastern corner of Parcel #0084-00019;
- The boundary then follows the eastern and rear parcel lines of Parcel #0084-00019 in a southwest/northwest direction a distance of approximately 195' to a point being the south east corner of Parcel #0084-00018;
- The boundary then follows the rear parcel line of Parcel #00084-00018 in a northwest direction a distance of approximately 125' to a point being the western corner of said lot;
- The boundary then follows the rear parcel line of Parcel #0084-00017 in a southwest/northwest/northeast direction a distance of approximately 185' to a point being the south east corner of Parcel #0084-00016;
- The boundary then turns northwest running for a distance of approximately 940' following the rear parcel lines and crossing Fay Street and Ellerton Streets to a point being the southeast corner of Parcel #0103-00016;
- The boundary follows the rear parcel line of Parcel #0103-00016 southwest for a distance of approximately 45' then continues northwesterly following rear parcel lines for a distance of approximately 290' to a point being the westernmost corner of Parcel #0125-00034;

- The boundary continues to follow rear parcel lines in a northeast/northwest direction for a distance of approximately 290' to a point being the eastern side of Front Street;
- The boundary then crosses Front Street and turns in a northeasterly direction following the western side of Front Street a distance of approximately 125' to the beginning point of the FVHDZ.

3. Objectives of the proposed HD Zone Plan

The FVHDZ provides an incentive for the private sector to invest in one of Chicopee's oldest and most dense neighborhoods. This neighborhood encompasses the City's largest Brownfields redevelopment project, which is a significant opportunity to develop new housing options in the historic core of this former Industrial Village. The incentive is uniquely suited to stabilizing this neighborhood by investing in new housing options which will encourage economic diversity within a low-income area. The redevelopment of industrial buildings and vacant parcels into market-rate housing creates opportunities to attract residents of a more diverse income range, while creating demand for neighborhood-wide commercial development as new residents look for local shops, services and other businesses to serve their needs.

The following goals and objectives have been developed to assist in guiding future investments within the FVHDZ both near and long term:

Goal #1: Increase Residential Growth

- Objective A: Support the conversion of former Brownfields sites and underutilized and/or vacant historic mill structures.
- Objective B: Support the rehabilitation of underutilized, substandard and/or vacant residential structures.
- Objective C: Support the creation of new housing units through the development of mixed-use and multi-family housing projects.
- Objective D: Incentivize residential growth in one of the City's historic Industrial Village centers, fostering the revitalization of a walkable, amenity-rich urban neighborhood.

Goal #2: Expand Diversity of Housing Options

- Objective A: Increase market-rate rental housing options, including studio and live-work space units.
- Objective B: Expand owner-occupied housing opportunities in multi-unit structures.
- Objective C: Increase housing options for residents of all income levels, ages, abilities, and households of different sizes.

Goal #3: Support Economic Development

- Objective A: Catalyze broader reinvestment throughout the Chicopee Falls neighborhood.
- Objective B: Create and sustain jobs in the local construction industry and associated economic sectors.
- Objective C: Re-establish a dense residential environment conducive to storefront reactivation and the development of new neighborhood-scale retail operations.
- Objective D: Create demand to support entrepreneurship and new business development.
- Objective E: Grow and support arts, cultural, and recreational activities within Chicopee Falls.
- Objective F: Promote the development of a mix of land uses in the neighborhood, providing a wide array of jobs for residents to access within a short commute.

Goal #4: Promote Neighborhood Stabilization

- Objective A: Create a new urban experience in Chicopee Falls by re-designing streetscapes and public space (i.e. vehicular & pedestrian circulation, lighting, bike lanes, urban forest, wayfinding, and parking access).
- Objective B: Increase neighborhood pedestrian activity.
- Objective C: Continue the improvement of public infrastructure.
- Objective D: Address environmental conditions that hinder private redevelopment.
- Objective E: Maintain and improve the security of Chicopee Falls through reactivation of the public realm.

4. A brief explanation of the need for multi-unit market rate housing in the proposed HD Zone

The need for additional multi-unit market-rate housing within the Falls Village neighborhood and across the City is detailed in the following plans:

- **RiverMills Visions for Redevelopment (2011):** The Vision Plan serves as a resource guide for developers by imagining redevelopment scenarios for the former industrial

properties of Uniroyal and Facemate. Supported by a market study, the Plan outlines the range of development potential for the sites, including a mix of commercial/retail, office, and residential uses. The Vision Plan realizes the need for middle-income workforce housing in order to stabilize and strengthen the housing stock.

- **H.E.A.L. Chicopee (2010):** Health, Ecology, Activity, Legacy (H.E.A.L.) is a strategic plan for the Uniroyal and Facemate properties which outlines the challenges of remediating, preserving, and redeveloping these Brownfields. The study surveyed Chicopee residents and found equal support for housing, commerce, and restaurant development at these properties. This Plan recommends a phased redevelopment scheme as market conditions improve with a mixed-use structure (commercial, residential, and recreational) in the final phase.
- **Imagine Community, Imagine Home (2018): University of Massachusetts - Amherst, Masters of Regional Planning Studio Project:** This study identifies the forces driving lower market valuations in the West End, a peer neighborhood of Chicopee Falls. These forces include home values that are prohibitive to renovation, an older housing stock, and high rates of vacancy and foreclosure. Rehabilitation of large vacant lots, availability of mixed-income housing, and a dense urban area were all recognized as essential steps toward downtown revitalization.

5. A brief description of development and redevelopment activities, both public and private proposed for the HD Zone

The following chart details on-going or anticipated projects, both public and private, that are planned in the FVHDZ. Additional details on these projects can be found in the HD Zone Plan Section.

Completed Public Projects	Year
Former Facemate Property - Building Abatement & Demolition and Site-Wide Environmental Remediation	2012
RiverMills Senior Center – New Construction	2014
RiverMills MassWorks Infrastructure Upgrades – RiverMills Drive, Water, Sewer, Sewer Pump Station & Electric	2014
Uniroyal Building #26 (Administration Building) – Building Abatement and Weatherization	2016
Former Facemate Lot #1 (Baskin Parcel) – Additional Site-Wide Remediation	2018
Public Safety Complex – Renovations	2019
School Department Parking Lot – Reconstruction	2019
Completed Public-Private Projects	Year
Lincoln Grove Park – Community Gardens	2015
Residences at 51 & 55 Maple Street – Renovations	2016
58-60 Maple Street – New Construction	2017
Headstart Daycare – Former Chicopee Falls Public Library Branch	2019

Completed Private Projects	Year
Mutt Cuts/Mutt Rescue – New Construction	2017
Polish National Credit Union – Renovations	2018
55 Main Street – Renovation & Site Redevelopment	2019
RiverMills Assisted Living at Chicopee Falls – New Construction	2019

Current Public Projects	Status
Former Uniroyal Property – Building Abatement & Demolition and Site-Wide Environmental Remediation	Ongoing
Combined Sewer Overflow (CSO) Separation & Water Upgrades – Various Neighborhood Streets	Ongoing
Uniroyal Buildings #15, #27 & #42 – Abatement & Weatherization	Ongoing
Lincoln Grove Park – Splash Pad Reconstruction	Ongoing
Current Public-Private Projects	Status
MacArthur Terrace Residences – Property Improvements	Ongoing
Current Private Projects	Status
None	N/A

Future Public Projects	Year (Est.)
RiverMills Center – Landscape Improvements	2023
Chicopee Canal & RiverWalk – Phase II & Phase III	2025
Public Recreation Area at the Lower Tier of Former Uniroyal Property – Development	2025
Streetscape Improvements – West Main, Main, Oak, Church, Grove & Court Streets	2026
Future Public-Private Projects	Year (Est.)
Edward Bellamy House – Structural & Systems Upgrades	2023
*Former Belcher Elementary School – Redevelopment	2025
*Former St. George Rectory & School – Renovation	2025
Future Private Projects	Year (Est.)
Chicopee Sports Indoor Soccer Complex – New Construction	2022
*Multi-Family Housing at Oak Street/W. Main Street Vacant Parcel – New Construction	2022
*Former Facemate Lot #1 (Baskin Parcel) – Redevelopment	2023
*Former Uniroyal Property (Buildings #26, 27 & 42) – Redevelopment	2025
*Saint Patrick’s Church & Rectory – Redevelopment	TBD
105 East Street – Redevelopment	TBD
*School Administration Building (180 Broadway) – Redevelopment	TBD

*Potential Certified Projects under FVHDZ

6. Identification of the amounts, types and locations of proposed HD Projects and other market-rate housing proposed for the HD Zone

○ **Former Belcher Elementary School – Redevelopment**

The former Belcher School, a public elementary school built in 1900, is a roughly 28,000 square foot building that has been vacant since 2010. The City issued a Request for Proposals (RFP) for the redevelopment of the building and selected a development proposal that included a mix of market-rate and affordable housing units.

Address: 10 Southwick Street, Chicopee, MA 01020

Parcel ID: 0127-00049

Anticipated Investment: \$5-10 million

○ **Former St. George Rectory & School – Renovation**

In 2016, VOC acquired the St. George Rectory and School for conversion into mixed-income housing. The conversion project will involve both structures: the approximately 37,021 square feet school and the much smaller rectory facility. The project is currently in the conceptual design phase.

Address: 21 and 33 Maple Street, Chicopee, MA 01020

Parcel ID: 0175-00030

Anticipated Investment: \$10-15 million

○ **Multi-Family Housing at Oak Street/W. Main Street Vacant Parcel – New Construction**

This parcel has been vacant for many years and has seen interest by private developers to build new market-rate housing. This approximately 1.5 acre lot sits adjacent to the former Uniroyal property and was included in the RiverMills Vision Plan (2011). This parcel will benefit from its proximity to the Uniroyal property, the Chicopee Riverwalk, and the commercial corridor on Main Street. Conceptual plans from the developer include the development of approximately 51 market-rate residential apartments including studios, one, two, and three bedroom apartments.

Address: 0 Oak Street, Chicopee, MA 01020

Parcel ID: 0147-0005H

Anticipated Investment: \$3-5 million

○ **Former Facemate Lot #1 (Baskin Parcel) – Redevelopment**

Facemate Lot #1, known as the Baskin Parcel, is proposed for redevelopment in accordance with the RiverMills Vision Plan. With 11,000 square feet on the first floor and a second story loft, this historic brick building has the potential to become a unique retail destination. Built in 1880, this building has high ceilings and an open floor plan that has great reuse potential as a retail operation, office space, or mix of uses. The City is currently reviewing two (2) development proposals from Developers and will prioritize mixed-use development that supports further housing development in Chicopee Falls.

Address: 0 West Main Street, Chicopee, MA 01020
Parcel ID: 0173-00001
Anticipated Investment: \$5-15 million

- **Former Uniroyal Property (Buildings #26, 27 & 42) – Redevelopment**
The redevelopment of these Uniroyal buildings presents a significant opportunity to convert former mill structures to residential and/or mixed-uses. Building #26, which fronts on Grove Street, is anticipated to support up to 50 residential units through redevelopment, while Buildings #27 and #42 may be able to support 200-300 apartment units of varying styles. The City, when all environmental cleanup work has been completed, will request development proposals for these structures through the release of an RFP. The RFP process is anticipated to begin between late 2021 or early 2022.

Address: 28 Oak Street, Chicopee, MA 01020
Parcel ID: 0124-00003 and 0147-00009
Anticipated Investment: \$25-50 million

- **St. Patrick's Church & Rectory – Redevelopment**
The Roman Catholic Diocese of Springfield recently listed both the St. Patrick's Church and the Rectory for sale. There is a possibility that private developers may consider these properties for redevelopment as housing. While no proposals are currently known, several such housing conversions of church properties have been advanced throughout the region.

Address: 7 Belcher Street, Chicopee MA 01020
Parcel ID: 0175-00031
Anticipated Investment: TBD

- **School Administration Building (180 Broadway) – Redevelopment**
The City is considering relocating Chicopee Public School Administration Offices to a new facility which would allow the current building, a historic public school, to be marketed for redevelopment, potentially as residential units.

Address: 180 Broadway, Chicopee, MA 01020
Parcel ID: 0125-00055
Anticipated Investment: TBD

Section V:

HD Zone Plan – 760 CMR

66.04(2)

Housing Development Incentive Program Falls Village Housing Development Zone City of Chicopee, MA

Housing Development Zone

1. Name of the proposed HD Zone

The name of Chicopee’s proposed HD Zone is the Falls Village Housing Development Zone (FVHDZ).

2. Written designation of the proposed HD Zone

Chicopee Falls is an urban neighborhood northeast of Chicopee Center. It is nestled in a bend of the Chicopee River, bound by the river to the north and east. The following Census Blocks are wholly or partially contained within the Zone’s boundaries: 1000, 1007-1010, 2000-2024, 2028, 3000, 3001, 3002, 3004, 3005, 3006, 3009, 3010, 3018, 3019, 4000, 4012, 4013, 4016, 5004-5011. About half of the Census Blocks are located within Census Tract 8107.00, the other half within Census Tract 8108.00, and one Census Block within Census Tract 8110.00.

The Chicopee Falls neighborhood is in the south-central area of Chicopee, in close proximity to Chicopee Center, the Interstate 90 Interchange, and the Memorial Drive Commercial Corridor. Zone types within Chicopee Falls include a mix of residential, industrial, business, and commercial properties. Within the proposed zone, there are 436 parcels on about 241 acres of land. Residential property represents the greatest zone type, constituting about 48% of the FVHDZ. After residential, the next greatest zone is industrial at about 19%, business at about 14%, while about 2% of the land is zoned commercially. Unique from neighboring communities, Chicopee’s zoning code differentiates between “business” uses and “commercial” uses. “Business” uses serve customers on a regional scale and create higher traffic impacts, while “commercial” uses serve the local neighborhood and create lower traffic impacts.

Zone	Area Acreage	% of Zone
Business	34.30	14.23
Commercial	5.51	2.29
Industrial	46.68	19.36
Residential	116.10	48.16
Right of way (ROW)	38.50	15.97
Total	241.09	100.00

3. Rationale for defining the boundaries of the proposed HD Zone

The FVHDZ encompasses the historic core of Chicopee Falls, one of the oldest neighborhoods of the City. In addition to the City's largest Brownfields redevelopment project, RiverMills at Chicopee Falls, the Zone includes former industrial sites and a variety of aging buildings eligible for redevelopment into market-rate housing. In 2004, the City adopted the Mill Conversion and Commercial Center Overlay District (see Map IV). This overlay includes all of the industrial properties within the HD Zone as well as a few residential and commercial properties. The Overlay District allows mixed-use redevelopment of former industrial sites. Beautiful river frontage, a walkable street network, distinct architecture, and a planned bicycle/pedestrian pathway along the Chicopee River have primed properties in the Overlay District for market-rate residential development.

The Falls originally developed as an independent Industrial Village in the 19th century, and was an active manufacturing hub through the first half of the 20th century. Busy factories produced a wide variety of goods for national consumption, including agricultural tools, sewing machines, bicycles, lawn mowers, cars, firearms, tires, textiles, and home appliances.

The second half of the 20th century marked the beginning of the end for manufacturing operations in Chicopee Falls. Uniroyal Tire was the last manufacturing facility to close, laying off 1,300 employees in 1980. The industrial legacy of the neighborhood poses significant environmental challenges to new development. Vacant, deteriorating mill buildings are rife with hazardous materials and cast a pall of decay over the neighborhood. The economic void left behind by Uniroyal and other industrial properties continues to depress the neighborhood's business climate. With the out-migration of the neighborhood's workforce, many small businesses were forced to shutter. To this day, much of the Falls' first-floor retail space remains vacant.

The FVHDZ is intended to compliment the **RiverMills Vision for Redevelopment**. This Vision Plan proposes scenarios for the reuse of two former industrial sites along the Chicopee River. The Uniroyal and Facemate properties were home to a significant number of mill buildings and factories. They formed the backbone of the Falls Village economy until their closures. Since the early 1980's, the neighborhood has struggled to recover and build on its former glory in the wake of this industrial exodus. The City is working to clean up and preserve multiple mill structures for future private redevelopment. Reuse scenarios for the 65-acre riverfront property include commercial space, a variety of housing developments, and recreational facilities.

The proposed Zone will also provide developers, owners, and contractors with opportunities to renovate the wide variety of historic structures located throughout the Zone. As employment opportunities deteriorated in the Falls Village, so did much of the housing stock. The neighborhood boasts historic single and multi-family homes that date between the mid-19th and early 20th centuries. They exhibit a variety of architectural styles popular during this period, including Queen Anne, stick, and classical revival. These structures survived the razing of working class tenement housing that occurred in the 1970s, but many have fallen into a state of disrepair and deferred maintenance. Such structures are prime candidates for major renovations. Preserving the culturally rich architecture that remains in Chicopee Falls, while also incentivizing dense housing development to replace what was lost during Urban Renewal, is of paramount

importance to the neighborhood's future growth.

Together, redeveloped former industrial Brownfields and renovated residential properties will expedite the Falls' return to a flourishing urban center. The current median household income (MHI) for the proposed Zone is about \$41,000, which is lower than the Falls neighborhood average of \$50,325. The Zone's MHI is slightly higher than in Chicopee Center (\$37,844), but less than half of the Burnett Road neighborhood (\$85,356), which has the highest median income in the City. In comparison to the City-wide (\$49,238) and state-wide (\$79,591) MHI, the proposed Zone lags behind significantly (Esri, ArcGIS Pro Infographics). In addition, about 60% of housing units in the Falls Village HD Zone are renter-occupied (US Census 2010). This indicates a concentration of lower-income residents, suggesting the neighborhood could benefit from the development of diverse types and housing scales. Existing research shows that low-income residents benefit from living in a mixed-income community. These benefits include higher levels of residential satisfaction and greater neighborhood stability (Levy et al, 2010). Concentrated market-rate residential development in the Zone will leverage the neighborhood's strong urban structure and natural amenities to encourage economic investment. The walkable urban setting will offer distinct, active, and social lifestyles to a wide variety of residents and household types—including professionals, young families, empty-nesters, and senior citizens. With a more even spread of household incomes, the Falls Village HD Zone will foster a stable market for local business, lowering the storefront vacancy rate by increasing demand for goods and services within the neighborhood.

In addition to supporting adaptive reuse of existing structures, the proposed Zone also encourages new construction of multifamily units. During the 1970s, many of the neighborhood's historic residential buildings were demolished, altering the neighborhood's legacy as a tightly-knit Industrial Village. Incentivizing infill development within downtown Chicopee Falls will help repair the neighborhood's urban fabric.

The FVHDZ is also intended to stimulate market-rate residential development near the City's new Senior Center, located on a parcel of the RiverMills property. The provision of apartments and assisted living units near the Senior Center will allow aging and mobility-challenged citizens to easily access community resources, upholding Chicopee's reputation as an age-friendly City. Membership within the AARP Network of Age-Friendly States and Communities indicates a commitment to increase livability for people of all ages, including older adults. The City of Chicopee became a member of the network in 2019 ([AARP.org/AgeFriendly-Member-List](https://www.aarp.org/agefriendly-member-list)). Market-rate apartments in a walkable urban village will also attract empty-nesters looking to downsize from isolated single-family homes, as well as young professionals who are just beginning their careers.

4. Independent and Verifiable Documentation Demonstrating the Need for Multi-unit Market Rate Residential Units in the HD Zone (e.g. census data, other demographic data, economic development study, housing study)

The need of additional multi-unit market rate housing within the proposed zone is supported by four (4) main planning studies completed since 2011. A brief summary of these reports is as follows:

- **Imagine Community, Imagine Home (2018):** Imagine Community, Imagine Home develops a Vision Plan for future housing and economic development in Chicopee. It focuses on the West End neighborhood of Chicopee Center, which exhibits comparable characteristics to the Falls Village, and recently adopted its own housing development incentive zone. Completed by graduate students at UMass Amherst, the Vision Plan highlights strategies for increasing homeownership rates and improving the quality of existing housing. Such strategies were employed by cities with comparable housing characteristics to Chicopee. Retiring Baby-Boomers and Millennials looking to enter the housing market will shift the market need to smaller condos and amenity rich apartment living. The Plan also cites market research that indicates Millennials are more willing to walk, bike, or use public transportation to get to work – a concept enhanced by urban density. Finally, this Plan identifies research that details the rehabilitation of large vacant lots as being essential to broader downtown revitalization.
- **RiverMills Visions for Redevelopment (2011):** The RiverMills Vision Plan, which outlines a redevelopment plan for the former Uniroyal and Facemate properties located in Chicopee Falls, includes a broad market analysis outlining the development potential for both sites. This analysis occurred in the wake of the 2008 recession, which resulted in conservative estimates. This economic context should be considered when applying the results of the study to present-day conditions almost a decade later. Completed by RKG Associates, the Baseline Conditions and Market Analysis recommends that future residential uses at the RiverMills sites include market-rate, owner-occupied housing. “Residential uses should include upscale, for-sale housing in order to increase the owner/tenure characteristics in Chicopee Falls, and add to the critical mass that would need retail/commercial services. Townhouse-style development (one and two story) is prevalent in the Chicopee market, and it could be situated on the various plateaus overlooking the river.” The study identifies the upper floors in the Uniroyal Administration Building as ideal for conversion to market-rate residential uses. It determines that demand for market-rate housing ranges from \$175-\$225/SF, and that future residential development at these locations would create demand for additional neighborhood services. In addition, the analysis reveals that RiverMills could support up to 475 new residential units. The Baseline Conditions and Market Analysis document can be found at the end of this section under Attachment I – RiverMills Visions for Redevelopment – Market Study.
- **Chicopee West End Brownfields Area-Wide Plan (AWP) (2012):** The AWP was funded by a pilot U.S. Environmental Protection Agency (EPA) Brownfields Area-Wide planning grant. The AWP features a broad market analysis for the City of Chicopee, including Chicopee Falls. Completed by FXM Associates, the analysis occurred as the economy began to recover from the Great Recession, leading to an abrupt shift in market conditions and

increased demand for rental units. “Most analysts are predicting that this trend toward a higher proportion of renters is likely to continue, at least over the next five years...” The study identifies “householders under age 35 and aged 55 to 74,” to be a target market whose housing demand could be met within the City. The analysis determines that demand for rentals City-wide is expected to be nearly 1,000 units per year priced at \$900 per month. Additionally, the report determines that demand for rental housing units would support rents of \$900-\$1,300 per month. The complete Residential Market Analysis for the AWP can be found at the end of this section under Attachment II – Chicopee West End Brownfields Area-Wide Plan – Market Analyses.

- **H.E.A.L. Chicopee (2010):** The Health, Ecology, Activity, Legacy (H.E.A.L.) Strategic Plan for the RiverMills properties outlines the challenges of remediating, preserving, and redeveloping these ideally situated Brownfields. This Plan also uses surveys of Chicopee residents to identify their perceptions of the site and what future developments they would prefer to see. An overall majority of respondents said that homes, shopping, and restaurants were all uses preferred for the properties’ future. The Plan documents that residents would like to see additional housing development at these properties. The demand for riverfront access and a canal walk/bike trail is also clearly identified through survey responses. The historic charm of the brick façades and building remnants are also identified as being a positive element of future redevelopment. This Plan recommends a phased redevelopment regime as market conditions improve with a mix of commercial, residential, and recreational uses included in the final buildout program.

In addition to these studies and plans, the aged condition of the housing stock in the Falls Village HD Zone underscores the need to bring new, market-rate housing to this neighborhood. The Zone currently contains some of the City’s oldest housing stock, a large portion of which requires substantial renovation in order to reach its market potential. In both Census Tracts located within the Zone (8107.00 and 8108.00), roughly 96% of all housing units were built in 1989 or earlier, and 50% of homes were built in 1939 or earlier. The median age of homes is 75 years, higher than both 60 years statewide and 43 years nationally (ACS 2013-2017). Both of these trends suggest a misalignment between the current aged housing stock in the Falls Village HD Zone and demand for new, market-rate housing. As the West End Brownfields Area-wide Plan highlights, there is demand in the City for rental housing among households under the age of 35 and over the age of 55, market sectors that likely will seek out the kind of contemporary, market-rate housing that the Falls Village HD Zone could support.

The relatively high supply of subsidized housing in the FVHDZ reinforces the need to increase market-rate housing development in the neighborhood. About 12% of households in Census Tracts 8107.00 and 8108.00 live in subsidized housing, almost 1.5 times the rate across the City and Commonwealth, and about double the nationwide rate. In addition, subsidized housing development is expected to increase in the Zone’s future. A local developer has proposed two (2) affordable housing developments in the FVHDZ (one on Maple Street and the other at the former Belcher Elementary School). The provision of additional market-rate housing in the Zone will stabilize the housing market by providing a greater diversity of housing for a variety of income levels.

Expected population change in the FVHDZ emphasizes the need to increase the supply of multi-unit market rate homes in the neighborhood. Over the past 50 years, the City population has grown older and will continue to age over the next 30 years. Residents 65 and over constitute the fastest growing demographic in the City. According to the University of Massachusetts Donahue Institute, the City is projected to add 4,811 senior citizens by 2035. Many of these citizens either will choose to downsize their living arrangements or will require assisted living accommodations in multi-unit facilities. The construction of additional multi-unit residential facilities close to outdoor recreation opportunities and neighborhood services in the FVHDZ will allow senior residents to maintain healthy lifestyles and relationships.

5. Explanation of how the HD Zone is appropriately located to support the objectives of the HD Zone Plan, including sufficient likelihood that Market Rate Residential Units will actually be developed

The Falls Village HD Zone is located within the Falls Village neighborhood of Chicopee. The City has advanced significant planning efforts and infrastructure investments, including the recent completion of two major Brownfields redevelopment projects at RiverMills and major infrastructure upgrades through the Commonwealth's MassWorks Infrastructure Program to ensure additional future growth. This has well prepared the Zone to advance major housing projects and future economic development, in addition to the following plans and initiatives:

- the Imagine Community, Imagine Home Plan;
- the RiverMills Vision for Redevelopment Plan; and
- the H.E.A.L. Chicopee Plan.

Additional land use and planning efforts have focused on incentivizing residential development in the Chicopee Falls Neighborhood. These initiatives include the following:

- **Adoption of the Mill Conversion and Commercial Center zoning Overlay District:** Adopted on August 3, 2004, the Mill Conversion and Commercial Center Overlay District's purpose is to, "...promote the economic health and vitality of the City by encouraging the preservation, reuse, and renovation of underutilized or abandoned industrial properties and commercial centers through mixed-use development that includes compatible industrial, commercial, municipal, and residential uses." The defined District encompasses the entire Falls Village HD Zone and significant acreages of property adjacent to the Chicopee River from the West End to Chicopee Falls. These properties historically were industrial in nature, being developed as mills and factories during the 1800s. Today, a number of these properties are underutilized or vacant and hold significant potential for redevelopment as mixed-use projects.

There has also been significant investment by the City, Commonwealth, and federal government resources to prepare Brownfields for redevelopment by the private development community. These efforts include the following:

- **Opportunity Zone Designation (Census Tract 8108):** A portion of the FVHDZ has been designated as an Opportunity Zone. As defined by the Commonwealth of Massachusetts, “[a]n Opportunity Zone is a designated geographic area, in which individuals can gain favorable tax treatment on their capital gains, by investing those funds (through a privately-created Opportunity Fund) into economic activities in the area.” (www.mass.gov/opportunity-zone-program). The Opportunity Zone Market Summary can be found at the end of this section under Attachment III.
- **Commonwealth’s MassWorks Infrastructure Program:** The City advanced infrastructure upgrades via the MassWorks Infrastructure Program within the neighborhood to support redevelopment at RiverMills and the broader neighborhood. This involved a \$2.6 million investment in water, sewer, and electric infrastructure, in addition to a new sewer pump station.

While the proposed Falls Village HD Zone is intended to support the redevelopment of RiverMills, it is also intended to provide developers with opportunities to renovate the wide variety of historic structures located within the Zone. Many of them suffer from deferred maintenance and are prime candidates for major renovations. Notable examples include the 8-unit Lydon Building (built in 1900 at 199 Broadway Street), the vacant Belcher School (built in 1901 at 10 Southwick Street), the mixed-use Boston Grocery and Provision Co. Building (built in 1896 at 144 Broadway Street) and the mixed-use Polish Home Association Building (built 1926 at 25 Grove Street).

Each of these zoning plans and land use strategies are consistent with the Falls Village HD Zone proposal. More specifically, the Mill Conversion and Commercial Center Overlay District includes goals to expand commercial and residential growth in Chicopee Falls by remediating and reusing existing vacant lots and former industrial buildings.

6. GIS Maps

- Map I: Boundaries of the HD Zone and any significant distinct features that help define the nature and scope of the HD Zone;
- Map II: Locus within the Municipality;
- Map III: Existing property lines and foot-prints of buildings;
- Map IV: Existing zoning of each parcel; and
- Map V: To the extent relevant, the existing land use of each parcel.

7. If the HD Zone includes areas in more than one Municipality these areas shall be contiguous and the description shall delineate the entire HD Zone together with the municipal boundaries.

Not Applicable, the proposed FVHDZ is entirely located within the boundaries of the City of Chicopee.

Attachment I

RiverMills Visions for Redevelopment:

- **Redevelopment Scenarios and Impacts Assessment**
- **Market Study**

April 2011

CITY OF CHICOPEE

RiverMills

Visions for Redevelopment

A RESOURCE GUIDE FOR DEVELOPERS

MEMORANDUM

3

Redevelopment Scenarios and Impacts Assessment



Vanasse Hangen Brustlin, Inc.

To: Tom Haberlin, Director of Economic
Development, Office of Community
Development

Date: April 2011

Ed Starzec, Director, Land
Entitlements, MassDevelopment

Project No.: 10540.04

From: VHB, Inc.

Re: **RiverMills: Visions for Redevelopment**
A Resource Guide for Developers

Memorandum #3: Redevelopment
Scenarios and Impacts Assessment

INTRODUCTION

The City of Chicopee and MassDevelopment have embarked on a planning effort to prepare a Redevelopment Plan (the "Plan") for the 65-acre Uniroyal/Facemate site located in the Chicopee Falls area of Chicopee (the "Site"). During the planning process the project area became known as RiverMills at Chicopee Falls. The Plan will set forth the framework for implementing a series of strategic redevelopment initiatives that will maximize reuse of this unique economic development resource and will build upon previous and ongoing work at the Uniroyal/Facemate properties. To advance these efforts, the City and MassDevelopment have engaged a series of consultants to help prepare the redevelopment plan. Vanasse Hangen Brustlin, Inc (VHB) led the community outreach and master planning efforts; RKG Associates undertook a market analysis to understand the Site development potential; and both Tighe & Bond (T&B) and the BETA group investigated buildings to determine if they are structurally suitable for reuse.

Project Area Overview

The Uniroyal/Facemate Redevelopment Project area comprises 64.6 acres and includes approximately 17 buildings situated along the Chicopee River in Chicopee, Massachusetts. It includes the 44.4-acre former Fisk Rubber Company/Uniroyal complex consisting of approximately ten buildings located at 154 Grove Street, which was originally established in 1895 (the "Uniroyal site"); and (ii) the adjacent 20.2-acre Facemate Corporation complex consisting of approximately seven buildings located at 5 West Main Street, which was the location of the Chicopee Manufacturing Company that was here as early as 1823 (the "Facemate site"). The Site includes both connected and unconnected buildings with vacant and badly deteriorated building space built from the late 19th century to the mid-20th century ranging in fair to poor condition. The project area also includes land adjacent to and west of Bridge Street and land directly north of Oak Street. The Site also abuts several residential properties to the east. Refer to Figures 1 and 2 of Memorandum #1 for a location map and an aerial image of the Site context, respectively.

Comprehensive Redevelopment Plan Overview

The first step in preparing the redevelopment plan was to identify various physical conditions that will affect the potential redevelopment of the Site. Memorandum #1 outlines the project team's preliminary understanding of the various physical conditions and constraints that affect the Site, and the opportunities and challenges for redevelopment. Memorandum #2 describes the community outreach process, including a description of what was presented at the three public meetings that were held. This Memorandum #3 presents the key redevelopment and design considerations, and assumptions used to guide the creation of the various redevelopment scenarios for the Site based off of the existing site conditions analysis. Also presented in this Memorandum #3 is an overview of the impact assessments conducted for transportation/traffic and infrastructure based on the two preferred development concepts. Memorandum #4 presents the preliminary cost estimates for transportation and infrastructure improvements based on the two alternative conceptual development visions. Memorandum #5 presents a description of the recommended implementation strategy, including major action steps necessary to permit and implement the proposed redevelopment program.

KEY DESIGN ASSUMPTIONS

This section outlines the development and design site/regulatory considerations and assumptions used as a resource to inform the development of the three preliminary development scenarios prepared in the early stages of the planning process, and subsequently, the two conceptual development visions that resulted from feedback from the community process and input from City staff. In general, design assumptions were related to easements, zoning and overlay districts, building setbacks, fire department access, subsurface structures, infrastructure and soil conditions, riverfront areas, wetland buffers, floodplain, wildlife habitat and historic resources. The Market Analysis prepared by RKG Associates dated April 2010 was also used as a resource that informed the development alternatives.

Development Considerations and Assumptions

Based on the information that was gathered as part of the existing conditions site analysis (presented in Memorandum #1), the following assumptions have informed the preparation of redevelopment alternatives for the Site:

Easements: It is assumed that:

- Sanitary sewer and storm drain easements will remain, wherever possible;
- Proposed easements as part of the Chicopee Falls Sewer Separation Project will remain;
- The Flood Control Easement located along the river will remain; and
- Any existing railroads (and easements, if applicable) will be abandoned, including the railway line along West Main Street.

Zoning and Overlay Districts: For planning purposes, it is assumed that the Mill Conversion and Commercial Center Overlay District will be used to create the concept alternatives. It was further assumed (if necessary) that the Mill Conversion and Commercial Center Overlay District and would be updated to reflect the uses and dimensions requirements that are reflected in the alternatives.

Existing Building Setbacks: It is assumed that existing buildings (if re-used) will not be subject to setback requirements.

Fire Department Access: It is assumed that 360 degree circulation for fire apparatus around all proposed buildings will not be required, but that access for fire personnel to all sides of the buildings will be provided. It is assumed that fire truck access should be available at all access points into the Site.

Stormwater: Based on soil classifications, elevations to ground water and change of impervious areas between existing and proposed conditions, there may be several different options for stormwater management. With the possibility that there will be less impervious areas for proposed conditions, there will be minimal stormwater management needed; however, the DEP will require that there be Low Impact Development techniques used throughout the Site.

Subsurface Structures, Infrastructure and Soil Conditions: There are numerous unknowns about subsurface structures, infrastructure and soil conditions. It is assumed that a future proponent will need to investigate these conditions further so that prior to final design of the development program, a geotechnical engineer will prepare Site-specific recommendations for pavement and foundation design based on detailed subsurface soil investigations to be performed on the Site. It is assumed that these recommendations will also include methods (if required) to appropriately address remaining underground pipes, tunnels, canals and variations of encountered fill found on the Site.

Environmental (Oil & Hazardous Materials) Constraints: It was assumed that any environmental conditions on Site would be remediated to a point where environmental risks would not limit land uses. VHB did not provide the environmental evaluation of the Site. The BETA Group is undertaking the evaluation efforts. For more information, see Memorandum #5.

Riverfront Areas: A 200-foot Riverfront Area extends horizontally from the mean annual high water line (MAHWL) of the Chicopee River. However, under 310 CMR 10.58(6)(k) of the WPA, *“activities on land occupied by historic mill complexes”* are exempted from the presence of Riverfront Area. The WPA defines a historic mill complex as *“the mill complexes in, but not limited to, Holyoke, Taunton, Fitchburg, Haverhill, Methuen, and Medford in existence prior to 1946 and situated landward of the waterside facade of a retaining wall, building, sluiceway, or other structure existing on August 7, 1996. An historic mill also means any historic mill included on the Massachusetts Register of Historic Places. An historic mill complex includes only the footprint of the area that is or was occupied by interrelated buildings (manufacturing buildings, housing, utilities, parking areas, and driveways) constructed before and existing after 1946, used for any type of manufacturing or mechanical processing and including associated structures to provide water for processing, to generate water power, or for water transportation.”* Based upon VHB’s historic research of the Site, it appears as though the Massachusetts Historical Commission would consider the majority of the Site to be a historic mill complex and it would therefore be exempt from Riverfront Area performance standards under the WPA. Although changes (such as demolition and future redevelopment) to the Site would not necessarily change this designation, it is recommended that the project proponent file an Abbreviated Notice of Resource Area Delineation (ANRAD) with the Chicopee Conservation Commission in order to verify the extent of Riverfront Area on the Site and verify the assumptions about the river area.

Wetland Buffers: The Site inspection confirmed that no vegetated wetlands occur on or in the vicinity of the Site. Regulated wetland resources on and abutting the Site are limited to those areas associated with the Chicopee River. Regulated wetland resource areas in the vicinity of the site include Bank, 100-foot Buffer Zone and Riverfront Area. It is also assumed that because majority of the Site to be a historic mill complex, it would be exempt from Riverfront Area performance standards under the WPA.

Flood Plain: Under existing FEMA mapping, the resource area Bordering Land Subject to Flooding (BLSF) does not occur on the Site. However, the draft updated FEMA mapping includes a significant portion of the Site mapped as 100-year floodplain. Although the City has recertified the levee surrounding the Site, the City should follow up with FEMA to ensure that this change to the mapping is accurately reflected in the updated FIRM.

Wildlife Habitat: There are no areas mapped as Priority Habitat of Rare Species, Estimated Habitat of Rare Wildlife, Certified Vernal Pools or Outstanding Resource Waters in the vicinity of the Site.

Chapter 91 Waterway Licensing: Based on VHB's review, it appears that the Site does not contain any land subject to Chapter 91. No license, license amendment or minor project modification is likely to be required for redevelopment of the Site.

Historic: During the development of the three preliminary scenarios, the structure study of the historic buildings on site was partially complete. After subsequent structural analysis, it was concluded that four existing buildings or portions of buildings would be included in the final two Vision Plans. These buildings are marked on the Vision Plans with the letter "e" for existing. The City is currently in the process of entering into a Memorandum of Agreement (MOA) with Massachusetts Historical Commission (MHC) that outlines the demolition and mitigation requirements for selected buildings on-site. Refer to the 'Historic Resources' section of Memorandum #1 for a more specific description of the structural and market review that was undertaken, and the MOA.

Transportation: The following provides an overview of some of the key transportation issues that were considered when developing the three preliminary concept site plan alternatives. Additional information can be found under the 'Transportation/Traffic' section in Memorandum#1: Existing Site Conditions, Opportunities and Challenges, and Assumptions.

- **Site Access:** Site access to Grove Street, between the signalized intersections of Front Street and Church Street, should be limited. Introducing new curb cuts in this area (that are used as a primary access) could create unsafe traffic conditions by adding additional conflict points within a short distance of Grove Street. If access is required, right-turn in and out driveways could be considered approximately mid-block between these traffic signals.
- **Regional and Local Access:** Future project-generated traffic volumes will need to be reviewed more closely at critical intersections adjacent to the Site to determine if redevelopment will have any detrimental impact. Controlling traffic through specified gateways, wayfinding signs, new traffic signals and one-way roadways may need to be considered.
- **Project-Related Traffic Impacts:** The City and MassDOT are currently redesigning the intersections of Broadway Street at Main Street and Broadway Street at Church Street; 25-percent design was submitted in the summer of 2010. At this time, this roadway project is anticipated to be constructed in 2014 or 2015. The impact that this redevelopment may have on the roadway improvements should be determined before the design is complete.
- **Potential Traffic Impacts on Historic Resources:** Increase in traffic volumes on Church Street. Additional traffic in front of the Edward Bellamy House may be considered an adverse impact to this Historic Landmark, which may require additional permitting with the Advisory Council on Historic Preservation (ACHP).
- **Pedestrian Connectivity:** Special consideration should be given to maintaining pedestrian connections in this area and providing new connections directly to the Site. This could require significantly improving the existing sidewalk system and implementing protected signalized pedestrian crossings at traffic signals.

Senior Center: A key development program element that had previously been identified for the Site was a new Chicopee Senior Center. Initially, the location identified for the Senior Center was a portion of the Uniroyal site at the intersection of Oak and West main Streets. However, this location was identified without the benefit of knowing how other uses would be placed on the Uniroyal and Facemate sites. VHB was asked to explore alternative Senior Center locations that are compatible with other redevelopment program elements, such as office residential, and open space. The three preliminary scenarios explored alternative location s for the senior center. After receiving input, it was determined that the senior center would be located on the Facemate site, as presented in Conceptual Development Vision—One and –Two.

SUMMARY OF ALTERNATIVES EVALUATION

The preliminary development scenarios and subsequent conceptual development visions were developed in order to illustrate to potential developers and the community the range of development potential for the Site. They were based on the physical and environmental constraints, and regulatory considerations identified in the existing conditions analysis, the Market Analysis, and community input. They are meant to be conceptual and are subject to further refinement as more detailed information and analysis is developed for the Site and its surroundings.

Description of the Preliminary Development Scenarios One, Two, and Three

In order to further understand the site constraints and development opportunities for the Site, VHB prepared three preliminary development scenarios. The following is a summary of the development program that was illustrated on each of the scenarios.

Development Scenario One

The potential development program for Development Scenario One included:

- Commercial/retail (16,000 square feet)
- Office (196,700 square feet)
- Residential (60 condo units; 23 townhouse units)

Scenario One also proposed a multipurpose trail along the riverfront, new public recreation facilities, including a soccer field and tennis courts, and a new senior center (located in the western portion of the Site adjacent to the recreation facilities).

Development Scenario Two

The potential development program for Development Scenario Two included:

- Commercial/retail (120,450 square feet)
- Office (198,000 square feet)
- Residential (30 condo units; 49 townhouse units)

Scenario Two also included a multipurpose trail along the riverfront, a new senior center (in the northern portion of the Site), and new public recreation facilities, including a soccer field and tennis courts.

Development Scenario Three

The potential development program for Development Scenario Three included:

- Commercial/retail (16,000 square feet)
- Office (116,750 square feet)
- Residential (100 condo units; 63 townhouse units)

Scenario Two also included a multipurpose trail along the riverfront and new public recreation facilities, including a soccer field and tennis courts.

Description of the Conceptual Development Visions – One and –Two

The two Conceptual Development “Visions” (Vision One and Vision Two) evolved from the three Preliminary Development Scenarios that are described above. Vision One focuses on uses and program that is predominantly located on-site, while Vision Two explores uses at slightly greater

densities, and illustrates additional potential for redevelopment on key sites that are adjacent to the Facemate and Uniroyal properties. These plans are conceptual and are meant to explore a range of land uses and development potential in terms of building area, parking supply, and regulatory and zoning considerations. Both concept plans illustrate and incorporate numerous City goals for the Site, such as new public amenities/facilities, and a mix of uses.

Conceptual Development Vision – One is based on the future uses identified in the Market Analysis and proposed for the 64.6-acre Site. Conceptual Development Vision – Two is an expanded development program based on a more aggressive market approach and proposed for a broader project area, including redevelopment of sites adjacent to the 64.6-acre Site.

The reason for including two Vision Plans was to illustrate the ability for the site to accommodate a range of development (and uses) at varied scales and densities. The development program is, hence, meant to be flexible and will be informed by future responses from the development community and subsequent analysis by the City for potential municipal and recreation uses that are shown in the plans.

Conceptual Development Vision – One

Figure 1 illustrates Conceptual Development Vision – One. This development program aims to accommodate uses within the 64.6-acre Site (the Uniroyal and Facemate sites) that were identified from the Market Analysis while responding to the Site’s physical constraints, such as riverfront setbacks, floodplain areas, and existing infrastructure. This concept allows the City and current land owners to understand how the assumptions and constraints used correspond to the Market Analysis findings. Table 1 presents the potential development program.

Table 1
Conceptual Development Vision – One: Potential Development Program

Land Use	Size
Commercial/Retail	19,250 square feet
Residential	96 units
Office	51,000 square feet
Senior Center	20,000 – 23,000 square feet
Recreational Fields	2 soccer fields; 1 Little League field

In addition to the potential development program, this concept includes the following amenities:

- A riverfront multi-use path (bikeway and pedestrian path);
- A riverfront public open space with a terrace and gazebo;
- Landscape and streetscape improvements along West Main Street, and portions of Oak and Grove Streets.

Conceptual Development Vision – Two

Figure 2 illustrates Conceptual Development Vision – Two. The purpose of this development program is to provide a more intense built-out option that shows the potential of redevelopment of selected adjacent sites and how that may compliment the Site development. Table 2 presents the potential development program.

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Figure 1
Conceptual Development
Vision One

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Figure 2

Conceptual Development

Vision Two

Table 2
Conceptual Development Vision – Two: Potential Development Program

Land Use	Size
Commercial/Retail	33,500 square feet
Residential	131 units
Office	131,000 square feet (or 69,000 square feet and 52 additional units)
Senior Center	20,000 – 23,000 square feet
Recreational Center	34,500 square feet
Recreational Fields	1 soccer field

In addition to the potential development program, this concept includes the following amenities:

- A riverfront multi-use path (bikeway and pedestrian path);
- A riverfront public open space with a terrace and gazebo;
- Landscape and streetscape improvements along West Main Street, and portions of Oak and Grove Streets.

PROPOSED CONDITIONS IMPACT ANALYSIS

Based on Conceptual Development Vision – One and – Two, the following impact analysis is used to develop recommendations for infrastructure improvements, which are presented in Memorandum #4.

Transportation/Traffic

This section provides an assessment of the future traffic conditions associated with the redevelopment of the property. This assessment includes an overview of the anticipated project-related traffic generation that is associated with Conceptual Development Vision – One. It also includes a review of potential transportation infrastructure improvements that may be needed as a result of the added traffic. It should be noted that there was limited traffic data readily available for this assessment, and as such, should be considered conceptual until additional traffic data can be collected so that a more detailed traffic impact assessment can be performed. Refer to Figures 3 and 4 for summaries of the traffic analysis findings.

Future Project-Generated Traffic

The estimated number of vehicle-trips to be generated by the proposed redevelopment can be determined by applying trip generation rates published by the Institute of Transportation Engineers (ITE) *Trip Generation Manual 8th Edition*¹. Whether Conceptual Development Vision – One or– Two is realized, redevelopment is expected to consist of a variety of land uses, including general office, commercial/retail, or residential (condominium/townhouse), recreational fields, and/or a senior center. The identification of peak hour project-generated trips is a very important factor in identifying localized traffic impacts and mitigation needs for redevelopment of the Site. The following summarizes the impacts associated with Conceptual Development Vision – One and – Two.

¹ Trip Generation (Eighth Edition) Institute of Transportation Engineers, Washington DC, 2009.

Conceptual Development Vision- One

Table 3 provides a summary of the weekday daily, weekday morning peak hour, and weekday evening peak hour traffic generation for the following Conceptual Development Vision – One development program:

- Commercial/Retail Type Developments: approximately 19, 250 square feet;
- Residential Type Developments (Apartments or Condominium/Townhouses): approximately 96 units;
- Office Developments: approximately 51,000 square feet;
- Recreational Fields: based on three (3) fields; and
- Senior Center: approximately 20,000 to 23,000 square feet.

Table 3
Conceptual Development Vision-One: Traffic Generation

Time Period	Commercial / Retail ^a	Residential ^b	Office ^c	Recreational Fields ^d	Senior Center ^e	Total Trips
Weekday Daily [†]	830	780	800	210	530	3,150
Weekday Morning Peak Hour [‡]						
Enter	15	10	100	5	25	155
Exit	5	50	10	0	15	80
Total	20	60	110	5	40	235
Weekday Evening Peak Hour [‡]						
Enter	40	55	15	20	10	140
Exit	35	25	100	45	25	230
Total	75	80	115	65	35	370

Trip Generation based on ITE Trip Generation 8th Edition

† Traffic volumes expressed in vehicles per day

‡ Traffic volumes expressed in vehicles per hour

a Based on LUC 820 Shopping Center for 19,250 sf.

b Based on LUC 230 Residential Condominium/Townhouse (46 units) and LUC 220 Apartment (50 units).

c Based on LUC 715 Single-Tenant Office Building for 51,000 square feet.

d Based on LUC 488 Soccer Complex using three (3) ball fields.

e Based on LUC 495 Recreational Community Center for 23,000 square feet (Senior Center).

Conceptual Development Vision- Two

Table 4 provides a summary of the weekday daily, weekday morning peak hour, and weekday evening peak hour traffic generation for the following Vision Two development program:

- Commercial/Retail Type Developments: approximately 33,500 square feet;
- Residential Type Developments (Apartments or Condominium/Townhouses): approximately 131 units;
- Office Developments: approximately 131,000 square feet;
- Recreational Fields: based on one (1) field;
- Recreational Center: 34,500 square feet; and
- Senior Center: approximately 20,000 to 23,000 square feet.

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- Site-Generated Traffic:
 - Total: 3,000 to 3,500 daily trips (in/out)
- Site Assignment:
 - 27-percent north
 - 11-percent south
 - 63-percent south
- Traffic Increases:
 - Main Street
 - Church Street
 - Grove Street
 - Front Street
- Intersection Improvements:
 - 1** Main St at Grove St
 - Pedestrian enhancements
 - 2** Grove St at Oak St/Church St
 - Realignment, new signal, pedestrian, etc.
 - 3** Front St at Grove St
 - Signal timing adjustments only?

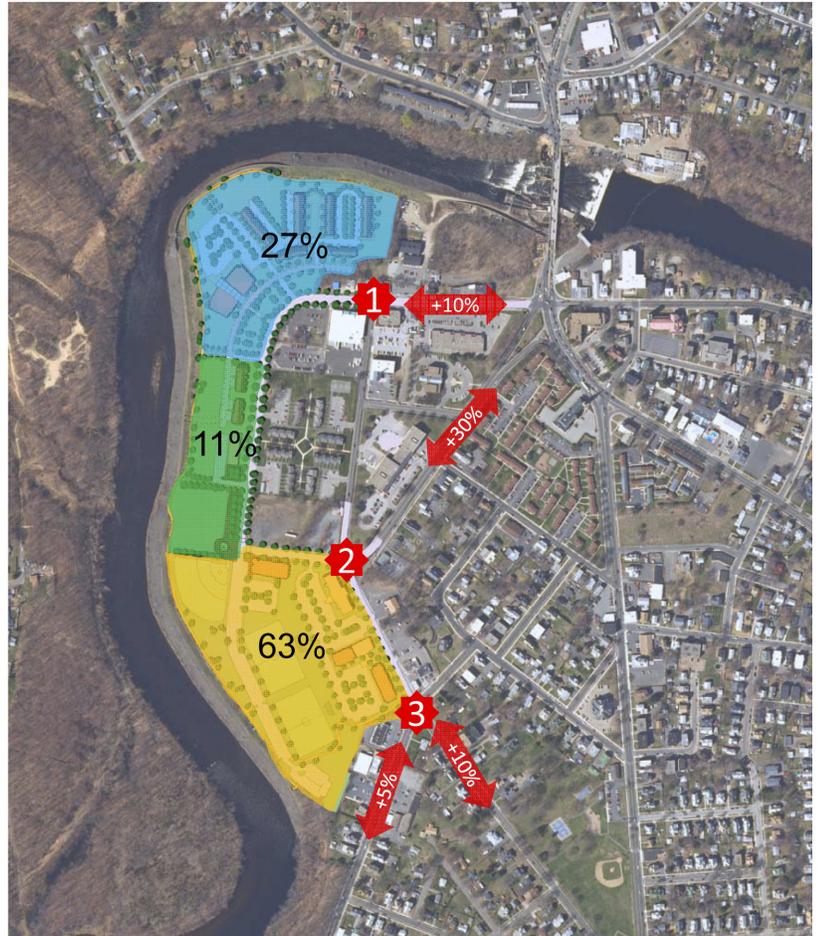


Figure 3
Conceptual Development Vision
One: Potential Traffic Impact

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Visions for Redevelopment

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- Site-Generated Traffic:
 - Total: 5,500 to 6,300 daily trips (in/out)
- Site Assignment:
 - 38-percent north
 - 19-percent south
 - 42-percent south
- Traffic Increases:
 - Main Street
 - Church Street
 - Grove Street
 - Front Street
- Intersection Improvements:
 - 1** Main St at Grove St
 - Signalization
 - 2** Grove St at Oak St/Church St
 - Realignment, new signal, pedestrian, etc.
 - 3** Front St at Grove St
 - New signal

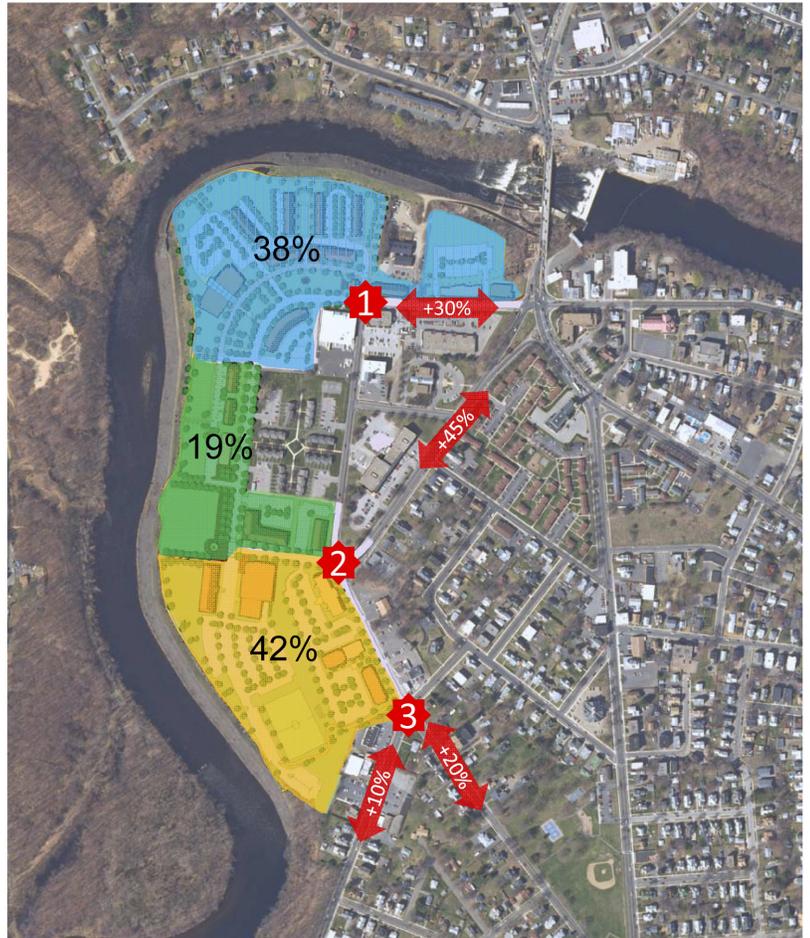


Figure 4
Conceptual Development Vision
Two: Potential Traffic Impact

Table 4
Conceptual Development Vision-Two: Traffic Generation

Time Period	Commercial / Retail ^a	Residential ^b	Office ^c	Rec Fields and Rec Center ^d	Senior Center ^e	Total Trips
Weekday Daily [†]	1,450	1,140	1,840	860	530	5,820
Weekday Morning Peak Hour [‡]						
Enter	25	15	240	40	25	345
Exit	<u>10</u>	<u>65</u>	<u>25</u>	<u>20</u>	<u>15</u>	<u>135</u>
Total	35	80	265	60	40	480
Weekday Evening Peak Hour [‡]						
Enter	70	80	35	35	10	230
Exit	<u>60</u>	<u>35</u>	<u>235</u>	<u>35</u>	<u>25</u>	<u>390</u>
Total	130	115	270	70	35	620

Trip Generation based on ITE Trip Generation 8th Edition

† Traffic volumes expressed in vehicles per day

‡ Traffic volumes expressed in vehicles per hour

a Based on LUC 820 Shopping Center for 33,500 sf.

b Based on LUC 230 Residential Condominium/Townhouse (36 units) and LUC 220 Apartment (95 units).

c Based on LUC 715 Single-Tenant Office Building for 131,000 square feet.

d Based on LUC 488 Soccer Complex using one (1) ball field and LUC 495 Recreational Community Center.

e Based on LUC 495 Recreational Community Center for 23,000 square feet (Senior Center).

Anticipated Traffic Impacts

It should be noted that not all of the traffic generated by the conceptual development visions (as presented above in Tables 3 and 4) will be new traffic on the surrounding roadways. A portion of the commercial/retail related vehicle-trips may be drawn from existing traffic passing the Site in the form of pass-by and/or diverted link trip, and a portion of all traffic could in fact be shared type trips that occur within the Site. The following defines a pass-by trip, a diverted link trip and a shared trip in greater detail:

- **Pass-by Trips:** Pass-by trips are vehicles that are already on the roadway but would stop at the Site on the way to their primary destination. An example of this would be a vehicle traveling northbound on Front Street that would visit the Site before continuing to their primary destination to the north, say Route 33 to the MassPike. ITE data suggest that between 44 and 54 percent of the traffic generated by retail establishments could be pass-by trips.
- **Diverted-link Trips:** A diverted link trip is a vehicle diverting from their primary destination at a nearby intersection to visit the Site. The vehicle would then return to their original destination following their visit to the Site continuing on to their primary destination. ITE data suggest that between 20 and 40 percent of retail establishments could be diverted link type trips.
- **Shared Trips:** Given the mixed-use nature of the proposed redevelopment, there could be some degree of shared business between the residential, office and retail components. While these shared trips represent new traffic to the individual uses, they would not show up as new vehicle trips on the surrounding roadway network aside from the internal driveways. Based on recommended ITE guidelines, up to a 15 percent internal capture rate could occur between the uses.

Applying these “credits” to the overall trip generation could reduce the amount of “new” traffic on surrounding roadways. Conceptual Development Vision – Two is anticipated to generate more traffic than Conceptual Development Vision – One and, as such, traffic increases on the adjacent roadways are expected to be greater.

Table 5 provides a summary of the potential daily traffic increases along adjacent roadways. This information is estimated using traffic data that was readily available and summarized in the existing conditions summary memorandum.

Table 5
Anticipated Roadway Traffic Increases

Roadway	Vision One Impacts*	Vision Two Impacts*
Grove Street, south of Front Street	10%	20%
Church Street, north of Grove Street	30%	45%
Main Street, east of Grove Street	10%	30%
Front Street, south of Grove Street	5%	10%

* Traffic volumes volume increases are estimated using traffic data that was readily available and the development programs identified above for Vision One and Vision Two.

It is recommended that once a more definitive development program is determined, the project-related trip generation and associated traffic increases and impacts on surrounding roadways be revisited to confirm the information reported above.

Future Transportation Conditions Summary

Based on VHB's preliminary review of the transportation infrastructure and traffic data surrounding the Site, it is clear that additional traffic data will need to be collected to fully understand existing and future operational characteristics and deficiencies at the adjacent roadways and intersections. The following summarizes some key transportation issues that should be considered as redevelopment plans advance.

Transportation and Project Access

The following should be considered when developing more definitive site plan alternatives for redevelopment:

- **Grove Street Access:** Access to/from the Site via Grove Street, between the signalized intersections of Front Street and Church Street, should be limited. Introducing new curb cuts in this area (that are used as a primary access) could create unsafe traffic conditions by adding additional conflict points within a short distance of Grove Street. If access is required, right-turn in and out driveways could be considered approximately mid-block between these traffic signals providing safe access and preserving local mobility.
- **Regional and Local Access:** Future project-generated traffic volumes will need to be reviewed more closely at intersections adjacent to the Site to determine if there are any detrimental impacts to intersection and roadway operations. Controlling traffic through specified gateways, wayfinding signs, new traffic signals and one-way roadways may need to be considered.
- **Transportation Improvement Projects:** The City of Chicopee and MassDOT are currently redesigning the intersections of Broadway Street at Main Street and Broadway Street at Church Street. This project is currently at the 25-percent design stage with construction expected in 2014 or 2015. The project does not add any additional turn lanes, and is proposing to improve the overall capacity of the intersections through signal timing modifications and new signals. It is unclear if the redevelopment would have an impact to this improvement project; however, a more detailed analysis should be conducted once a more definitive site plan is prepared.

- **Pedestrian Connectivity:** Special consideration should be given to maintaining pedestrian connections in this area and providing new connections directly to the Site. This could require significantly improving the existing sidewalk system and implementing protected signalized pedestrian crossings at traffic signals.
- **Church Street Traffic Impacts:** Any additional traffic proposed in front of the Edward Bellamy House, located across from the Chicopee Safety Complex, may be considered an adverse impact to this Historic Landmark. This may require additional permitting with the Advisory Council on Historic Preservation (ACHP).
- **Neighborhood Cut-Through Traffic:** There are residential neighborhoods located near the Site where cut-through traffic may be an issue when the Site is fully developed. This should be reviewed more closely once a more definitive site plan and development program is considered.

Transportation Infrastructure Improvements

- **Grove Street, Front Street and Church Street:** The intersections of Grove Street/Church Street/Oak Street and Grove Street/Front Street/Grove Avenue are non-traditional signalized intersections where many of the existing characteristics don't meet today's design standards. Both of these intersections could require new traffic signals and roadway improvements to accommodate either Vision. A more detailed traffic analysis will be required to determine future lane configurations and determine any impacts to adjacent properties.
- **Safety Complex:** The City's Safety Complex (Police/Fire) is located on Church Street, and access is provided off Grove Street and Church Street. Special consideration will need to be given to accommodate emergency preemption and turning movements for fire access at the existing access points to the facility and at the traffic signals mentioned in the bullet above.
- **Roadway Infrastructure Improvements:** Due to the size of the proposed redevelopment, the traffic impacts associated with the redevelopment could be significant. Several different strategies could be considered to help mitigate potential impacts. The majority of the strategies may be aimed at mitigating the effects of redevelopment by constructing new traffic signals or replacing antiquated traffic signals. However, the following may also need to be considered:
 1. Full depth widening along West Main Street to accommodate on-street parking, two travel lanes, and wider shoulders for bicycle accommodations. In addition, minor widening may need to occur at the signalized intersections of Grove Street at Oak Street/Church Street and Grove Street at Front Street/Grove Avenue. Lastly, it could also be expected that all roadways immediately adjacent to the Site will need to include a cold plane and overlay.
 2. Bus stop accommodations (shelters, bus bays, etc.) and bus routes that are currently present along Grove Street and Main Street may need to be adjusted to travel via Oak Street and West Main Street for better access to the Site. Close coordination with PVRTA should be considered.
 3. Concrete sidewalks will likely need to be replaced or added along many of the roadway adjacent to the Project. In addition, wheelchair ramps will be needed at intersections and consideration could be given to providing decorative crosswalks to provide enhanced visibility for pedestrians at intersections.
 4. Streetlights and other streetscape amenities (benches, trash receptacles and bus shelters) should also be considered to improve the overall aesthetics and functionality of the roadways adjacent to the Site.
 5. Minor adjustments to utility structures would also be required as a result of adding water service to the Site and if the roadway is rehabilitated to include a new pavement surface, manholes, catch basin, and other utilities will need to be adjusted.

Site Infrastructure/Utilities

The following details the potential site infrastructure/utilities for the proposed redevelopment. A more definitive description of proposed utility work will not be available until a thorough survey has been performed to clearly identify the existing infrastructure.

Based on the information that was gathered and analyzed regarding existing site infrastructure and utilities, it is expected that adequate utility capacity exists off-Site to serve the different development scenarios; however, it cannot be definitively determined until a thorough survey has been conducted of the existing utilities and until the demands of the proposed uses has been identified. With the new sanitary sewer lines proposed along the front of the Site as part of the Chicopee Falls sewer separation project, the proposed development will have close access to stand alone sanitary sewer lines rather than a combined sanitary/storm drain system. Existing sanitary manhole inverts will need to be verified to determine if the sewer lines from the proposed development are high enough to reach the manholes above the invert out. If the proposed sewer lines are too low then pump systems may need to be implemented to carry the flow up the existing manholes.

An existing versus proposed impervious surface analysis will need to be performed to determine if any stormwater management basins will be required. If there is an increase in impervious surface, then detention basins will be needed to reduce/delay off-site flows. Also, on-site soil classifications and perc tests will need to be performed as part of the design process. These tests will provide elevations to ground water which will be used in the stormwater management design process. If there is limited space on-site or if on-site constraints do not allow for above ground detention basins, then subsurface infiltration systems may be constructed under paved surface. Best Management Practice (BMP) structures will need to be proposed throughout the Site to promote stormwater quality prior to any stormwater infiltration.

Based on the new DEP stormwater regulations, Low Impact Development (LID) techniques will need to be implemented on-site. Some LID techniques include rain gardens, biofiltration basins/swales and grass or stoned swales with under drains.

Sanitary Sewer

The City of Chicopee Department of Public Works is the public entity having responsibility for sewer infrastructure within the City. Existing combined storm/sanitary sewer mains are located along Grove Street in front of the site. Sewage from these mains is collected and conveyed to a Combined Sewer Overflow (CSO) structure located at the intersection of Grove Street, Church Street and Oak Street. From this CSO, the flow then travels within storm drains along Oak Street and West Main Street to a flood control sluice gate structure and then across the river. According to the chief operator of the Chicopee Wastewater Treatment Plant, the design flow of the plant is 15.5 MGD. Proposed sanitary wastewater will be conveyed from the site to Grove Street, Oak Street or West Main Street via a new 6- or 8-inch PVC pipe. This wastewater will then follow the existing flow path towards the intersection of Oak Street and West Main Street to where it will then cross the river on its way to the treatment plant.

Drainage/Stormwater Management

Stormwater from the Site will be conveyed to various locations on site where above-ground and underground detention basins will be located. Refer to Figure 5 for the potential areas for above-ground stormwater management facilities (based on Conceptual Development Vision-One). Low Impact Development (LID) techniques, such as rain gardens and biofiltration swales will be used

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Legend

 Above Ground Stormwater Management Area

Note: Dependant upon future investigations regarding soil and final layout design. Not shown on this plan are subsurface storm water systems which would be located under the parking lot pavement areas.

Figure 5
Conceptual Development Vision
One: Potential Areas for Above
Ground Storm Water Management

throughout the Site to treat stormwater. The stormwater from paved surfaces will be treated via deep sump hooded catch basins and Stormceptor units prior to entering the detention basins. The above-ground detention areas will consist of a sediment forebay and a detention area which will be enclosed within a fenced area. An outlet control structure will be used to release water at a certain rate should the detention area exceed its capacity. Otherwise, stormwater will be allowed to infiltrate back into the ground. The underground detention systems will consist of perforated pipes to allow for infiltration and will be located under the paved parking lot areas. The size of the above ground and underground systems will depend on the existing site soil characteristics and elevation of seasonal high groundwater. There will be several emergency outlet areas into the river should the stormwater not infiltrate or exceed the capacities of the systems.

Water

According to the City of Chicopee Water Department, the available water pressure in the vicinity of the subject site is approximately 120 to 130 psi. They also indicated that this is one of the highest pressure areas in the city. The city's water system is fed by Quabbin Reservoir.

Each building will be provided with an 8-inch ductile iron pipe where it will be split inside to the building to a 2-inch domestic and a 6-inch fire protection service. Some buildings may have the 2-inch and 6-inch services provided directly from the water main in the adjacent street.

Telephone

Verizon maintains telephone infrastructure surrounding the subject property. Service is available via overhead wires and underground duct banks. The majority of the proposed telephone service on-site will be underground. There may be some overhead wires with proposed utility poles and risers where the service enters the site from the adjacent streets.

Cable Television

Charter Communications maintains both co-axial service and fiber optic service infrastructure surrounding the subject site. Service is available via overhead wires and underground duct banks. According to the Charter representative, they would look into providing fiber service into the site. The majority of the proposed cable service on-site will be underground. There may be some overhead wires with proposed utility poles and risers where the service enters the site from the adjacent streets.

Electricity

Chicopee Electric Light maintains infrastructure within the roadway in the vicinity of the subject site. Northeast Utilities maintains infrastructure within the subject site property. The majority of the proposed electric service on-site will be underground. There may be some overhead wires with proposed utility poles and risers where the service enters the site from the adjacent streets. Each individual building may have its own pad mounted transformer nearby the building structure.

Gas

Baystate Gas maintains infrastructure surrounding the subject property. Each building will have its own gas service provided from the gas main located within the adjacent street. Once the demand has been determined for each building, further investigation will be needed to determine if the surrounding gas mains will be sufficient to provide the service.

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ATTACHMENT

Market Study

Prepared by RKG Associates

**BASELINE CONDITIONS AND MARKET ANALYSIS FOR
THE REDEVELOPMENT OF THE FORMER
UNIROYAL/FACEMATE PROPERTIES IN
CHICOPEE FALLS, MASSACHUSETTS**

APRIL 21, 2010

Prepared for:

The City of Chicopee, Massachusetts

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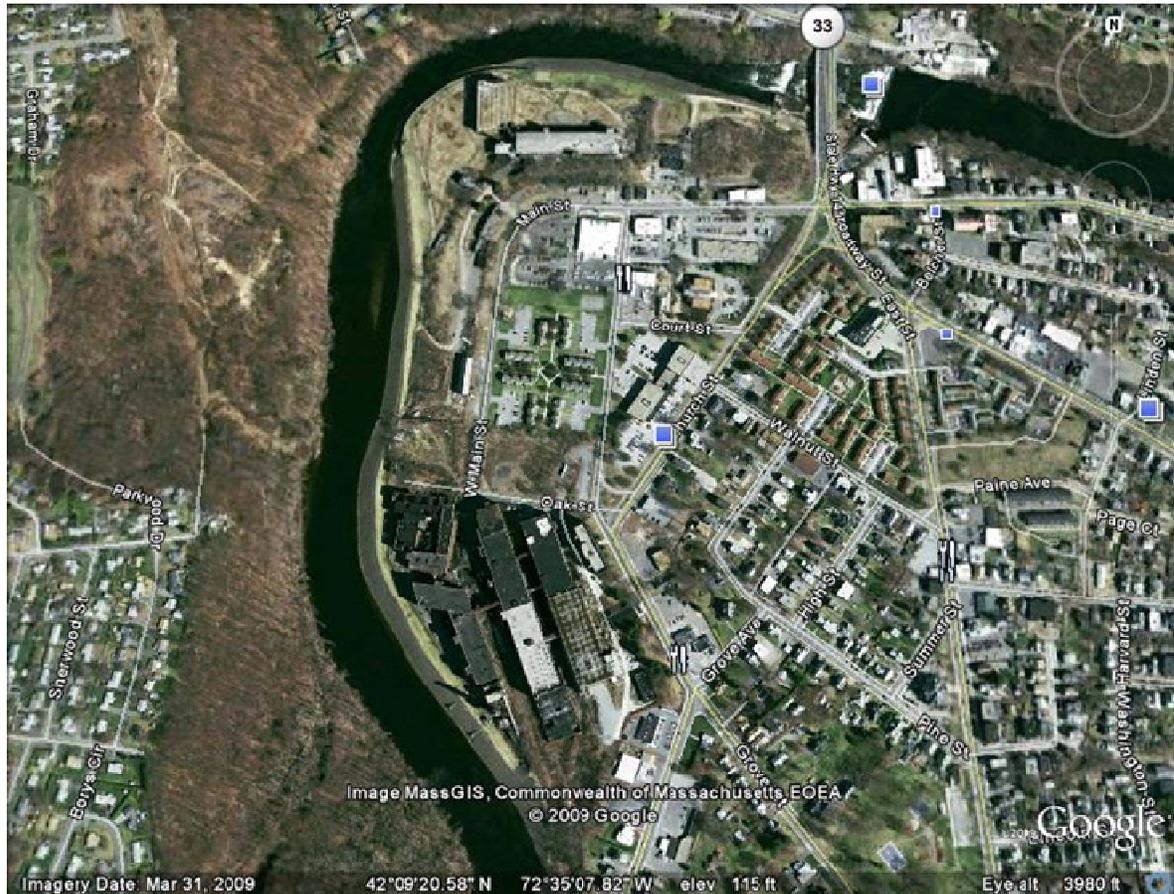
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I. EXECUTIVE SUMMARY

RKG was retained by the City of Chicopee, in co-operation with MassDevelopment, to assist in planning the redevelopment of the former Uniroyal/Facemate property (Map 1).



Map 1 – View of former Uniroyal/Facemate properties, along the river, and Surrounding Area

RKG's had various rolls in this assignment starting with understanding the economic and market context into which the redevelopment will be placed. The conclusion of this task will assist in defining various reuse/redevelopment strategies for the property that would be further analyzed with regards to their financial feasibility, and ultimately funding and disposition strategies. The focus of this report is to establish this context by preparing a baseline of socio-economic conditions and real estate market indicators.



Figure 1 – Administration Building

This report indentifies demographic trends and forecasts in Chicopee Falls and its comparative regions, as well as labor force and employment trends in order to ascertain the social and economic conditions of the competitive market and any potential gaps in demand. Furthermore, real estate market conditions for the residential and non-residential sectors are analyzed in order to understand the competitive supply, into which the redevelopment would be placed, and potential pricing and absorption indicators that would assist in evaluating the financial feasibility of different strategies.

The Uniroyal/Facemate Redevelopment Project comprises approximately 64.6-acres of land in the neighborhood referred to as Chicopee Falls. The former Uniroyal property accounts for 44.4-acres of the site and the former Facemate property the remaining 20.2-acres. In addition to abutting the Chicopee River, the site has frontage to Front Street, Grove Street, Oak Street and West Main Street. Portions of the site are situated in the 100-year flood plain; however, determination of what portions is beyond the scope of RKG's expertise and as such has yet to be determined. Nonetheless this could inhibit a variety of uses in the former Uniroyal/Facemate site as construction costs may be prohibitive.

A. Key Findings

The following highlights key findings and conclusions from the report. Throughout the text of this report, most quantitative data has been rounded for ease of presentation and readability. The detailed and unrounded data is generally presented in tabular format and also appear in the Appendix.

1. Demographic Indicators

- The total population of Chicopee was 56,600 in 1990 and has steadily declined since, projected to be 52,500 in 2014. While the population of the Springfield Metro Area has fluctuated since 1990, overall the population has declined from 673,000 in 1990 to a projected 658,000 in 2014.
- There is population growth projected for those aged 20 to 34 years, typically those moving into apartments, forming families and being first-time home buyers. The overall projected City growth in this cohort is 220 persons between 2009 and 2014.
- Among those aged 55 to 64 years, often considered to be in their peak discretionary spending years, as well as becoming empty-nesters and/or downsizing their housing needs, the City is projected to add 550 persons between 2009 and 2014.
- The retirement (age 65+) is projected to increase in the City by 525 persons over the next several years, perhaps indicating opportunities for senior and/or assisted housing.
- Over 1990 to 2009 there was little change in the total number of households in the City of Chicopee; however, there is a projected increase of 800 households over the next five years.

2. Labor Force Indicators

- Over the 2005 to 2009 time, the City of Chicopee's labor force declined by a little more than 100 persons. The actual decline was greater between 2005 and 2008;

however, within the last year (2009) some job recovery has occurred. By comparison, the labor force of the Springfield Metro Area increased by more than 600 persons over 2005 to 2009.



Figure 2 – Interim use for warehouse or contractor

- The City of Chicopee has realized an increase of more than 76% in its unemployment, rising from 1,600 persons in 2005 to more than 2,800 persons in 2009 (or by 1,200 persons).

- This is further reflected in the unemployment rate in the City which has generally been greater than that of either the Metro Area or Massachusetts.

- The overall unemployment rate in the City increased from 6.5% in 2005 to 11% at the end of 2009.

- According to Census 2000 data approximately one-third of those working in Chicopee (nearly 7,000 persons) did not commute from the immediately neighboring communities and as such, some portion of this population may represent demand for new housing in Chicopee.

3. Employment and Industry Domain Trends

- Over the long term since 1985, there was growth in Chicopee's employment base and this was most noticeable in the service sector economy. In 2009, employment in the service-providing domain accounted for 59% of total employment in Chicopee, as compared to 51% in 1985.
- Total employment in Chicopee diminished by 1,520 jobs between 2001 and 2009, and most of the loss occurred within the last two years, as total employment declined from 20,000 in 2007 to 19,040 in 2009. Employment in the manufacturing sector accounted for 60% of the decline.
- Nonetheless, when compared to the Springfield Metro, the manufacturing industries remain relatively strong in Chicopee, in terms of employment. Similarly, the Springfield Metro compares favorably to the State in manufacturing, indicating that within both the Metro and in Chicopee, manufacturing remains a strong industry sector. Other industry sectors where Chicopee and the Springfield Metro outperform, or are stronger, than the State include transportation and warehousing and wholesale trade.
- Industry sectors where the Chicopee economy is weakest include professional and technical services, health, finance and management.

- The Chicopee economy is relatively on par with the Metro economy in terms of retail trade, accommodations and restaurants.
- In terms of space needs or a building reuse perspective, most of the “strength” sectors in Chicopee would utilize industrial-type buildings, while most of the “weakness” sectors would utilize office-type buildings. Most of the “on par” industry sectors would use commercial type buildings.



Figure 3- Clock Tower for possible office use

- In spite of the decline in employment in Chicopee and its comparative areas between 2001 and 2009, the number of businesses increased during this period, as Chicopee realized a 20% increase in private businesses, while the Springfield Metro enjoyed a 17% increase, and the Commonwealth a 10% increase.

4. Employment Forecasts

- Massachusetts is projected to add 200,000 jobs between 2006 and 2016 and based on a range of historic capture rates, this projection would equate to a total net change of between 275 and 426 jobs for Chicopee by 2016.
- Industry sectors that utilize industrial-type buildings are projected to decline Statewide by 36,270 jobs and therefore a loss of 450 to 500 jobs would occur in Chicopee. Based on employment per building area standards, this could result in 340,000 to 380,000 SF of industrial type buildings going idle or vacant in Chicopee.
- The industry sectors that utilize office or flex type buildings or institutional buildings are estimated to add 560 to 740 jobs in Chicopee by 2016, possibly resulting in 140,000 to 185,000 SF of building demand.
- Those industry sectors that use commercial-type buildings are forecasted to gain 170 to 190 jobs in Chicopee by 2016 which could translate into 85,000 to 95,000 SF of commercial building demand.
- In summary, employment forecast indicate continued declines in manufacturing in Chicopee. The employment forecast for other industry sectors that use industrial buildings is not sufficient to offset these projected losses, such that more industrial space will like go idle and/or vacant by 2016 in Chicopee. While non-industrial employment growth in Chicopee could result in building occupancy of 225,000 to 280,000 SF, much of that would go into existing idle and/or available building area, given the significant supply within the area.

5. Residential Market Indicators

- Building permits for new residential construction in Chicopee totaled 540 units between 2000 and 2009, averaging 50± per year. Permit activity in Chicopee in 2009 was nearly half that in 2008, which was nearly half that in 2007, the peak during the decade.
- Chicopee Falls is forecasted to experience a gain of 280 households (occupied) over the next five year, which represents 37% of the forecasted gain Citywide (764). Nearly all this gain would be evenly divided between owners and renters.
- In Chicopee, nearly 11% of its year-round housing is categorized as “affordable” and exceeds the 10% goal under the Chapter 40B regulations. During the last two decades, 39% and 66%, respectively, of new housing was Chapter 40B housing.
- Several planned residential projects have the potential to add another 534 units of new housing in Chicopee ranging from 40 units of affordable housing at Ames Privilege to 265 units at the Cabotville Mill. Based on historic development trends these potential 534-units could represent a six-to-10 year supply in Chicopee.

6. Office Market Indicators

- A selected inventory of available office properties (for sale) indicates there is a little more than 203,000 SF of advertised space, with an average asking price of \$39/SF, ranging from less than \$21/SF to over \$140/SF. Only two buildings are located in Chicopee ranging in size between 11,600 and 15,400 SF, and the asking price ranges from \$21/SF to \$39/SF, or at or below the overall average from the sample.
- There is an approximate 578,000 SF of sampled office space currently being marketed in the three principal cities, ranging from space of less than 2,000 SF with an average asking lease rate of \$12.30/SF to properties with 10,000 SF or more available, at an average asking lease of \$11.30/SF.
- Only five listings of available properties are in Chicopee with rental pricing ranging from \$10/SF to \$14/SF.
- There were 10 office building sales in Chicopee between January 2006 and February 2010. The buildings ranged in size from 974 SF to 17,424 SF. The average price ranged from \$26/SF to \$257/SF. Eliminating the sale at the high end of the range (\$257/SF) the average price per SF for the remaining sales was \$75/SF.

7. Retail Market Indicators

- The 2009 estimated retail spending demand among Chicopee households, for selected retail goods and services, was \$525 million or about \$22,800 per household.
- Retail sales in Chicopee (2009) for the same retail goods and services are estimated to be \$473 million, indicating sales leakage of \$52 million, or about \$2,250 per household.

- A partial recapture of this sales leakage could increase the market share of existing retailers in Chicopee, or potentially, support additional new retail development.



Figure 4 – Grove Street –interim tenancy

- A conservative 10% recapture of selected retail leakage could support an additional 44,000 SF of retail development in the market. Whether this is the appropriate site for this development, or some portion thereof, would need to be determined by the site/location criteria of prospective retailers.

- There were 34 commercial buildings sales that occurred in Chicopee between January 2006 and

February 2010. Four of the sales were for automotive related commercial buildings, and the average building price was \$261,000. The average price per building SF was nearly \$53/SF, and the range was from nearly \$40/SF to \$110/SF.

- The twenty sales of restaurant and/or bars accounted for 59% of the activity and ranged in value from \$16/SF to \$650/SF. The average restaurant/bar building size was 3,050 SF and the average sales price was \$398,160 (or \$129.50/SF).

8. Industrial Market Indicators

- A sampling of properties for sale in the Metro Area, found there to be nearly 2.7 million SF of industrial property listed. This includes everything from flex space to manufacturing to distribution warehousing. The average asking price for industrial space varies from as low as \$19/SF for buildings in the 50,000 SF to 100,000 SF range, to as high as \$88/SF for buildings under 5,000 SF. More than 50% of the sampled inventory is represented by properties exceeding 100,000 SF in size, while slightly more than 2% is represented by properties under 10,000 SF in area.
- A sampling of properties for lease indicates there to be more than 3.3 million SF of available industrial space, inclusive of 472,000 SF that is both for lease and for sale. The average asking lease rate for all of these properties is slightly more than \$3.50/SF, but ranges from a low of \$3.10/SF for properties in excess of 100,000 SF to a high of \$9.50/SF for properties less than 5,000 SF in size. Larger properties (100,000+ SF) account for 65% of this sample, while properties under 10,000 SF account for less than 2% of the sample.
- The sampled industrial properties for sale and for lease (excluding overlap) amount to an approximate 5.5 million SF of available supply of industrial space in the Metro Area. This does not include known planned projects such as the proposed Ludlow Mills or the Indian Orchard Business Park.

9. Land

A sample of available land indicates that throughout the Chicopee area there are more than 220-acres of industrial land currently being marketed, at an average asking price of \$70,300 per acre. Another 316 acres of commercial land is being marketed at an average price of \$58,500. Overall, the average asking price per acre of land, regardless of zoning, is just under \$42,000 per acre.

B. Preliminary Conclusions and Redevelopment Implications

Chicopee does not really have an “established” office market per se, as compared to Springfield or Holyoke. This finding is confirmed by the relatively small supply of available office buildings for-sale or for-lease in comparison to the supply in Springfield or Holyoke. Also, there were only a small number of sales of office building in Chicopee further supporting the finding of a limited office market, and employment data also supports this finding. Chicopee’s retail market is more established, and the advent of many national retailers on Memorial Drive over the last 10 year has re-established this corridor as a major retail destination. The retail analysis indicated leakage occurring in the Chicopee market in select sectors that could reasonably generate demand for another 40,000 to 50,000 SF of retail space wide. However, a proposed project on Memorial Drive may provide the opportunity to recapture this demand.

The Uniroyal/Facemate properties do not have the exposure or frontage to a major commercial corridor like Memorial Drive, and the location would be more suited to small scale retail development similar to what exists within a neighborhood along Main and Grove Streets. Future residential development at the site would create demand for additional neighborhood services; however, on a limited basis since the commercial build-up along Memorial Drive is easily accessible for the site.

Reuse potential could incorporate office use recognizing that Chicopee would have numerous small businesses needing space as compared to any large user(s). Adapting portions of the existing buildings may be an option however feasibility may be in question as Chicopee tenants do not pay premium pricing, and a range of \$8/SF to \$12/SF is characteristic of the demand, as would be the price range for any retail/commercial redevelopment at the site.

Large scale industrial use does not seem appropriate for the redevelopment over the long term, given the “urban” context of the site and potential mix of residential. In addition, employment forecasts for industrial buildings are negative, indicating additional losses in the existing industrial building supply that will only added to a significant supply of available space. Short-term, interim uses could be possible for existing tenant(s) in place but over the long term industrial use would be incompatible with the redevelopment vision of high-value commercial and/or residential uses.

Residential uses should include upscale, for-sale housing in order to increase the owner/tenure characteristics in Chicopee Falls, and add to the critical mass that would need retail/commercial services. Townhouse-style development (one and two story) is prevalent in the Chicopee market, and it could be situated on the various plateaus overlooking the river.

Market reuse and/or conversion of some of the existing buildings, to other uses, may be an option assuming it is economically feasible, recognizing the pricing for upper end housing

ranges from \$175/SF to \$225/SF. At this time, rental housing should not be considered since additional subsidies would likely be required, and the City has exceeded the Chapter 40B benchmark. Nonetheless, preliminary opportunities for reuse, pending analyses of financial and structural feasibility, as well potential costs associated with code compliance, may be considered for the following:

- **Administration Building** (see Figure 1) – Possible mixed use office/commercial on lower floor(s) with condominiums above. However, it may take a while for the market to absorb and the cost of rehabilitation is still an unknown. As such, its continued vacant presence detracts from the economic investment potential of the rest of the site and unless an early interest is shown for its reuse, and efforts to stabilize the building are completed, it may not be feasible to maintain.
- **Stable/Barn** (see Figure 2) – Possible use as warehouse or contractor space for the short term to continue a revenue stream. This building could be phased out as the land and development opportunities around it become more valuable or if it can be incorporated into other new development on the site.
- **Clock Tower** (see Figure 3) – Potential use as office space or other commercial activity considering its architectural features, but it could be an expensive repair relative to any potential new space built. As such, perhaps try to stabilize and save initially, to see if there is any interest in it by development community.
- **Grove Street Building** (see Figure 4) – Consider keeping tenant in place in near term and generating an income stream. This building could possibly convert to other uses later on, or be demolished for other redevelopment considering its street frontage.

For planning purposes, and as presented in Table I-1, an approximate 20,000 SF to 50,000 SF of office and/or flex-type space could potentially be absorbed at the redevelopment over the next five-years, and possibly 5,000 SF to 7,500 SF of retail space. With the success of the redevelopment, perhaps an additional 50,000 SF to 75,000 SF of office space could be absorbed in the subsequent five years, coupled another 5,000 SF to 7,500 SF of retail space. In the subsequent decade, a potential of another 100,000 SF to 150,000 SF may exist plus another 7,500 SF to 10,000 SF of retail; however, market conditions should be updated within five years to confirm this long term projection. Key to this absorption estimate is rental pricing consistent with market expectations which is assumed to be within the \$8/SF to \$12/SF range. However, this range may jeopardize the feasibility of redevelopment unless gap funding would be available to underwrite any deficiencies.

Table I-1: Preliminary Redevelopment Schedule

Years	Potential Development in SF or Units					
	Office/Flex		Retail/Comm		Residential	
	Low	High	Low	High	Low	High
1 to 5	20,000	50,000	5,000	7,500	60	100
6 to 11	50,000	75,000	7,500	10,000	75	125
11 to 20	100,000	175,000	15,000	25,000	150	250
TOTAL	170,000	300,000	27,500	42,500	285	475

Source : RKG Associates, Inc.

II. SOCIO-ECONOMIC INDICATORS

This chapter provides the baseline data and analysis of demographic and employment trends in Chicopee Falls and its comparative region(s). The regions of influence vary between different sections primarily due to the availability of data. These regions include the Chicopee Falls neighborhood (census tracts 8107 and 8108); the City of Chicopee (in Hampden County) which is in the western part of the Commonwealth of Massachusetts and part of the Springfield Metropolitan New England City and Town Area (metropolitan area).

A. Demographic Trends

1. Population

The population of Chicopee Falls has declined from 1990 to 2009, by slightly more than 600 persons. Some population growth (less than 100 persons) is projected for 2014 (as presented in Table II-1). This projected population increase in Chicopee Falls is not mirrored in the City of Chicopee, where in 1990 there were approximately 56,600 persons and a projected population of 52,460 in 2014. The Springfield Metro (inclusive of Chicopee) realized a nominal population increase during the 1990's; however, since that time the population has declined and is projected to continue to do so. Conversely, Massachusetts has exhibited ongoing population growth since 1990, albeit at a diminished pace. Chicopee Falls, as well as the City and other geographies are experiencing an increase in the percent of their population of Hispanic heritage, often indicative of younger and larger families, with differing housing needs.

Table II-1: Selected Population Characteristics

Comparative	Chicopee	Chicopee	Springfield	
Population Trends	Falls 1/	City	Metro	Massachusetts
Total Population				
1990	10,259	56,632	672,967	6,016,419
2000	9,819	54,653	680,014	6,349,097
2009	9,624	53,799	675,599	6,474,879
2014	9,680	52,460	658,190	6,537,689
% change 1990 - 2000	-4.3%	-3.5%	1.0%	5.5%
% change 2000 - 2009	-2.0%	-1.6%	-0.6%	2.0%
% change 2009 - 2014	0.6%	-2.5%	-2.6%	1.0%
Race - % White				
1990	96.8%	95.4%	88.3%	89.8%
2000	92.8%	89.8%	83.5%	84.5%
2009	92.9%	90.2%	84.1%	82.2%
2014	94.2%	91.7%	85.6%	81.2%
Ethnicity - % Hispanic				
1990	2.9%	3.6%	7.5%	4.8%
2000	6.3%	8.8%	11.2%	6.8%
2009	11.1%	13.4%	14.2%	8.7%
2014	14.5%	16.7%	16.5%	9.8%
Source : DemographicsNow and RKG Associates, Inc.				
1/ Census Tracts # 8107 and # 8108				

2. Age Distribution

Table II-2 presents a comparison of the age distribution of the area populations.

Table II-2: Age Distribution

Comparative Age Distribution	Chicopee Falls 1/	Chicopee City	Springfield Metro	Massachusetts
Population < 5 Years				
1990	658	3,548	46,741	412,479
2000	548	2,986	40,413	397,268
2009	511	2,769	35,599	372,611
2014	476	2,480	38,920	365,382
% change 1990 - 2000	-16.7%	-15.8%	-13.5%	-3.7%
% change 2000 - 2009	-6.8%	-7.3%	-11.9%	-6.2%
% change 2009 - 2014	-6.8%	-10.4%	9.3%	-1.9%
Population - 5 to 19 Years				
1990	1,736	10,666	140,837	1,136,062
2000	1,910	10,813	151,011	1,277,845
2009	1,726	9,746	129,497	1,217,455
2014	1,615	8,795	111,203	1,143,574
% change 1990 - 2000	10.0%	1.4%	7.2%	12.5%
% change 2000 - 2009	-9.6%	-9.9%	-14.2%	-4.7%
% change 2009 - 2014	-6.4%	-9.8%	-14.1%	-6.1%
Population - 20 to 34 Years				
1990	2,361	13,988	171,940	1,614,990
2000	1,976	10,424	134,979	1,331,067
2009	2,059	10,903	147,453	1,283,486
2014	2,184	11,123	150,218	1,317,178
% change 1990 - 2000	-16.3%	-25.5%	-21.5%	-17.6%
% change 2000 - 2009	4.2%	4.6%	9.2%	-3.6%
% change 2009 - 2014	6.1%	2.0%	1.9%	2.6%
Population - 35 to 54 Years				
1990	2,148	12,985	163,034	1,518,543
2000	2,682	15,786	202,042	1,936,348
2009	2,502	14,637	184,759	1,930,720
2014	2,339	13,238	166,601	1,832,327
% change 1990 - 2000	24.9%	21.6%	23.9%	27.5%
% change 2000 - 2009	-6.7%	-7.3%	-8.6%	-0.3%
% change 2009 - 2014	-6.5%	-9.6%	-9.8%	-5.1%
Population - 55 to 64 Years				
1990	974	5,681	55,811	515,043
2000	759	5,006	56,811	546,407
2009	1,036	6,711	82,904	774,389
2014	1,168	7,265	89,239	883,217
% change 1990 - 2000	-22.1%	-11.9%	1.8%	6.1%
% change 2000 - 2009	36.5%	34.1%	45.9%	41.7%
% change 2009 - 2014	12.7%	8.3%	7.6%	14.1%
Population 65+				
1990	2,382	9,761	94,611	819,266
2000	1,944	9,638	94,758	860,162
2009	1,790	9,033	95,425	896,450
2014	1,898	9,557	102,020	996,009
% change 1990 - 2000	-18.4%	-1.3%	0.2%	5.0%
% change 2000 - 2009	-7.9%	-6.3%	0.7%	4.2%
% change 2009 - 2014	6.0%	5.8%	6.9%	11.1%
Source : DemographicsNow and RKG Associates, Inc.				
1/ Census Tracts # 8107 and # 8108				
Note - Sum of cohorts may differ from total due to rounding.				

As noted previously, Chicopee Falls and the City of Chicopee have experienced a loss of total population (1990 to 2009). As indicated in the preceding Table II-2, this population

decline is spread across many age cohorts and a continued decline in population is similarly projected across many of the age cohorts. One of the growing population cohorts is those aged 20 to 34 years. This population growth is projected for the neighborhood, the City and the Metro Area. Typically those in this age range are moving into their own homes or apartments, forming families and being first-time home buyers. Those in this cohort are projected to represent 21% of the City of Chicopee population in 2014, a decline from the 25% representation of 1990. The overall projected City growth in this cohort is 220 persons with nearly 57% in the Chicopee Falls neighborhood.

Another growth age cohort includes those aged 55 to 64 often considered to in their peak discretionary spending years, as well as becoming empty-nesters and/or downsizing their housing needs. Projected population growth (2009 to 2014) in this cohort is slightly more than 550 persons in the City of Chicopee, with approximately 24% of this projected growth occurring in the Chicopee Falls neighborhood.

Finally, population growth is projected for the retirement (age 65+) population perhaps indicating opportunities for senior and/or assisted housing. In the City of Chicopee the projected population growth in this cohort is 525 persons (2009 to 2014).

3. Household and Income Characteristics

Table II-3 presents total households in the comparative regions, as well selected housing income characteristics. From 1990 to 2009 there was little change in the total number of households in either Chicopee Falls or the City of Chicopee. As indicated, throughout this time period the total number of households in Chicopee Falls continued to decline. This is in contrast to both the Springfield Metro Area and Massachusetts where there was household growth from the 1990 to 2009 period. All areas are projected to experience an increase in total households over the 2009 to 2014 time. The City of Chicopee is projected to realize a growth of slightly less than 800 households over the next five years, with approximately 40% of this growth projected to occur in the Chicopee Falls neighborhood.

All geographic areas have experienced a continued growth in average household income, although the average household incomes for Chicopee Falls and the City of Chicopee have continually lagged those for the Metro Area and the Commonwealth. Overall this gap continues to widen as the average household income in the City of Chicopee represented 89% of the Metro Area income in 1990 and is projected to decline to an 82% representation in 2014.

While most geographic areas are projected to experience a general increase in household incomes, it is worth noting that for the Springfield Metro Area, the number of households earning less than \$35,000 is projected to increase (2009 to 2014), while the number of households earning \$35,000 to \$100,000 is projected to decline. This is contrary to the City of Chicopee as well as the Chicopee Falls neighborhood.

Table II-3: Selected Household and Income Characteristics

Comparative HH Income Trends	Chicopee Falls 1/	Chicopee City	Springfield Metro	Massachusetts
Total Households				
1990	4,397	22,624	247,600	2,247,124
2000	4,386	23,117	260,745	2,443,580
2009	4,335	23,038	263,338	2,454,429
2014	4,635	23,802	266,125	2,467,669
% change 1990 - 2000	-0.3%	2.2%	5.3%	8.7%
% change 2000 - 2009	-1.2%	-0.3%	1.0%	0.4%
% change 2009 - 2014	6.9%	3.3%	1.1%	0.5%
Average HH Income				
1990	\$32,836	\$33,736	\$37,726	\$45,502
2000	\$40,485	\$43,431	\$51,315	\$66,365
2009	\$51,549	\$51,330	\$62,737	\$83,468
2014	\$55,182	\$55,102	\$67,379	\$90,765
% change 1990 - 2000	23.3%	28.7%	36.0%	45.9%
% change 2000 - 2009	27.3%	18.2%	22.3%	25.8%
% change 2009 - 2014	7.0%	7.3%	7.4%	8.7%
HH Earning <\$35,000				
1990	1,655	13,538	136,179	1,056,819
2000	2,407	11,305	112,167	852,918
2009	1,911	8,840	91,058	683,200
2014	1,907	8,524	95,938	637,915
% change 1990 - 2000	45.4%	-16.5%	-17.6%	-19.3%
% change 2000 - 2009	-20.6%	-21.8%	-18.8%	-19.9%
% change 2009 - 2014	-0.2%	-3.6%	5.4%	-6.6%
HH Earning \$35,000 to \$100,000				
1990	1,478	8,731	103,007	1,040,447
2000	1,775	10,687	123,780	1,158,432
2009	1,992	11,569	124,507	1,076,808
2014	2,125	11,841	122,403	1,032,400
% change 1990 - 2000	20.1%	22.4%	20.2%	11.3%
% change 2000 - 2009	12.2%	8.3%	0.6%	-7.0%
% change 2009 - 2014	6.7%	2.4%	-1.7%	-4.1%
HH Earning \$100,000+				
1990	83	369	8,399	149,749
2000	204	1,125	24,798	432,230
2009	452	2,629	47,773	694,421
2014	603	3,437	57,784	797,354
% change 1990 - 2000	145.8%	204.9%	195.2%	188.6%
% change 2000 - 2009	121.6%	133.7%	92.6%	60.7%
% change 2009 - 2014	33.4%	30.7%	21.0%	14.8%
Source : DemographicsNow and RKG Associates, Inc.				
1/ Census Tracts # 8107 and # 8108				

B. Labor Force Trends

Over the last five years (Table II-4) the City of Chicopee's labor force declined by a little more than 100 persons. The actual decline was greater between 2005 and 2008; however,

within the last year (2009) some job recovery has occurred. By comparison, the labor force of the Springfield Metro Area increased by more than 600 persons. As a result, the labor force in Chicopee represents 8% of the Metro labor force in 2009, nearly the same as in 2005. The City of Chicopee has realized an increase of more than 76% in its unemployment, rising from 1,600 persons in 2005 to more than 2,800 persons in 2009 (or 1,200 persons). The increase in unemployment in the Springfield Metro rose 69% over the same time, or by 12,600 persons. As a result, the number of unemployed in Chicopee accounted for 8.8% of all unemployed in the Metro Area in 2005 to a 9.2% representation in 2009.

Table II-4: Labor Force Trends

	City of Chicopee	Springfield Metro	Chicopee as % of Metro
Labor Force			
2005	27,654	343,359	8.05%
2006	27,719	345,381	8.03%
2007	27,409	343,777	7.97%
2008	27,391	344,008	7.96%
2009	27,549	343,988	8.01%
% Change 2005-09	-0.38%	0.18%	NA
# Change 2005-09	-105	629	NA
Unemployment			
2005	1,605	18,300	8.77%
2006	1,640	18,334	8.95%
2007	1,552	17,408	8.92%
2008	1,768	20,143	8.78%
2009	2,830	30,912	9.16%
% Change 2005-09	76.35%	68.92%	NA
# Change 2005-09	1,225	12,612	NA

Source : Massachusetts Labor and Workforce Development and RKG

Overall, as depicted in the following Figure 5, the unemployment rate in the City of Chicopee has generally been greater than that of either the Metro Area or Massachusetts.

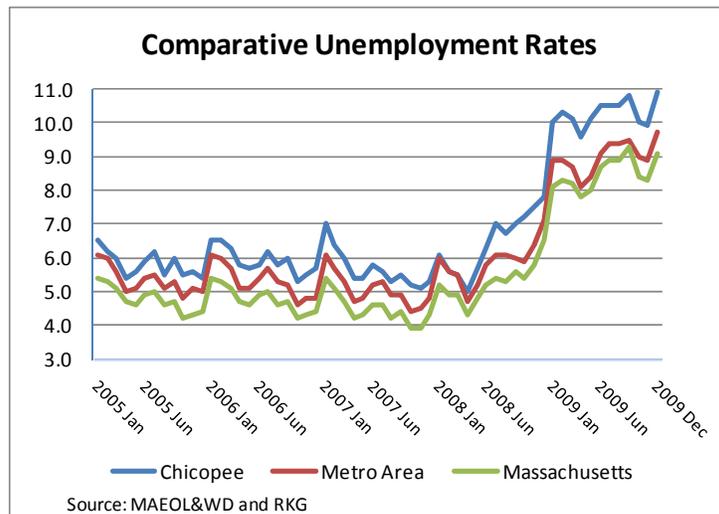


Figure 5

1. Journey to Work

According to the U.S. Census 2000 Journey to Work Data, there were slightly more than 25,400 employed residents of Chicopee, with one-third employed in Chicopee and another 40%± employed in neighboring communities as presented in Table II-5.

Table II-5: Place of Work for Chicopee Labor Force

Place of Work in 2000		
Chicopee, MA Labor Force	Count	%
Chicopee, MA	8,158	32.07%
Springfield, MA	5,938	23.34%
Holyoke, MA	2,781	10.93%
West Springfield, MA	1,485	5.84%
Westfield, MA	857	3.37%
All Else	6,221	24.45%
Total	25,440	100.00%

Source : US Census 2000 and RKG Associates, Inc.

As indicated in Table II-6, in 2000 there were slightly more than 21,400 jobs in Chicopee with almost 40%, or 8,160, being filled by Chicopee residents. Another 15% of those employed in Chicopee commuted from neighboring Springfield. Approximately one-third of those working in Chicopee did not commute from the immediately neighboring communities and as such, some portion of this population may represent demand for new housing in Chicopee. A word of caution, however, the information could be “dated” considering the housing and economic downturn of the last several months.

Table II-6: Chicopee as Place of Work by Commute

Chicopee, MA as Place of Work in 2000		
Community of Residence	Count	%
Chicopee, MA	8,158	38.58%
Springfield, MA	3,271	15.47%
Holyoke, MA	999	4.72%
West Springfield, MA	875	4.14%
Ludlow, MA	868	4.11%
All Else	6,972	32.98%
Total	21,143	100.00%

Source : US Census 2000 and RKG Associates, Inc.

C. Employment Trends

This section reviews both long and short term trends in employment in the City of Chicopee and its comparative regions. The employment base in Chicopee had expanded by nearly 3,570 jobs (21%) rising from 16,990 jobs in 1985 to 20,560 jobs in 2001, the peak during the 25-year period in Chicopee. Subsequently total employment diminished by 1,520 jobs between 2001 and 2009, and most of the loss occurred within the last two years, as total employment declined from 20,000 in 2007 to 19,040 in 2009.¹ Effectively, there was little if any job growth in Chicopee over the last decade, and employment levels in 2009 were similar to those in the early-to-mid 1990’s; however, a shift in the types of jobs did occur.

¹ 2009 data is based on 2nd quarter statistics, and data for prior years are annual.

1. Employment by Industry Domain - Chicopee

Since 1985, nearly all the growth in Chicopee’s employment base occurred in the service-providing domain. Employment in these industries increased from 8,720 in 1985 to 11,660 in 2007 for a net gain of 2,940 jobs and a 34% increase, as shown in Figure 6. However, by 2009, service-providing employment declined by 350 jobs from 2007. In 2009, employment in the service-providing domain accounted for 59% of total employment in Chicopee, as compared to a 51% representation in 1985.

Employment in the goods-producing domain increased from 5,590 jobs in 1985 to 6,640 jobs in 1999 for a net gain of 1,050 jobs for a 19% gain. After 1999, employment in goods-producing industries declined to below 4,400 in 2009 and below the level in 1985. This finding indicated a loss of 2,240 jobs over the last decade in goods-providing employment in Chicopee, such that in 2009, this sector accounted for 23% of total employment as compared to a 33% representation in 1985.

Employment in the government domain in Chicopee increased from 2,680 jobs in 1985 to 3,480 jobs in 1999 for a net gain of 800 jobs or a 30% increase, as shown in Figure 6. However, employment in the government domain declined to 2,890 jobs in 2003, and then rebounded to 3,340 jobs in 2009, when government jobs in Chicopee represented 17.5% of the economic base.

In short, total employment in Chicopee increased by 2,050 jobs between 1985 and 2009, representing an 11% increase. This gain was primarily attributed to an increase of 2,580 jobs in the service-providing domain, and 660 jobs in the government sectors. This net gain of 3,240 jobs between 1985 and 2009 was offset by a loss of 1,190 jobs in the goods-producing domain. Employment in the goods-producing domain peaked in 1999 and steadily declined over the decade such that between 2003 and 2005 employment levels were on par with those in 1985, but additional declines subsequently occurred than by 2009, employment in the goods-producing domain totaled 4,400 jobs, or 23% of the economic base in Chicopee.

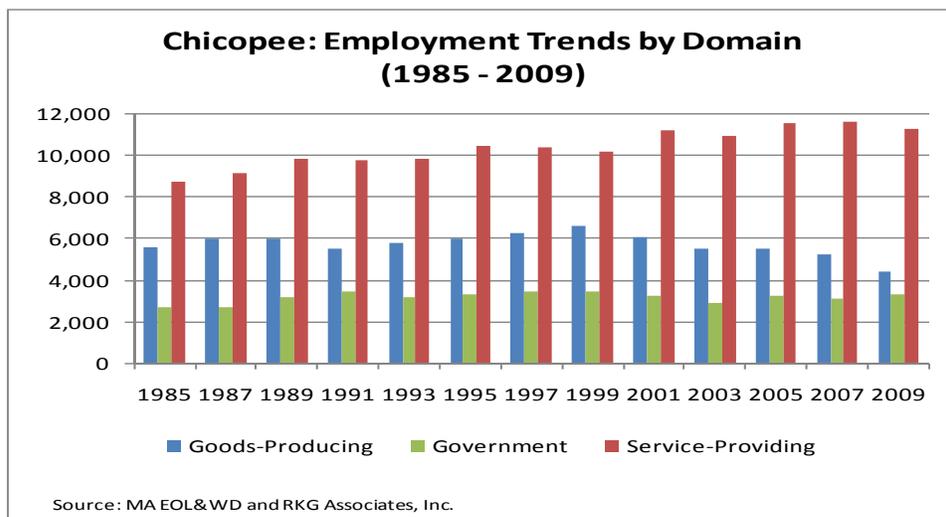


Figure 6

Between 2001 and 2008, total employment in Chicopee ranged from 19,730 (2008) and 20,560 (2001), as shown in Table IV-4 in the Appendix, suggesting a stable economic base. However, in 2009, employment dropped to 19,040 indicating a loss of 700 jobs within the last year, which mirrored the loss during the preceding eight years. Between 2001 and 2009, private sector employment decreased at a slightly faster pace (-9.4%) and declines were evident in 7 of the 15 industry sectors and in most case the largest decline occurred between 2008 and 2009. Combined these industries had job losses that total 2,540 positions between 2001 and 2009, including 1,000 jobs between 2008 and 2009.

The Manufacturing sector accounted for 60% of the lost jobs, followed by Administrative & Waste Services (13%) and Management of Companies & Enterprises (11%). The other sectors included:

- Arts, Entertainment, & Recreation;
- Transportation & Warehousing;
- Construction; and
- Wholesale Trade

Offsetting some of these losses between 2001 and 2009 were gains of 950 jobs in eight other sectors, which also had a collective increase of 30 jobs between 2008 and 2009. Retail trade accounted for 54.5% of the increase, with Educational Services (14%) and Real Estate & Rental & Leasing (12%) representing the next largest sectors. The others include:

- Health Care & Social Assistance;
- Accommodation & Food Services;
- Finance & Insurance;
- Information;
- Professional & Technical Services

2. Employment by Industry Domain – Regional Comparisons

Comparing employment trends in Chicopee with those in the Springfield Metro Area and Massachusetts as a whole, reveals that Chicopee's employment base performed better than each of these comparative geographies in terms of percentage increase since 1985.² As exhibited in Figure 7, Chicopee employment base increased by 12% between 1985 and 1989, whereupon it leveled out until 1993 when additional employment gains started and continued until 2001, when the Chicopee's employment levels were about 21% higher than in 1985. By 2003 employment levels declined but in 2005 recovery to similar levels as in 2001 occurred, but since a decline started with the most noticeable drop between 2007 and 2009, as employment in Chicopee was similar to those in the early to mid 1990's.

Employment trends Statewide and in the Springfield Metro followed a somewhat similar pattern during the late 1980's, after which significant declines occurred in both area until 1991 when conditions leveled off as shown in Figure 7 until 1993. Statewide employment started to recover slowly after 1991 and by 1997 levels surpassed the

² Employment data for the Hampden Workforce Investment Area is used as a proxy for the Springfield Metro in the figure.

previous level in 1985 and by 2001 total employment was nearly 14% higher than in 1985. Over the last decade, employment levels Statewide remained stable between 2003 and 2005, and some recovery occurred in 2007, but employment levels remained below those in 2001, and an additional drop occurred in 2009, when total employment was 10% higher than in 1985.

Job recovery during the 1990’s was not as great in the Springfield Metro Area, despite gains in Chicopee. Total employment in 2001 recovered to similar levels in the late 1980’s but has since declined, and by 2009, total employment was only 2% higher than in 1985 in the Springfield Metro Area.

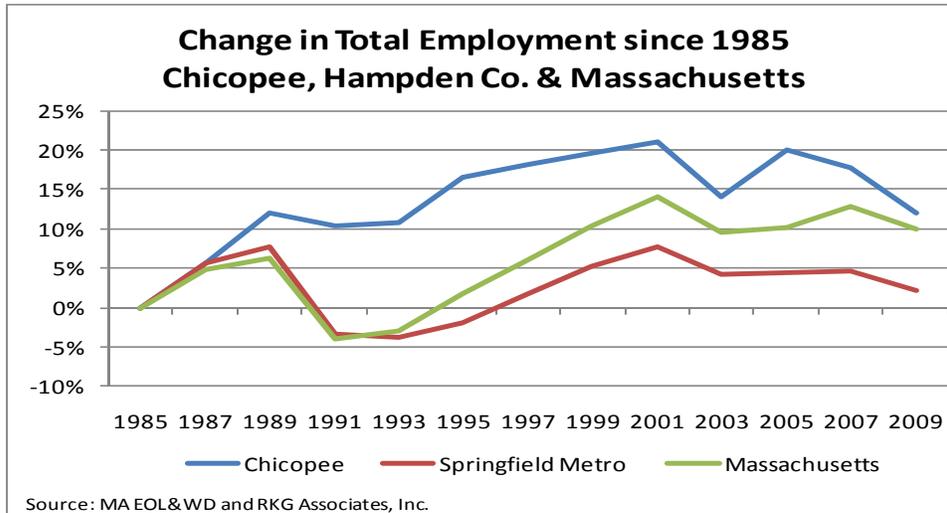


Figure 7

The changes in goods-producing employment since 1985 for each comparative area are exhibited in Figure 8, which shows that Chicopee fared much better in terms of lost employment in this domain than the other two areas. In fact, the Springfield Metro experienced a 102% decline in its goods-producing domain between 1985 and 2009, and statewide the decline was 51%. In Chicopee the decline was 21%, and most of that occurred in the last two years. During the 1990’s, Chicopee experienced a recovery in goods-producing employment unlike the other comparative areas, and it peaked in 1999, and since then declined.

The changes in service-providing employment since 1985 for each comparative area are exhibited in Figure 9, which shows that Chicopee experienced similar positive trends as the comparative areas, although the changes in some periods were more erratic, especially during the 1990’s than the other areas. In all areas 2007 represented a peak year, after which employment levels declined in 2009. The percentage change (30%) in Chicopee between 1985 and 2009 was between that in the Springfield Metro (24%) and the Commonwealth (36%).

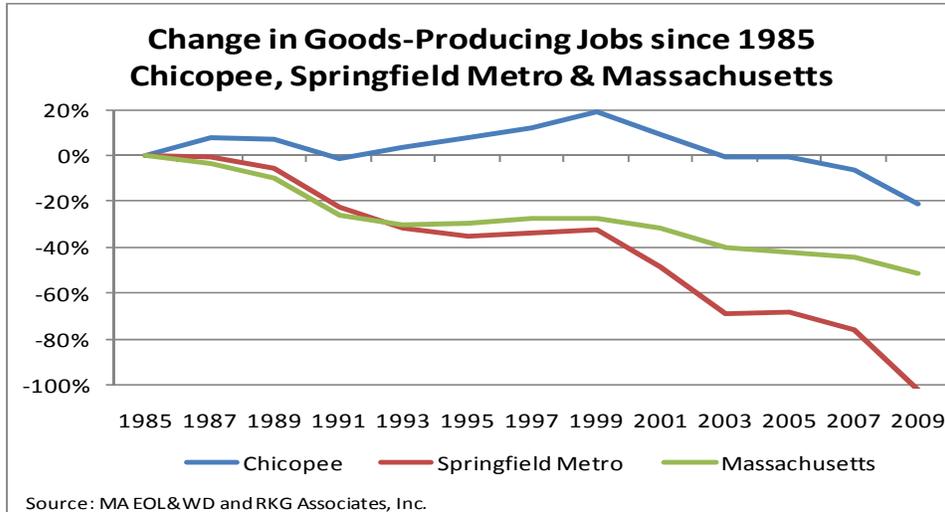


Figure 8

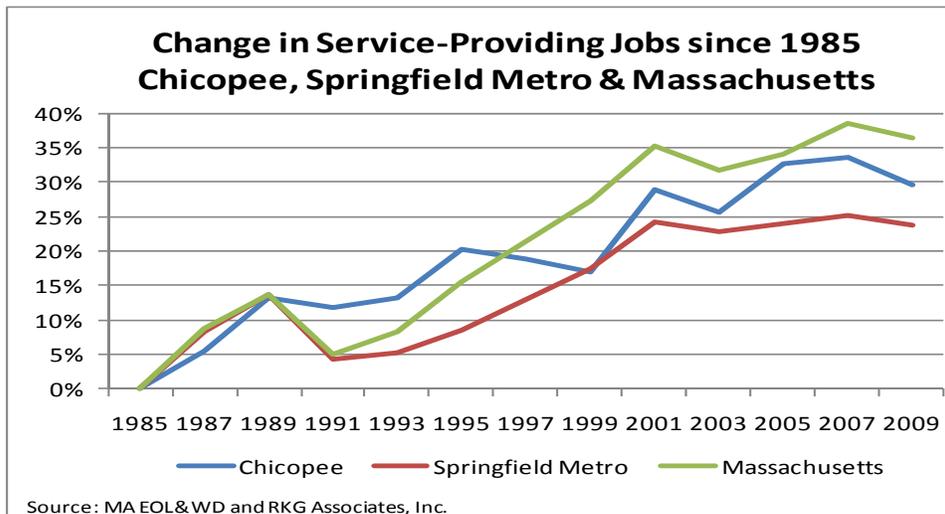


Figure 9

Employment trends in the Springfield Metro and in the Commonwealth between 2001 and 2009 were similar in some aspects as Chicopee and different in others, according to the statistics exhibited in Table IV-4. The similarities were that employment gains were experienced in four sectors, although the percent change was different. These include:

- Health Care & Social Assistance;
- Accommodation & Food Services;
- Professional & Technical Services; and
- Educational Services

In comparison, Chicopee experienced positive employment gains in four sectors that had declines in the other comparative areas, and these include:

- Retail Trade;
- Information;
- Financing and Insurance; and

- Real Estate & Rental & Leasing

Each area experienced a -25% (Springfield Metro) to -33% loss in Manufacturing employment, and the percentage loss in Chicopee (-31%) was in the middle. Employment losses were also experienced in all other sectors, except Other Services, where gains were experienced in both Springfield Metro and the Commonwealth, while losses occurred in Chicopee.

The most notably finding from a review of the data is that the peak employment year during this period for each of the comparative areas was 2001, indicating that there was no overall job growth during the decade, or at least any recovery to 2001 levels was lost in 2009, if not earlier.

3. Location Quotient Analysis

A meaningful measurement of a local or region economy's strengths and weaknesses is the comparison of the employment distribution of a smaller area in relationship to the distribution of a larger area and the resulting calculation is referred to as the "location quotient". When a calculation for an industry type is greater than 1, then the smaller area is outperforming the larger area in terms of employment concentration in that sector. When the result is less than 1, the smaller area is underperforming the larger area in terms of that type of industry.

For this analysis, RKG performed a location quotient analysis of the Springfield Metro in relationship to the Commonwealth and then Chicopee in relationship to the Springfield Metro. In this manner, the employment strengths or weaknesses of the region can be identified, and then Chicopee's strength or weaknesses can be identified in order to see any overlapping area. The results of the analysis are summarized in Table II-7 in three categories: "strength" or the location quotient for these industry sectors was higher the 1.25; "on par" or the location quotient ranged between 0.75 and 1.25; and "weakness" or the location quotient was less than 0.75. The detailed location quotient analysis is exhibited in Table IV-5 in the Appendix.

Referring to Table II-7, the Springfield Metro had three industry sectors that ranked "strength" in comparison to Massachusetts, while Chicopee had six industry sectors in this category, including two that matched. Interestingly, Manufacturing is one of the strength sectors in both economies, as well as Transportation & Warehousing. Similarities also exist with "on par" industries; however, the Springfield Metro had 10 sectors in this category, as compared to four in Chicopee, but only two matched (Retail Trade and Educational Services). Chicopee had six industry sectors that ranked "weakness", as compared to three for the Springfield Metro, and only two matched, namely Administrative & Waste Services and Professional & Technical Services.

From a building reuse perspective, most of the "strength" sectors in Chicopee would utilize industrial-type buildings, while most of the "weakness" sectors would utilize office-type buildings. Most of the "on par" industry sectors would use commercial type buildings.

Table II-7 – Chicopee & Springfield Metro: Location Quotient Analysis (2009)

Springfield METRO to Massachusetts	Chicopee to Springfield METRO
Strength	Strength
Other Services, Ex. Public Admin Transportation & Warehousing Manufacturing	Wholesale Trade Transportation & Warehousing Manufacturing Construction Information Real Estate & Rental & Leasing
On Par	On Par
Health Care & Social Assistance Retail Trade Accommodation & Food Services Educational Services Arts, Entertainment, & Recreation Construction Real Estate & Rental & Leasing Finance & Insurance Management of Companies & Enterprises Wholesale Trade	Retail Trade Accommodation & Food Services Educational Services Other Services, Ex. Public Admin
Weakness	Weakness
Administrative & Waste Services Professional & Technical Services Information	Administrative & Waste Services Professional & Technical Services Health Care & Social Assistance Finance & Insurance Management of Companies & Enterprises Arts, Entertainment, & Recreation

Source : MA EOL & WD and RKG Associates, Inc.

4. Business Formation Trends 2001-2009

In spite of the decline in employment in Chicopee and its comparative areas between 2001 and 2009, the number of businesses increased during this period, as shown in Table IV-6. Chicopee experienced a 20% increase in private businesses, while the Springfield Metro enjoyed a 17% increase, and the Commonwealth a 10% increase. Educational Services experienced an increase in each of the areas, as did Accommodation & Food Services, Construction and Other Services. Chicopee and the Commonwealth experienced increases in the number of Professional & Technical Services businesses, as compared to the Springfield Metro, as well as an increase in Finance & Insurance businesses. However, these two sectors had “weak” location quotients in Chicopee. Table IV-6 in the Appendix provides the statistics of the number of businesses in each area for select years starting in 2001.

5. Average Weekly Wage Trends

The overall average weekly wage in Chicopee was \$745 in 2009, which was nearly 20% higher than in 2001, but 2% lower than in 2008. A similar phenomenon was indicated in the comparative areas.

The average wage in Chicopee in 2009 (\$745) for all industries (private and government) was 8% higher than for private industries. The average wage in Chicopee (private and

government) in 2009 was 3.0% lower than the Springfield Metro (\$768) and 27.5% lower than Statewide. But the average wage for private sector employment in Chicopee (\$687) was 6% below the Springfield Metro (\$731) and 32.5% lower than indicated Statewide.

Detailed statistics of the average weekly wage by industry for Chicopee and its comparative areas are exhibited in Table IV-7 in the Appendix.

6. Employment Forecasts

Massachusetts Executive Office of Labor and Workforce Development prepared employment forecasts by industry for a ten year period between 2006 and 2016, which RKG utilized in order to estimate potential increases and changes in Chicopee's employment base. Then, RKG estimated potential building demand by different types that corresponds to these employment changes.

As shown in Table II-8, employment projects for the Commonwealth indicate a net increase of over 200,000 jobs between 2006 and 2016. Based on a range of historic capture rates, this projection would equate to a total net change of between 275 and 426 jobs for Chicopee by 2016. Those sectors that utilize industrial-type buildings, such as Construction and Manufacturing, employment is forecasted to decline statewide by 36,270 jobs and therefore a loss of 450 to 500 jobs would occur in Chicopee. Based on employment per building area standards from the Urban Land Institute, this decline in employment would mean another 340,000 to 380,000 SF of industrial type buildings would go idle or vacant in Chicopee by 2016.

Those industry sectors that utilize office or flex type buildings or institutional buildings, as shown in Table II-8, are projected to gain 210,000 jobs by 2016 Statewide, which would equate to 560 to 740 jobs in Chicopee based on historic trends. This would equate to approximately 140,000 to 185,000 SF of building demand by 2016. However, only a small portion of this forecasted demand would build new, since there is excess inventory of available properties on the market.

Those industry sectors that use commercial-type buildings are forecasted to gain 30,270 jobs statewide, and between 170 to 190 jobs in Chicopee as shown in Table II-8. This increase would translate into 85,000 to 95,000 SF of commercial building demand.

In summary, employment forecast indicate continued declines in manufacturing Statewide which would likely affect Chicopee. The employment forecast for other industry sectors that use industrial buildings is not sufficient to offset these projected losses, such that more industrial space will like go idle and/or vacant by 2016 in Chicopee. The employment forecasts for those industries that use office-type or commercial-type buildings are positive Statewide by 2016, and Chicopee could potential capture between 730 and 930 jobs by 2016, which would translate into building demand of between 225,000 and 280,000 SF. However, a large portion of this demand would go into existing idle and/or available building area, given the supply of readily available space identified in the next chapter of the report.

Table II-8 – City of Chicopee: Employment Forecasts to 2016 & Estimated Building Demand

Industry/Building Type	Forecasted Change in Massachusetts Employment by 2016	Chicopee Capture Rate		Chicopee's Change in Employment		Potential Bldg Demand In Chicopee (in SF)	
		Low	High	Low	High	Low	High
Industrial/Flex Buildings [1]							
Construction	(4,300)	0.80%	0.90%	(34)	(39)	(25,668)	(28,956)
Manufacturing	(41,320)	1.26%	1.40%	(521)	(577)	(390,687)	(433,119)
Wholesale Trade	3,900	0.79%	0.91%	31	36	22,971	26,652
Transportation & Warehousing	5,450	1.30%	1.38%	71	75	53,332	56,537
Subtotal	(36,270)	1.25%	1.39%	(453)	(505)	(340,052)	(378,886)
Office/Flex; Institutional Bldgs [2]							
Information	7,130	0.37%	0.55%	27	39	6,649	9,725
Finance & Insurance	5,920	0.20%	0.22%	12	13	2,893	3,188
Real Estate & Rental & Leasing	1,160	0.36%	0.68%	4	8	1,054	1,978
Professional & Technical Services	61,860	0.07%	0.13%	44	83	11,022	20,647
Management of Companies et al	2,000	0.20%	0.55%	4	11	977	2,760
Administrative & Waste Services	21,540	0.26%	0.43%	56	93	13,913	23,154
Educational Services	18,330	0.34%	0.45%	62	82	15,388	20,453
Health Care & Social Assistance	83,690	0.34%	0.41%	287	343	71,722	85,722
Government	8,600	0.75%	0.81%	64	70	16,108	17,515
Subtotal	210,230	0.27%	0.35%	559	741	139,726	185,143
Commercial Bldgs [3]							
Retail Trade	(5,500)	0.56%	0.77%	(31)	(42)	(15,472)	(21,057)
Arts, Entertainment, & Recreation	7,110	0.11%	0.29%	8	21	4,042	10,351
Accommodation & Food Services	20,050	0.66%	0.70%	132	140	66,189	69,896
Other Services, Ex. Public Admin	8,610	0.70%	0.84%	60	72	30,140	35,972
Subtotal	30,270	0.56%	0.63%	170	190	84,899	95,162
Total	204,230	0.13%	0.21%	275	426	(115,426)	(98,582)
Notes: Building demand factored @ [1] 750 SF/employee; [2] 250 SF/employee; [3] 500 SF/employee							
Source: MAEOL&WD; Urban Land Institute and RKG Associates, Inc.							

III. REAL ESTATE MARKET ANALYSIS

This chapter analyzes conditions in the residential and non-residential real estate markets in Chicopee and its comparative region in order to ascertain supply and pricing characteristics as well as absorption indicators. The review of residential market characteristics is first presented that is followed by a review of the non-residential market, namely the commercial and industrial markets, including the institutional sector.

A. Residential Market Characteristics

This section reviews building permit data and tax parcel information in order to estimate the number of housing units in Chicopee in 2010 and housing production trends. Occupancy and tenure characteristics are reviewed, as well as pricing trends of for-sale and rental housing.

1. Post 2000 Building Permit Activity

In Chicopee, building permits for new residential construction totaled 540 units between 2000 and 2009, including 292 units (54%) during the first five years, and the remaining 248 units in the latter part of the decade. As shown in Table III-1, permit activity in Chicopee in 2009 was nearly half that in 2008, which was nearly half that in 2007, the peak during the decade. In Hampden County, 2006 was the peak year in permit activity, and it declined by one-third in 2007, and subsequently declined by another 20% in 2008. Permit data for 2009 was not available for Hampden County.

Table III-1 – City of Chicopee & Hampden Co: Residential Building Permit Activity (2000 – 2009)

Hamden County	2000	2001	2002	2003	2004	Sub-total	2005	2006	2007	2008	2009	Sub-total	Total
Single Family	665	664	769	741	823	3,662	718	665	575	312		1,552	5,214
Two Family	20	44	78	66	78	286	104	122	76	40		238	524
Three and Four Family	15	23	25	3	11	77	17	12	9	16		37	114
Five or More Family	50	12	36	57	11	166	27	230	55	130		415	581
Total	750	743	908	867	923	4,191	866	1,029	715	498		2,242	6,433
City of Chicopee	2000	2001	2002	2003	2004	Sub-total	2005	2006	2007	2008	2009	Sub-total	Total
Single Family	46	42	47	33	38	206	39	31	64	38	23	195	401
Two Family	4	14	8	10	18	54	0	8	16	4	0	28	82
Three and Four Family	4	0	0	0	4	8	9	4	0	0	0	13	21
Five or More Family	0	0	18	0	6	24	12	0	0	0	0	12	36
Total	54	56	73	43	66	292	60	43	80	42	23	248	540
Chicopee as % of Hampden Co.	7.2%	7.5%	8.0%	5.0%	7.2%	7.0%	6.9%	4.2%	11.2%	8.4%		9.2%	8.0%

Source: US Census & RKG Associates, Inc.

Since 2000, approximately 74% of permit activity were single-family, and the remainder were multi-family including attached condominium units. In comparison, single-family units represented 81% of permit activity in Hampden County. Overall, Chicopee accounted for between 5% and 11% of permit activity in Hampden County since 2000.

a) Change in Tax Parcels

Another method of measuring the change in the number of housing units in Chicopee since 2000 is to review tax parcels information from the LA-4 forms filed annual by the tax assessor that categorizes the number of parcel by different uses. There are some differences so direct comparisons with census or permit data cannot be made, but this information provides confirmation to the change in housing stock from permit activity and support for the housing unit estimate in 2010.³ As shown in Table III-2, the number of single-family parcels increased by 220 units between 2000 and 2009, and condominiums increased by 209 units, while multi-family and apartment properties increased by 44 tax parcels, for an increase of 473 residential parcels.

Table III-2 – City of Chicopee: Annual Change in Tax Parcels by Type (FY 2001 – 2010)

January 1,	2000 -	2001 -	2002 -	2003 -	2004 -	2005 -	2006 -	2007 -	2008 -	Total	%
Parcel Type	2001	2002	2003	2004	2005	2006	2007	2008	2009		Change
Single Family	19	25	27	17	40	23	33	26	10	220	2.0%
Condominiums	0	40	2	0	63	24	79	1	0	209	13.3%
Multi Family [1]	6	8	4	2	0	0	(3)	2	5	24	1.1%
Apartment [2]	2	2	3	5	5	1	0	2	0	20	5.1%
Misc. Residential [3]	2	(3)	(1)	(5)	0	(1)	0	(1)	0	(9)	-12.7%
Vacant Land	(27)	(42)	(21)	0	(5)	(17)	(3)	(32)	(19)	(166)	-11.9%
Residential	2	30	14	19	103	30	106	(2)	(4)	298	1.8%
Commercial	(14)	7	(1)	6	1	1	2	1	2	5	0.7%
Industrial	(2)	2	0	2	0	(2)	1	(2)	(7)	(8)	-2.3%
Other Usage [4]	(13)	(1)	(5)	(6)	(1)	(11)	(1)	(1)	(1)	(40)	-13.6%
Total	(27)	38	8	21	103	18	108	(4)	(10)	255	1.4%

[1] 2 & 3 family properties; [2] 4 units or more; [3] Mobile homes including mobile home parks; [4] Mixed Uses
Source: MA DLS & RKG Associates, Inc.

Referring to Table III-2, a significant slowdown in the change in single-family and condominium parcels occurred in the last two years, similar to the decline in permit activity. As such, total housing units in 2010 in Chicopee would be approximately 24,900 units, a result of adding 540 units from permit activity to the 2000 census count and subtracting 64 units to reflect demolition and/or unit consolidation. This is consistent with the *DemographicsNow* count of 24,860 units for 2009.

b) Annual Housing Production Trends

Comparing permit activity in Chicopee and Hampden County since 2000, with historic development trends from US Census in 2000, indicates a dramatic slowing of new housing production in both areas. As shown in Table III-3, new housing production in Chicopee averaged between 50 and 58 unit per year during the two periods since 2000. This annual production, however, was nearly half the average annual amount built during the two periods of the 1990's, which in turn was almost half that developed during the 1980's or 1970's. A similar trend was also indicated in Hampden County, and primarily due to limited employment growth, as well as a lack of suitable land.

³ Namely, the data is reflective of a fiscal year and based on parcel data as of January 1 of the preceding calendar year; multi-family and apartment properties are reflective of the number of tax parcels as compared to the number of units; condominiums account for not only new construction but also conversions of existing stock. The timing of a new tax parcel can also lag from 6 to 18 months from the time a building permit is issued to the home completion for taxation purpose, depending on when the permit is issued within the cycle of a fiscal year and its status on January 1.

Table III-3 – City of Chicopee & Hampden County: Average Annual Housing Production

Period	City of Chicopee	Hampden County	Chicopee as % of Hampden Co
2005 to 2009 [1]	50	561	9.2%
2000 to 2004	58	838	7.0%
1995 to 1999	90	1,044	8.7%
1990 to 1994	136	1,299	10.5%
1980 to 1989	193	1,728	11.2%
1970 to 1979	250	2,384	10.5%
1960 to 1969	379	2,588	14.7%
[1] Through 2008 for Hampden County			
Source: US Census & RKG Associates, Inc.			

2. Occupancy and Tenure Characteristics and Trends

Housing statistics such as occupancy and vacancy rates and tenure distribution of occupied housing are summarized in Table III-4 for Chicopee and its comparative areas, and detailed data is provided in Table IV-8 in the Appendix. The following highlights key findings from a review of the data:

- The owner-occupied rate in Chicopee Falls (51%) in 2009 was lower than Chicopee (60%); the Springfield Metro (63%) and Massachusetts (65%). The owner households in each area increased since 2000 ranging from 0.6% (Chicopee Falls) to 6.5% (Massachusetts). The renter households in each area, except for the Springfield Metro (2%), decreased since 2000 ranging from -2% (Chicopee and Chicopee Falls) to -9% (Massachusetts)
- The vacancy rate in Chicopee Falls (7.4%) and Chicopee (7.3%) were below that of the Springfield Metro (8%) and Massachusetts (11%), since the increase in vacant housing units in Chicopee (39%) and Chicopee Falls (40%) was below the Springfield Metro (45%) and Massachusetts (65%). In all cases the percentage increase in total housing was greater than the increase in occupied housing, indicating more available/vacant housing in 2009 than in 2000.
- Five-year forecasts indicate that Chicopee and Chicopee Falls will experience a higher percentage increase in occupied housing as compared to total housing, such that by 2014, the vacancy rate in each area will decline. The reverse is forecasted for the Springfield Metro and Massachusetts.
- On an absolute basis, Chicopee Falls is forecasted to experience a gain of 280 household (occupied housing) over the next five year, which represents 37% of the forecasted gain wide (764). Nearly all this gain would be evenly divided between owners and renters, as shown in Table IV-8 in the Appendix.

Table III-4 – Chicopee & Its Comparative Areas: Housing Occupancy and Tenure Trends

Chicopee Falls	1990	2000	2009	2014	Percent Change		
					1990-00	2000-09	2009-14
Total Housing	4,666	4,635	4,703	4,955	-0.7%	1.5%	5.4%
% Occupied [1]	94.2%	94.6%	92.6%	93.5%	-0.3%	-0.7%	6.4%
% Owner [2]	50.4%	50.7%	51.3%	51.2%	0.4%	0.6%	6.2%
% Renter [2]	49.6%	49.3%	48.7%	48.8%	-0.9%	-2.0%	6.7%
% Vacant [1]	5.8%	5.4%	7.4%	6.5%	-7.4%	39.8%	-8.0%
City of Chicopee	1990	2000	2009	2014	Percent Change		
					1990-00	2000-09	2009-14
Total Housing	23,690	24,424	24,859	25,436	3.1%	1.8%	2.3%
% Occupied [1]	95.5%	94.6%	92.7%	93.6%	2.2%	-0.3%	3.3%
% Owner [2]	58.1%	59.3%	60.1%	59.8%	4.3%	0.9%	2.8%
% Renter [2]	41.9%	40.7%	39.9%	40.2%	-0.7%	-2.2%	4.0%
% Vacant [1]	4.5%	5.4%	7.3%	6.4%	22.7%	39.3%	-10.3%
Springfield Metro	1990	2000	2009	2014	Percent Change		
					1990-00	2000-09	2009-14
Total Housing	263,485	276,459	286,099	292,825	4.9%	3.5%	2.4%
% Occupied [1]	94.0%	94.3%	92.0%	90.9%	5.3%	1.0%	1.1%
% Owner [2]	61.2%	63.1%	62.7%	59.3%	8.6%	0.3%	-4.4%
% Renter [2]	38.8%	36.9%	37.3%	40.7%	0.2%	2.2%	10.3%
% Vacant [1]	6.0%	5.7%	8.0%	9.1%	-1.1%	44.8%	17.3%
Massachusetts	1990	2000	2009	2014	Percent Change		
					1990-00	2000-09	2009-14
Total Housing (000s)	2,472.7	2,622.0	2,748.6	2,814.9	6.0%	4.8%	2.4%
% Occupied [1]	90.9%	93.2%	89.3%	87.7%	8.7%	0.4%	0.5%
% Owner [2]	59.3%	61.7%	65.4%	66.2%	13.3%	6.5%	1.8%
% Renter [2]	40.7%	38.3%	34.6%	33.8%	2.2%	-9.3%	-1.8%
% Vacant [1]	9.1%	6.8%	10.7%	12.3%	-20.9%	64.9%	18.0%
[1] Percent of Total Housing; [2] Percent of Occupied Housing							
Source: US Census; Demographics NOW & RKG Associates, Inc.							

3. Chapter 40B Housing

According to data obtained from the Massachusetts Department of Housing and Community Development (MA DHCD), Chicopee with 10.5% of its year-round housing categorized as “affordable” had exceeded the 10% goal under the Chapter 40 B regulations. As shown in Table III-5, Chicopee, Holyoke and Springfield were the only ones of the seven surrounding communities that exceeded the 10% goal.

Table III-5 – Chicopee & Its Surrounding Communities: Chapter 40B Housing (2009)

Community	Housing [1]	SHI [2]	% of Hsg
Chicopee	24,337	2,561	10.5%
Holyoke	16,180	3,515	21.7%
Springfield	61,001	10,098	16.6%
South Hadley	6,757	379	5.6%
West Springfield	12,196	442	3.6%
Granby	2,288	68	3.0%
Ludlow	7,815	182	2.3%
[1] Year Round Housing in 2000			
[2] Subsidized Housing (Units) Inventory			
Source: MA DHCD & RKG Associates, Inc.			

When comparing the current inventory to the 2009 housing counts in Chicopee estimated earlier, the percentage of total housing slips to 10.3% as shown in Table III-6, but still higher than the 10% benchmark. Trends indicate that Chicopee had strived in the past to meet its “affordable” housing obligation as approximately 39% (2000’s) to 66% (1990’s) of new housing added to the City supply during the past two decades was Chapter 40B housing. In the future, any new affordable housing in Chicopee should be aimed at maintain the current 10% level, as mandated by the Commonwealth, should any expire mortgages/uses at existing supply result in the near term. Therefore, any short term need for additional affordable housing appears limited at this time.

Table III-6 – Chicopee: Trends in Chapter 40 B Housing

	1990	2000	2009	Number Change	
				1990-00	2000-09
Total Housing [1]	23,690	24,424	24,964	734	540
Chapter 40 B [2]	1,865	2,353	2,561	488	208
% of Total Hsg	7.9%	9.6%	10.3%	66%	39%
[1] Total Housing Units					
[2] Subsidized Housing (Units) Inventory					

Source: MA DHCD & RKG Associates, Inc.

4. Median Pricing Trends

The median price for single-family homes in Chicopee peaked in 2007 at \$179,900, as shown in Figure 10, which was the same year that median values (\$190,000) in Hampden County peaked. By the end of 2009, the median value for single-family homes in Chicopee dropped to \$161,650, a 10% loss in value. In Hampden County, the median value decreased to \$169,000, reflecting an 11% loss. In effect, median pricing in 2009 in Chicopee and Hampden County returned to median values indicated between 2004 and 2005. Statewide, the median value for single-family homes peaked in 2005 at \$355,000, and by 2009 the median value declined to \$285,000, reflecting a 20% decline in value. Median value and sales volume statistics are exhibited in Table IV-9 (Massachusetts); Table IV-10 (Hampden County) and Table IV-11 (Chicopee) in the Appendix

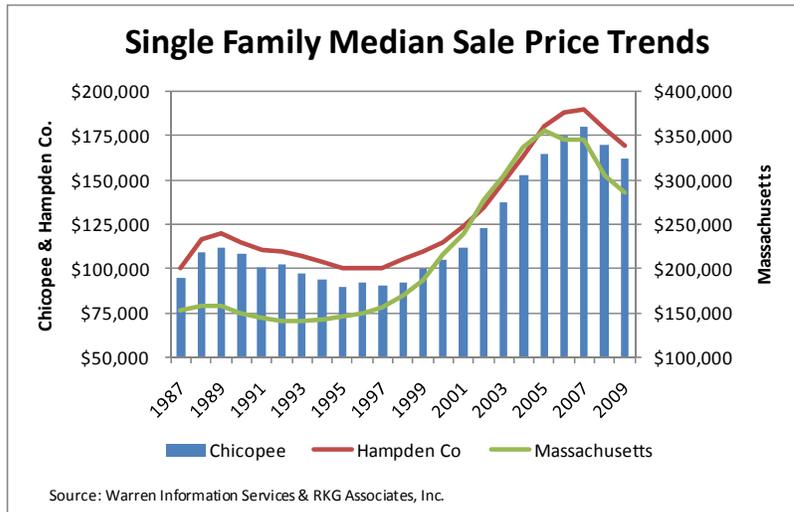


Figure 10

The median value for single-family homes (\$161,650) in Chicopee in 2009 was 43% lower than that indicated Statewide and more on par with median values in Holyoke (\$164,450) at that time. Springfield (\$126,500) had the lowest median value in the surrounding towns (Figure 11), while Granby (\$224,250) and South Hadley (\$206,000) had the highest. Data used in Figure 11 are exhibited in Table IV-12 in the Appendix.

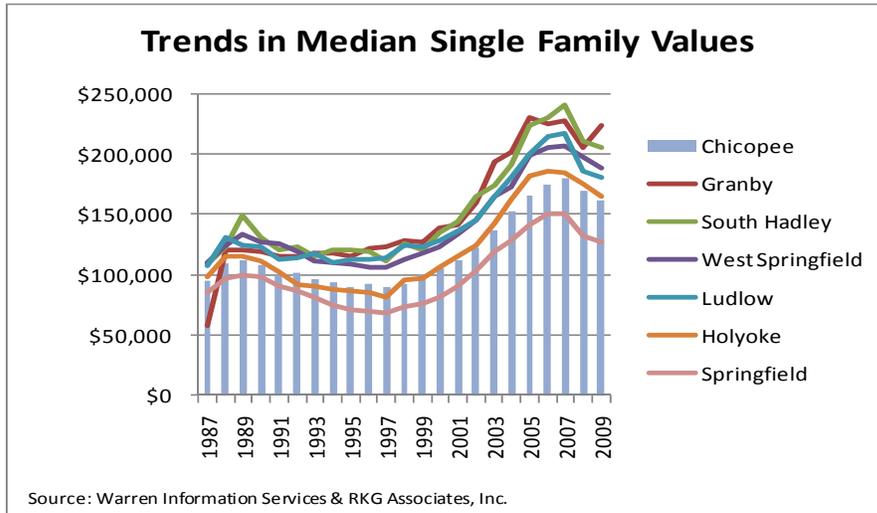


Figure 11

The median value for condominiums in Chicopee peaked at \$144,200 in 2008, and subsequently declined to \$129,950 in 2009, a 10% loss in value, similar to that in single-family homes. In Hampden County, the median value for condominium peaked in 2007 at \$147,500, but subsequently declined by 5% to \$140,250 in 2009, as shown in Figure 12. Statewide, the median value for condominiums peaked at \$280,000 in 2005 (2006 and 2007), and subsequently declined to \$252,000 in 2009, reflecting a 10% decline. The median value for single-family homes in Chicopee in 2009 was 43% lower than indicated Statewide. The difference in median value for condominiums was 48%, indicating that Chicopee had a much more affordable housing supply in both cases.

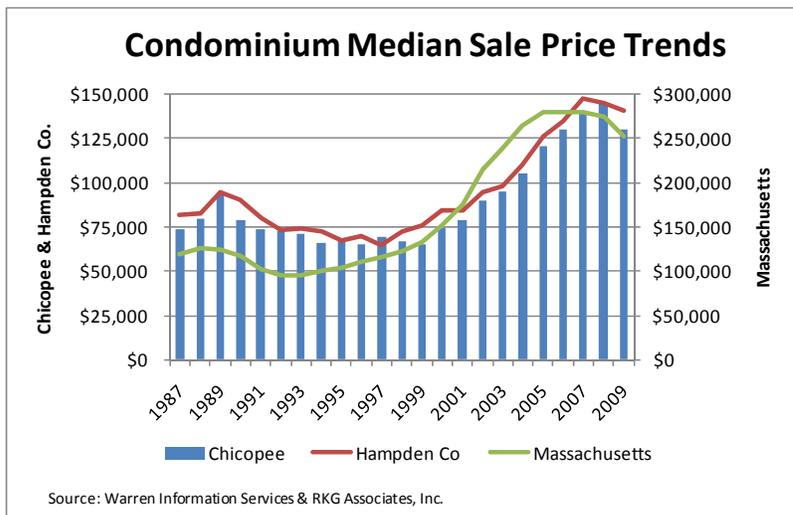


Figure 12

In 2009, the median condominium value in Chicopee (\$129,950) was between that in Springfield (\$115,000) and in West Springfield (\$153,450). South Hadley (\$196,000) had the highest median condominium value in 2009, as shown in Figure 13 (and Table IV-13 in the Appendix), which was 13% lower than the peak (\$225,000) there in 2006.

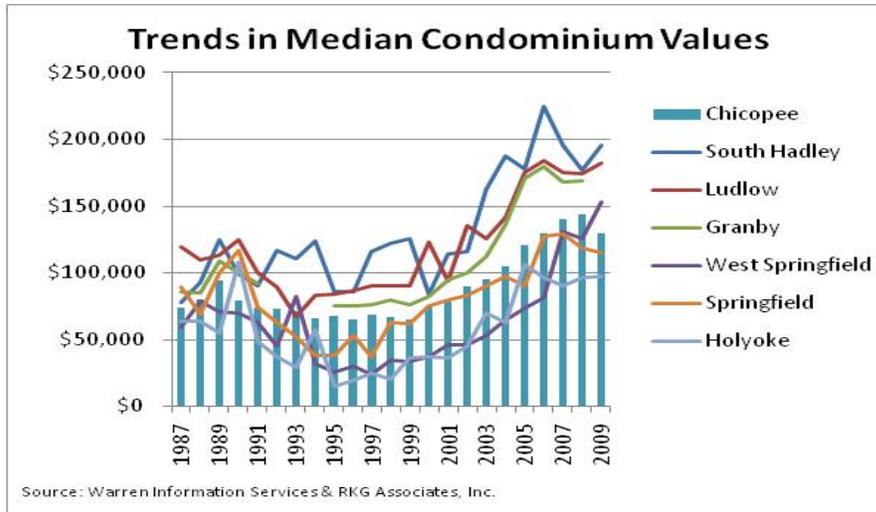


Figure 13

The median values for condominiums for all surrounding communities was at the lowest level during the mid-to-late 1990's, as shown in Figure 13, which for Chicopee occurred in 1996 and 1999 (\$65,000) when it was 50% lower than in 2009.

a) Residential Sales Volume Trends in Chicopee

Sales of single-family homes peaked at 437 sales in 2004, which represented 8.8% of single-family sales activity in Hampden County. This 2004 sales activity in Chicopee represented about 4% of the single-family homes in the City. The volume of single-family home sales declined to 321 sales in 2008 reflecting a 26.5% loss in volume; however, activity rebounded in Chicopee by 4% in 2009 as evidenced by 334 sales, accounting for 10% of single-family sales in Hampden County. The lowest number of single family sales (213) in Chicopee occurred in 1991, and since 1996 sales of single-family homes exceeded the 300 sale benchmark in all subsequent years.

Sales of condominiums in Chicopee peaked at 211 units in 2005, which represented about 24% of condominium sales volume in Hampden County (881) at that time. This 2005 condominium activity in Chicopee represented about 12.6% of condominiums in the City at that time. Since 2005, condominium sales in Chicopee ranged from 118 (2009) to 145 (2007) indicating a 31% to 44% decline in sales. Prior to 2005, condominium sales in Chicopee since 2000 ranged from 132 sales (2004) to 165 sale (2002), and much of the variation in activity was affect by the amount of new product being added to the supply. As shown in Table III-2, condominium development since 2000 ranged from 2 units per year or less in five of the last nine years, to between 24 and 79 units in the other 4 years, for an average of 23 units per year during the nine-year period.

5. Sales Activity at the Upper-End Condominium Market in Chicopee

RKG identified four condominium projects that were developed in Chicopee over the last 5 to 7 years to understanding pricing levels and trends. The sales characteristics are detailed (Table IV-14 in the Appendix) while Table III-7 summarizes these characteristics. In summary, these projects were either one and/or two-story-attached units with garages, and ranged in size from 980 SF and 1,420 SF. Typically they had two-or-three bedroom and one-and-a-half to two-full bathrooms. The sale pricing ranged from \$170,000 to nearly \$275,000, and the average unit values ranged from \$193,000 to \$248,600. This equated to a price that ranged from \$130/SF to \$224/SF. The average pace of monthly sales at the three projects developed after 2007 ranged from 10 to 16 units per year. The pace of sales during 2002 and 2003 averaged slightly more than 2 units per month. This faster sale pace was also affected by an average units value that was 26% lower than indicated by re-sales at this project over the past several years.

Table III-7 – Chicopee: Summary of Sales at Select Upper End Condominium Projects

Project	Westwood Condominiums	Fairview Village	Oakhill Estates	Pleasant Haven
Location	210 Johnson Rd	Montcalm	Oakhill/Fuller Rd	571 Sheridan Rd
# of Units	36	16	36	16
Year Built	2002/03	2006/07	2007/08	2007/08
Style	1-story, attached; w/ 2-car garages	1-story, attached; w/ 1-car garages	1 & 2-story, attached; w/ 2-car garages	2-story, attached; w/ 1-car garages
Original Sales Period	Jul 2002 - Jan 2004	Dec 2006 - Sep 2008	Dec 2007 - Feb 2010	Feb 2007 - Apr 2009
-----	-----	-----	-----	-----
AVG Sales per Month	2.1	0.8	1.3	0.8
-----	-----	-----	-----	-----
Unit Sizes				
Low	1,020	1,189	982	1,188
High	1,290	1,420	1,242	1,200
AVG	1,127	1,285	1,162	1,195
-----	-----	-----	-----	-----
Sales Price	Resales	Orig. Sales	Orig. Sales	Orig. Sales
Low	\$170,000	\$229,900	\$199,900	\$193,800
High	\$219,400	\$274,300	\$272,022	\$233,000
AVG	\$193,030	\$248,646	\$236,124	\$210,129
-----	-----	-----	-----	-----
Price per SF				
Low	\$132	\$174	\$179	\$163
High	\$205	\$219	\$224	\$194
AVG	\$172	\$193	\$203	\$196
-----	-----	-----	-----	-----

Source: Warren Information Services & RKG Associates, Inc.

RKG was unaware of sales in Chicopee of any “flats”, or single-level units in mid-rise buildings. An exception is the proposed conversion of portions of the Cabotville Mill into 265 units, but the marketing efforts at this project have not started.

6. Rental Market Characteristics

According to a 4th quarter 2009 report from REIS, the vacancy rate for apartments in the Springfield Metro was reported at 4.9% which was better than indicated in the Northeast (5.1%) or nationwide (8%). In the Springfield Metro the vacancy rate increased from 3.4% at the end of 2008, when it was the lowest rate over the last five years as it ranged from 3.4% (2008) to 6.2% (2006). The 2009 vacancy rate was slightly higher than the 4.7% rate reported in 2007.

The average rent was for a one-or-two-bedroom unit in the Springfield Metro (\$749 to \$910) was 53% below the Northeast averages (\$1,575 to \$1,938) and 28% below the US averages (\$1,039 to \$1,256). Effectively, the rent for a one-bedroom unit in the Springfield Metro was \$1.17/ SF versus \$1.24/SF nationally or \$1.70 in the Northeast. For a two-bedroom unit, the average rent equated to \$1.01/SF in the Springfield Metro as compared to \$1.04/SF nationally and \$1.45 in the Northeast. This variation was primarily attributed to an older stock in the Springfield Metro (87% built before 1980) with smaller average unit sizes or 637 SF to 901 SF in the Springfield Metro. The average unit sizes for one-to-two bedroom units ranged from 930 SF to 1,340 SF in the Northeast, and 840 SF to 1,210 SF in the US.

From a feasibility perspective, an average rate in the \$1.30 to \$1.50/SF range would support new development without major subsidies. Assuming an average size of 800 to 1,100 SF this would equate to monthly rents in the \$1,200 to \$1,400 range, which is only evident at a small sample of properties (less than 8%) throughout the Springfield Metro.

7. Proposed Residential Projects in Chicopee

According to municipal officials, there are five major projects in either the approval or conceptual phase in Chicopee excluding any residential redevelopment options at the Uniroyal/Facemate properties. As shown in Table III-8, these projects have the potential to add another 534 units of new housing in Chicopee ranging from 40 units of affordable housing at Ames Privilege to 265 units at the Cabotville Mill, assuming major renovation. The is also seeking to annex another 170 units at Westover to be developed as market rate housing, and a private developer has approvals to develop 48 units off Granby Road, and a former greenhouse site is on the market with a potential to support another 48 units, although no approvals were in place for this parcel. Based on historic development trends identified earlier, this potential of another 534 units or so would represent a six-to-10 year supply in Chicopee.

Table III-8 – Chicopee: Potential Major Residential Projects

Proposed Residential Projects		
Project	Units	Comments
Cabotville Mill	265	Mill Conversion
Ames Privilege	40	LIHTC expansion
Westover Housing	133	Market Rate
Granby Road	48	Approvals
Greenhouse site for-sale @ 48 Granview Rd	48	No Approvals
Total	534	

Source: Chicopee Officials & RKG Associates, Inc.

8. Comparison of Chicopee's Tax Rate with Surrounding Communities

Chicopee had the lowest FY-2010 residential tax rate (\$13.63/1000) of the surrounding communities, which ranged from \$13.63 in Chicopee to \$19.50 in Springfield, as shown in Table III-9. For a residential property valued at \$200,000 the resulting tax bill in Chicopee would be \$2,726 while in Springfield it would be \$3,900, or 43% higher. All the other surrounding communities would have a residential tax bill of less than \$3,000, except West Springfield where the bill for a \$200,000 home would be \$3,200.

Table III-9 – Chicopee & Surrounding Communities: Tax Rate Comparison

FY-2010 Tax Rate Comparison		
Community	Residential	C-I-P [1]
Chicopee	13.63	28.95
Springfield	19.50	39.25
West Springfield	16.00	34.69
Holyoke	14.98	36.54
Ludlow	14.82	14.82
Granby	14.51	14.51
South Hadley	13.99	13.99
AVG Tax Bill Comparison		
Assessed Value	\$200,000	\$750,000
Chicopee	\$2,726	\$21,713
Springfield	\$3,900	\$29,438
West Springfield	\$3,200	\$26,018
Holyoke	\$2,996	\$27,405
Ludlow	\$2,964	\$11,115
Granby	\$2,902	\$10,883
South Hadley	\$2,798	\$10,493
[1] Commercial-Industrial-Personal Property		
Source: MA DLS & RKG Associates, Inc.		

Although Chicopee had the lowest residential tax rate of its surrounding communities, the non-residential (CIP) tax rate (\$28.95/1000) was toward the high end of the range (\$13.99 to \$39.25) as exhibited in Table III-9. Springfield (39.25), West Springfield (34.69) and Holyoke (36.54) had CIP tax rates in the mid-to-upper \$30/1000 range, while Ludlow (14.82), Granby (14.51) and South Hadley (13.99) had rates at the low end of the range or below \$15/1000, primarily because these three towns do not have a split tax rate like Chicopee.

Assuming an average commercial assessment of \$750,000, the tax bill in Chicopee would be more than \$21,700, as shown in Table III-9, which would be 26.2% lower than Springfield (\$29,400) and 106.7% higher than South Hadley (\$10,500). From a competitive perspective, Ludlow (\$11,100), Granby (\$10,900) and South Hadley had a more favorable CIP tax rate than Chicopee. However, Chicopee has a more competitive CIP tax rate than Springfield, Holyoke and West Springfield.

B. Commercial Market Indicators

This section presents an overview of and sample of selected office properties for sale or for lease in the three principal cities of the Springfield Metro Area.

1. Office

According to CBRE⁴, the greater Springfield office market continues to struggle following the economic downturn begin in 2008. The Metro Area office market consists of approximately 6.5 million SF of space with more than 0.85 million SF available, as evident by a 13% vacancy rate. Nearly 54% of the office supply or 3.5 million SF is primarily concentrated in the central business district of Springfield. Downtown Springfield also had the highest concentration of Class A office space (1.2 million SF), whose vacancy rate increased to 13% in the past year. The vacancy rate for the suburban market increased to 10% in the last year, suggesting an available supply of more than 300,000 SF. The average asking rental rates for Class A space range from \$15/SF to \$17/SF, and around \$10/SF for Class B space. Absorption of office space was negative as indicated by rising vacancy rates.

a) Available Office For-Sale

Table III-10 presents a selected inventory (for the three primary cities in the Metro Area) of office properties available for sale. As indicated, there is a little more than 203,000 SF of office space advertised for purchase, with an average asking price of \$39/SF, ranging from less than \$21/SF to over \$140/SF. The range is available office space at this sample is from 1,100 SF to more than 80,000 SF. Only two buildings are located in Chicopee ranging in size between 11,600 and 15,400 SF, and the asking price ranges from \$21/SF to \$39/SF, at or below the overall average from the sample.

Table III-10 – Selected Office Properties for Sale (February 2010)

Location	Address	Size	Ask \$	\$/SF	Type	Comments
Selected Cities						
Springfield	299 Carew St	1,104	\$155,000	\$140.40	Office	Medical condo unit
Springfield	708 Main St	1,325	\$75,000	\$56.60	Office	Expansion possible
Springfield	939 E Columbus Ave	3,700	\$459,900	\$124.30	Office	50% occupied
Springfield	7 Stockbridge St	4,425	\$195,000	\$44.07	Office	Rehabbed in 1980's
Springfield	287 State St	7,236	\$450,000	\$62.19	Office	
Springfield	State St	7,897	\$900,000	\$113.97	Office	
Springfield	45 Lyman St	10,074	\$469,000	\$46.56	Office	2-story downtown
Chicopee	105 East St	11,600	\$450,000	\$38.79	Office	Victorian era mansion
Chicopee	148 center St	15,372	\$325,000	\$21.14	Office	Downtown
Springfield	41 Taylor St	19,900	\$995,000	\$50.00	Office	4-story downtown
Springfield	146 Chestnut St	40,000	\$1,800,000	\$45.00	Office	Tarbel Walters Building
Springfield	1139 Main St	80,463	\$1,650,000	\$20.51	Office	Colonial Block
TOTAL		203,096	\$7,923,900	\$39.02		
Source : LoopNet and RKG Associates, Inc.						

⁴ CB Richard Ellis 2010 Market Outlook.

b) Available Office Space For-Lease

Table III-11 summarizes characteristics from a sample of available office space in the three principal cities of the Springfield Metro Area, and Table IV-15 in the Appendix provides more information about the individual listings. The sample total 578,000 SF of office space currently being marketed, and it is not exhaustive of all office space being marketed in the Metro Area, and includes approximately 13,000 SF that is also for sale. Nonetheless, within the sampled 57 properties there is a wide variety of office space existing and available.

Table III-11 - Office Availabilities For-Lease by City & Size (February 2010)

City/Size in SF	Listings	Available Sq. Ft.	% of Total	AVG Rent/SF	Low \$/SF	High \$/SF
Chicopee	5	29,850	5.2%	\$12.12	\$10.00	\$14.00
Less than 2,000 SF	1	400	0.1%	\$12.00	N/A	N/A
2,000 SF to 5,000 SF	1	2,000	0.3%	\$13.80	N/A	N/A
5,000 SF to 10,000 SF	3	27,450	4.8%	\$12.00	\$10.00	\$14.00
More than 10,000 SF	N/A	N/A	N/A	N/A	N/A	N/A
Holyoke	13	288,007	49.8%	\$10.06	\$6.00	\$14.00
Less than 2,000 SF	4	4,453	0.8%	\$10.21	\$7.98	\$12.00
2,000 SF to 5,000 SF	1	2,160	0.4%	\$12.00	N/A	N/A
5,000 SF to 10,000 SF	5	35,394	6.1%	\$10.21	\$6.00	\$12.50
More than 10,000 SF	3	246,000	42.6%	\$10.02	\$8.00	\$14.00
Springfield	39	259,907	45.0%	\$13.06	\$8.00	\$25.00
Less than 2,000 SF	11	13,208	2.3%	\$13.01	\$8.00	\$19.50
2,000 SF to 5,000 SF	17	50,291	8.7%	\$11.76	\$8.00	\$20.00
5,000 SF to 10,000 SF	5	36,613	6.3%	\$14.72	\$10.00	\$25.00
More than 10,000 SF	6	159,795	27.7%	\$13.10	\$8.00	\$18.00
Total	57	577,764	100.0%	\$11.52	\$6.00	\$25.00

Source: LoopNet & RKG Associates, Inc.

This ranges from available space of less than 2,000 SF at 16 listings with an average asking lease rate of \$12.30/SF to nine listings with 10,000 SF or more available, at an average asking lease of \$11.30/SF. As shown in Table III-11, most of the available listings (68%) are located in the City of Springfield, or Holyoke (23%) including Ingleside, where the region's premier suburban office parks are located. Only five listings of available properties are in Chicopee (9%), and they consist of 29,850 SF of only 5% of the available office space from this sample. The range in rental pricing at office listings in Chicopee (\$10/SF to \$14/SF) is relatively low considering premium pricing of \$25/SF for new medical space in Springfield.

c) Office Building Sales

Table III-12 exhibits pricing characteristics of ten office building sales in Chicopee between January 2006 and February 2010. Sales volume of office properties during this period ranged from two sales per year (2006 and 2007) to four sales per year (2009). The buildings ranging in size from 974 SF to 17,424 SF and the average was 5,765 SF. As shown in Table III-12, six sales had a building size of less than 2,000 SF and three had more than 10,000 SF.

Table III-12 – Sales of Office Buildings in Chicopee (2006 2010)

#	STREET	BUYER	YEAR BUILT	BLDG SIZE (SF)	ACRES	SALE DATE	SALE PRICE	\$/SF
105	East St	105 Mansion East LLC	1910	11,670	0.9	7/13/2006	\$300,000	\$26
2030	Memorial Dr	Bruce P Piquette	1947	1,864	0.2	10/2/2006	\$249,900	\$134
619	Grattan St	A Crane Realty LLC	1915	1,675	0.2	9/28/2007	\$80,000	\$48
5	Mccarthy Ave	5 Mccarthy LLC	1967	1,200	0.2	5/30/2007	\$130,000	\$108
219	Exchange St	Chicopee Savings Bank	1944	7,200	0.3	5/5/2008	\$550,000	\$76
252	Columba St	Susan Birkner	1985	974	0.1	11/6/2008	\$130,000	\$133
30	Saint James Ave	Ammar & Fotoun LLC	1966	1,450	0.2	4/2/2009	\$215,000	\$148
645	Shawinigan Dr	Shawinigan Drive LLC	1963	12,288	12.7	9/9/2009	\$1,300,000	\$106
170	Montgomery St	Lake Point Realty LLC	1922	1,909	0.2	9/22/2009	\$125,000	\$65
505	Front St	Holyoke Health Center Inc	1950	17,424	2.0	11/9/2009	\$4,470,745	\$257
		Total/AVG	10	5,765	1.7		\$755,065	\$131

Source: Warren Information Services & RKG Associates, Inc.

The average price per SF of building area ranged from \$26/SF to \$257/SF and averaged at \$131/SF. Eliminating the sale at the high end of the range (\$257/SF) the average price per SF is reduced to \$75/SF. Utilizing an 8% to 10% capitalization rate, this adjusted average would indicate a rental range of \$6/SF to \$7.50/SF.

2. Retail

Table IV-16 in the Appendix presents an analysis of the estimated retail sales, demand, and sales leakage within Chicopee, Massachusetts. The estimated residential consumer demand in 2009 amounted to \$525.2 million or nearly \$22,800 per household. The estimated sales for 2009 were \$473.3 million in total, indicating sales leakage⁵ of approximately \$52 million, or about \$2,250 per household. There are several sectors where Chicopee is an importer of sales, capturing more sales than local demand would suggest, including the following:

- Pharmacies and drug stores, potentially reflecting population age and income, but also the general growth in the number of drug stores over the last several years.
- The selling of alcoholic beverage via package stores and drinking places/taverns.
- Specialty food stores, perhaps reflecting the ethnic and cultural diversification of Chicopee, suggesting that Chicopee is a drive-to destination for these purchases.

The following Table III-13 presents an estimate of supportable retail development wide, assuming a 10% capture of sales leakage and industry average sales per SF estimates. Sales leakage also presents an opportunity for existing stores to alter their merchandise mix, operations, or other marketing strategies in order to improve market share.

⁵ Defined as local retail merchants not capturing a significant portion of local retail demand, is developed. All markets experience some degree of sales leakage. The reasons for sales leakage are many and include, but are not necessarily limited to a lack of local stores, perceived competitive advantages (price or selection) of shopping elsewhere, commuters shopping on their way to/from work and Internet or catalogue sales.

Table III-13 – Potential Supportable Retail via 10% Recaptured Sales Leakage - 2009

Residential Retail Analysis - 2009	Supportable New Retail		Sales @
Comparative HH Demand & Sales	Retail SF	Sales/SF	10% Capture
Major Merchandise Line	44,332		\$13,160,448
Home Furnishing Stores-4422	2,284	\$195	\$445,369
Household Appliances Stores-443111	6,597	\$155	\$1,022,547
Computer and Software Stores-44312	1,995	\$345	\$688,411
Camera and Photographic Equipment Stores-44313	1,028	\$325	\$334,136
Cosmetics, Beauty Supplies, Perfume Stores-44612	4,088	\$440	\$1,798,617
Other Health and Personal Care Stores-44619	407	\$265	\$107,725
Men's Clothing Stores-44811	1,888	\$315	\$594,715
Women's Clothing Stores-44812	1,756	\$300	\$526,879
Family Clothing Stores-44814	1,479	\$235	\$347,492
Other Clothing Stores-44819	837	\$265	\$221,805
Shoe Stores-4482	5,731	\$330	\$1,891,277
Sporting Goods Stores-45111	7,432	\$240	\$1,783,666
Hobby, Toys and Games Stores-45112	566	\$190	\$107,611
News Dealers and Newsstands-451212	668	\$545	\$363,802
Gift, Novelty and Souvenir Stores-45322	666	\$160	\$106,637
Used Merchandise Stores-4533	162	\$265	\$42,916
Other Miscellaneous Store Retailers-4539	893	\$240	\$214,249
Full-Service Restaurants-7221	5,273	\$435	\$2,293,830
Limited-Service Eating Places-7222	256	\$540	\$138,409
Drinking Places -Alcoholic Beverages-7224	326	\$400	\$130,354
Source : Claritas and RKG Associates, Inc.			

Whether this is the appropriate site for this development, or some portion thereof, would need to be determined by the site/location criteria of prospective retailers and other proposed retail development in the community. The Colvest Group has proposed a 50,000 SF retail and office complex, known as Chicopee Crossing, along Memorial Drive. Conversations with the developer indicate that signage and road improvements are now underway, but when site construction would begin is uncertain. Reportedly the total project (not all by the Colvest Group), is to include a bank, hotel, office and retail buildings, two restaurants, and a parking lot on an approximately 12-acre site. The gross floor area of proposed buildings is approximately 88,000 SF.

3. Commercial Building Sales

Table III-14 exhibits key characteristics from 34 commercial buildings sales that occurred in Chicopee between January 2006 and February 2010 according to data from the Warren Information Services. More detailed specifics for each sale are identified in Table IV-17 in the Appendix. Four of the sales were for automotive related commercial buildings, and the average building price was \$261,000. The average price per building SF was nearly \$53/SF, and the range was from nearly \$40/SF to \$110/SF.

The twenty sales of restaurant and/or bars accounted for 59% of the data, and these sales also reflected the broadest range in value per SF (\$16/SF to \$650/SF) as shown below. The average restaurant/bar building size was 3,050 SF and the average sales price was \$398,160, indicated a price of \$129.50/SF as show below. When the two highest prices

per SF (\$340/SF and \$450/SF) were eliminated, the average price per SF was reduced to nearly \$105/SF. Assuming an 8% to 10% capitalization rate, the indicated rental price would range between \$8.40/SF and \$10.50/SF.

Table III-14 – Chicopee: Summary of Commercial Building Sales by Type (2006 – 2010)

Type	# of Sales	AVG Bldg Size (SF)	AVG Land (Acres)	AVG Sale Price	\$/SF	Low \$/SF	High \$/SF
Auto Supply/Sales	4	4,958	2.69	\$261,000	\$52.64	\$39.70	\$110.34
Restaurants/Bars	20	3,052	0.42	\$395,159	\$129.48	\$15.50	\$649.95
Retail/Conv. Stores	10	4,459	0.55	1091475	\$244.79	\$52.08	\$493.10

Source: Warren Information Services & RKG Associates, Inc.

C. Industrial Market Indicators

This section presents an overview and sampling of the industrial properties for sale and for lease in the Springfield Metro Area. According to CBRE⁶, the Springfield Metro Area exhibited some limited growth in industrial real estate activity late in 2009. However, this may have been overshadowed by an increasing vacancy rate, rising to nearly 14% at the end of 2009, compared with 12.5% at the end of 2008. Reflective of this increase is an elongation of typical marketing periods, up from 6 month to one year, previously, to nine months to two years, currently. Average asking rents have essentially remained flat at \$4/SF to \$4.50/SF for high-bay space and \$3.35/SF to 4.75/SF for lower bay space. The increased vacancy, resulting in increased availability, also indicates that as the economy recovers, there will be a greater opportunity and inventory of existing space for would-be industrial tenants, likely putting downward pressure on new construction, for other than end-users.

1. Properties for Sale

As presented in Table IV-18 in the Appendix, a sampling of industrial properties for sale in the Metro Area, found there to be nearly 2.7 million SF of advertised industrial property at 44 properties. This includes everything from flex space to manufacturing to distribution warehousing. As indicated, the average asking price for industrial space varies from as low as \$19/SF for buildings in the 50,000 SF to 100,000 SF range, to as high as \$88/SF for buildings under 5,000 SF. More than 50% of the sampled inventory is represented by properties exceeding 100,000 SF in size, while slightly more than 2% is represented by properties under 10,000 SF in area.

2. Properties for Lease

A sampling of industrial properties for lease (see Table IV-19 in the Appendix) indicates there to be more than 3.3 million SF of available industrial space across a sampled 51 properties. As shown in Table III-15, 34% is located in the City of Springfield, another 20% in Westfield and another 19% in East Longmeadow, and collectively these three communities have 74% of the available industrial supply in the region. With 240,400 SF of industrial space available, Chicopee has 7% of the regional supply and most of this is contained in larger buildings (100,000 SF or more).

⁶ CB Richard Ellis 2010 Market Outlook.

Table III-15 – Available Industrial Buildings For-Lease (February 2010)

City/Size in SF	Listings	Available Sq. Ft.	% of Total	AVG Rent/SF	Low \$/SF	High \$/SF
Chicopee	3	240,399	7.3%	\$3.88	\$3.75	\$5.00
Agawam	4	132,856	4.0%	\$4.19	\$4.00	\$7.50
E Longmeadow	3	620,348	18.8%	\$2.20	\$1.75	\$3.75
Holyoke	4	146,526	4.4%	\$2.96	\$1.25	\$12.52
Ludlow	2	26,500	0.8%	\$6.28	\$5.95	\$6.50
Monson	1	136,000	4.1%	\$2.00	N/A	
Palmer	3	83,000	2.5%	\$3.02	\$2.75	\$6.00
Springfield	18	1,134,346	34.4%	\$3.87	\$2.50	\$15.67
W Springfield	4	101,610	3.1%	\$3.83	\$3.50	\$12.00
Westfield	8	673,035	20.4%	\$4.37	\$3.75	\$12.00
Wilbraham	1	6,250	0.2%	\$10.00	N/A	
Total	51	3,300,870	100%	\$3.46	\$1.25	\$15.97
Less than 5,000 SF	3	8,600	0.3%	\$9.49	\$6.00	\$12.52
5,000 SF to 10,000 SF	6	43,892	1.3%	\$5.85	\$4.00	\$10.00
10,000 SF to 25,000 SF	15	255,095	7.7%	\$6.30	\$3.50	\$15.97
25,000 SF to 50,000 SF	8	315,482	9.6%	\$3.86	\$3.50	\$4.00
50,000 SF to 100,000 SF	7	540,432	16.4%	\$3.67	\$1.25	\$4.50
More than 100,000 SF	12	2,137,369	64.8%	\$3.09	\$1.75	\$4.00

Source : LoopNet and RKG Associates, Inc.

The average asking lease rate for all of these properties is slightly less than \$3.50/SF, but ranges from a low of \$3.10/SF for properties in excess of 100,000 SF to a high of \$9.50/SF for properties less than 5,000 SF in size. Similar to the industrial properties for sale, the majority of available SF is represented by the larger (100,000+ SF) properties, accounting for 65% of the inventory. Less than 2% of the sampled SF is represented by properties under 10,000 SF in size. It should be noted that of this approximate 3.3 million SF available for lease is an approximate 472,000 SF (or 14%) that is also being marketed for sale.

D. Available Land

A summary of listings of available land in the region is presented in Table III-16, and more details on the individual listings are in Table IV-21 in the Appendix. This sampling reflects currently available acreage, as developed from an Internet search, and is not necessarily considered to be exhaustive. As indicated, there are more than 1,100-acres of developable land being marketed in Hampden County and selected other communities. This does not include future industrial parks or planned projects that may be “in-the-pipeline” as presented in the next section.

Throughout the Chicopee area there are more than 220-acres of industrial land that is currently being marketed, at an average asking price of \$70,300 per acre. Another 316 acres of commercial land is being marketed throughout the region, at an average price of \$58,500, ranging between less than \$50,000 per acre to more than \$375,000 per acre as shown below.

Table III-16 – Sample of Available Land For-Sale (Feb 2010)

Community	Listings	Acres	% of Total	Price Per Acre Range		
				AVG	Low	High
Chicopee	7	60.5	5.3%	\$79,504	\$20,620	\$165,000
Agawam	3	27.6	2.4%	\$67,593	\$42,846	\$130,567
East Longmeadow	4	236.1	20.9%	\$51,055	\$49,269	\$80,257
Granville	1	207.0	18.3%	\$4,348	N/A	
Hadley	2	31.1	2.7%	N/A	N/A	
Monson	1	7.5	0.7%	\$38,533	N/A	
Palmer	6	258.9	22.9%	\$76,963	\$36,139	\$375,984
Springfield	2	51.1	4.5%	\$47,445	\$27,148	\$52,574
Westfield	2	164.0	14.5%	\$7,317	\$3,000	\$14,060
West Springfield	1	78.0	6.9%	N/A	N/A	
Wilbraham	1	9.8	0.9%	\$153,061	N/A	
Total	30	1,131.6	100.0%	\$41,931	\$3,000	\$375,984
Commercial	5	315.9	27.9%	\$58,470	\$49,269	\$375,984
Industrial	15	221.9	19.6%	\$70,281	\$20,619	\$153,061
Office	3	59.0	5.2%	\$66,017	\$52,574	\$96,203
Residential	7	534.9	47.3%	\$18,037	\$3,000	\$165,000

Source : LoopNet and RKG Associates, Inc.

Overall, the average asking price per acre of land, regardless of zoning, is just under \$42,000 per acre. Residential land from the sample accounts for 47% of the available acres, and the average price for this group was \$18,000 per acre, ranging between \$3,000 and \$165,000 per acre. Interestingly, the high-end of this range was indicated at an available parcel in Chicopee. In terms of acreage, as indicated in Table IV-20 in the Appendix, the average asking price for smaller parcels (under 10-acres) is approximately \$92,000 per acre, while 10 to 20-acre sites are asking an average of nearly \$80,000 per acre.

E. Proposed Projects

This section reviews selected projects that may be competitive (for occupancy and/or funding) against the proposed redevelopment of the Uniroyal/Facemate property.

1. Ludlow Mills

The Westmass Area Development Corporation is undertaking an estimated \$300 million transformation of the former Ludlow Mills, on State Street in Chicopee. The property totals approximately 170-acres, and the mixed-use development plan calls for retail, residential, industrial, office and flex-space components, totaling nearly 1.8 million SF. Also, there is to be passive recreation uses, including pocket parks and a river walk, capitalizing on the proximity to the Chicopee River to provide access for canoeing and kayaking. The complete redevelopment process is envisioned to be a 20-year effort, with town and State permitting expected to be completed in 2012, with portions of the property market-ready by late 2013 or early 2014. The overall proposed development is presented in Table III-17. Conversations with representatives of Westmass indicated that it is possible that the Uniroyal/Facemate properties and the Ludlow Mills project could

compete over time for a similar, and limited, tenant or “demand-pool”. Ideally, the two projects can develop a regional compatibility rather than competition. Currently at the Ludlow Mills, there are approximately 41 tenants (down from 58 two years back) employing 230 or so persons. Rents at the Ludlow Mills range from \$0.61/SF nearly \$4/SF and most tenants are tenants-at-will.

Table III-17 – Proposed Redevelopment of Ludlow Mills

Ludlow Mills	Acres	Total SF	Selected Uses or Mix
Area 1	15.0	258,000	Commercial (44,000 SF) and 50-units residential (62,800 SF)
Area 2	18.0	635,000	Mixed residential at 328,00 SF and warehouse/storage at 237,000 SF
Area 3	29.0	325,000	Mixed commercial and industrial buildings from 10,000 to 50,000 SF
Area 4	58.0	570,000	Office and light industrial
Area 5	52.0		Recreational and public space
TOTAL	172.0	1,788,000	

Source : Westmass Area Development Corporation and RKG

2. Indian Orchard Business Park

This is a 54-acre former industrial site located in Springfield. The property is presently undergoing an environmental assessment, and depending on those findings (perhaps in the spring of 2010), the Redevelopment Authority will then consider whether to acquire and develop the entire site or any portions thereof. Any proposed development mix or phasing is premature at this time, since the City does not have total site control but owns two existing components, including a 13-acre parcel where the former 138,000 SF Chapman Valve foundry was situated. Reportedly demolition and remediation work have been completed on this parcel. Also included is the vacant 56,000 SF cast iron structure at 121 Pinevale Street, where demolition and remediation continue to proceed.

3. Westover Airpark South

This is a planned 100-acre “green” industrial park in Chicopee, with good visibility to the Massachusetts Turnpike.

F. Market Conclusion and Redevelopment Implications

Chicopee does not really have an “established” office market per se, as compared to Springfield or Holyoke. This finding is confirmed by the relatively small supply of available office buildings for-sale or for-lease in comparison to the supply in Springfield or Holyoke. Also, there were only a small number of sales of office building in Chicopee further supporting the finding of a limited office market, and employment data also supports this finding. Chicopee’s retail market is more established, and the advent of many national retailers on Memorial Drive over the last 10 year has re-established this corridor as a major retail destination. The retail analysis indicated leakage occurring in the Chicopee market in select sectors that could reasonably generate demand for another 40,000 to 50,000 SF of retail space wide. However, a proposed project on Memorial Drive may provide the opportunity to recapture this demand.

The Uniroyal/Facemate properties do not have the exposure or frontage to a major commercial corridor like Memorial Drive, and the location would be more suited to small scale retail development similar to what exists within a neighborhood along Main and Grove Streets. Future residential development at the site would create demand for additional neighborhood services; however, on a limited basis since the commercial build-up along Memorial Drive is easily accessible for the site.

Reuse potential could incorporate office use recognizing that Chicopee would have numerous small businesses needing space as compared to any large user(s). Adapting portions of the existing buildings may be an option however feasibility may be in question as Chicopee tenants do not pay premium pricing, and a range of \$8/SF to \$12/SF is characteristic of the demand. This would also be the price range for any retail/commercial redevelopment at the site.

Large scale industrial use does not seem appropriate for the redevelopment over the long term, given the “urban” context of the site and potential mix of residential. In addition, employment forecasts for industrial buildings are negative, indicating additional losses in the existing industrial building supply that will only added to a significant supply of available space. Short-term, interim uses could be possible for existing tenant(s) in place but over the long term industrial use would be incompatible with the redevelopment vision of high-value commercial and/or residential uses.

Residential uses should include upscale, for-sale housing in order to increase the owner/tenure characteristics in Chicopee Falls, and add to the critical mass that would need retail/commercial services. Townhouse-style development (one and two story) is prevalent in the Chicopee market, and it could be situated on the various plateaus overlooking the river. Conversion of some of the existing buildings may be an option assuming it is feasible, recognizing the pricing for upper end housing ranges from \$175/SF to \$225/SF. Portions of the Facemate structure, possibly the former Cotton Mill, and upper floors in the Administration building should be evaluated from a conversion perspective for residential use. At this time, rental housing should not be considered since additional subsidies would likely be required, and the City has exceeded the Chapter 40B benchmark.

For planning purposes, 20,000 SF to 50,000 SF of office and/or flex-type space could potentially be absorbed at the redevelopment over the next five-years, and possibly 5,000 SF to 7,500 SF of retail space. With the success of the redevelopment, perhaps an additional 50,000 to 75,000 SF of office space could be absorbed in the subsequent five years, coupled another 5,000 to 7,500 SF of retail space. In the subsequent decade, a potential of another 100,000 SF to 150,000 SF may exist plus another 7,500 SF to 10,000 SF of retail; however, market conditions should be updated within five years to confirm this long term projection. Key to this absorption estimate is rental pricing consistent with market expectations which is assumed to be within the \$8 to \$12/SF range. However, this range may jeopardize the feasibility of redevelopment unless gap funding would be available to underwrite any deficiencies.

IV. APPENDIX

Much of the more detailed and tabular data prepared for this analysis is presented herein.

Table IV-1 – City of Chicopee: Employment Trends by Domains (1985 – 2009)

Year	Total Employment	Private Employment	Goods-Producing	Service-Providing	Government
1985	16,992	14,310	5,587	8,723	2,682
1987	17,944	15,210	6,019	9,191	2,734
1989	19,047	15,865	5,988	9,877	3,182
1991	18,740	15,248	5,495	9,753	3,492
1993	18,835	15,663	5,786	9,877	3,172
1995	19,811	16,507	6,021	10,486	3,304
1997	20,082	16,630	6,268	10,362	3,452
1999	20,320	16,842	6,639	10,203	3,478
2001	20,560	17,341	6,090	11,251	3,219
2003	19,384	16,497	5,533	10,965	2,886
2005	20,378	17,106	5,530	11,576	3,272
2007	20,002	16,893	5,236	11,657	3,109
2009	19,041	15,704	4,398	11,306	3,337

Source: MA EOL&WD and RKG Associates, Inc.

Table IV-2 – Hampden WIA: Employment Trends by Domains (1985 – 2009)

Year	Total Employment	Private Employment	Goods-Producing	Service-Providing	Government
1985	190,095	162,876	54,751	108,125	27,219
1987	200,853	171,607	54,561	117,046	29,246
1989	204,549	174,876	51,858	123,018	29,673
1991	183,675	157,602	44,738	112,864	26,073
1993	182,989	155,474	41,647	113,827	27,515
1995	186,210	157,863	40,587	117,276	28,347
1997	193,312	163,053	40,896	122,157	30,259
1999	199,932	168,329	41,314	127,015	31,603
2001	204,820	171,142	36,958	134,184	33,678
2003	198,037	165,262	32,449	132,813	32,775
2005	198,303	166,525	32,568	133,957	31,778
2007	198,708	166,495	31,177	135,318	32,213
2009	194,292	160,841	27,094	133,747	33,451

Source: MA EOL&WD and RKG Associates, Inc.

Table IV-3 – Massachusetts: Employment Trends by Domains (1985 – 2009)

Year	Total Employment	Private Employment	Goods Producing	Service Providing	Government
1985	2,871,065	2,508,435	786,792	1,721,643	362,630
1987	3,010,843	2,629,410	757,113	1,872,297	381,433
1989	3,053,125	2,663,864	708,572	1,955,292	389,261
1991	2,758,188	2,391,063	582,940	1,808,123	367,125
1993	2,785,857	2,415,251	550,866	1,864,385	370,606
1995	2,920,935	2,542,750	553,609	1,989,141	378,185
1997	3,046,090	2,658,850	568,628	2,090,222	387,240
1999	3,165,520	2,763,463	573,251	2,190,212	402,057
2001	3,276,103	2,861,703	535,773	2,325,930	414,400
2003	3,142,281	2,739,687	471,559	2,268,128	402,594
2005	3,161,766	2,760,123	454,120	2,306,003	401,643
2007	3,236,118	2,826,249	441,124	2,385,125	409,869
2009	3,159,546	2,730,550	381,061	2,349,489	428,996
Source: MA EOL&WD and RKG Associates, Inc.					

Table IV-4 - Chicopee, Springfield Metro & Massachusetts: Employment Trends (2001 – 2009)

Industry Sector & 2-Digit NAICS	Chicopee, MA				Change 2001 - 09	Springfield, MA MSA/NECTA				Change 2001 - 09	Massachusetts				Change 2001 - 09
	2001	2005	2008	2009		2001	2005	2008	2009		2001	2005	2008	2009	
23 - Construction	1,104	1,198	1,175	1,017	-7.9%	8,993	9,584	9,016	7,985	-11.2%	138,710	139,851	132,725	113,268	-18.3%
31-33 - Manufacturing	4,907	4,270	3,801	3,365	-31.4%	33,684	29,252	28,288	25,105	-25.5%	389,232	305,522	286,458	259,608	-33.3%
42 - Wholesale Trade	1,108	1,209	1,221	1,061	-4.2%	8,463	8,246	8,181	7,435	-12.1%	141,086	132,686	136,527	127,694	-9.5%
44-45 - Retail Trade	2,019	2,312	2,533	2,532	25.4%	32,843	30,518	29,916	28,500	-13.2%	358,869	355,671	347,873	330,672	-7.9%
48-49 - Transportation & Warehousing	1,069	934	988	883	-17.4%	6,829	6,956	7,038	6,607	-3.3%	77,399	69,262	71,430	67,675	-12.6%
51 - Information	416	446	487	458	10.1%	5,415	4,055	4,163	3,869	-28.6%	111,518	87,264	89,258	84,588	-24.1%
52 - Finance & Insurance	358	358	383	374	4.5%	11,175	9,934	10,343	10,344	-7.4%	183,134	176,288	179,231	173,648	-5.2%
53 - Real Estate & Rental & Leasing	163	216	284	276	69.3%	3,120	3,242	2,902	2,771	-11.2%	44,847	45,021	42,378	40,466	-9.8%
54 - Professional & Technical Services	174	310	222	245	40.8%	6,658	7,295	6,917	6,705	0.7%	244,148	232,196	258,622	252,151	3.3%
55 - Management of Companies & Enterprises	397	317	125	116	-70.8%	4,390	3,763	3,579	3,470	-21.0%	71,925	65,781	61,461	59,394	-17.4%
56 - Administrative & Waste Services	724	646	519	390	-46.1%	9,683	9,330	8,703	7,646	-21.0%	168,382	163,772	167,671	150,944	-10.4%
61 - Educational Services	431	392	486	566	31.3%	8,528	8,841	9,017	9,278	8.8%	111,914	116,738	125,681	126,810	13.3%
62 - Health Care & Social Assistance	1,677	1,798	1,715	1,678	0.1%	38,184	40,163	42,314	42,587	11.5%	409,311	438,936	479,231	489,502	19.6%
71 - Arts, Entertainment, & Recreation	121	57	56	59	-51.2%	3,059	3,623	3,636	4,266	39.5%	41,556	46,222	49,255	49,431	19.0%
72 - Accommodation & Food Services	1,656	1,631	1,696	1,707	3.1%	19,076	18,832	18,840	19,396	1.7%	237,516	246,560	256,878	256,915	8.2%
81 - Other Services, Ex. Public Admin	939	952	903	918	-2.2%	10,804	13,106	13,546	13,772	27.5%	112,377	120,000	128,977	129,405	15.2%
Total Private Employment	17,341	17,106	16,623	15,704	-9.4%	213,010	208,669	208,497	201,896	-5.2%	2,861,703	2,760,123	2,831,460	2,730,550	-4.6%
Total Employment (Private & Government)	20,560	20,378	19,727	19,041	-7.4%	259,058	247,829	248,778	243,548	-6.0%	3,276,103	3,161,766	3,245,755	3,159,546	-3.6%

Source : Massachusetts Labor & Workforce Development & RKG Associates, Inc.

Table IV-5 Chicopee & Springfield Metro: Location Quotient to Comparative Areas

Location Quotients Industry Sector & 2-Digit NAICS	Chicopee vs. Springfield MSA/NECTA					Change 2001 - 09	Springfield NECTA vs. Massachusetts					Change 2001 - 09
	2001	2005	2008	2009	2001 - 09		2001	2005	2008	2009	2001 - 09	
23 - Construction	1.51	1.66	1.63	1.64	8.6%	0.87	0.91	0.92	0.95	9.5%		
31-33 - Manufacturing	1.79	1.58	1.69	1.72	-3.7%	1.16	1.27	1.34	1.31	12.5%		
42 - Wholesale Trade	1.61	1.78	1.87	1.83	14.1%	0.81	0.82	0.81	0.79	-2.3%		
44-45 - Retail Trade	0.76	0.88	1.06	1.14	51.3%	1.23	1.13	1.17	1.17	-5.2%		
48-49 - Transportation & Warehousing	1.92	1.70	1.76	1.72	-10.6%	1.19	1.33	1.34	1.32	11.4%		
51 - Information	0.94	1.03	1.47	1.52	61.3%	0.65	0.61	0.63	0.62	-5.2%		
52 - Finance & Insurance	0.39	0.40	0.46	0.46	18.1%	0.82	0.75	0.78	0.81	-1.7%		
53 - Real Estate & Rental & Leasing	0.64	0.86	1.23	1.28	99.5%	0.93	0.95	0.93	0.93	-0.9%		
54 - Professional & Technical Services	0.32	0.58	0.40	0.47	46.3%	0.37	0.42	0.36	0.36	-1.8%		
55 - Management of Companies & Enterprises	1.11	0.90	0.44	0.43	-61.3%	0.82	0.76	0.79	0.79	-3.6%		
56 - Administrative & Waste Services	0.92	0.83	0.75	0.66	-28.6%	0.77	0.75	0.70	0.69	-11.3%		
61 - Educational Services	0.62	0.57	0.68	0.78	26.3%	1.02	1.00	0.97	0.99	-3.3%		
62 - Health Care & Social Assistance	0.54	0.59	0.51	0.51	-6.1%	1.25	1.21	1.20	1.18	-6.1%		
71 - Arts, Entertainment, & Recreation	0.49	0.23	0.19	0.18	-63.4%	0.99	1.04	1.00	1.17	18.0%		
72 - Accommodation & Food Services	1.07	1.06	1.13	1.13	6.1%	1.08	1.01	1.00	1.02	-5.4%		
81 - Other Services, Ex. Public Admin	1.07	1.10	0.84	0.86	-19.7%	1.29	1.44	1.43	1.44	11.4%		
Total Private Employment	1.03	1.02	1.01	0.99	-3.0%	0.94	0.96	0.96	0.96	1.9%		
Total Employment (Private & Government)	1.00	1.00	1.00	1.00	0.0%	1.00	1.00	1.00	1.00	0.0%		

Source : Massachusetts Labor & Workforce Development & RKG Associates, Inc.

Table IV-6 Chicopee, Springfield Metro & Massachusetts: Business Formation Trends (2001 – 2009)

Industry Sector and 2-Digit NAICS Number of Businesses	Chicopee, MA				Change 2001 - 09	Springfield, MA MSA/NECTA				Change 2001 - 09	Massachusetts				Change 2001 - 09
	2001	2005	2008	2009		2001	2005	2008	2009		2001	2005	2008	2009	
23 - Construction	82	118	113	107	30.5%	1,171	1,436	1,454	1,401	19.6%	17,619	20,945	20,444	19,786	12.3%
31-33 - Manufacturing	101	92	86	83	-17.8%	947	880	822	822	-13.2%	9,608	8,373	7,787	7,634	-20.5%
42 - Wholesale Trade	53	49	53	50	-5.7%	723	714	697	679	-6.1%	14,199	15,514	15,791	15,410	8.5%
44-45 - Retail Trade	155	152	159	155	0.0%	2,203	2,080	2,012	1,989	-9.7%	24,799	24,449	23,914	23,446	-5.5%
48-49 - Transportation & Warehousing	26	27	33	32	23.1%	288	298	305	297	3.1%	3,856	3,786	3,732	3,701	-4.0%
51 - Information	10	9	11	11	10.0%	198	153	175	173	-12.6%	4,678	3,801	3,984	3,963	-15.3%
52 - Finance & Insurance	48	45	48	49	2.1%	645	630	639	640	-0.8%	9,103	9,817	10,080	9,943	9.2%
53 - Real Estate & Rental & Leasing	43	41	41	38	-11.6%	497	506	511	490	-1.4%	6,312	7,002	6,694	6,539	3.6%
54 - Professional & Technical Services	46	57	55	57	23.9%	1,226	1,229	1,214	1,200	-2.1%	25,717	26,871	28,076	27,871	8.4%
55 - Management of Companies & Enterprises	7	7	7	6	-14.3%	80	74	79	80	0.0%	1,075	1,062	1,150	1,171	8.9%
56 - Administrative & Waste Services	46	46	43	39	-15.2%	700	719	734	726	3.7%	10,746	11,042	11,442	11,346	5.6%
61 - Educational Services	12	14	14	14	16.7%	185	193	206	208	12.4%	2,038	2,408	2,655	2,704	32.7%
62 - Health Care & Social Assistance	67	63	64	66	-1.5%	1,365	1,322	1,295	1,309	-4.1%	15,402	16,007	16,201	16,250	5.5%
71 - Arts, Entertainment, & Recreation	9	7	7	7	-22.2%	199	211	201	204	2.5%	2,586	2,967	3,054	3,018	16.7%
72 - Accommodation & Food Services	110	114	117	118	7.3%	1,161	1,182	1,197	1,199	3.3%	14,214	15,112	15,431	15,378	8.2%
81 - Other Services, Ex. Public Admin	203	336	371	399	96.6%	3,296	5,315	5,821	6,018	82.6%	24,632	31,426	35,981	37,022	50.3%
Total Private Businesses	1,024	1,183	1,226	1,233	20.4%	14,981	17,072	17,493	17,564	17.2%	187,863	201,860	207,652	206,411	9.9%
Total Businesses (Private & Government)	1,060	1,213	1,256	1,264	19.2%	15,558	17,702	18,135	18,216	17.1%	193,547	207,788	213,882	212,688	9.9%

Source : Massachusetts Labor & Workforce Development & RKG Associates, Inc.

Table IV-7 – Chicopee, Springfield Metro & Massachusetts: Trends in Average Weekly Wages by Industry (2001 – 2009)

Industry Sector & 2-Digit NAICS Average Weekly Wages	Chicopee, MA				Change	Springfield, MA MSA/NECTA				Change	Massachusetts				Change
	2001	2005	2008	2009	2001 - 09	2001	2005	2008	2009	2001 - 09	2001	2005	2008	2009	2001 - 09
23 - Construction	\$977	\$1,039	\$1,177	\$1,094	12.0%	\$848	\$895	\$1,023	\$926	9.2%	\$977	\$1,027	\$1,195	\$1,132	15.9%
31-33 - Manufacturing	\$784	\$841	\$940	\$879	12.1%	\$781	\$877	\$970	\$924	18.3%	\$1,047	\$1,202	\$1,327	\$1,265	20.8%
42 - Wholesale Trade	\$726	\$815	\$922	\$889	22.5%	\$808	\$890	\$998	\$961	18.9%	\$1,190	\$1,293	\$1,479	\$1,382	16.1%
44-45 - Retail Trade	\$420	\$458	\$466	\$463	10.2%	\$404	\$463	\$484	\$484	19.8%	\$477	\$528	\$532	\$519	8.8%
48-49 - Transportation & Warehousing	\$637	\$726	\$724	\$755	18.5%	\$615	\$687	\$731	\$750	22.0%	\$669	\$741	\$792	\$787	17.6%
51 - Information	\$618	\$706	\$1,005	\$914	47.9%	\$775	\$865	\$1,080	\$999	28.9%	\$1,288	\$1,470	\$1,660	\$1,522	18.2%
52 - Finance & Insurance	\$652	\$731	\$893	\$893	37.0%	\$1,052	\$1,349	\$1,568	\$1,180	12.2%	\$1,684	\$1,897	\$2,288	\$1,734	3.0%
53 - Real Estate & Rental & Leasing	\$576	\$701	\$641	\$647	12.3%	\$522	\$616	\$689	\$682	30.7%	\$831	\$967	\$1,088	\$979	17.8%
54 - Professional & Technical Services	\$615	\$819	\$821	\$779	26.7%	\$833	\$939	\$1,088	\$1,018	22.2%	\$1,434	\$1,607	\$1,861	\$1,716	19.7%
55 - Management of Companies & Enterprises	\$938	\$1,066	\$975	\$903	-3.7%	\$948	\$1,315	\$1,495	\$1,340	41.4%	\$1,280	\$1,557	\$1,934	\$1,743	36.2%
56 - Administrative & Waste Services	\$461	\$492	\$668	\$688	49.2%	\$408	\$471	\$525	\$530	29.9%	\$583	\$658	\$743	\$716	22.8%
61 - Educational Services	\$420	\$629	\$689	\$675	60.7%	\$647	\$730	\$810	\$820	26.7%	\$787	\$914	\$1,026	\$1,018	29.4%
62 - Health Care & Social Assistance	\$552	\$635	\$683	\$729	32.1%	\$623	\$746	\$846	\$833	33.7%	\$692	\$829	\$950	\$943	36.3%
71 - Arts, Entertainment, & Recreation	\$335	\$297	\$345	\$255	-23.9%	\$332	\$326	\$343	\$293	-11.7%	\$540	\$584	\$669	\$597	10.6%
72 - Accommodation & Food Services	\$208	\$237	\$258	\$261	25.5%	\$230	\$251	\$273	\$271	17.8%	\$311	\$340	\$371	\$357	14.8%
81 - Other Services, Ex. Public Admin	\$416	\$411	\$403	\$402	-3.4%	\$379	\$392	\$405	\$401	5.8%	\$476	\$502	\$541	\$526	10.5%
Total Private Employment	\$609	\$667	\$721	\$687	12.8%	\$612	\$696	\$778	\$731	19.4%	\$876	\$970	\$1,102	\$1,018	16.2%
TOTAL AVG Wages (Private & Government)	\$623	\$699	\$761	\$745	19.6%	\$633	\$713	\$796	\$768	21.3%	\$865	\$963	\$1,092	\$1,028	18.8%

Source : Massachusetts Labor & Workforce Development & RKG Associates, Inc.

Table IV-8 - Chicopee & Its Comparative Areas: Housing Statistics, Occupancy and Tenure (1990 – 2014)

	1990	2000	2009	2014	Number Change			Percent Change			Percent of Occupied & Total				
					1990-00	2000-09	2009-14	1990-00	2000-09	2009-14	1990	2000	2009	2014	
Chicopee Falls															
Total Housing	4,666	4,635	4,703	4,955	(31)	68	252	-0.7%	1.5%	5.4%	100%	100%	100%	100%	
Occupied	4,397	4,386	4,355	4,635	(11)	(31)	280	-0.3%	-0.7%	6.4%	94.2%	94.6%	92.6%	93.5%	
Owner	2,214	2,222	2,235	2,374	8	13	139	0.4%	0.6%	6.2%	50.4%	50.7%	51.3%	51.2%	
Renter	2,183	2,164	2,120	2,261	(19)	(44)	141	-0.9%	-2.0%	6.7%	49.6%	49.3%	48.7%	48.8%	
Vacant	269	249	348	320	(20)	99	(28)	-7.4%	39.8%	-8.0%	5.8%	5.4%	7.4%	6.5%	
City of Chicopee															
Total Housing	23,690	24,424	24,859	25,436	734	435	577	3.1%	1.8%	2.3%	100%	100%	100%	100%	
Occupied	22,625	23,117	23,038	23,802	492	(79)	764	2.2%	-0.3%	3.3%	95.5%	94.6%	92.7%	93.6%	
Owner	13,155	13,717	13,842	14,235	562	125	393	4.3%	0.9%	2.8%	58.1%	59.3%	60.1%	59.8%	
Renter	9,470	9,400	9,196	9,567	(70)	(204)	371	-0.7%	-2.2%	4.0%	41.9%	40.7%	39.9%	40.2%	
Vacant	1,065	1,307	1,821	1,634	242	514	(187)	22.7%	39.3%	-10.3%	4.5%	5.4%	7.3%	6.4%	
Springfield Metro															
Total Housing	263,485	276,459	286,099	292,825	12,974	9,640	6,726	4.9%	3.5%	2.4%	100%	100%	100%	100%	
Occupied	247,596	260,745	263,338	266,125	13,149	2,593	2,787	5.3%	1.0%	1.1%	94.0%	94.3%	92.0%	90.9%	
Owner	151,610	164,612	165,138	157,806	13,002	526	(7,332)	8.6%	0.3%	-4.4%	61.2%	63.1%	62.7%	59.3%	
Renter	95,986	96,133	98,200	108,319	147	2,067	10,119	0.2%	2.2%	10.3%	38.8%	36.9%	37.3%	40.7%	
Vacant	15,889	15,714	22,761	26,700	(175)	7,047	3,939	-1.1%	44.8%	17.3%	6.0%	5.7%	8.0%	9.1%	
Massachusetts (in 000s)															
Total Housing	2,472.7	2,622.0	2,748.6	2,814.9	149.3	126.6	66.3	6.0%	4.8%	2.4%	100%	100%	100%	100%	
Occupied	2,247.1	2,443.6	2,454.4	2,467.7	196.5	10.8	13.2	8.7%	0.4%	0.5%	90.9%	93.2%	89.3%	87.7%	
Owner	1,331.5	1,508.1	1,605.7	1,634.5	176.5	97.7	28.8	13.3%	6.5%	1.8%	59.3%	61.7%	65.4%	66.2%	
Renter	915.6	935.5	848.7	833.1	19.9	(86.8)	(15.6)	2.2%	-9.3%	-1.8%	40.7%	38.3%	34.6%	33.8%	
Vacant	225.6	178.4	294.2	347.2	(47.2)	115.8	53.0	-20.9%	64.9%	18.0%	9.1%	6.8%	10.7%	12.3%	

Source: US Census; Demographics NOW & RKG Associates, Inc.

Table IV-9 – Massachusetts: Residential Sales Volume and Median Sale Price (1987-2009)

MA State - Number of Sales - Calendar Year (Jan-Dec)				MA State - Median Sales Price - Year to Date (Jan-Dec)			
Year	1-Fam	Condo	All	Year	1-Fam	Condo	All
2009	41,583	18,743	77,008	2009	\$285,000	\$252,000	\$264,900
2008	40,356	20,109	78,082	2008	\$305,000	\$275,000	\$287,000
2007	45,340	26,161	90,722	2007	\$345,000	\$280,000	\$323,100
2006	50,724	29,141	103,663	2006	\$345,000	\$280,000	\$325,000
2005	60,523	34,056	125,652	2005	\$355,000	\$280,000	\$332,000
2004	64,568	29,925	128,282	2004	\$337,500	\$263,500	\$316,000
2003	58,688	25,128	113,372	2003	\$305,000	\$238,000	\$285,000
2002	57,192	24,132	110,978	2002	\$276,500	\$215,000	\$254,000
2001	56,366	22,362	108,170	2001	\$239,325	\$174,900	\$215,000
2000	59,542	23,606	112,806	2000	\$215,000	\$151,825	\$188,000
1999	65,716	23,865	119,216	1999	\$186,000	\$132,500	\$165,500
1998	64,815	22,465	117,184	1998	\$169,000	\$122,500	\$152,000
1997	58,937	19,366	106,780	1997	\$155,500	\$115,000	\$140,000
1996	55,206	17,453	99,748	1996	\$150,000	\$110,000	\$134,500
1995	49,203	14,919	89,822	1995	\$145,000	\$103,000	\$128,000
1994	53,784	14,960	95,398	1994	\$142,000	\$100,000	\$127,000
1993	50,510	13,600	87,227	1993	\$141,000	\$95,000	\$125,000
1992	46,837	12,884	79,911	1992	\$141,000	\$95,000	\$127,000
1991	39,035	11,658	67,696	1991	\$144,900	\$102,380	\$130,000
1990	35,819	12,647	67,685	1990	\$150,000	\$117,900	\$137,500
1989	41,410	17,512	84,885	1989	\$157,500	\$124,900	\$145,000
1988	47,676	23,463	104,669	1988	\$157,000	\$126,000	\$145,000
1987	51,090	29,921	119,021	1987	\$152,000	\$118,900	\$135,000
Source: Warren Information Services							

Table IV-10 – Hampden County: Residential Sales Volume and Median Sale Price (1987-2009)

HAMPDEN County, MA - Number of Sales - Year to Date (Jan - Dec)				HAMPDEN County, MA - Median Sales Price - Year to Date (Jan - Dec)			
Year	1-Fam	Condo	All	Year	1-Fam	Condo	All
2009	3,291	482	5,324	2009	\$169,000	\$140,250	\$154,000
2008	3,117	561	5,281	2008	\$178,500	\$145,000	\$165,000
2007	3,777	739	6,212	2007	\$190,000	\$147,500	\$182,000
2006	4,427	721	7,612	2006	\$187,800	\$134,500	\$180,000
2005	4,923	881	8,670	2005	\$180,000	\$125,900	\$170,000
2004	4,991	675	8,501	2004	\$163,000	\$110,000	\$150,000
2003	4,482	722	7,668	2003	\$148,900	\$98,000	\$135,000
2002	4,499	658	7,541	2002	\$134,000	\$94,900	\$123,000
2001	4,393	667	7,181	2001	\$124,000	\$84,000	\$111,000
2000	4,388	684	7,066	2000	\$115,000	\$84,250	\$100,000
1999	4,663	670	7,433	1999	\$110,000	\$76,000	\$95,000
1998	4,391	555	6,729	1998	\$105,100	\$72,500	\$92,500
1997	4,064	543	6,478	1997	\$99,900	\$65,000	\$86,500
1996	3,847	494	6,006	1996	\$99,900	\$69,425	\$89,000
1995	3,413	494	5,403	1995	\$99,900	\$67,500	\$88,000
1994	3,475	458	5,170	1994	\$104,000	\$72,000	\$93,000
1993	3,319	439	4,939	1993	\$107,000	\$73,900	\$97,000
1992	3,032	447	4,557	1992	\$110,000	\$73,500	\$101,500
1991	2,546	399	3,931	1991	\$110,850	\$79,900	\$105,000
1990	2,688	504	4,525	1990	\$115,000	\$89,900	\$110,000
1989	3,407	729	6,077	1989	\$119,900	\$94,900	\$115,000
1988	4,022	1,158	7,895	1988	\$116,500	\$82,900	\$109,000
1987	4,603	1,088	8,480	1987	\$100,000	\$82,000	\$95,000

Source: Warren Information Services

Table IV-11 – City of Chicopee: Sales Volume and Median Sale Price (1987-2009)

Chicopee, MA - Number of Sales - Year				Chicopee, MA - Median Sales Price - Year			
Year	1-Fam	Condo	All	Year	1-Fam	Condo	All
2009	334	118	607	2009	\$161,650	\$129,950	\$155,000
2008	321	125	586	2008	\$170,000	\$144,200	\$169,450
2007	379	145	704	2007	\$179,900	\$140,000	\$179,700
2006	379	130	721	2006	\$175,000	\$130,000	\$173,000
2005	415	211	848	2005	\$165,000	\$120,500	\$162,500
2004	437	132	817	2004	\$153,000	\$105,000	\$148,000
2003	399	159	793	2003	\$137,000	\$95,000	\$130,000
2002	379	165	752	2002	\$123,000	\$90,000	\$116,000
2001	356	158	718	2001	\$112,000	\$78,700	\$107,600
2000	394	150	749	2000	\$105,000	\$74,500	\$95,000
1999	382	151	723	1999	\$100,000	<i>\$65,000</i>	\$91,000
1998	359	149	694	1998	\$92,000	\$67,000	\$87,700
1997	313	93	548	1997	<i>\$90,000</i>	\$68,990	\$85,000
1996	321	97	573	1996	\$91,900	\$65,000	\$86,000
1995	282	84	488	1995	\$89,700	\$67,395	<i>\$84,000</i>
1994	306	76	499	1994	\$93,700	\$65,995	\$88,000
1993	281	69	484	1993	\$97,000	\$71,000	\$91,775
1992	222	83	414	1992	\$102,250	\$73,175	\$92,000
1991	213	88	394	1991	\$101,000	\$73,750	\$94,750
1990	229	126	480	1990	\$108,000	\$79,000	\$100,000
1989	280	169	635	1989	\$112,000	\$94,000	\$105,000
1988	334	130	666	1988	\$109,000	\$79,950	\$104,900
1987	339	186	747	1987	\$95,000	\$74,000	\$90,000
Source: Warren Information Services							

Table IV-12 – Trends in Median Single-Family Values in Chicopee & Surrounding Places

Year	Granby	South Hadley	West Springfield	Ludlow	Holyoke	Chicopee	Springfield
1987	\$58,050	\$109,000	\$110,000	\$107,000	\$98,500	\$95,000	\$85,000
1988	\$120,000	\$123,500	\$124,450	\$131,000	\$115,000	\$109,000	\$96,900
1989	\$120,500	\$149,900	\$134,000	\$123,900	\$114,900	\$112,000	\$100,000
1990	\$119,900	\$131,000	\$126,500	\$123,000	\$112,000	\$108,000	\$98,000
1991	\$115,000	\$120,250	\$125,500	\$113,000	\$102,750	\$101,000	\$90,000
1992	\$115,000	\$123,000	\$119,450	\$114,000	\$91,250	\$102,250	\$87,000
1993	\$117,500	\$116,000	\$112,000	\$118,125	\$90,000	\$97,000	\$80,900
1994	\$118,475	\$121,000	\$110,000	\$110,500	\$87,750	\$93,700	\$75,000
1995	\$115,000	\$120,000	\$109,000	\$113,000	\$87,000	\$89,700	\$71,000
1996	\$121,500	\$118,675	\$106,000	\$112,800	\$85,240	\$91,900	\$69,900
1997	\$122,750	\$112,000	\$106,000	\$113,650	\$82,000	\$90,000	\$69,000
1998	\$128,000	\$125,500	\$113,000	\$124,900	\$96,000	\$92,000	\$74,000
1999	\$127,500	\$121,000	\$118,000	\$123,250	\$97,500	\$100,000	\$76,000
2000	\$139,350	\$135,500	\$123,250	\$129,000	\$106,500	\$105,000	\$82,000
2001	\$141,950	\$143,500	\$133,200	\$136,000	\$116,000	\$112,000	\$91,000
2002	\$160,000	\$165,000	\$145,000	\$145,300	\$125,000	\$123,000	\$104,000
2003	\$194,000	\$173,950	\$165,000	\$164,500	\$143,000	\$137,000	\$118,900
2004	\$202,000	\$191,250	\$172,950	\$180,000	\$162,450	\$153,000	\$129,000
2005	\$229,950	\$224,000	\$199,250	\$200,000	\$182,500	\$165,000	\$140,900
2006	\$225,000	\$230,000	\$205,500	\$215,000	\$185,600	\$175,000	\$150,000
2007	\$227,000	\$240,000	\$207,000	\$217,500	\$184,500	\$179,900	\$150,000
2008	\$205,500	\$210,000	\$197,000	\$185,500	\$175,000	\$170,000	\$132,000
2009	\$224,250	\$206,000	\$187,820	\$180,000	\$164,450	\$161,650	\$126,500

Source: Warren Information Services & RKG Associates, Inc.

Table IV-13– Trends in Median Condominium Values in Chicopee & Surrounding Places

Year	South Hadley	Ludlow	Granby	West Springfield	Chicopee	Springfield	Holyoke
1987	\$78,200	\$119,650	\$86,225	\$59,300	\$74,000	\$89,700	\$63,900
1988	\$92,950	\$109,900	\$85,000	\$78,980	\$79,950	\$68,900	\$63,900
1989	\$125,000	\$112,938	\$108,500	\$71,000	\$94,000	\$100,000	\$55,250
1990	\$99,465	\$124,900	\$99,900	\$70,000	\$79,000	\$116,860	\$107,800
1991	\$89,900	\$99,600	\$91,900	\$63,000	\$73,750	\$74,000	\$48,500
1992	\$117,000	\$89,450		\$45,350	\$73,175	\$62,500	\$36,900
1993	\$110,950	\$67,000	\$92,000	\$82,500	\$71,000	\$52,000	\$29,100
1994	\$123,500	\$83,000		\$32,000	\$65,995	\$38,250	\$57,912
1995	\$85,450	\$83,712	\$75,000	\$25,500	\$67,395	\$37,899	\$15,000
1996	\$86,000	\$86,856	\$75,000	\$30,000	\$65,000	\$53,000	\$19,250
1997	\$116,000	\$89,900	\$75,900	\$24,000	\$68,990	\$36,900	\$24,950
1998	\$122,000	\$90,250	\$79,250	\$35,000	\$67,000	\$62,500	\$20,750
1999	\$125,250	\$90,000	\$76,000	\$33,500	\$65,000	\$62,000	\$36,000
2000	\$84,500	\$123,250	\$82,400	\$37,500	\$74,500	\$75,450	\$37,500
2001	\$114,000	\$93,900	\$95,000	\$46,200	\$78,700	\$79,950	\$36,750
2002	\$115,750	\$135,000	\$99,900	\$46,000	\$90,000	\$82,900	\$45,000
2003	\$162,500	\$125,500	\$112,000	\$53,000	\$95,000	\$90,100	\$69,750
2004	\$188,000	\$141,500	\$136,250	\$64,500	\$105,000	\$97,000	\$63,000
2005	\$178,000	\$175,000	\$171,000	\$73,900	\$120,500	\$89,900	\$105,900
2006	\$225,000	\$184,500	\$179,900	\$81,200	\$130,000	\$127,700	\$96,500
2007	\$195,500	\$175,000	\$168,000	\$131,000	\$140,000	\$129,500	\$90,650
2008	\$177,000	\$174,095	\$169,200	\$126,000	\$144,200	\$118,250	\$96,700
2009	\$196,000	\$182,500		\$153,450	\$129,950	\$115,000	\$97,000

Source: Warren Information Services & RKG Associates, Inc.

Table IV-14- Upper-End Condos Projects in Chicopee

Westwood Condominiums
210 Johnson Road

Units: 36 units

Style: Attached, 1-story with 2-car garages

Year: 2002



Sales Activity and Unit Characteristics

Original Sales	Period	Living Area in SF			AVG
		AVG	Low	High	
15	7-12/2002	1,182	1,020	1,290	\$144,267
21	1/2003-04	1,087	1,020	1,290	\$139,867
36	17 mos	1,127	1,020	1,290	\$141,700
Resales					
2	2004	1,180	1,070	1,290	\$172,500
4	2005	1,168	1,020	1,290	\$194,725
1	2006	1,070			\$204,000
2	2007	1,045	1,020	1,070	\$199,700
1	2008	1,070			\$203,000
4	Listings	1,214	1,020	1,290	\$226,675

Source: Warren Information Service & RKG Associates, Inc.

Fairview Village

Montcalm St & Fairview Village Court

Units: 16 units

Style: Attached 1-story with 1-car garages

Year: 2006/07

Sales Activity & Range in Unit Characteristics:



Original Sales Period	#	Unit Sizes in SF			Unit Sale Prices			Price per SF		
		AVG	Low	High	AVG	Low	High	AVG	Low	High
Dec-2006 to Oct -2007	9	1,279	1,189	1,351	\$242,722	\$229,900	\$249,900	\$190	\$174	\$210
Jan-2008 to Sep-2008	7	1,294	1,189	1,420	\$256,261	\$239,900	\$274,430	\$198	\$178	\$219
Total/AVG	16	1,285	1,189	1,420	\$248,646	\$229,900	\$274,430	\$193	\$174	\$219
Resale - 2009	1	1,189			\$248,500			\$209		
Listings - 2010	1	1,420			\$265,000			\$187		

Source: Warren Information Service & RKG Associates, Inc.

Oakhill Estates Condominiums
Oakhill Circle and Fuller Road

Units: 36 units

Style: Attached 1 & 2 story with 2 car garages

Year: 2007/08



Sales Activity & Range in Unit Characteristics:

Original Sales Period	#	Unit Sizes in SF			Unit Sale Prices			Sale Price/SF		
		AVG	Low	High	AVG	Low	High	AVG	Low	High
Dec-2007	2	1,241	1,239	1,242	\$234,900	\$229,900	\$239,900	\$189	\$185	\$194
Jan - Dec 2008	17	1,205	982	1,242	\$244,687	\$209,450	\$272,022	\$203	\$183	\$224
Jan - Dec 2009	13	1,089	982	1,242	\$226,250	\$199,900	\$257,000	\$208	\$179	\$222
Jan-Feb 2010	2	1,192	1,145	1,239	\$228,750	\$209,000	\$248,500	\$192	\$183	\$201
Total	34	1,162	982	1,242	\$236,124	\$199,900	\$272,022	\$203	\$179	\$224
Listings	2	1,192	1,145	1,239	\$224,900	\$199,900	\$249,900	\$189	\$175	\$202

Source: Warren Information Service & RKG Associates, Inc.

Pleasant Haven Condominiums

Gerard Lane (formerly 581 Sheridan Rd)

Units: 16 units

Style: Attached 2-story with 1-car garages

Year: 2007/08



Sales Activity & Range in Unit Characteristics:

Original Sales Period	#	Unit Sizes in SF			Unit Sale Prices			Sale Price/SF		
		AVG	Low	High	AVG	Low	High	AVG	Low	High
Feb - Jun 2007	5	1,190	1,188	1,200	\$215,800	\$200,000	\$225,000	\$181	\$168	\$188
Feb - Dec 2008	7	1,197	1,188	1,200	\$208,257	\$193,800	\$233,000	\$174	\$163	\$194
Mar - Apr 2009	2	1,200	1,200	1,200	\$202,500	\$202,500	\$202,500	\$169	\$169	\$169
Total	14	1,195	1,188	1,200	\$210,129	\$193,800	\$233,000	\$176	\$163	\$194
Listings	1	1,200			\$229,000			\$191		

Source: Warren Information Service & RKG Associates, Inc.

Table IV-15 – Selected Office Properties for Lease - 2010

Location	Address	Size	Ask \$/SF	Type	Use / Comment	
Selected Cities						
Less than 2,000 SF						
Chicopee	35 Center St	400	\$12.00	Office		
Holyoke	220 Linden St	600	\$11.78	Office	No CAM \$	
Springfield	143 Dwight St	688	\$8.00	Office		
Springfield	45 Willow St	784	\$13.78	Office		
Springfield	133 Maple St	850	\$8.00	Office		
Springfield	780 Chestnut St	918	\$19.50	Office	Medical	
Holyoke	295 High St	1,000	\$8.40	Office		
Springfield	55 State St	1,000	\$18.00	Office		
Holyoke	320 Appleton St	1,053	\$7.98	Office		
Springfield	1188 Parker St	1,068	\$13.48	Office	Medical	
Springfield	175 State St	1,200	\$10.00	Office		
Springfield	1826B Allen St	1,500	\$16.00	Office		
Springfield	17 Hampden St	1,600	\$12.00	Office		
Holyoke	344 Main St	1,800	\$12.00	Office		
Springfield	795 Worcester St	1,800	\$12.00	Office		
Springfield	831 Worcester St	1,800	\$12.00	Office	Medical	
Subtotal		16	18,061	\$12.30	% of SF	3.1%
2,000 SF to 5,000 SF						
Chicopee	521 East St	2,000	\$13.80	Office		
Springfield	82 Maple St	2,000	\$10.00	Office		
Springfield	1350 Main St	2,000	\$12.00	Office	One Financial Plaza	
Springfield	1441 Main St	2,000	\$16.00	Office		
Springfield	2 Medical Center Dr	2,000	\$20.00	Office	Medical	
Springfield	293 Bridge St	2,000	\$11.00	Office		
Springfield	255 Liberty St	2,000	\$12.00	Office		
Springfield	935 Main St	2,078	\$14.44	Office		
Holyoke	168 High St	2,160	\$12.00	Office		
Springfield	205 Dwight St	2,898	\$8.00	Office		
Springfield	75 Dwight St	2,898	\$8.00	Office		
Springfield	246 Cottage St	3,000	\$10.00	Office	Suburban plaza	
Springfield	1139 Main St	3,000	\$11.00	Office	Colonial Block	
Springfield	146 Chestnut St	3,500	\$14.00	Office	Tarbell Waters Bldg	
Springfield	18 Gaucher St	3,600	\$13.00	Office		
Springfield	155 Maple St	3,817	\$10.00	Office		
Springfield	167 Avocado St	4,000	\$8.00	Office		
Springfield	11 Wilbraham Rd	4,500	\$12.00	Office		
Springfield	933 E Columbus Ave	5,000	\$14.00	Office		
Subtotal		19	54,451	\$11.84	% of SF	9.4%
5,000 SF to 10,000 SF						
Holyoke	261 High St	5,200	\$12.00	Office		
Springfield	511 E Columbus Ave	5,200	\$10.00	Office		
Springfield	222 Carew St	5,333	\$25.00	Office	Medical	
Holyoke	132 High St	6,000	\$6.00	Office	Medical	
Holyoke	56 Suffolk St	6,500	\$7.00	Office		
Springfield	41 Taylor St	6,600	\$15.00	Office		
Chicopee	41 Sheridan St	7,500	\$10.00	Office	Freestanding	
Holyoke	72 Front St	7,694	\$12.00	Office		
Springfield	184 Mill St	9,480	\$10.00	Office		
Chicopee	21 Maple St	9,950	\$11.50	Office		
Chicopee	450 Memorial Dr	10,000	\$14.00	Office		
Holyoke	120 Whiting Farms Rd	10,000	\$12.50	Office	R & D	
Springfield	1350 Main St	10,000	\$16.00	Office	One Financial Plaza	
Subtotal		13	99,457	\$12.36	% of SF	17.2%
More than 10,000 SF						
Springfield	60 Congress St	12,000	\$18.00	Office		
Springfield	195 Stafford St	18,600	\$8.00	Office		
Springfield	1350 Main St	19,195	\$15.00	Office	One Financial Plaza	
Holyoke	302 High St	20,000	\$10.00	Office		
Springfield	155 Brookdale Dr	25,000	\$14.00	Office		
Springfield	1383 Main St	35,000	\$14.00	Office		
Springfield	140 High St	50,000	\$12.00	Office		
Holyoke	98 Lower Westfield Rd	76,000	\$14.00	Office		
Holyoke	Open Square Way	150,000	\$8.00	Office		
Subtotal		9	405,795	\$11.23	% of SF	70.2%
TOTAL		57	577,764	\$11.52		100.0%

Source : LoopNet and RKG Associates, Inc.

Table IV-16 – City of Chicopee Retail Sales and Leakage Analysis - 2009

Residential Retail Analysis - 2009 Comparative HH Demand & Sales	Chicopee, MA - Retail GAP Analysis (2009)			Demand per HH	Capture Rate
	Demand	Sales	Under/Over		
Major Merchandise Line	\$525,153,527	\$473,239,837	\$51,913,690	\$22,795	90.1%
Motor Vehicle and Parts Dealers-441	\$10,200,852	\$9,419,399	\$781,453	\$443	92.3%
Automotive Parts/Accsrs, Tire Stores-4413	\$10,200,852	\$9,419,399	\$781,453	\$443	92.3%
Furniture and Home Furnishings Stores-442	\$14,751,726	\$4,654,088	\$10,097,638	\$640	31.5%
Furniture Stores-4421	\$7,858,861	\$2,214,916	\$5,643,945	\$341	28.2%
Home Furnishing Stores-4422	\$6,892,865	\$2,439,172	\$4,453,693	\$299	35.4%
Electronics and Appliance Stores-443	\$17,317,734	\$11,393,364	\$5,924,370	\$752	65.8%
Household Appliances Stores-443111	\$3,064,626	\$6,701,741	(\$3,637,115)	\$133	218.7%
Radio, Television, Electronics Stores-443112	\$9,979,377	\$3,095,269	\$6,884,108	\$433	31.0%
Computer and Software Stores-44312	\$3,619,716	\$278,353	\$3,341,363	\$157	7.7%
Camera and Photographic Equipment Stores-44313	\$654,015	\$1,318,001	(\$663,986)	\$28	201.5%
Building Material, Garden Equip Stores -444	\$78,328,721	\$73,954,834	\$4,373,887	\$3,400	94.4%
Home Centers-44411	\$29,524,751	\$42,449,666	(\$12,924,915)	\$1,282	143.8%
Paint and Wallpaper Stores-44412	\$1,499,860	\$422,606	\$1,077,254	\$65	28.2%
Hardware Stores-44413	\$6,193,911	\$246,764	\$5,947,147	\$269	4.0%
Other Building Materials Dealers-44419	\$21,243,381	\$15,974,592	\$5,268,789	\$922	75.2%
Building Materials, Lumberyards-444191	\$13,740,453	\$10,265,532	\$3,474,921	\$596	74.7%
Outdoor Power Equipment Stores-44421	\$886,922	\$1,574,285	(\$687,363)	\$38	177.5%
Nursery and Garden Centers-44422	\$5,239,443	\$3,021,389	\$2,218,054	\$227	57.7%
Food and Beverage Stores-445	\$114,728,305	\$128,704,367	(\$13,976,062)	\$4,980	112.2%
Supermarkets, Grocery (Ex Conv) Stores-44511	\$98,717,153	\$80,880,490	\$17,836,663	\$4,285	81.9%
Convenience Stores-44512	\$5,489,895	\$4,413,786	\$1,076,109	\$238	80.4%
Specialty Food Stores-4452	\$3,123,668	\$20,529,217	(\$17,405,549)	\$136	657.2%
Beer, Wine and Liquor Stores-4453	\$7,397,589	\$22,880,874	(\$15,483,285)	\$321	309.3%
Health and Personal Care Stores-446	\$43,260,814	\$64,792,350	(\$21,531,536)	\$1,878	149.8%
Pharmacies and Drug Stores-44611	\$37,344,516	\$62,514,072	(\$25,169,556)	\$1,621	167.4%
Cosmetics, Beauty Supplies, Perfume Stores-44612	\$1,547,948	\$481,575	\$1,066,373	\$67	31.1%
Optical Goods Stores-44613	\$1,563,236	\$1,134,075	\$429,161	\$68	72.5%
Other Health and Personal Care Stores-44619	\$2,805,114	\$662,628	\$2,142,486	\$122	23.6%
Clothing and Clothing Accessories Stores-448	\$33,915,084	\$10,976,788	\$22,938,296	\$1,472	32.4%
Men's Clothing Stores-44811	\$1,622,889	\$238,803	\$1,384,086	\$70	14.7%
Women's Clothing Stores-44812	\$6,067,259	\$4,763,715	\$1,303,544	\$263	78.5%
Children's, Infants Clothing Stores-44813	\$1,365,623	\$0	\$1,365,623	\$59	0.0%
Family Clothing Stores-44814	\$13,296,812	\$2,698,180	\$10,598,632	\$577	20.3%
Clothing Accessories Stores-44815	\$579,546	\$112,692	\$466,854	\$25	19.4%
Other Clothing Stores-44819	\$1,637,190	\$568,328	\$1,068,862	\$71	34.7%
Shoe Stores-4482	\$4,853,186	\$531,416	\$4,321,770	\$211	10.9%
Jewelry Stores-44831	\$4,084,625	\$2,063,654	\$2,020,971	\$177	50.5%
Luggage and Leather Goods Stores-44832	\$407,954	\$0	\$407,954	\$18	0.0%
Sporting Goods, Hobby, Book, Music Stores-451	\$13,217,909	\$7,138,225	\$6,079,684	\$574	54.0%
Sporting Goods Stores-45111	\$4,609,917	\$3,993,639	\$616,278	\$200	86.6%
Hobby, Toys and Games Stores-45112	\$3,129,628	\$2,257,006	\$872,622	\$136	72.1%
Sew/Needlework/Piece Goods Stores-45113	\$616,171	\$106,091	\$510,080	\$27	17.2%
Musical Instrument and Supplies Stores-45114	\$868,900	\$0	\$868,900	\$38	0.0%
Book Stores-451211	\$2,534,540	\$190,508	\$2,344,032	\$110	7.5%
News Dealers and Newsstands-451212	\$174,943	\$0	\$174,943	\$8	0.0%
Prerecorded Tapes, CDs, Record Stores-45122	\$1,283,810	\$590,981	\$692,829	\$56	46.0%
General Merchandise Stores-452	\$103,216,850	\$87,281,461	\$15,935,389	\$4,480	84.6%
Department Stores Excl Leased Depts-4521	\$48,538,440	\$44,654,201	\$3,884,239	\$2,107	92.0%
All Other General Merchandise Stores-45299	\$54,678,410	\$42,627,260	\$12,051,150	\$2,373	78.0%
Miscellaneous Store Retailers-453	\$18,224,657	\$7,405,996	\$10,818,661	\$791	40.6%
Florists-4531	\$1,288,148	\$1,298,815	(\$10,667)	\$56	100.8%
Office Supplies and Stationery Stores-45321	\$4,449,062	\$2,155,648	\$2,293,414	\$193	48.5%
Gift, Novelty and Souvenir Stores-45322	\$3,407,397	\$384,892	\$3,022,505	\$148	11.3%
Used Merchandise Stores-4533	\$1,618,694	\$161,129	\$1,457,565	\$70	10.0%
Other Miscellaneous Store Retailers-4539	\$7,461,356	\$3,405,512	\$4,055,844	\$324	45.6%
Foodservice and Drinking Places-722	\$77,990,875	\$67,518,965	\$10,471,910	\$3,385	86.6%
Full-Service Restaurants-7221	\$34,803,560	\$28,432,161	\$6,371,399	\$1,511	81.7%
Limited-Service Eating Places-7222	\$33,002,942	\$27,253,085	\$5,749,857	\$1,433	82.6%
Special Foodservices-7223	\$6,633,502	\$2,227,705	\$4,405,797	\$288	33.6%
Drinking Places -Alcoholic Beverages-7224	\$3,550,871	\$9,606,014	(\$6,055,143)	\$154	270.5%

Source : Claritas and RKG Associates, Inc.

Table IV-17 – Chicopee: Commercial Property Sales

#	Street	Buyer	Comm Use	Year Built	Bldg Size (SF)	Land Size (Acres)	Sale Date	Sale Price	\$/SF
916	Front St	Front St LLC	Auto Dealer	1940	11,334	1.21	5/5/2008	\$450,000	\$39.70
245	East St	Donald V Davis	Auto Sales	1930	3,172	0.32	11/19/2007	\$350,000	\$110.34
980	E Main St	Nowaks Auto Realty LL	Auto Supply	1979	3,700	9.09	6/6/2006	\$156,000	\$42.16
467	E Main St	Bradley Avionics RT	Auto Supply	1922	1,625	0.12	8/28/2008	\$88,000	\$54.15
		Total	4		19,831	10.74		\$1,044,000	\$52.64
690	Grattan St	Tsang Yuk Poon	Rest/Bar	1975	2,392	0.13	3/24/2006	\$300,000	\$125.42
1995	Memorial Dr	Jin Min Li	Rest/Bar	1966	2,924	0.52	8/1/2006	\$450,000	\$153.90
205	Chicopee St	Richard A Hatch Sr	Rest/Bar	1920	612	0.06	9/18/2006	\$92,500	\$151.14
16	Bolduc Ln	Chrissys Corner LLC	Rest/Bar	1950	3,582	0.8	11/8/2006	\$120,000	\$33.50
1048	Granby Rd	Joseph Coelho	Rest/Bar	1954	480	0.24	4/27/2007	\$119,000	\$247.92
515	Montgomery St	Montgomery Dev Grp L	Rest/Bar	2007	1,720	0.15	8/23/2007	\$182,500	\$106.10
415	East St	O Ice LLC	Rest/Bar	1972	1,917	0.35	9/26/2007	\$865,662	\$451.57
529	Memorial Dr	O Ice LLC	Rest/Bar	1983	3,348	1.21	9/26/2007	\$2,176,016	\$649.95
66	Cabot St	3 S RT LLC	Rest/Bar	1920	4,610	0.24	10/3/2007	\$229,000	\$49.67
116	School St	Max Cap Properties LLC	Rest/Bar	1974	6,507	0.84	10/5/2007	\$500,000	\$76.84
786	Memorial Dr	Wendy Old Fashion Ha	Rest/Bar	1976	3,573	0.99	12/6/2007	\$1,225,000	\$342.85
32	Quincy Ave	Gary H Bousquet	Rest/Bar	1882	1,296	0.76	3/7/2008	\$175,000	\$135.03
6	Springfield St	IB Property Holdings LL	Rest/Bar	1925	14,804	0.24	6/11/2008	\$229,500	\$15.50
70	Exchange St	Gabriel Cady	Rest/Bar	1950	1,376	0.13	7/18/2008	\$239,000	\$173.69
45	Main St	Polish Natl Credit Unio	Rest/Bar	1976	2,200	0.29	11/3/2008	\$225,000	\$102.27
1780	Westover Rd	John N Warren	Rest/Bar	1950	816	0.15	10/2/2009	\$100,000	\$122.55
92	View St	92 View Street LLC	Rest/Bar	1970	5,109	1	11/13/2009	\$360,000	\$70.46
1264	Granby Rd	Jess Rex RT	Rest/Bar	1950	1,611	0.17	11/18/2009	\$100,000	\$62.07
486	Springfield St	Daniel W Goggins	Rest/Bar	1928	965	0.04	11/30/2009	\$100,000	\$103.63
653	Grattan St	Fedai Bayram	Rest/Bar	1947	1,196	0.13	12/2/2009	\$115,000	\$96.15
		Total	20		61,038	8.44		\$7,903,178	\$129.48
1512	Memorial Dr	Bernashe&Howell LLC	Retail Store	1962	2,129	0.24	2/9/2007	\$375,000	\$176.14
1175	Grattan St	Prem LLC	Retail Store	1988	3,032	0.29	7/3/2007	\$350,000	\$115.44
235	Meadow St	Michael Robare	Retail Store	1984	960	2	7/27/2007	\$50,000	\$52.08
423	East St	Choong Ki Choi	Retail Store	1970	1,982	0.11	1/18/2008	\$180,000	\$90.82
720	Memorial Dr	Anaber LLC	Retail Store	1988	4,930	0.41	6/12/2008	\$500,000	\$101.42
336	Grattan St	Donna L Robillard	Retail Store	1956	870	0.09	1/16/2009	\$86,000	\$98.85
466	Chicopee St	Waras LLC	Conv. Store	1978	2,975	0.27	12/22/2009	\$900,000	\$302.52
398	Front St	BSP RT	Supermarket	1960	10,850	0.57	2/19/2009	\$930,000	\$85.71
206	Newbury St	Thomas G Boukouvalas	Conv. Store	1942	1,968	0.19	6/13/2007	\$200,000	\$101.63
1193	Granby Rd	Ogden MA LLC	Dept Store	2008	14,893	1.33	7/25/2008	\$7,343,750	\$493.10
		Total	10		44,589	5.5		\$10,914,750	\$244.79

Source: Warren Information Services & RKG Associates, Inc.

Table IV-18 – Sample of Industrial Properties for Sale - 2010

Location	Address	Size	Ask \$	\$/SF	Type	Use
Less than 5,000 SF						
Springfield	52 Hardy St	2,500	\$259,900	\$103.96	Ind	Flex
Chicopee	3 Mill St	3,060	\$295,000	\$96.41	Ind	Truck
Springfield	20 Oakdale St	3,168	\$450,000	\$142.05	Ind	Flex
W Springfield	211 Union St	3,500	\$229,000	\$65.43	Ind	Flex
Springfield	193 Taylor St	4,745	\$255,000	\$53.74	Ind	Flex
	Subtotal	5	\$1,488,900	\$87.72	% of SF	0.6%
5,000 SF to 10,000 SF						
Springfield	267 Allen St	5,250	\$335,000	\$63.81	Ind	Flex
Springfield	200 Taylor St	5,372	\$295,000	\$54.91	Ind	Flex
Agawam	109 Ramah Cir	5,936	\$350,000	\$58.96	Ind	Mfg
Springfield	157 Lyman St	6,750	\$119,000	\$17.63	Ind	Mfg
Springfield	519 Worthington St	6,750	\$295,000	\$43.70	Ind	Dist
Springfield	710 Berkshire Ave	8,100	\$485,000	\$59.88	Ind	Mfg
W Springfield	870 Elm sty	9,060	\$209,000	\$23.07	Ind	Mfg
	Subtotal	7	\$2,088,000	\$44.22	% of SF	1.8%
10,000 SF to 25,000 SF						
W Springfield	100 Doty Cir	10,300	\$590,000	\$57.28	Ind	Mfg
Holyoke	31 Jackson St	10,500	\$425,000	\$40.48	Ind	Flex
Chicopee	450 New London Rd	11,000	\$635,000	\$57.73	Ind	Office
E Longmeadow	147 Shaker Rd	11,120	\$645,000	\$58.00	Ind	Flex
Springfield	100 Progress St	19,144	\$2,500,000	\$130.59	Ind	Truck
Ludlow	28 Tyburski Rd	21,500	\$1,985,500	\$92.35	Ind	Dist
Westfield	217 Root Rd	23,250	\$1,200,000	\$51.61	Ind	Flex
Springfield	376 Birnie Ave	23,507	\$525,000	\$22.33	Ind	Mfg
	Subtotal	8	\$8,505,500	\$65.27	% of SF	4.9%
25,000 SF to 50,000 SF						
Springfield	49 Cadwell Dr	26,900	\$1,250,000	\$46.47	Ind	Mfg
Westfield	101 Springdale Rd	29,184	\$1,100,000	\$37.69	Ind	Whse
Springfield	600 Berkshire Ave	30,000	\$1,599,000	\$53.30	Ind	Whse
Holyoke	42 Main St	30,600	\$395,000	\$12.91	Ind	Whse
Wilbraham	2342 Boston Rd	35,000	\$1,195,000	\$34.14	Ind	Whse
W Springfield	151 Capital Dr	40,000	\$1,750,000	\$43.75	Ind	Mfg
	Subtotal	6	\$7,289,000	\$38.03	% of SF	7.2%
50,000 SF to 100,000 SF						
Springfield	124 Main St	52,500	\$595,000	\$11.33	Ind	Whse
Springfield	53 Wilbraham Rd	67,104	\$199,000	\$2.97	Ind	Mfg
Holyoke	210 Race St	68,000	\$425,000	\$6.25	Ind	Mfg
Holyoke	17 Nick Cosmos Way	73,078	\$495,000	\$6.77	Ind	Whse
Holyoke	12 Crescent St	76,880	\$390,000	\$5.07	Ind	Mfg
Chicopee	2255 Westover Rd	78,550	\$2,375,000	\$30.24	Ind	Whse
Holyoke	345 Dwight St	82,086	\$105,000	\$1.28	Ind	Flex
E Longmeadow	50 Industrial Dr	90,050	\$2,600,000	\$28.87	Ind	Mfg
Springfield	200 Tapley St	91,219	\$3,650,000	\$40.01	Ind	Dist
Westfield	61 Turnpike Rd	97,703	\$4,200,000	\$42.99	Ind	Mfg
	Subtotal	10	\$15,034,000	\$19.34	% of SF	29.0%
More than 100,000 SF						
Springfield	1125 Page Blvd	103,000	\$3,750,000	\$36.41	Ind	Dist
Springfield	187 Cottage St	121,373	\$2,500,000	\$20.60	Ind	Mfg
Springfield	180 Avocado St	125,320	\$4,200,000	\$33.51	Ind	Mfg
Westfield	66 Ampad St	127,140	\$7,500,000	\$58.99	Ind	Whse
Chicopee	45 Plainfield St	129,750	\$3,750,000	\$28.90	Ind	Mfg
Springfield	340 Taylor St	140,242	\$4,500,000	\$32.09	Ind	Dist
Monson	288 Main St	286,000	\$1,700,000	\$5.94	Ind	Whse
E Longmeadow	330 Chestnut St	480,548	\$6,500,000	\$13.53	Ind	Mfg
	Subtotal	8	\$34,400,000	\$22.73	% of SF	56.5%
TOTAL		44	\$68,805,400	\$25.70		100.0%

Source : LoopNet and RKG Associates, Inc.

Table IV-19 – Sample of Industrial Properties for Lease - 2010

Location	Address	Size	Ask \$/SF	Type	Use	
Less than 5,000 SF						
Agawam	31 St Jacques	2,000	\$6.00	Ind	Flex	
Palmer	1207 S Main St	2,000	\$6.00	Ind	Whse	
Holyoke	1 Jed Days Landing	4,600	\$12.52	Ind	Truck	
Subtotal		3	8,600	\$9.49	% of SF	0.3%
5,000 SF to 10,000 SF						
Agawam	30 General Abrams Dr	6,000	\$7.50	Ind	Mfg	
Wilbraham	2148 Boston Rd	6,250	\$10.00	Ind	Mfg	
Westfield	125 North Elm St	6,645	\$4.95	Ind	Mfg	
Chicopee	657 Meadow St	7,649	\$5.00	Ind	Dist	
W Springfield	333 Park St	8,500	\$4.00	Ind	Whse	
Holyoke	620 Beaulieu	8,848	\$5.00	Ind	Mfg	
Subtotal		6	43,892	\$5.85	% of SF	1.3%
10,000 SF to 25,000 SF						
Ludlow	264 Moody St	10,500	\$5.95	Ind	Whse	
Springfield	49 Cadwell Dr	12,260	\$4.95	Ind	Mfg	
Springfield	83 Progress Ave	13,327	\$7.95	Ind	Mfg	
Springfield	165 Clinton St	14,000	\$4.25	Ind	Mfg	
E Longmeadow	45 Industrial Dr	14,400	\$3.75	Ind	Mfg	
Westfield	11 Airport Dr	15,000	\$12.00	Ind	Flex	
W Springfield	250 Bliss St	15,300	\$3.75	Ind	Whse	
Ludlow	403 West St	16,000	\$6.50	Ind	Dist	
Springfield	267 Rocus St	16,914	\$9.00	Ind	Truck	
Springfield	100 Progress Ave	19,144	\$15.67	Ind	Truck	
Springfield	101 Lyman St	20,000	\$4.00	Ind	Whse	
Palmer	4226 Church St	21,000	\$3.50	Ind	Mfg	
Agawam	279 Silver St	22,000	\$4.00	Ind	Flex	
Springfield	34 Front St	22,000	\$4.00	Ind	Mfg	
Westfield	217 Root Rd	23,250	\$6.10	Ind	Flex	
Subtotal		15	255,095	\$6.30	% of SF	7.7%
25,000 SF to 50,000 SF						
Springfield	180 Progress Ave	25,000	\$3.75	Ind	Mfg	
W Springfield	24 Parkside St	27,810	\$3.50	Ind	Whse	
Westfield	39 South Broad St	36,000	\$3.75	Ind	Whse	
Springfield	1819 Page Blvd	39,467	\$3.95	Ind	Mfg	
Springfield	150 Brookdale Dr	41,000	\$4.00	Ind	Dist	
Springfield	55 Fisk Ave	46,205	\$4.00	Ind	Mfg	
Springfield	311 Industry Ave	50,000	\$3.75	Ind	Whse	
W Springfield	284 Bliss St	50,000	\$4.00	Ind	Whse	
Subtotal		8	315,482	\$3.86	% of SF	9.6%
50,000 SF to 100,000 SF						
Springfield	83 Warwick St	58,822	\$4.00	Ind	Dist	
Holyoke	161 Lower Westfield Rd	60,000	\$4.00	Ind	Mfg	
Palmer	21 Wilbraham St	60,000	\$2.75	Ind	Whse	
Holyoke	17 Nick Cosmos Way	73,078	\$1.25	Ind	Mfg	
Springfield	200 Tapley St	91,219	\$4.50	Ind	Dist	
Springfield	385 Liberty St	97,313	\$4.00	Ind	Flex	
Westfield	22 Progress Ave	100,000	\$4.50	Ind	Mfg	
Subtotal		7	540,432	\$3.67	% of SF	16.4%
More than 100,000 SF						
Agawam	270 Main St	102,856	\$4.00	Ind	Whse	
Chicopee	2189 Westover Rd	103,000	\$3.95	Ind	Mfg	
Westfield	170 Lockhouse Rd	105,000	\$5.00	Ind	Mfg	
Springfield	180 Progress Ave	121,675	\$3.25	Ind	Whse	
E Longmeadow	35 Industrial Dr	125,400	\$3.75	Ind	Mfg	
Westfield	66 Ampad Rd	127,140	\$3.95	Ind	Mfg	
Chicopee	45 Plainfield St	129,750	\$3.75	Ind	Mfg	
Monson	288 Main St	136,000	\$2.00	Ind	Whse	
Springfield	99 Guion St	146,000	\$3.95	Ind	Mfg	
Westfield	1111 Southampton Rd	260,000	\$3.75	Ind	Whse	
Springfield	125 Paridon St	300,000	\$2.50	Ind	Whse	
E Longmeadow	330 Chestnut St	480,548	\$1.75	Ind	Mfg	
Subtotal		12	2,137,369	\$3.09	% of SF	64.8%
TOTAL		51	3,300,870	\$3.56		100.0%

Source : LoopNet and RKG Associates, Inc.

Table IV-20 – Sampling of Available Land by Acreage

Location	Address	Acres	Price	\$/Acre	Use/Zone
Less than 10-acres					
East Longmeadow	100 Deer Park Drive	3.0	NA	NA	Ind
Palmer	Route 20 and Breckenridge	5.1	\$1,910,000	\$375,984	Comm
Agawam	94 Garden Street	5.8	\$759,900	\$130,567	Ind
Chicopee	505 Memorial Drive	6.0	\$600,000	\$100,000	Comm
East Longmeadow	100 Deer Park Drive	6.2	\$500,000	\$80,257	Ind
Monson	354 Main Street	7.5	\$289,000	\$38,533	Ind
Chicopee	881 East Main Street	7.9	\$360,000	\$45,570	Ind
Chicopee	881 East Main Street	7.9	\$760,000	\$96,203	Office
Agawam	274 Garden Street	8.7	\$545,000	\$62,644	Ind
Chicopee	881 East Main Street	8.7	\$250,000	\$28,736	Ind
Chicopee	881 East Main Street	9.7	\$200,000	\$20,619	Ind
Wilbraham	2350 Boston Road	9.8	\$1,500,000	\$153,061	Ind
	Subtotal/Average	86.4	\$7,673,900	\$92,090	
10 to 20-acres					
Chicopee	863 Montgomery Street	10.0	\$1,650,000	\$165,000	Res
Chicopee	881 East Main Street	10.3	\$990,000	\$96,117	Office
Springfield	170 Switzer Avenue	10.3	\$279,900	\$27,148	Ind
Agawam	750 Shoemaker Lane	13.1	\$560,000	\$42,846	Ind
Hadley	110 Venture Way	14.3	NA	NA	Ind
Hadley	110 Venture Way	16.8	NA	NA	Ind
	Subtotal/Average	74.8	\$3,479,900	\$79,668	
20 to 50-acres					
Palmer	292 Emery Street	21.9	\$790,000	\$36,139	Res
Palmer	289 Wilbraham Street	30.0	\$1,950,000	\$65,000	Ind
East Longmeadow	470 North Main Street	34.0	\$1,900,000	\$55,882	Comm
Springfield	881 East Main Street	40.8	\$2,145,000	\$52,574	Office
Palmer	Breckenridge Drive	44.0	\$3,520,000	\$80,000	Res
	Subtotal/Average	170.7	\$10,305,000	\$60,383	
50-acres+					
Westfield	East Mountain Road	64.0	\$900,000	\$14,060	Res
Palmer	25 Third Street	70.0	\$6,000,000	\$85,714	Ind
West Springfield	Interstate Drive	78.0	NA	NA	Comm
Palmer	3114 Foster Road	88.0	NA	NA	Res
Westfield	1125 East Mountain Road	100.0	\$300,000	\$3,000	Res
East Longmeadow	South Bend and Somers Road	192.8	\$9,500,000	\$49,269	Comm
Granville	Phelan Road at North Lane	207.0	\$899,999	\$4,348	Res
	Subtotal/Average	799.8	\$17,599,999	\$27,768	
GRAND TOTAL / AVERAGE		1,131.6	\$39,058,799	\$41,931	

Source : LoopNet and RKG Associates, Inc.

Table IV-21 – Sampling of Available Land by Type of Use/Zoning

Location	Address	Acres	Price	\$/Acre	Use/Zone	Access/Comments
Commercial						
Chicopee	505 Memorial Drive	6.0	\$600,000	\$100,000	Comm	Route 33
East Longmeadow	South Bend and Somers Road	192.8	\$9,500,000	\$49,269	Comm	Largest parcel in town
East Longmeadow	470 North Main Street	34.0	\$1,900,000	\$55,882	Comm	Route 83
Palmer	Route 20 and Breckenridge	5.1	\$1,910,000	\$375,984	Comm	Corner location
West Springfield	Interstate Drive	78.0	NA	NA	Comm	Near I-91 and Mass Pike
	Subtotal/Average	315.9	\$13,910,000	\$58,470		
Industrial						
Agawam	750 Shoemaker Lane	13.1	\$560,000	\$42,846	Ind	"B" in Agawam Regional Ind park
Agawam	274 Garden Street	8.7	\$545,000	\$62,644	Ind	5 miles to I-91 and Route 5
Agawam	94 Garden Street	5.8	\$759,900	\$130,567	Ind	Silver Street to Garden Street
Chicopee	881 East Main Street	7.9	\$360,000	\$45,570	Ind	#5 Chicopee River Business Park
Chicopee	881 East Main Street	9.7	\$200,000	\$20,619	Ind	#3 Chicopee River Business Park
Chicopee	881 East Main Street	8.7	\$250,000	\$28,736	Ind	#8 Chicopee River Business Park
East Longmeadow	100 Deer Park Drive	6.2	\$500,000	\$80,257	Ind	#4 Deer Park Industrial Center
East Longmeadow	100 Deer Park Drive	3.0	NA	NA	Ind	#2B Deer Park Industrial Center
Hadley	110 Venture Way	16.8	NA	NA	Ind	#2 University Business Park
Hadley	110 Venture Way	14.3	NA	NA	Ind	#3B University Business Park
Monson	354 Main Street	7.5	\$289,000	\$38,533	Ind	Route 32 at Oak Street
Palmer	289 Wilbraham Street	30.0	\$1,950,000	\$65,000	Ind	Off Exit 8 of I-90
Palmer	25 Third Street	70.0	\$6,000,000	\$85,714	Ind	Palmer Industrial Park
Springfield	170 Switzer Avenue	10.3	\$279,900	\$27,148	Ind	Off Berkshire Avenue
Wilbraham	2350 Boston Road	9.8	\$1,500,000	\$153,061	Ind	5 miles to I-291
	Subtotal/Average	221.9	\$13,193,800	\$70,281		
Office						
Chicopee	881 East Main Street	7.9	\$760,000	\$96,203	Office	#1 Chicopee River Business Park
Chicopee	881 East Main Street	10.3	\$990,000	\$96,117	Office	#2 Chicopee River Business Park
Springfield	881 East Main Street	40.8	\$2,145,000	\$52,574	Office	#7 Chicopee River Business Park
	Subtotal/Average	59.0	\$3,895,000	\$66,017		
Residential						
Chicopee	863 Montgomery Street	10.0	\$1,650,000	\$165,000	Res	Near Memorial Drive
Granville	Phelan Road at North Lane	207.0	\$899,999	\$4,348	Res	Across from Phelan National Forest
Palmer	3114 Foster Road	88.0	NA	NA	Res	I-90 and Route 181
Palmer	Breckenridge Drive	44.0	\$3,520,000	\$80,000	Res	55 and over residential
Palmer	292 Emery Street	21.9	\$790,000	\$36,139	Res	Approved for 28 units.
Westfield	East Mountain Road	64.0	\$900,000	\$14,060	Res	Mass Pike and US 91 exit
Westfield	1125 East Mountain Road	100.0	\$300,000	\$3,000	Res	5 minutes from Exit 3 of Mass Pike
	Subtotal/Average	534.9	\$8,059,999	\$18,037		
GRAND TOTAL / AVERAGE		1,131.6	\$39,058,799	\$41,931		

Source : LoopNet and RKG Associates, Inc.

Attachment II

Chicopee West End Brownfields Area-Wide Plan:

- **Technical Memorandum**
- **Market Analyses**

September 2011

A large, stylized, light gray letter 'F' graphic is positioned on the left side of the page, partially overlapping the text.

APPENDIX F:

**TECHNICAL MEMORANDUM:
ECONOMIC AND DEMOGRAPHIC
CONDITIONS AND TRENDS**

Technical Memorandum

Chicopee West End Study: Economic and Demographic Conditions and Trends

To: Cecil Group
From: FXM Associates
Date: September 12, 2011

I. Introduction

The City of Chicopee is located in western Massachusetts in Hampden County about a mile east of the junction of I-90 and I-91. This Technical Memorandum is part of the Brownfields Area-Wide Planning Project for the Chicopee West End neighborhood.

This Technical Memo assesses key population, business and employment characteristics and trends affecting economic development potential in the city of Chicopee. Data have been compiled and analyzed for the Brownfields Study Area, the City of Chicopee, Hampden County and Massachusetts overall.

The Brownfields Study Area is shown in Figure 1.

This Introduction section notes data sources used for the analysis. Section II covers Study Area Characteristics for the Brownfields Area-Wide Planning Project in the Chicopee West End neighborhood. Section III discusses Population-related Trends, and Section IV assesses Employment-related Trends in Chicopee and Hampden County.

Data Sources

FXM compiled extensive population, income and employment data from public and private data sources. These were:

- US Department of Commerce, Bureau of Economic Analysis, Regional Economic Information System, 2010. Tables CA 04, county level income and employment summary; CA 25N, full and part-time employment by NAICS industry code; CA 25, county level full and part-time employment by SIC industry code; and CA 30, regional economic profile including population and employment.
- US Bureau of Labor Statistics (“BLS”). Quarterly Census of Wages and Employment by NAICS industry code.
- US Census Bureau, Division of Population Estimates, 1990-2010 estimates for cities and towns. On the Web at www.census.gov/popest/cities/SUB-EST2010-states.html; and Tables SUB-EST2008-0525 and SU-99-10_RI.
- Massachusetts Executive Office of Labor and Workforce Development (“Mass Labor”), 2010. ES-202, Employment and wages data; CES-790, Current Employment Statistics.

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- Nielsen Claritas Business Data and Site Reports, 2010. Proprietary demographic and employment data for calendar year 2010.
- Claritas Site Reports and Claritas Business Facts for the Year 2010, by the Nielsen Company, August 3, 2011. Claritas is a proprietary data service that purports to use the most recent US Economic Census and “other” government and private data sources, including proprietary algorithms to disaggregate the data to the community level. Claritas provides data for their current or most recent year estimates (2010), and 5-year projections for certain population-related variables.
- The Massachusetts Department of Labor & Workforce Training (MassDOL) provides job and wage estimates for a generalized list of industries at the community level. The job estimates provided by MassDOL (called ES 202 data series) are only for those jobs covered by unemployment insurance. This data does not include self-employed or part-time workers who are not covered by unemployment insurance. MassDOL job estimates may be below the estimates provided by Claritas or other local estimates, as many industries are comprised of small firms or individuals not covered by unemployment insurance (especially professional and technical services, retail and financial services). However, MassDOL does provide 10-year historical data at the community level that is not available from any other source.
- Pioneer Valley Planning Commission’s historical and forecast data on population, households and employment estimates for the City of Chicopee from the PVPC’s Draft of Regional Transportation Plan (RTP), Chapter 10.

These sources provided continuous data on changes in population and employment characteristics at the county level from 1969 to 2000 by SIC industry group code and from 2001-2009/10 by NAICS industry group code. SIC stands for Standard Industry Classification and was the employment classification system used by the states and federal government to track employment data by industry. In 2001, the federal government adopted the North American Industry Classification System (NAICS) that established a common industry classification system for the US, Mexico and Canada. FXM conducted extensive analysis of SIC and NAICS data for Massachusetts and Hampden County to establish a consistent dataset for 1990 to 2010 based on NAICS industry classifications to analyze trends in state and county employment.

Nielsen Claritas Site Reports is a proprietary database, which provides annual detailed demographic and employment estimates and is reconciled with government estimates only for Census years. For all other years, Claritas conducts independent research and uses proprietary formulas to derive its estimates.

Figure 1. Chicopee Brownfields Study Area



II. Brownfields Study Area Characteristics

The Brownfields Area-Wide Planning Project Study Area is located in west Chicopee. The Study Area is bounded by the Connecticut River on the west, the Chicopee River on the north and SR 116 on the southeast. I-391 runs north-south through the site, and its interchange with the Massachusetts Turnpike (I-90) is located about one mile north of the site. The I-391/I-91 interchange lies about a mile south of the site, thus giving the Brownfields Study Area excellent regional access.

Demographics

Table A compares population and households within the Brownfields Study Area to those within the City of Chicopee, Hampden County and Massachusetts overall, and it shows projected changes in each through 2015. In 2010, the Brownfields Study Area had an estimated population of 1,300 people and 600 households. The Study Area has fewer persons per household than the city, county and state; this is expected to increase slightly from 2.14 in 2010 to 2.16 in 2015. Both population and households within the City and County are expected to decline slightly through 2015.¹

Table A. Regional Population and Households, 1990 - 2015

Population	Study Area	Chicopee	Hampden Co	Massachusetts
1990 Census	1,269	56,649	456,310	6,016,425
2000 Census	1,302	54,670	456,228	6,349,097
2010 Estimate	1,299	54,072	461,022	6,535,679
2015 Projection	1,287	53,310	459,663	6,575,093
Growth 1990-2000	2.60%	-3.49%	-0.02%	5.53%
Growth 2000-2010	-0.23%	-1.09%	1.05%	2.94%
Growth 2010-2015	-0.92%	-1.41%	-0.29%	0.60%

Households	Study Area	Chicopee	Hampden Co	Massachusetts
1990 Census	593	22,634	169,906	2,247,110
2000 Census	614	23,126	175,288	2,443,580
2010 Estimate	606	23,100	177,279	2,521,928
2015 Projection	597	22,865	176,565	2,536,967
Growth 1990-2000	3.54%	2.17%	3.17%	8.74%
Growth 2000-2010	-1.30%	-0.11%	1.14%	3.21%
Growth 2010-2015	-1.49%	-1.02%	-0.40%	0.60%

Source: Claritas SiteReports, 2010.

Selected key demographic variables in the Brownfields Study Area are compared to the City of Chicopee and Hampden County in Table B using Claritas *Site Reports* estimates for 2009. Key observations from Table B include:

- Persons per household in the Study Area (2.14) are fewer than in the City (2.34) and Hampden County as a whole (2.59).
- More than a third (37%) of persons aged 25 and over in the Brownfields Study Area have not completed a high school level education compared to 19% in the City of Chicopee and 16% in Hampden County overall.

¹ Claritas Demographic Snapshot, 2010.

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- For residents of the Brownfields Study Area, Median Household Income (\$27,716) is about 70% of median household income in the City (\$43,489) and 45% of Hampden County overall (\$48,052). Per Capita Income (\$18,505) is about 82% of that for residents of the overall City of Chicopee. Twenty-eight percent (27%) of Families in the Brownfields Study Area have incomes below the Poverty Level, compared to 11% in the City and 13% in Hampden County overall.
- The lower income levels in the Project Area are partly explained by the higher percentage of persons over age 16 who are Not in the Labor Force -- 40% in the Study Area compared to 37% in the City and County overall -- and are further reinforced by the lower Number of Vehicles per Household (1.1 in the Study Area compared to 1.6 in the City and County overall). Nearly 29% of household in the Study Area have no vehicles compared to 12% of households in the City and County who report having no vehicles.
- The majority (77%) of housing units in the Project Area are Renter Occupied. For those few that are Owner Occupied, the Median Value of this housing is about 85% of that of other housing in Chicopee.
- Only a few households in the Project Area live in residential structures with 50 or more units; most are in groups of 3 to 19 units (64%). Only about 11% of households are in single-family homes.

Table B. Selected Brownfields Study Area Demographic Characteristics (2010)

Description	Study Area	City of Chicopee	Hampden County
2010 Est. Population	1,299	54,072	459,663
2010 Est. Households	606	23,100	177,279
Persons per Household	2.14	2.34	2.59
Median Age, years	31.50	40.6	37.46
Educational Attainment (Age 25+)			
Less than 9th grade	18.8%	6.6%	6.0%
Some high school, no diploma	18.2%	12.5%	10.0%
High school graduate	31.5%	39.7%	33.3%
College	31.5%	41.2%	50.7%
Median Household Income	\$27,716	\$43,489	\$48,052
Per Capita Income	\$18,505	\$22,464	\$23,948
% Families Below Poverty Level	27.3%	11.4%	12.8%
Population Age 16+ by Employment Status			
Not in Labor Force	39.5%	36.7%	36.7%
Unemployed	7.4%	4.8%	5.6%
Employed	53.1%	57.9%	57.5%
Population Age 16+ by Occupation Classification			
Blue Collar	43.0%	29.0%	22.2%
Service and Farm	19.5%	19.4%	19.1%
White Collar	37.5%	51.6%	58.7%
Average travel time to work, minutes	23.5	20.8	23.6
Average number of vehicles per household	1.1	1.5	1.6
% with No Vehicles in Household	28.7%	11.6%	12.5%
Tenure of Occupied Housing Units			
Owner Occupied	23.4%	61.6%	64.3%
Renter Occupied	76.6%	34.4%	35.7%
Median Value Owner-Occupied Housing	\$140,079	\$164,198	\$181,003
Housing Units by Units in Structure			
1 unit attached	1.2%	5.1%	3.5%
1 unit detached	10.4%	46.2%	56.4%
2 units	17.4%	13.6%	11.8%
3 to 19 units	64.2%	26.6%	19.1%
20 to 49 units	4.9%	2.6%	3.0%
50 or more units	1.8%	3.9%	5.0%
Modile home, trailer, boat, RV, etc.	0.0%	2.0%	1.2%

Source: Claritas SiteReports, 2010

Employment and Businesses

There are an estimated 153 business establishments within the Chicopee Brownfields Study Area with more than 1,100 employees and nearly \$119 million in annual business sales. Table C summarizes the number of establishments, employees and sales by major industry group for the Brownfields Study Area, Chicopee overall and Hampden County. The Brownfields Study Area contains about 5% of total jobs and less than 1% of business sales in the City of Chicopee.² Other observations from the data shown in Table C include:

- The estimated 12 manufacturers within the Brownfields Study Area comprise 12% of all manufacturing establishments in Chicopee overall. These businesses account for 14% of city-wide manufacturing jobs and 17% of city-wide manufacturing sales, so most manufacturers within the Study area are comparable to city-wide averages in manufacturing.
- The retail sector is the industry group least represented in the Brownfields Study Area relative to all business types, accounting for less than 4% of city-wide retail jobs and business sales.

Table D shows a more detailed breakdown of establishments and business sales for key sectors within the Brownfields Study Area. A single establishment in Chemicals and Allied Products is the leading generator of business sales in the Brownfields Study Area with 18% of all Brownfields Study Area sales; however it accounts for only 1% of Citywide sales in that industry. Wholesale Trade businesses capture 11% of Study Area sales and 19% of Citywide Wholesale Trade Services.

Table E presents similar data for employees by industry. Wholesale Trade, Educational Services, and Eating and Drinking Places are the top categories in number of employees (although the numbers of employees in each category is relatively small). These three categories account for 33% of sales and 16% of employment in the Brownfields Study Area.

² Claritas Business Facts for Massachusetts, Hampden County and City of Chicopee, 2010.

Table C. Summary of Employment by Geographic Area (2010)

Hampden County

SIC Code	Business Description	Total Establishment	Total Employees	Sales (in Millions)	Sales Per Employee
TOT	All Industries	17,007	235,157	24,080.9	\$102,404
MAN	All Manufacturing (SIC 20-39)	1,004	26,780	2,168.3	\$80,967
RET	All Retailing (SIC 52-59)	3,520	40,761	4,414.8	\$108,309
SERV	All Services (SIC 70-89)	7,163	104,332	9,699	\$92,965
ADM	Public Administration (SIC 90-97)	650	11,071	0	\$0

Chicopee City

SIC Code	Business Description	Total Establishment	Total Employees	Sales (in Millions)	Sales Per Employee
TOT	All Industries	1,588	20,787	2,116.3	\$101,809
MAN	All Manufacturing (SIC 20-39)	102	2,780	220.3	\$79,245
RET	All Retailing (SIC 52-59)	369	3,965	435.7	\$109,887
SERV	All Services (SIC 70-89)	600	6,587	568.5	\$86,306
ADM	Public Administration (SIC 90-97)	72	1,730	0.0	\$0

Study Area

SIC Code	Business Description	Total Establishment	Total Employees	Sales (in Millions)	Sales Per Employee
TOT	All Industries	153	1,138	118.8	\$104,394
MAN	All Manufacturing (SIC 20-39)	12	401	36.3	\$90,524
RET	All Retailing (SIC 52-59)	26	147	11.8	\$80,272
SERV	All Services (SIC 70-89)	54	232	23.5	\$101,293
ADM	Public Administration (SIC 90-97)	16	93	0	\$0

Source: Claritas SiteReports, 2010 and FXM Associates

Table D. Key Study Area Sales by Category for 2010

Business Description	Establishment	Sales*	% of Study Area Total Sales	% of Chicopee City Category Sales	% of Hampden County Category Sales
Chemicals and Allied Product	1	21.5	18.1%	1.0%	0.2%
Wholesale Trade	10	13.0	10.9%	18.7%	8.6%
Educational Services	3	4.9	4.1%	9.0%	9.4%
Construction-Special Trade C	3	3.7	3.1%	8.5%	3.7%
Automobile Dealers and Gas	1	.4	0.3%	5.1%	4.3%
Social Services	1	.2	0.2%	4.0%	4.9%
Health Services	7	1.5	1.3%	3.9%	12.1%
General Merchandise Stores	1	.3	0.3%	3.7%	1.9%
Eating and Drinking Places	8	2.8	2.4%	3.4%	2.9%
Depository Institutions	4	11.7	9.8%	3.1%	2.6%
Food Stores	5	2.9	2.4%	2.8%	2.8%
Real Estate	8	4.3	3.6%	2.3%	2.5%

* in millions of dollars per year

Source: Claritas Site Reports, 2010, and FXM Associates

Table E. Key Study Area Employees by Category for 2010

Business Description	Establishment	Employees	% of Study Area Total Employees	% of Chicopee City Category Employees	% of Hampden County Category Sales
Wholesale Trade	10	64	5.6%	10.0%	4.8%
Educational Services	3	47	4.1%	9.0%	9.6%
Eating and Drinking Places	8	68	6.0%	7.6%	6.6%
Social Services	1	2	0.2%	5.3%	6.2%
Construction-Special Trade C	3	21	1.8%	5.2%	2.4%
Health Services	7	14	1.2%	4.7%	13.5%
Exec., Leg. and Gen. Govt.	9	51	4.5%	4.7%	1.6%
General Merchandise Stores	1	5	0.4%	3.5%	1.8%
Paper and Allied Products	1	20	1.8%	2.9%	1.1%
Amusement and Recreational	2	3	0.3%	2.6%	1.4%
Motor Freight Transportation	2	8	0.7%	2.1%	1.0%
Printing, Publishing and Allie	2	15	1.3%	2.0%	1.4%

Source: Claritas Site Reports, 2010, and FXM Associates

III. Population-related Trends

Hampden County has a population of 461,000 persons, and the City of Chicopee’s population is estimated at 54,000 persons (2010 estimates).³ As shown by data in Table A, Hampden County grew modestly in population and households over the past 10 years but grew significantly less than Massachusetts overall during that period. The City of Chicopee is estimated to have declined in population (-3.5%) but increased its number of households (1.1%) over this same period. According to data provided by Claritas *Site reports*, Chicopee is projected to continue to lose both population and households over the next five years, as shown by data in Table A.⁴

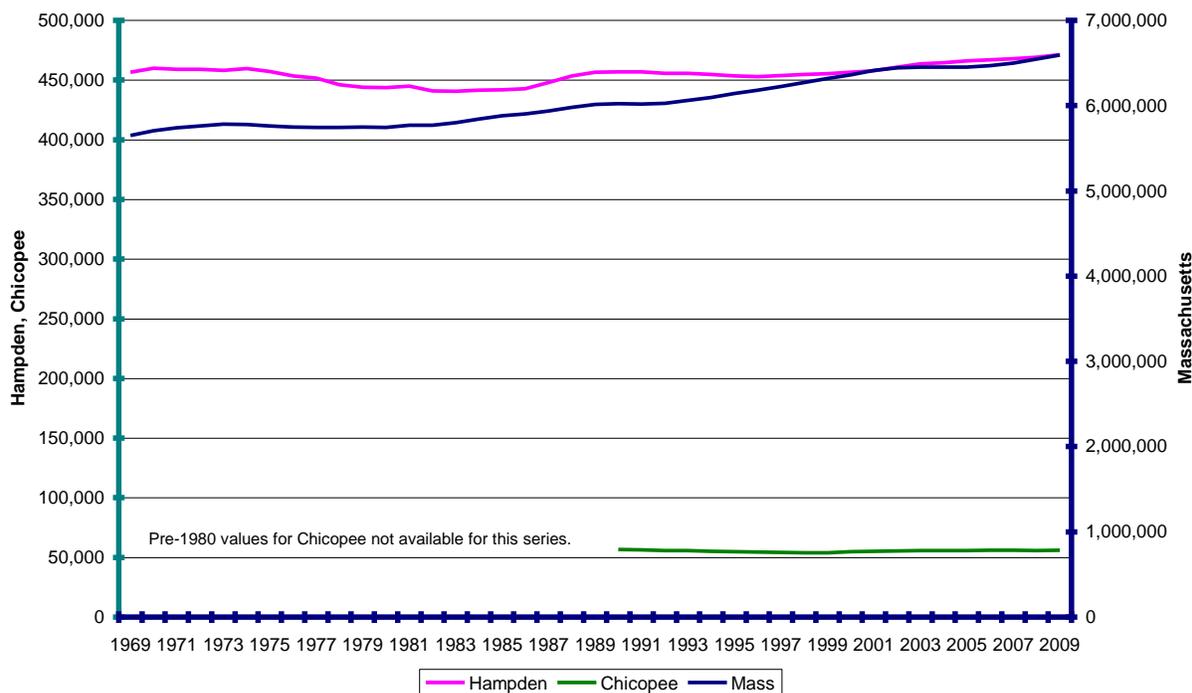
As indicated in Figure 2, Hampden County population has remained nearly constant since 1969, while the state has slowly but steadily gained population. Note that the scales are different with the left-hand scale applying to Hampden County and Chicopee and the right-hand scale applying to the state of Massachusetts.

Figure 3 compares annual population trends for Massachusetts, Hampden County and Chicopee from 1990 to 2009. This chart shows even more clearly than Table A the gradual increase in Massachusetts and Hampden County population from 2000 to 2009 and the relative stability of Chicopee population.

³ Claritas Site Reports, Massachusetts, Hampden County, city of Chicopee, 2010.

⁴ Ibid.

Figure 2. Hampden County and Massachusetts Population, 1969 - 2009



Source:

The 2009 population estimates for Chicopee and Hampden County do not match exactly the values in Table A because they are from different sources. The data in Figure 2 are from published government sources and are intended to show short- and long-term trends in major characteristics; they do not attempt to match the Claritas level of detail between Censuses.

One method commonly used to portray growth trends between two or more datasets is to create an index chart using a common base year and the ratio of annual values to that base year. For Chicopee, Hampden County and Massachusetts, 1990 was selected as a common base year. Growth relative to 1990 is shown in Figure 3; this graph clearly shows that the State of Massachusetts has grown steadily since 1992. Chicopee’s population declined from 1990 to 1999, increased between 1999 and 2003-2004, and has remained about the same since then.

A similar method is used to portray personal income data. That is to again use a common base year and illustrate income growth (total, by household or per capita) in current dollars (i.e., the year in which the dollars were earned) and in constant dollars (showing changes in relative purchasing power). Figure 4 shows the trend in per capita income for Massachusetts and Hampden County. These data are readily available only at the state and county levels. Income per capita has increased steadily since 1969, although statewide income has outpaced Hampden County income since 1990. Comparing Figures 4 and 5, which shows state and county per capita incomes in constant \$1969 dollars, Hampden County income doubled in current dollars between 1990 and 2009, but it increased by less than 20% in constant \$1990 dollars.

Current dollars are the value of income in the year it is recorded (i.e., \$1999 dollars are those earned in 1999), while constant dollars represented the change in purchasing power relative to

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the 1969 base year. As an example, an income of \$38,000 in 2000 only buys as much as \$30,000 would have in 1990. Personal income data were not available for the city of Chicopee.

The number of persons per household has been declining across the state since 1990, and as illustrated in Figure 6, that trend is reflected in Chicopee and Hampden County. Hampden County has approximately the same profile as Massachusetts, but Chicopee has a lower rate of persons per household at 2.34 versus 2.60 (2010 value).

As shown by data in Figure 7, 64% of all dwelling units are owner occupied in Hampden County and Massachusetts overall, while only about 23% of dwelling units are owner-occupied in the immediate Brownfields Study Area.

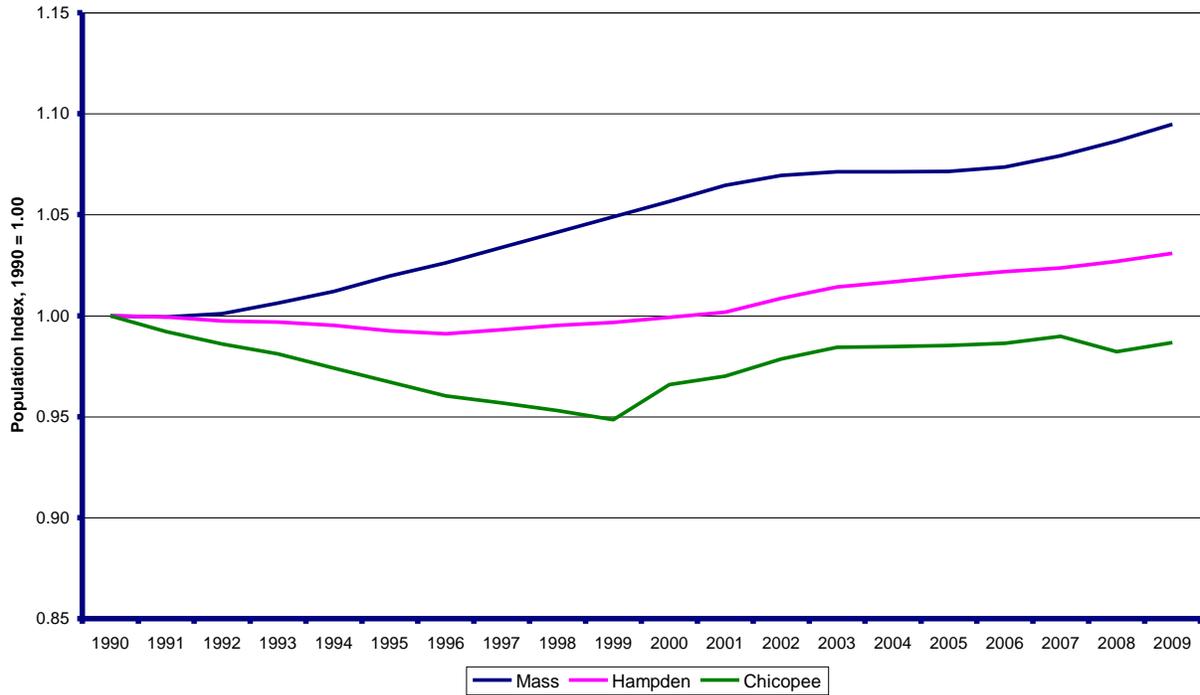
Other relevant demographic observations include:

- Both Hampden County (\$48,100) and Chicopee (\$43,500) have median household incomes significantly less than the statewide median (\$65,200). (Figure 8)
- Both Hampden County (\$23,900) and Chicopee (\$22,500) have per capita incomes significantly less than the statewide average (\$33,700). The Chicopee per capita income is only 67% of the state average. (Figure 8)
- Residents of Hampden County and Chicopee are significantly less well educated than the rest of the state. Only 23% of residents in Chicopee have college degrees compared to 33% for the county and 45% for the state as a whole. (Figure 9).
- About 45% of the Chicopee labor force lives and works in Chicopee.⁵
- Residents of Chicopee have a 15% shorter commute to work at 21 minutes than the average for Hampden County (24 minutes).⁶

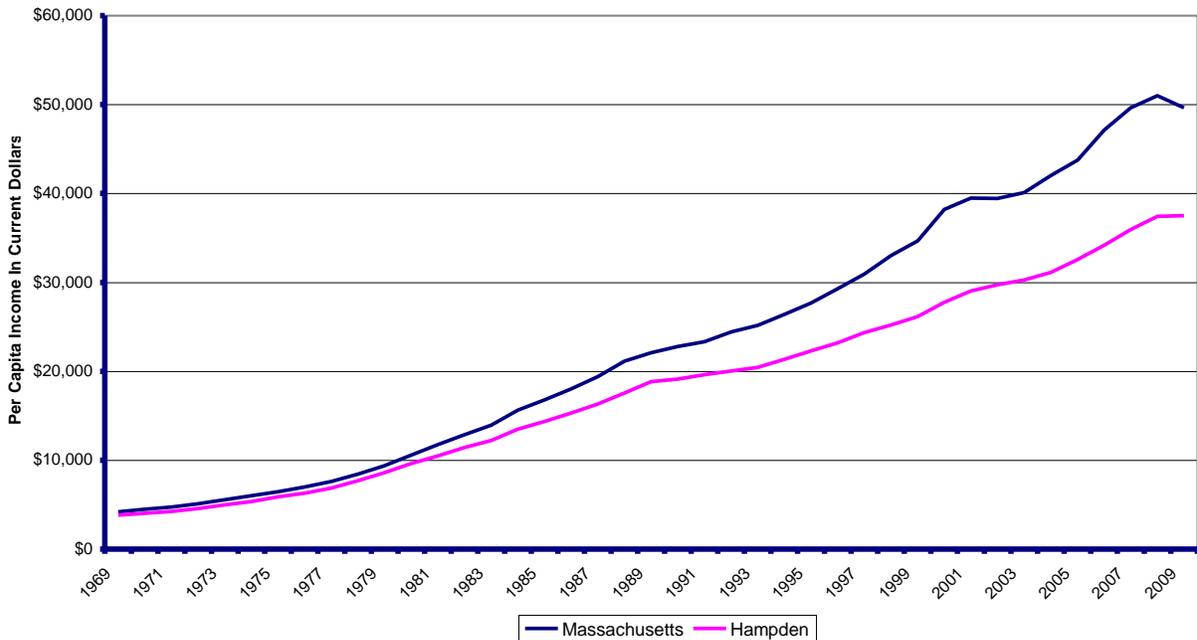
⁵ US Bureau of the Census, Journey-to-Work database, 2000.

⁶ Claritas Site Reports, 2010.

**Figure 3. Chicopee, Hampden County and Massachusetts Population Indices
1990 = 1.00**

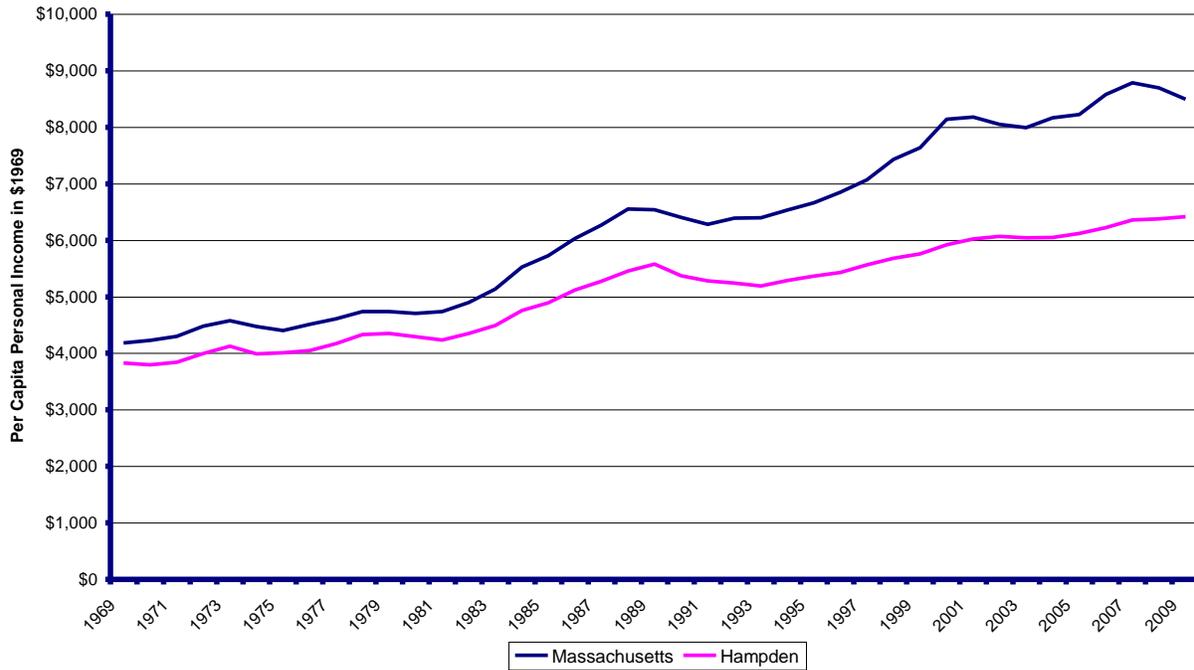


**Figure 4. Hampden County Personal Income per Capita,
Current Dollars and Constant Dollars, 1969 - 2009**



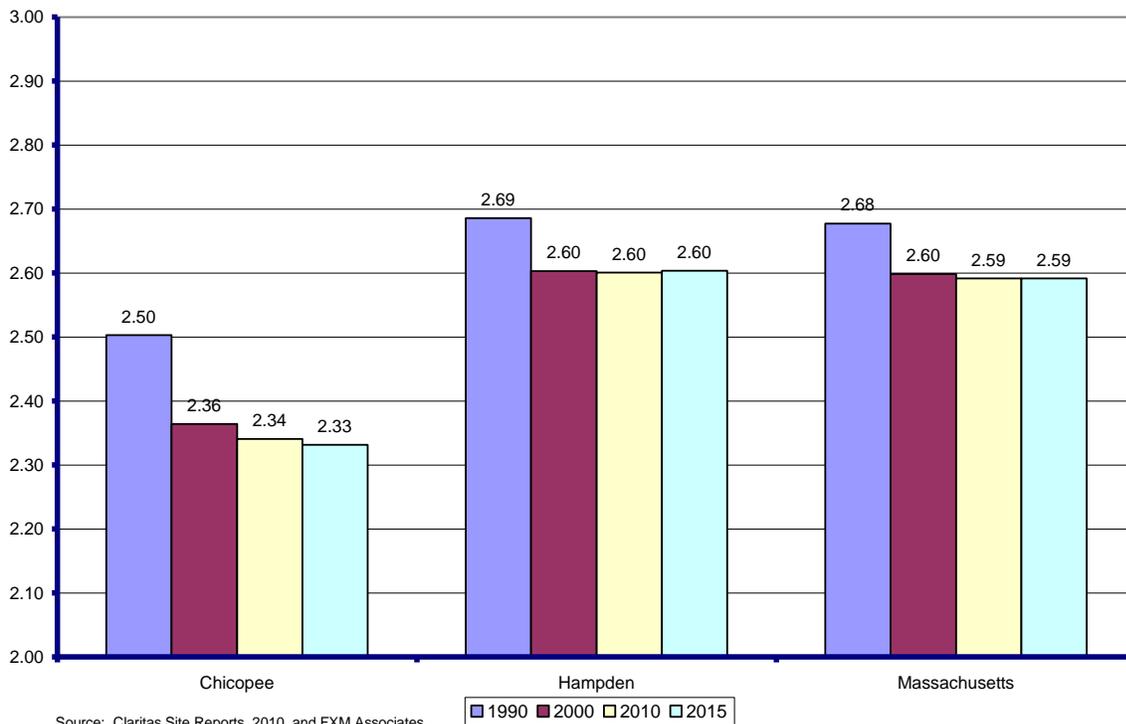
Source: US Department of Commerce, REIS Database, Table CA30 and FXM Associates.

Figure 5. Hampden County and Massachusetts Income per Capita, 1969 - 2009 in Constant \$1969 Dollars



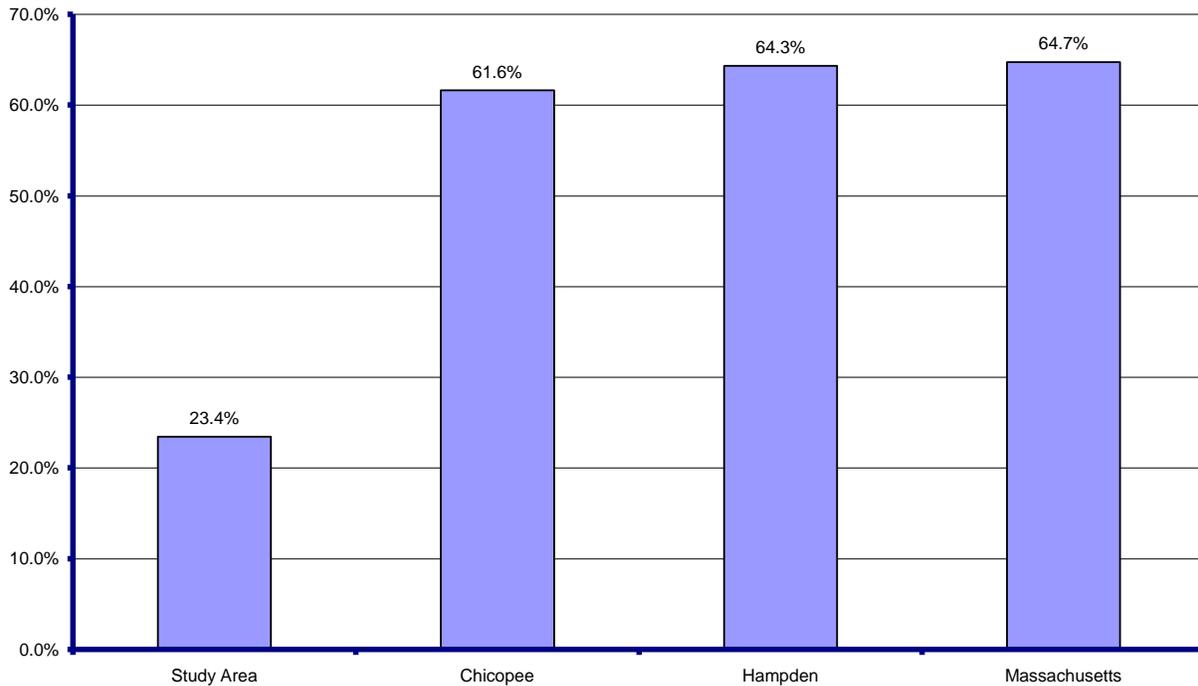
Source: US Department of Commerce, REIS Database, Table CA30 and FXM Associates.

Figure 6. Chicopee, Hampden County and Massachusetts Persons per Household, 1990 - 2015



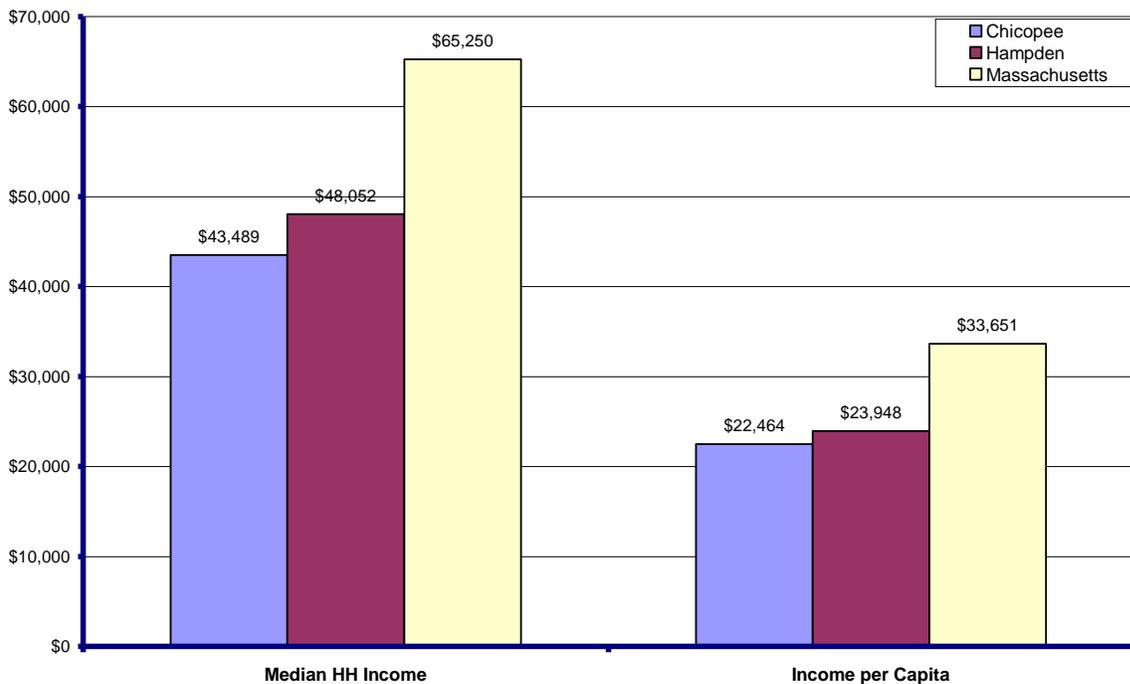
Source: Claritas Site Reports, 2010, and FXM Associates.

Figure 7. Percent of Dwellings Owner Occupied, 2009



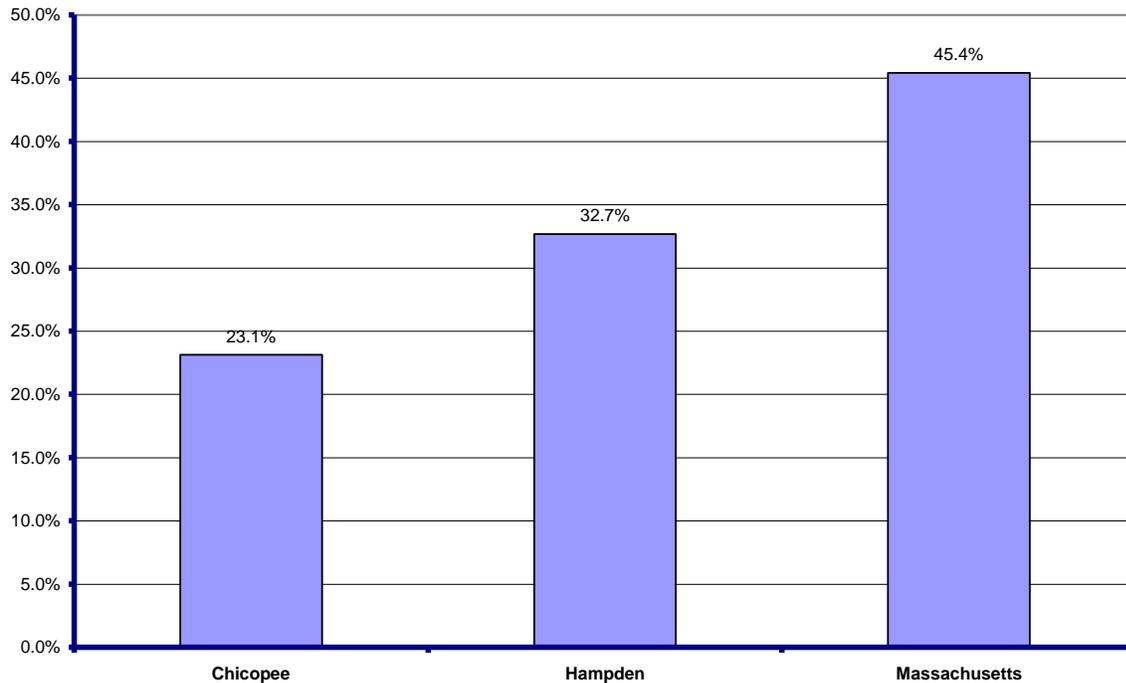
Source: Claritas Site Reports, 2010, and FXM Associates.

Figure 8. Chicopee, Hampden County and Massachusetts Income Comparison, 2010



Source: Claritas Site Reports, 2010, and FXM Associates.

**Figure 9. Chicopee, Hampden County and Massachusetts
Percent of Adult Population with College Degrees, 2009**



While historical changes in population and households are important to consider in understanding baseline, or Existing Conditions within the Brownfields Study Area, as well as the larger city-wide and county-wide social environment, they are not necessarily indicative of future conditions. Potential population and household growth over the long term and the assumptions that underlie such forecasts have been carefully considered by the regional planning agency (Pioneer Valley MPO for 2012 Update of the Regional Transportation Plan) in its forecasting process for year 2035 demographics. The same caveat needs to be considered in the subsequent section on Employment-related Trends.

IV. Employment-related Trends

Figure 10 shows long-term employment trends in Hampden County and Massachusetts for 1969 to 2009. The graph reflects that Hampden County’s employment generally parallels that of Massachusetts as a whole. There was decline in state and county employment from 1988 through 1991, but employment has steadily risen since that time.

Figure 11 shows the relative employment growth indexed to 1990 for the county and state for 1990 to 2009.

Figure 10. Hampden County and Massachusetts Employment, 1969 - 2009

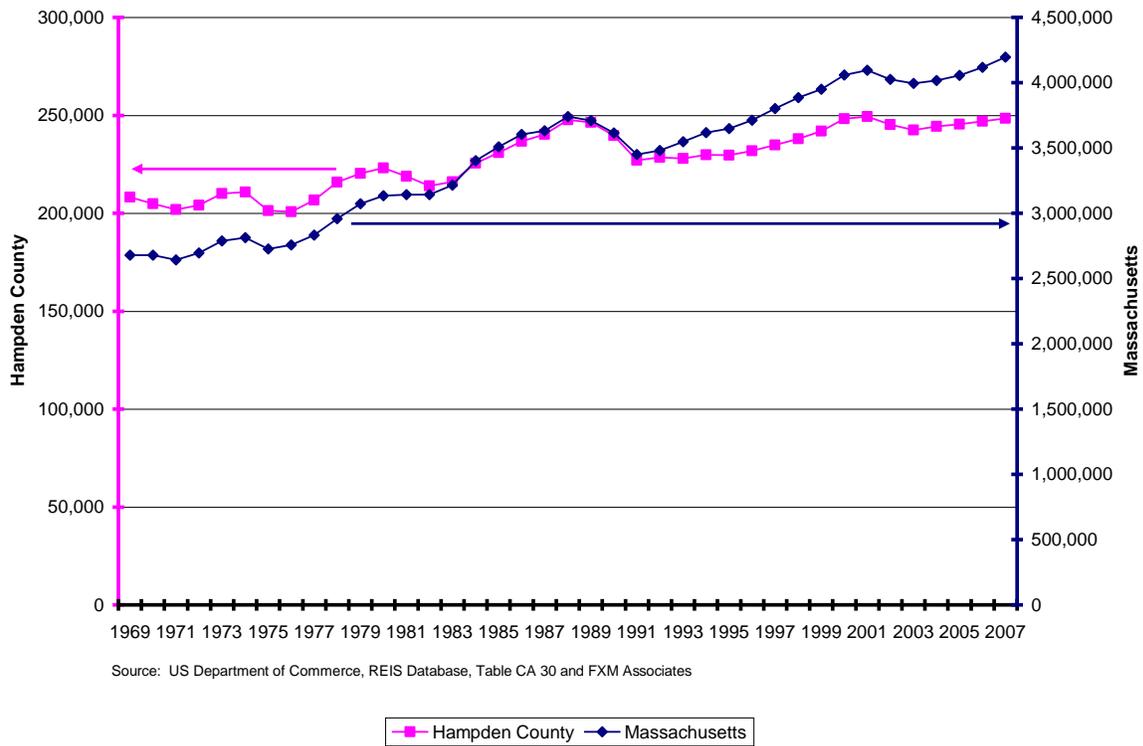
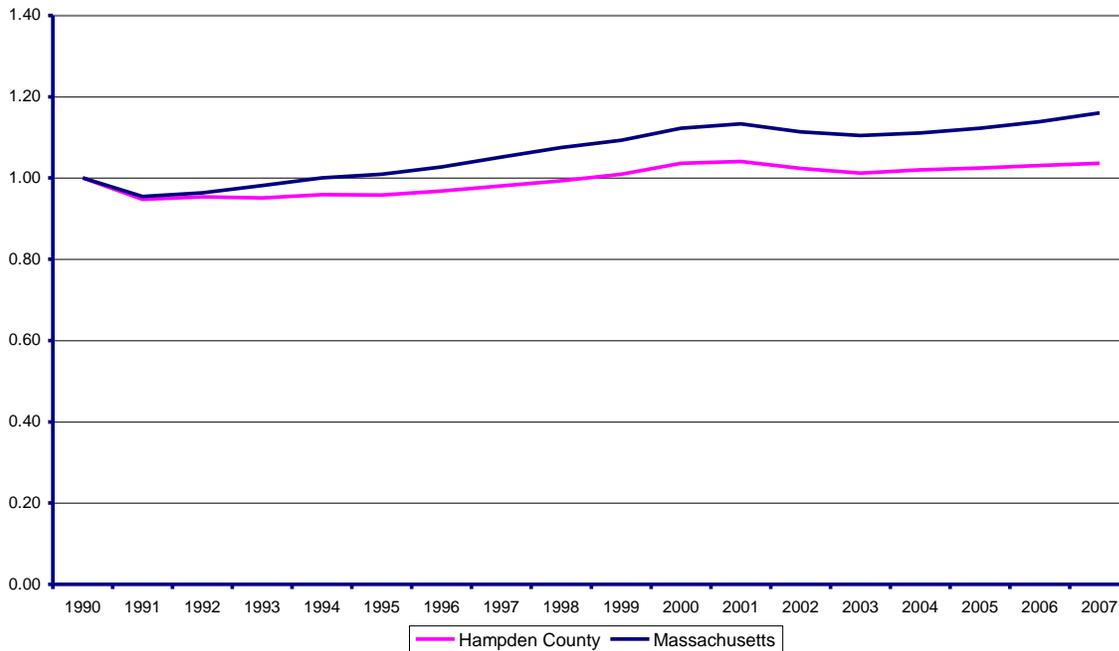


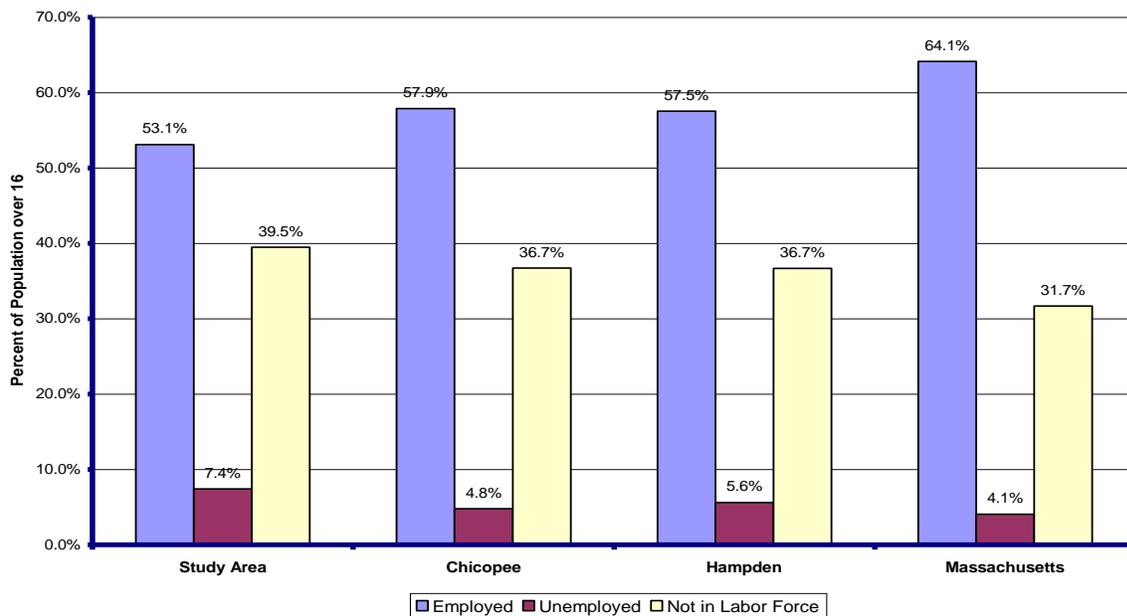
Figure 11. Hampden County and Massachusetts Employment Indices, 1990 = 1.00



Figures 12 through 14 present a snapshot of key employment characteristics for 2010 from Claritas Site Reports.

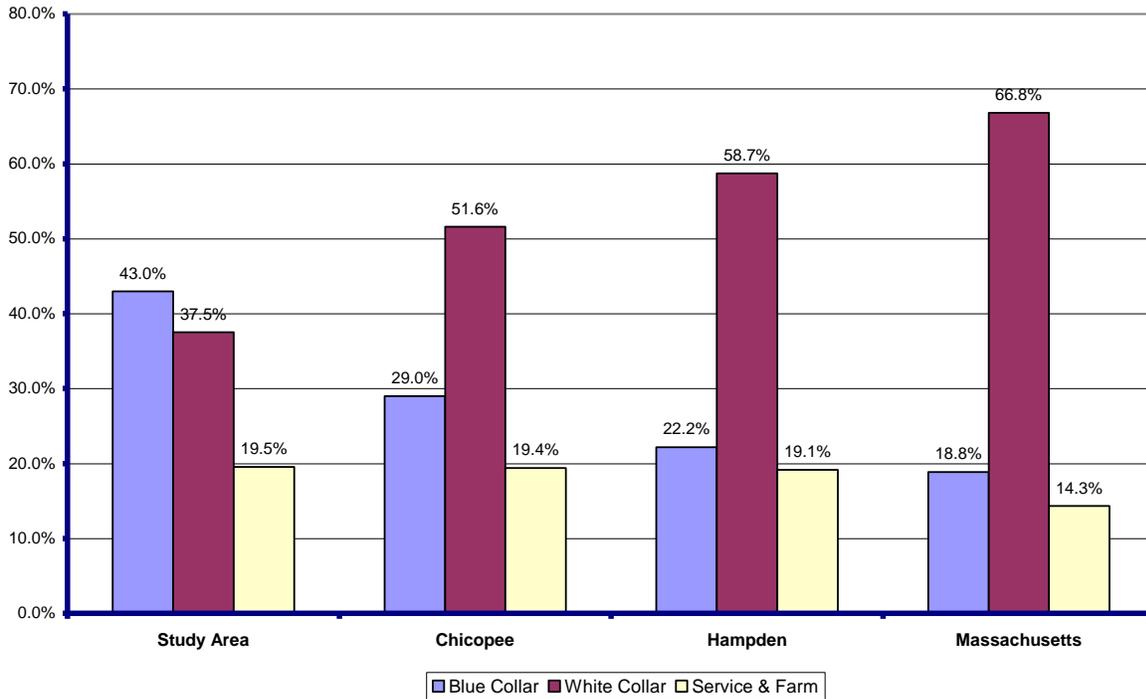
- Figure 12 indicates labor force status for the four geographic areas used in this analysis. The Brownfields Study Area has the lowest percent employed (53%) and the highest percentage not in the labor force (40%).
- Figure 13 shows that the city of Chicopee and the Brownfields Study Area have noticeably higher rates of blue collar employment compared to the County and the statewide averages.
- Figure 14 illustrates the percentage of employed persons by occupation in Chicopee, Hampden County and Massachusetts. This graph shows higher employment rates in Management, Office/Admin Support, Production and Sales-Related occupations, and it shows lower employment in Farming, Legal and Life Science occupations.

Figure 12. Employment Status, 2010



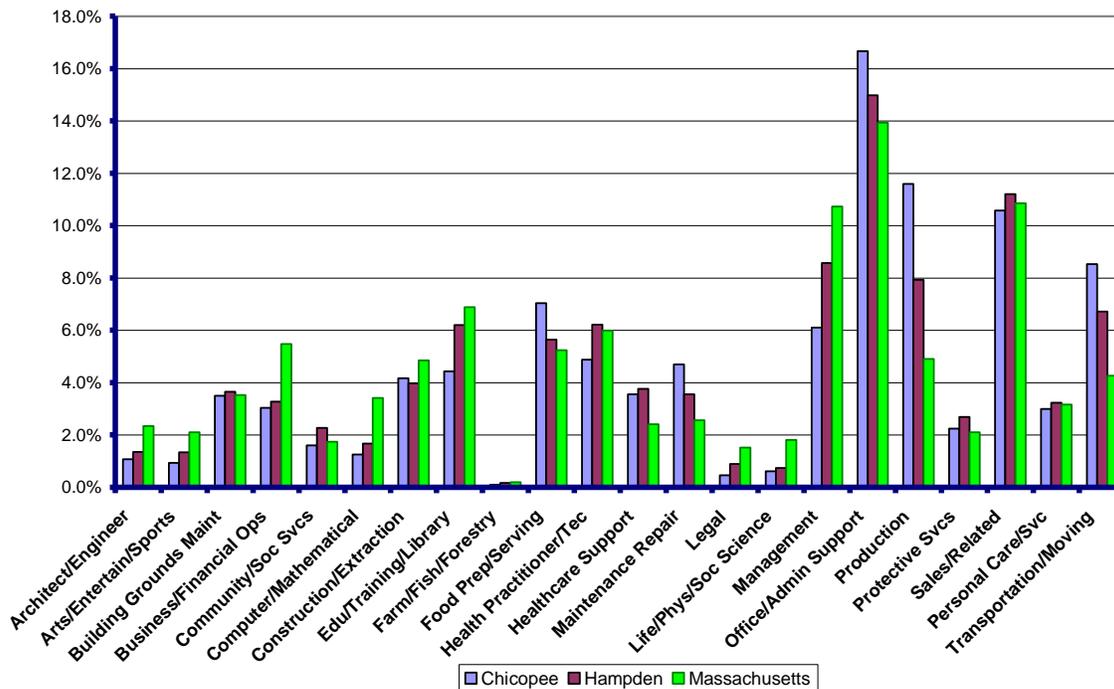
Source: Claritas Site Reports, 2010, and FXM Associates.

Figure 13. Percent of Workers by Occupation Class, 2009



Source: Claritas Site Reports, 2010, and FXM Associates.

Figure 14. Chicopee, Hampden County and Massachusetts Percent of Workers by Occupation, 2009



Source: Claritas Site Reports, 2010, and FXM Associates.

Figure 15 portrays long-term trends in Hampden County for total employment by wage and salary jobs and sole proprietors' employment. Both population and employment have been increasing slowly but steadily since 1991. Wage and salary employment declined after 2000 with roughly 200,000 jobs in 2009. However, the number of proprietors in the county has grown by 26% since 2000, indicating that one- and two-person firms have been a primary source of new jobs in recent years.

Figure 16 shows growth indices for total employment and total county population indexed to 1990 levels. County population dipped from 1990 to 1996, while employment has been up and down for the past two decades. The latest downward trend shows total employment approaching the same level as in 1990.

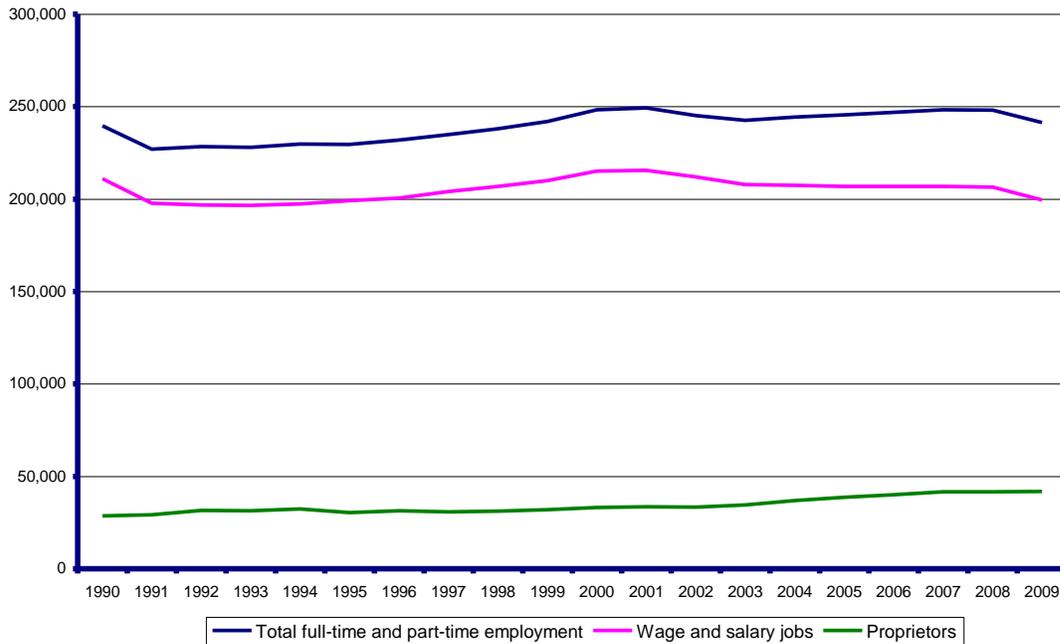
Figure 17 shows Massachusetts jobs per capita increased from 0.60 in 1990 to 0.65 in 2008 but dropped to 0.62 by 2009. Values for Hampden County have been more constant going from 0.52 jobs per capita in 1990 to 0.51 in 2009.

Employment in Chicopee is shown in Figure 18 for wage and salary employment that is covered by state unemployment insurance. Although this graph does not account for all employment in Chicopee, it does provide a good indication of recent trends. Total ES 202 employment in Chicopee has declined in recent years with 21,000 jobs in 2001 and about 18,500 jobs in 2010.

Figure 19 illustrates the trends in major sectors of employment in Chicopee from 2001 to 2010. The major job categories are Manufacturing, Health Care and Social Services, and Retail Trade. Manufacturing has declined by about 35% since 2001, Retail Trade has grown by about 22%, and Educational Services increased by 20%; other categories have remained relatively constant.

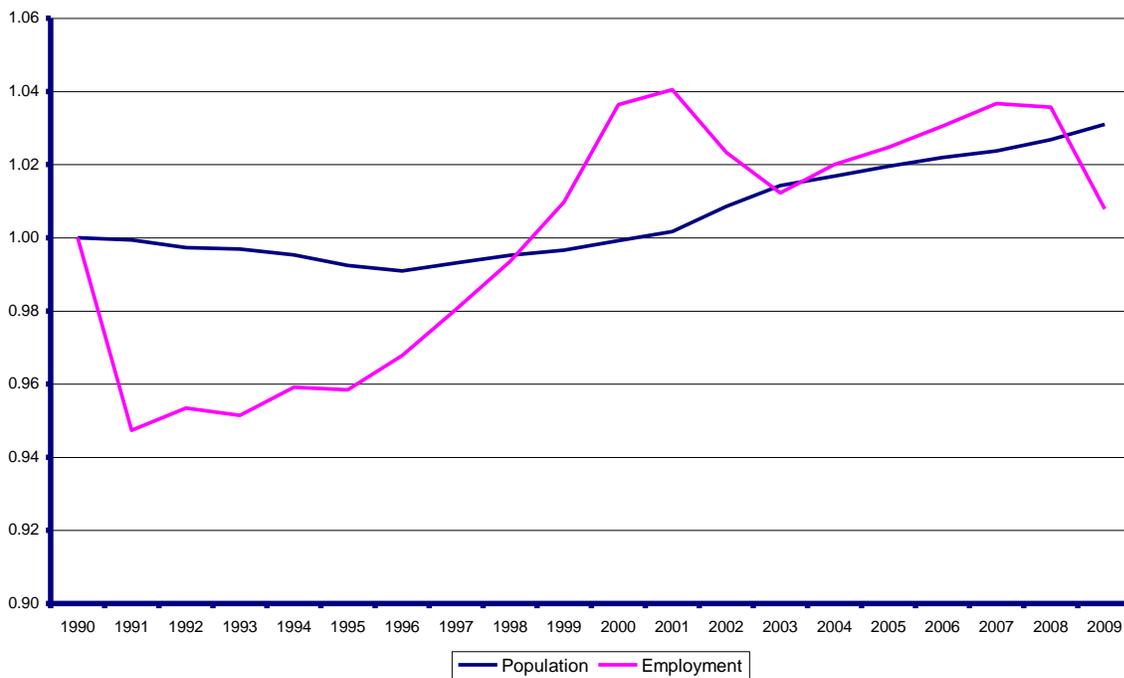
As mentioned above, FXM used two basic data sources for employment: the Bureau of Economic Analysis (BEA), Regional Economic Information System (REIS); and the Massachusetts Labor Market Information's Quarterly Census of Employment and Wages (QCEW). Figure 20 shows a comparison of employment estimates from these two sources of employment by category. The principal difference between the two datasets is that QCEW includes only those workers covered by state unemployment insurance, while REIS includes all full-time and part-time employees and sole proprietors regardless of whether they are eligible for unemployment compensation or not. The differences are found in those jobs which have a considerable amount of part-time seasonal employment (Construction and Utilities) or self-employed people (Real Estate, and Professional and Technical Services). For unknown reasons, there are also large discrepancies in Manufacturing and Educational Services between the two sources; Public Administration differs in that public education employees are not subject to ES 202 withholding.

Figure 15. Hampden County Total, Wage and Salary, and Proprietors Employment, 1990 - 2009



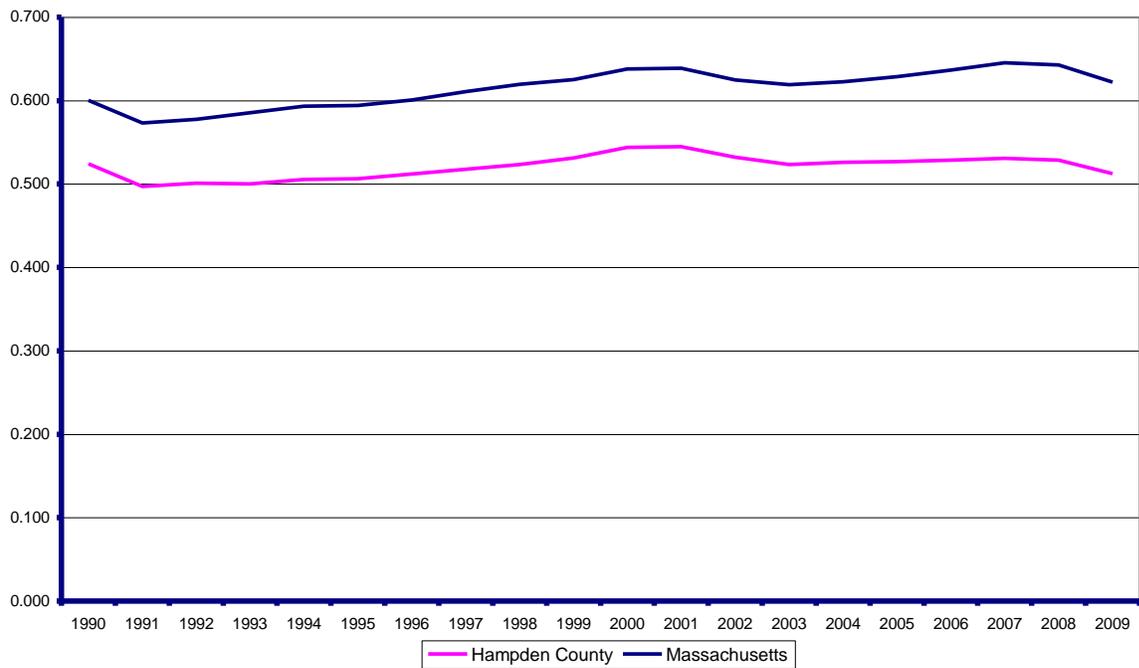
Source: US Department of Commerce, REIS Database, Table CA 30 and FXM Associates.

Figure 16. Hampden County Population and Employment Indices, 1990 – 2009 (1990 = 1.00)



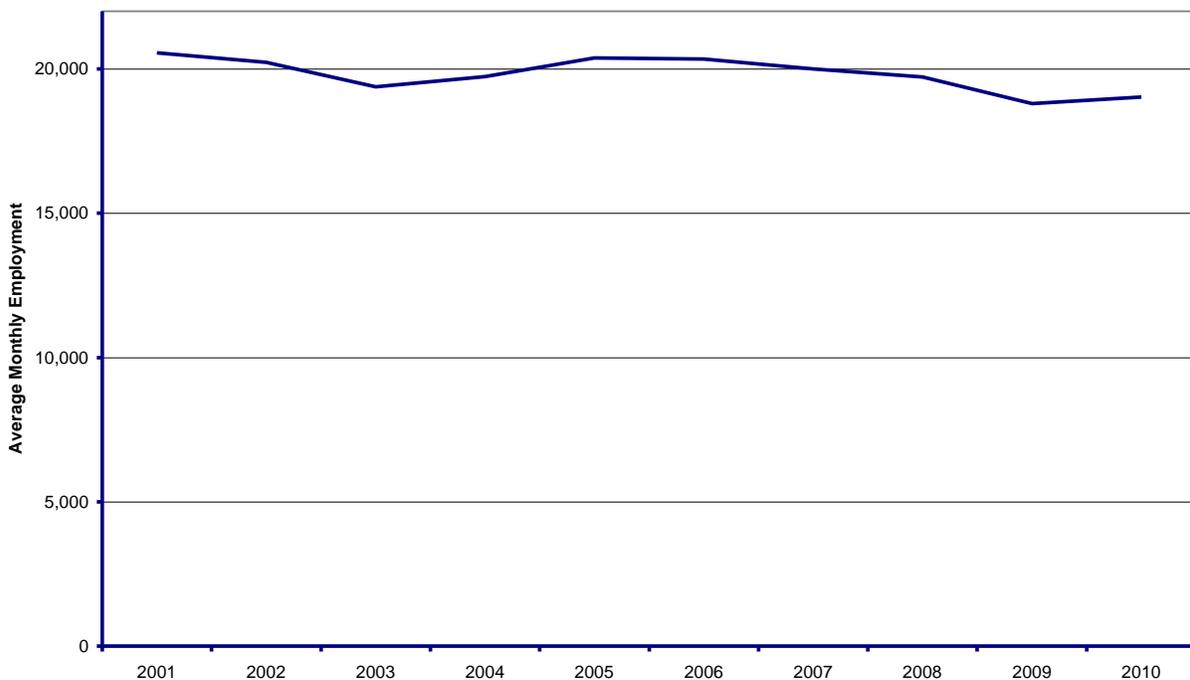
Source: US Department of Commerce, REIS Database, Table CA 30 and FXM Associates.

Figure 17. Hampden County and Massachusetts Employees per Capita, 1990 - 2009



Source: US Department of Commerce, REIS Database, Table CA 30 and FXM Associates.

Figure 18. Chicopee ES 202 Employment, 2001 - 2009



Source: Massachusetts Department of Labor (Mass DOL), ES 202 data, and FXM Associates

Figure 19. Chicopee Employment Trends by NAICS Category, 2001 – 2010

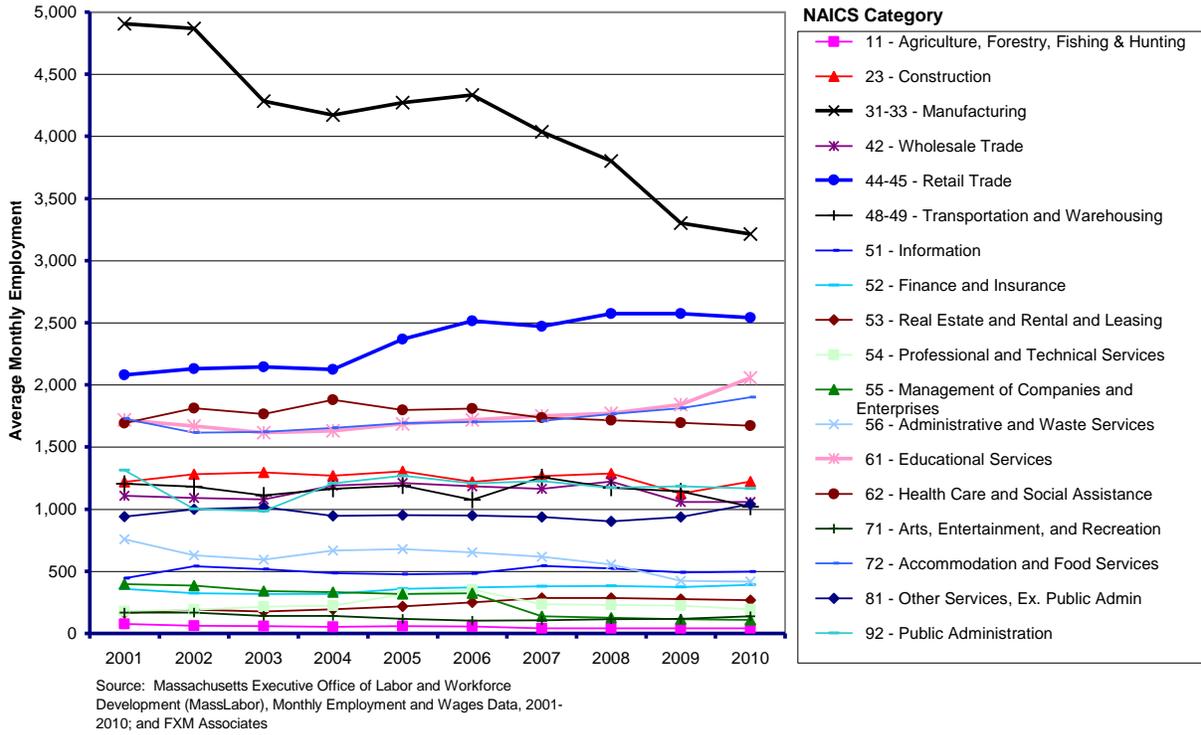
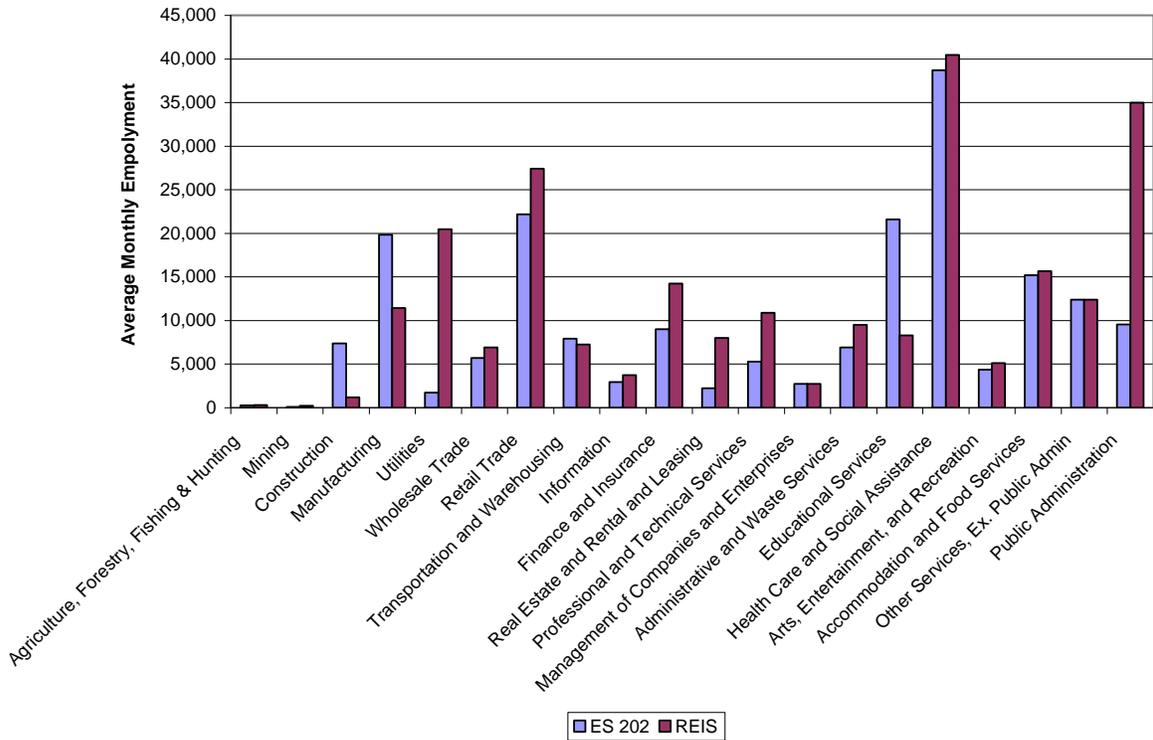


Figure 20. Compare REIS and ES 202 Sources for Hampden County Employment, 2010



Year 2010 employment by NAICS category are shown in Table F and Figure 21 for Hampden County and Chicopee. In the county, the top employers are in the Health Care and Social Assistance, Retail Trade, Educational Services and Manufacturing sectors. In the City of Chicopee, the leading categories are Manufacturing, Retail Trade and Educational Services.⁷

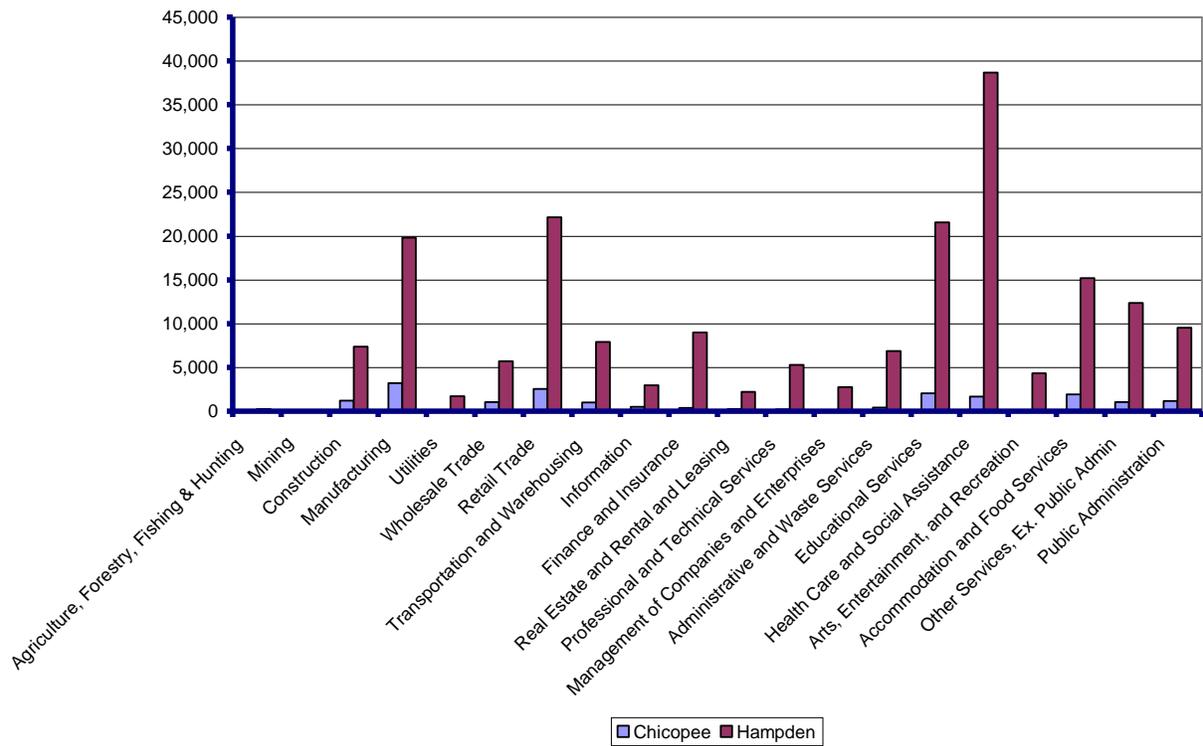
Table F. Chicopee and Hampden County Employment by NACIS Category, 2010

NAICS Category	Chicopee	Hampden
Agriculture, Forestry, Fishing & Hunting	40	248
Mining	n/a	76
Construction	1,222	7,374
Manufacturing	3,215	19,803
Utilities	n/a	1,726
Wholesale Trade	1,059	5,685
Retail Trade	2,541	22,157
Transportation and Warehousing	1,019	7,891
Information	496	2,940
Finance and Insurance	392	8,974
Real Estate and Rental and Leasing	268	2,221
Professional and Technical Services	195	5,269
Management of Companies and Enterprises	108	2,727
Administrative and Waste Services	417	6,880
Educational Services	2,057	21,562
Health Care and Social Assistance	1,672	38,685
Arts, Entertainment, and Recreation	138	4,342
Accommodation and Food Services	1,901	15,197
Other Services, Ex. Public Admin	1,039	12,367
Public Administration	1,166	9,533
Total, All industries	19,024	195,657

Source: US Department of Labor, Bureau of Labor Statistics, Quarterly Census of Employment and Wages, average for 2010 calendar year.

⁷ US Department of Labor, Bureau of Labor Statistics, Quarterly Census of Employment and Wages, 2010.

Figure 21. Chicopee and Hampden County Employment by NAICS Code, 2009



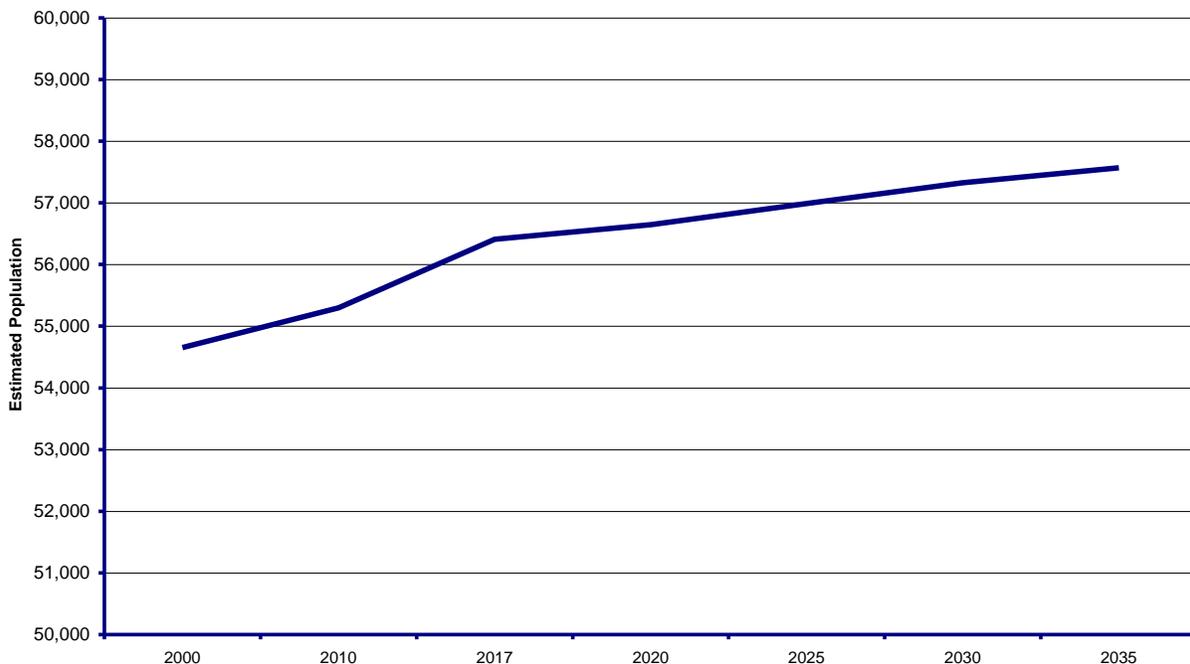
III. Population and Employment Forecasts and Comparisons to RKG Report

This section summarizes the updates to socioeconomic data for the City of Chicopee presented in “Baseline Conditions And Market Analysis For The Redevelopment Of The Former Uniroyal/Facemate Properties In Chicopee Falls, Massachusetts” dated April 21, 2010 by RKG Associates, Inc. The RKG report was produced before the 2010 Census data were available, and it contains values and conclusions about trends which were shown to be incorrect based on currently available data. This is not meant as a criticism of RKG’s work: We simply note that more recent data have led to different conclusions.

A key conclusion from the RKG report was not confirmed by the 2010 Census: “*The total population of Chicopee was 56,600 in 1990 and has steadily declined since, [and it is] projected to be 52,500 in 2014.*” The actual 2010 Census population for Chicopee was 55,298 persons or an increase of 645 persons since the 2000 Census (54,653 persons). The Pioneer Valley MPO projects small increases in Chicopee population through 2035; for instance, Chicopee is estimated to increase by 3.65% over 2000 population by 2020. The MPO’s forecasts are based on the 2010 Census and represent the latest available data.

Figure 22 illustrates this projected growth.

Figure 22. Chicopee Population, 2000 - 2035

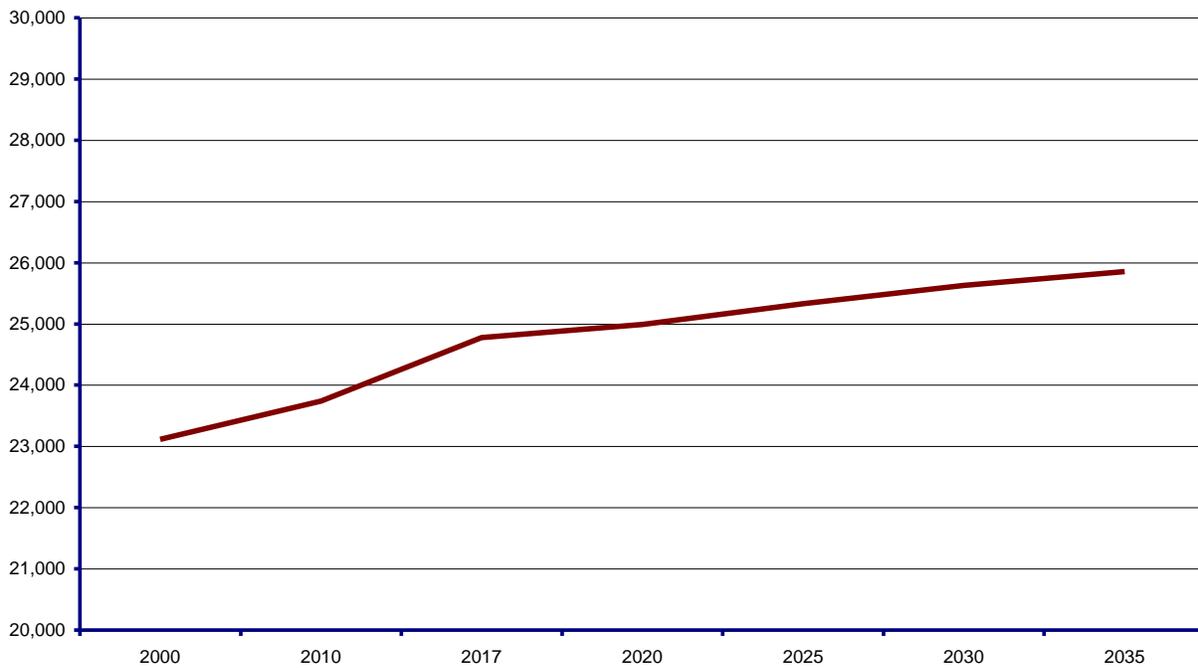


Source: Pioneer Valley Planning Commission, Regional Transportation Plan, Chapter 10 and FXM Associates.

Households

The number of households in Chicopee has been and is projected to be growing about twice as fast as population. This reflects a national trend towards smaller households. This trend is presented in Figure 23.

Figure 23. Chicopee Households, 2000 - 2035



Source: Pioneer Valley Planning Commission, Regional Transportation Plan, Chapter 10 and FXM Associates.

Total Employment

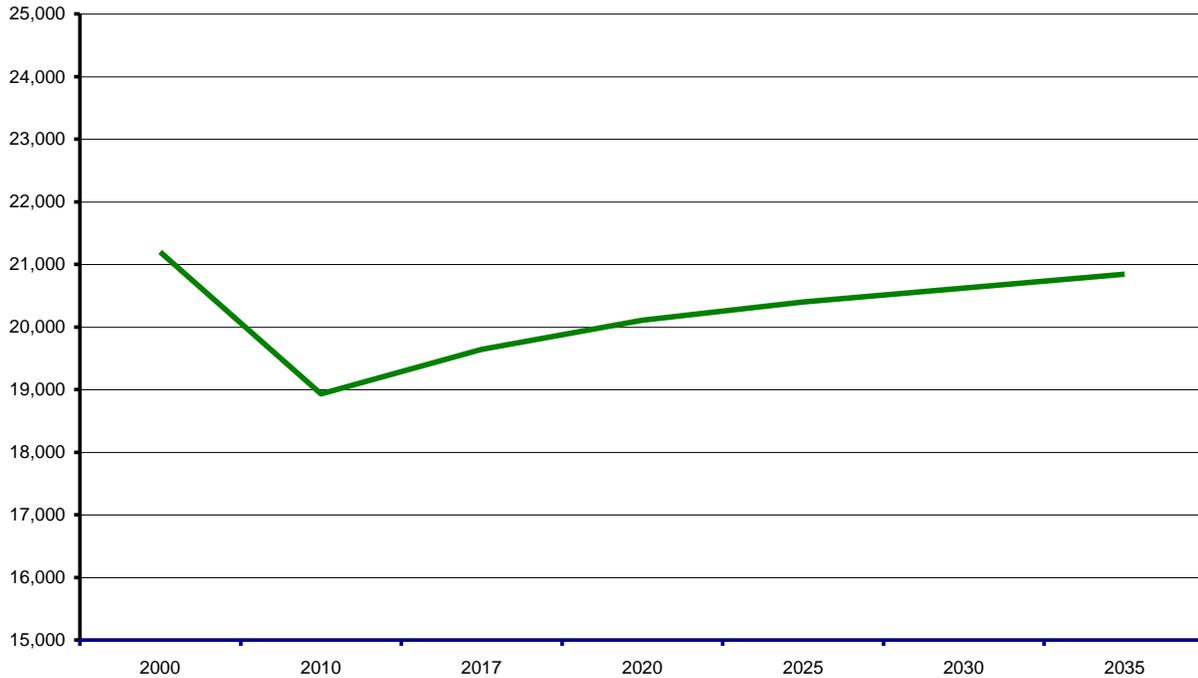
Total employment trends in Chicopee are also tracked by the Pioneer Valley MPO. For 2000 and 2010, PV-MPO’s estimates agree with the MassDOL’s ES 202 data. MassDOL does not have current forecasts for expected employment in Chicopee.

Figure 24 shows historical and future employment in Chicopee. These estimates are derived from ES 202 monthly data for unemployment insurance, and therefore, they do not include self-employed or part-time workers.

Employment by Category

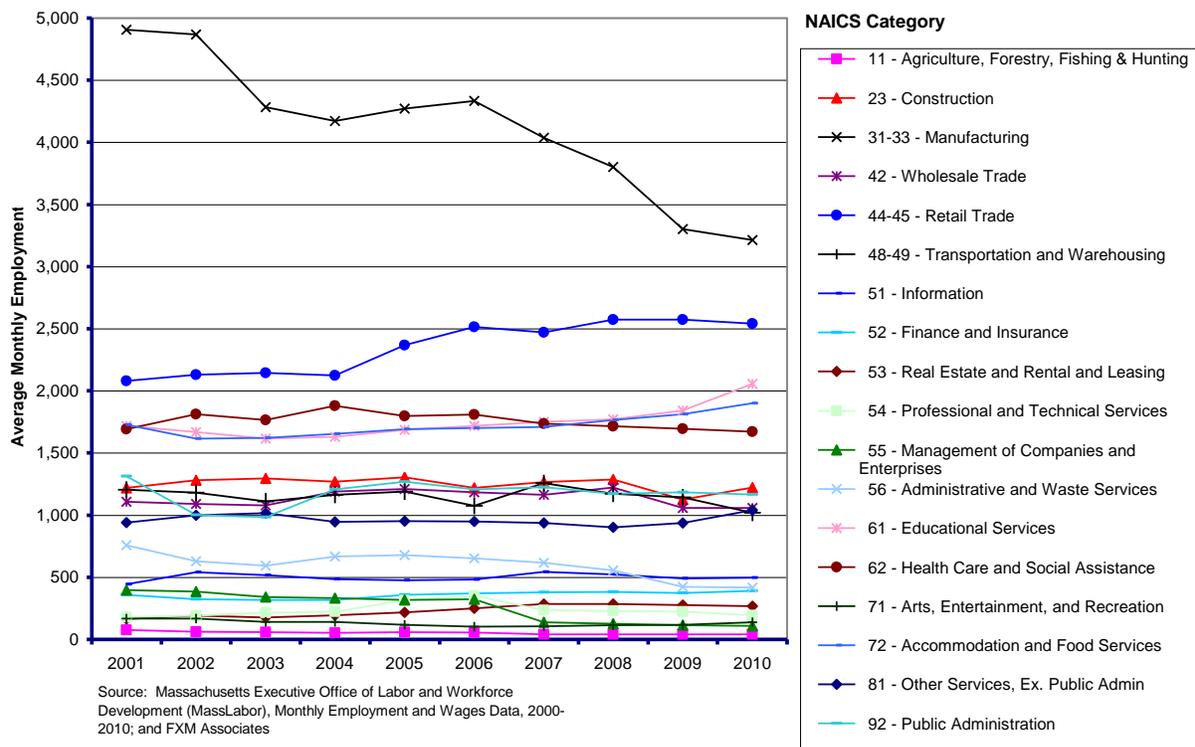
Figure 25 shows trends in Chicopee employment by ES 202 category for 2001-2010. Table G shows the absolute and percentage changes in employment categories between 2001 and 2010. In total, Chicopee experienced a decline of 1,536 jobs (-7.5%) since 2001. Manufacturing lost 1,692 jobs (-34.5%) over the 10-year period, and Retail Trade gained 460 jobs (22.1%).

Figure 24. Chicopee Total Employment, 2000 - 2035



Source: Pioneer Valley Planning Commission, Regional Transportation Plan, Chapter 10 and FXM Associates.

Figure 25. Chicopee ES 202 Employment by Category, 2000 - 2010



Source: Massachusetts Executive Office of Labor and Workforce Development (MassLabor), Monthly Employment and Wages Data, 2000-2010; and FXM Associates

Table G. Chicopee ES 202 Employment by Category, 2001 and 2010

Category	2001	2010	Change	% Change
11 - Agriculture, Forestry, Fishing & Hunting	77	40	-37	-48.1%
23 - Construction	1,219	1,222	3	0.2%
31-33 - Manufacturing	4,907	3,215	-1,692	-34.5%
42 - Wholesale Trade	1,108	1,059	-49	-4.4%
44-45 - Retail Trade	2,081	2,541	460	22.1%
48-49 - Transportation and Warehousing	1,204	1,019	-185	-15.4%
51 - Information	443	496	53	12.0%
52 - Finance and Insurance	358	392	34	9.5%
53 - Real Estate and Rental and Leasing	165	268	103	62.4%
54 - Professional and Technical Services	180	195	15	8.3%
55 - Management of Companies and Enterprises	397	108	-289	-72.8%
56 - Administrative and Waste Services	757	417	-340	-44.9%
61 - Educational Services	1,719	2,057	338	19.7%
62 - Health Care and Social Assistance	1,693	1,672	-21	-1.2%
71 - Arts, Entertainment, and Recreation	168	138	-30	-17.9%
72 - Accommodation and Food Services	1,728	1,901	173	10.0%
81 - Other Services, Ex. Public Admin	939	1,039	100	10.6%
92 - Public Administration	1,312	1,166	-146	-11.1%
Total, All Industries	20,560	19,024	-1,536	-7.5%

Source: Massachusetts Executive Office of Labor and Workforce Development (MassLabor), ES 202 Employment and Wages Data, 2001-2010; and FXM Associates

Labor Force and Unemployment

Chicopee’s labor force and unemployment rate have changed since the RKG report. Current data from MassDOL show 28,300 persons in the labor force with an unemployment rate of 9.4% compared to RKG’s estimates of 27,549 labor force and 10.8% unemployment for December 2009.

Figure 26 compares the statewide and Chicopee unemployment rates from 2001 to 2010. Chicopee’s rate has consistently been 1 to 2 percentage points greater than the statewide rate, although the two trends have generally moved in parallel. In 2009, the Chicopee and Massachusetts unemployment rates jumped up by 3 percentage points, and they have increased slightly since then.

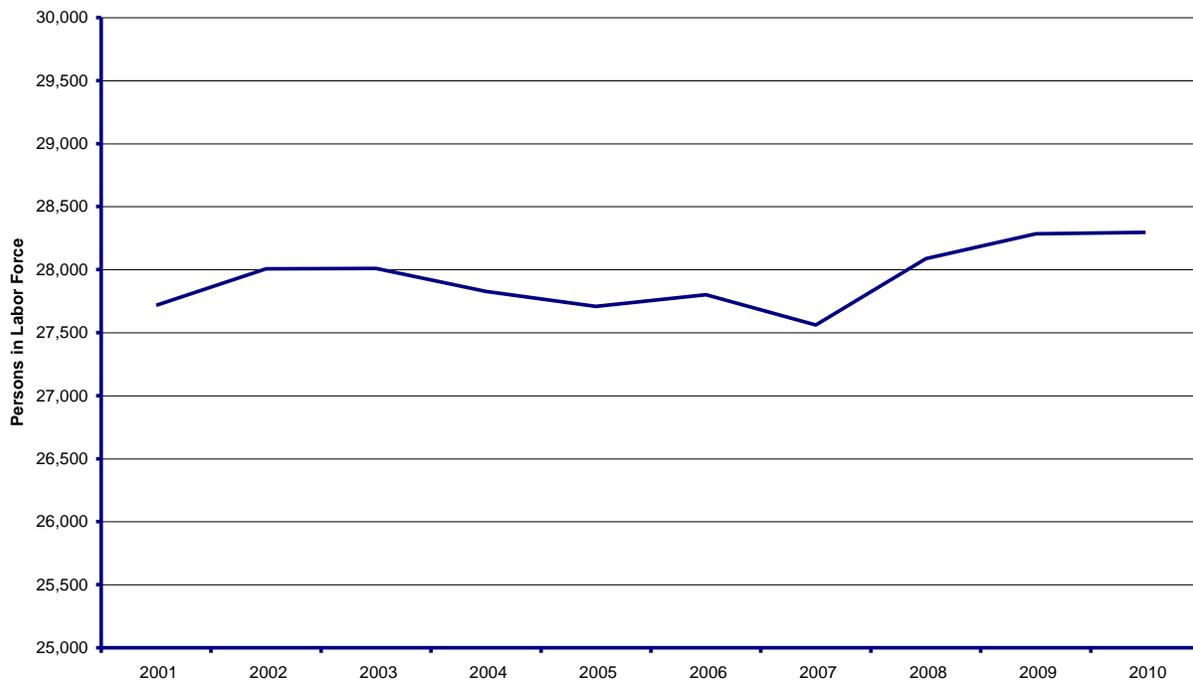
Figure 27 charts fluctuations in Labor Force in Chicopee since 2001. The City has increased the labor force by about 500 persons over the past 10 years.

Figure 26. Chicopee Unemployment Rate, 2001 - 2010



Source: Massachusetts Executive Office of Labor and Workforce Development (EOLWD), Labor Force and Unemployment, and FXM

Figure 27. Chicopee Labor Force, 2001-2010



Source: Massachusetts Executive Office of Labor and Workforce Development (EOLWD), Labor Force and Unemployment, and FXM

Attachment III

- Opportunity Zone Market Summary

April 2018

City of Chicopee



Chicopee adopted 'Industriae Variae', meaning 'Varied Industry' as the City's motto – referencing the vast diversity of historic and contemporary industry sectors that have located within its boundaries. Today, the City's industrial base has diversified to include service and retail companies, medical device development and precision manufacturing among many others. With excellent transportation access, heavy investment in public infrastructure and streamlined governmental processes, the second largest city in Western Mass, Chicopee is prepared for a bright future at 'The Crossroads of New England.'

The benefits of re-establishing the 8108 census tract of Chicopee Falls as a commercial center will have regional economic impacts. Bringing a live/work/play concept back to the streets of Chicopee Falls will encourage the mix of land uses and variety of amenities that promote community health when made available within walking distance in an urban neighborhood. Re-establishing it as a vibrant commercial center will provide centralized amenities for local and regional residents.



Opportunity Zone Goals

- Fully redevelop remediated Brownfields
- Dense mixed use development
- Preserve the neighborhood's historic legacy
- Enhance environmental connections between development and the Chicopee River
- Create a true live, work, and play destination
- Employ the use of "green" development techniques
- Effectively use public-private partnerships

Economy

- Population: 55,991
- Labor Force: 29,495
- Owner-Occupancy Rate: 58.2%
- Median Household Income: \$49,005
- Per-Capita Income: \$26,282
- Located within the Northeast Corridor, less than 100 miles from Boston, Providence, Worcester, Springfield, and Hartford, and only 150 miles from New York City
- Accessible by major roads (I-90, I-91, I-231, I-391, Rte. 141, and Rte. 33), and through the Westover Metro Airport and Union station, which offers rail and bus service

Recent Success

- \$30M in Brownfield assessment & cleanup
- \$25M Assisted Living Facility under construction
- \$9M Chicopee Senior Center built in 2014
- \$11M in Public Safety Complex renovations
- \$2M in new Neighborhood Infrastructure

Contact

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lpouliot@chicopeema.gov | (413) 594-1516

Maps

- **Map I: Boundary Map (Boundaries of the HD Zone and any significant distinct features that help define the nature and scope of the HD Zone)**
- **Map II: Locus Map (Locus within the Municipality)**
- **Map III: Property Map (Existing property lines and foot-prints of buildings)**
- **Map IV: Zoning Map (Existing zoning of each parcel)**
- **Map V: Land Use Map (To the extent relevant, the existing land use of each parcel)**

Map V Land Use Map

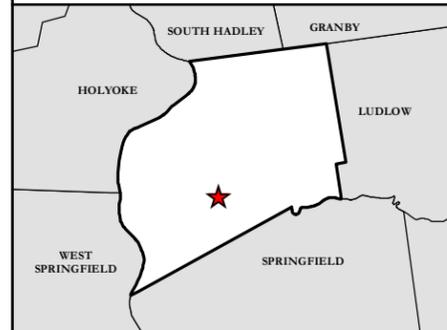
- Legend**
-  Proposed Falls HD Zone
 -  Parcel Boundary
 -  Residential
 -  Commercial
 -  Industrial
 -  Exempt Property



250 125 0 250 Feet

Notes

1. Aerial Photography courtesy of Imagery © Google September 2017.
2. MassGIS Level III Parcel data valid as of October 2017, accuracy +/- 3 meters.
3. Vector Data courtesy of City of Chicopee, 2017.



Chicopee Falls Housing Development Zone

Chicopee Falls
Chicopee, Massachusetts
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May 2019



Map I Boundary Map

Legend

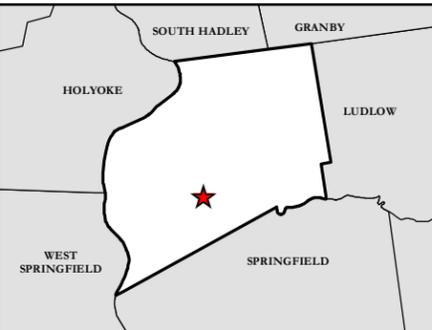
-  Proposed Falls HD Zone
-  Parcel Boundary
- Historic Districts**
-  Arlington Streetscape
-  Bonnevill Avenue Streetscape
-  Chicopee Manufacturing Company
-  Church Street Historic District
-  Ellerton Street Area
-  Fisk Rubber Company Complex
-  Lincoln Grove
-  Washington - Arlington Streets Area



250 125 0 250 Feet

Notes

1. Aerial Photography courtesy of Imagery © Google September 2017.
2. MassGIS Level III Parcel data valid as of October 2017, accuracy +/- 3 meters.
3. Vector Data courtesy of City of Chicopee, 2017.



Chicopee Falls Housing Development Zone

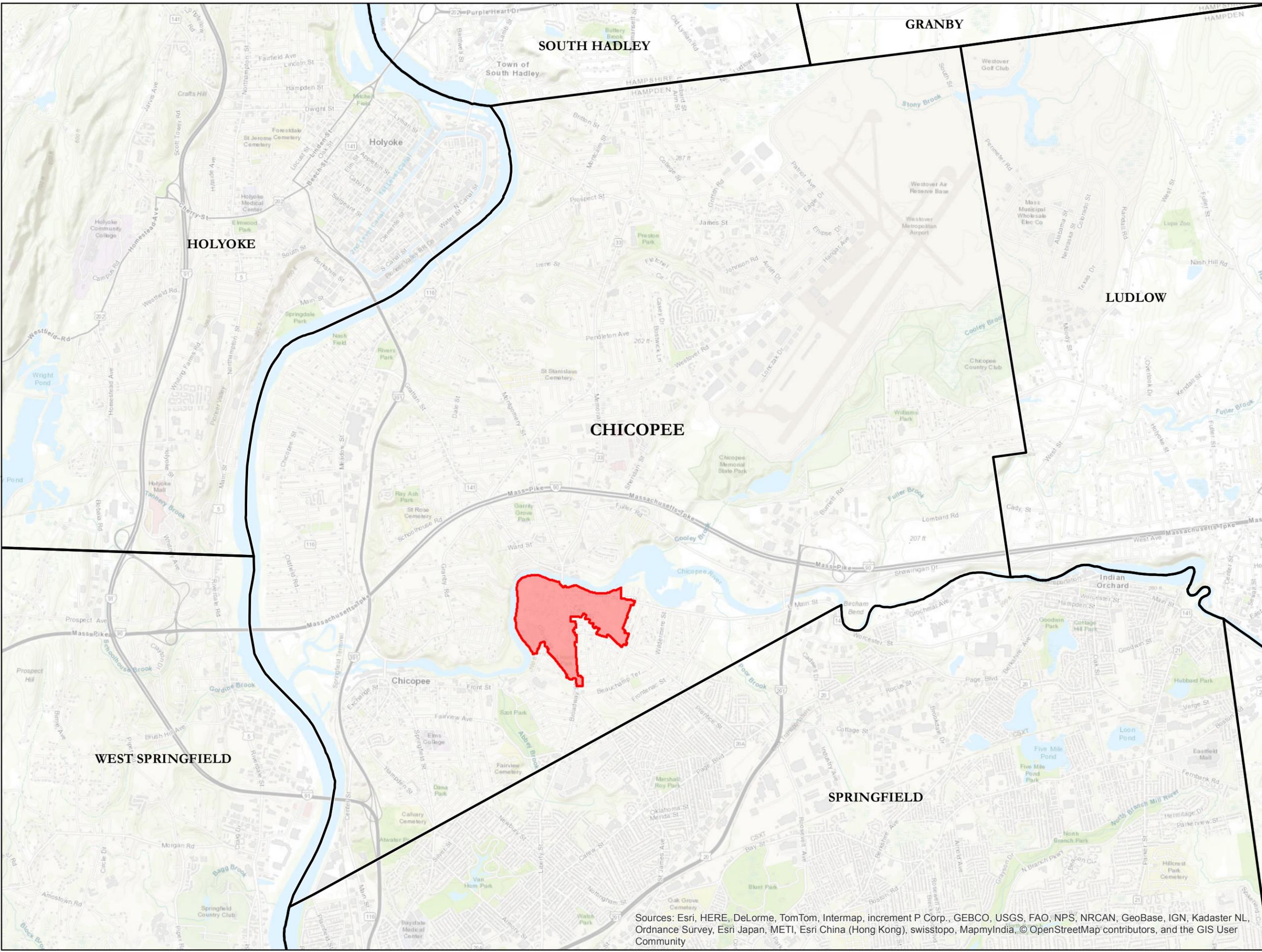
Chicopee Falls
Chicopee, Massachusetts

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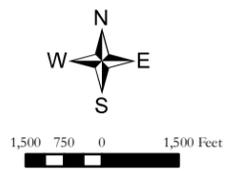
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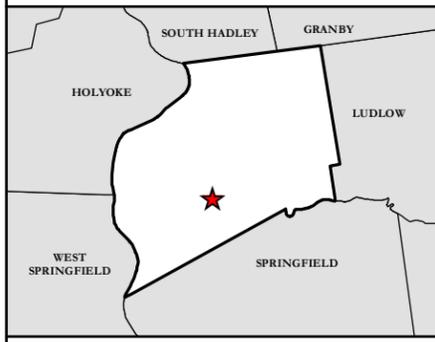


Map II Locus Map

Legend
 Proposed Falls HD Zone



Notes
 1. Vector Data courtesy of MassGIS, 2018.



Chicopee Falls Housing Development Zone

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 Chicopee, Massachusetts
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Developed by City of Chicopee Planning Department
 May 2019

Sources: Esri, HERE, DeLorme, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Map III Property Map

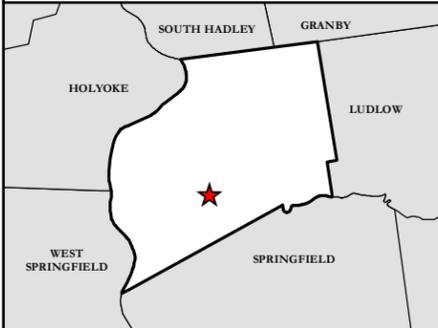
- Legend**
- Proposed Falls HD Zone
 - Parcel Boundary



250 125 0 250 Feet

Notes

1. Aerial Photography courtesy of Imagery © Google September 2017.
2. MassGIS Level III Parcel data valid as of October 2017, accuracy +/- 3 meters.
3. Vector Data courtesy of City of Chicopee, 2017.



Chicopee Falls Housing Development Zone

Chicopee Falls
Chicopee, Massachusetts

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Developed by City of Chicopee Planning Department
May 2019



Map IV Zoning Map

Legend

- Proposed Falls HD Zone
- Chicopee Mill Conversion & Commercial Center Overlay District
- Parcel Boundary



250 125 0 250 Feet

Notes

1. Aerial Photography courtesy of Imagery © Google September 2017.
2. MassGIS Level III Parcel data valid as of October 2017, accuracy +/- 3 meters.
3. Vector Data courtesy of City of Chicopee, 2017.



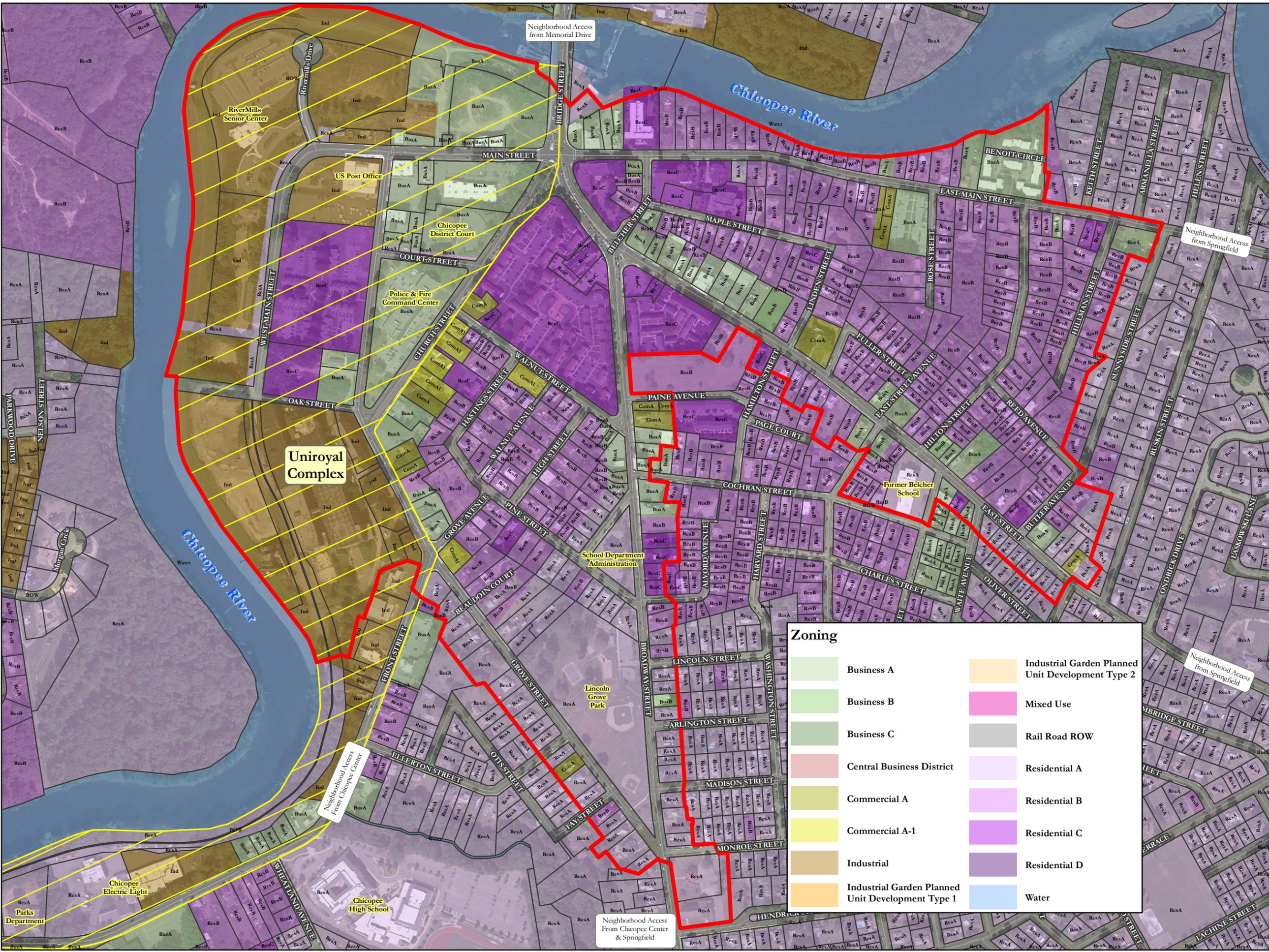
Chicopee Falls Housing Development Zone

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Chicopee, Massachusetts

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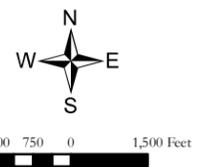
Developed by City of Chicopee Planning Department
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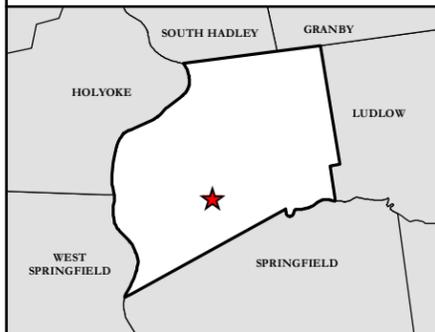
Zoning	
 Business A	 Industrial Garden Planned Unit Development Type 2
 Business B	 Mixed Use
 Business C	 Rail Road ROW
 Central Business District	 Residential A
 Commercial A	 Residential B
 Commercial A-1	 Residential C
 Industrial	 Residential D
 Industrial Garden Planned Unit Development Type 1	 Water

Map IX Opportunity Zone Map

Legend
 Opportunity Zone



Notes
 1. Vector Data courtesy of MassGIS, 2018.

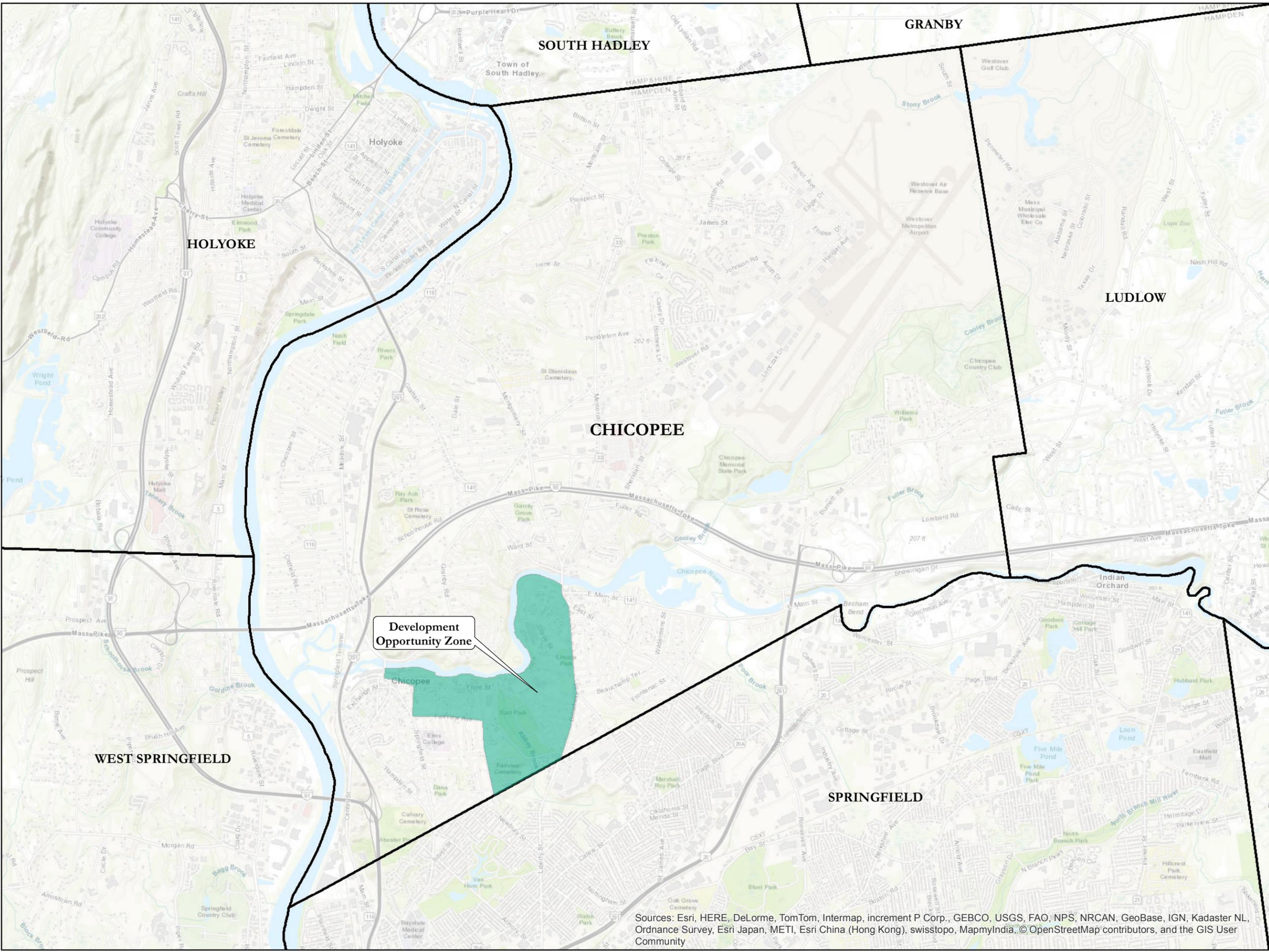


Chicopee Falls Housing Development Zone

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 Chicopee, Massachusetts
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 December 2019



Sources: Esri, HERE, DeLorme, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Section IV:

HD Zone

**Housing Development Incentive Program
Falls Village Housing Development Zone
City of Chicopee**

Housing Development Zone Plan – 760 CMR 66.04(2)

1. Objectives of the HD Zone Plan, including a discussion of how implementation of the HD Zone Plan will meet the goals of the Housing Development Incentive Program (HDIP) to increase residential growth, expand diversity of housing stock, support economic development, and promote neighborhood stabilization in the proposed HD Zone. Municipalities are encouraged to include separate objectives for each of these goals, as appropriate, and to identify milestones with timelines. Objectives should be measurable and may include: increase pedestrian activity, generate new tax revenue, decrease downtown vacancy rate, promote upper story development, and rehabilitate historical buildings.

The overarching purpose of the FVHDZ is:

To support the creation of an economically-diverse urban village centered on RiverMills at Chicopee Falls that is welcoming to a diversity of household types, rich in distinctive neighborhood amenities, convenient and enjoyable for pedestrians to navigate, and supportive of a vibrant, local business climate.

Goals & Objectives

The FVHDZ pursues its purpose through a number of objectives, which are organized below according to each HDIP goal.

Goal #1: Increase Residential Growth

- ***Objective A: Support the conversion of former Brownfield sites and underutilized and/or vacant historic mill structures.***

The FVHDZ aims to support the City's ongoing rehabilitation of the former Uniroyal and Facemate Properties. Collectively known as RiverMills at Chicopee Falls, these Properties constitute a 65-acre Brownfields site along the Chicopee River that the City has targeted for mixed-use redevelopment. Site planning is guided by the RiverMills Vision Plan, which proposes adaptive reuse of several salvageable structures and new construction on remediated Brownfields properties. The RiverMills Vision Plan outlines a strategy for redeveloping the Chicopee Riverfront that includes market-rate residential units occupying a portion of the Site. The RiverMills Vision Plan projects up to 163 residential units and 132,000 square feet of commercial/retail space at full project buildout. Additional mill structures being preserved for adaptive redevelopment may support a significantly larger number of new residential units at the Uniroyal Property. With funding from the U.S. EPA Brownfields Program and City appropriations, among other funding sources, the City will complete abatement of hazardous materials in the remaining Uniroyal Buildings prior to requesting private development proposals. The City anticipates requesting private development proposals in mid to late 2021. The City received private development proposals for former Facemate Lot #1 in February 2020. Development proposals for Lot

#1 may result in the development of a significant number of new residential units on the property. Proposals are being reviewed with the expectation that negotiations on a Land Disposition Agreement (LDA) will begin in late Fall 2020.

The City previously requested private development proposals for former Facemate Lot #4, which resulted in construction of the RiverMills Assisted Living Facility, a \$25 million private residential development.

Additional Uniroyal Buildings that may support residential development in the future include:

- Building #26 (Uniroyal Administration Building), where abatement of hazardous materials was completed in 2018. The RiverMills Vision Plan proposes converting the structure into 50 residential units.
- Building #27, which includes 199,050 square feet on five (5) floors. The structure is in fair condition and has potential for conversion into a mixed-use structure.
- Building #42, which includes 267,450 square feet on six (6) floors. The structure is in fair condition and has potential for conversion into loft apartments, in conjunction with commercial, office, or hybrid live-work spaces.

Indicators of Success:

- Sale of publicly-owned parcels to private developers;
- Redevelopment of existing mill structures and approximately 25 remaining acres of former Brownfields property; and
- Development consistent with the RiverMills Vision Plan.

Milestones:

- Construction of Multi-Family Housing at Oak Street/W. Main Street Vacant Parcel (1-2 years)
- Former Facemate Lot #1 (Baskin Parcel) Redevelopment (2-3 years)
- Sale of Former Uniroyal Property (2-3 years)

- ***Objective B: Support the rehabilitation of underutilized, substandard, and/or vacant residential structures.***

While the FVHDZ will support redevelopment at RiverMills, it is also intended to provide developers with opportunities to renovate a wide variety of historic structures located within the Zone. Many of the Zone's historic structures suffer from deferred maintenance and are prime candidates for major renovations. Notable examples include the 8-unit Lydon Building (built in 1900 at 199 Broadway), the former Belcher Elementary School (built in 1900 at 10 Southwick Street), the mixed-use Boston Grocery and Provision Company Building (built in 1896 at 144 Broadway), and the mixed-use Polish Home Association Building (built in 1926 at 25 Grove Street).

Proposed infill and residential development at RiverMills coupled with historic renovations throughout the neighborhood will assist in re-establishing the dwelling unit and population density necessary to support local commerce. Currently, the density as measured by dwelling units per acre (DUA) is approximately 6.12 with a targeted neighborhood increase to approximately 7.62.

Indicators of Success:

- Increase in market-rate, multi-unit residential renovations in historic structures;
- Advancement of upper-story redevelopment in multi-story structures; and
- Preservation and redevelopment of historic residential structures.

Milestones:

- Increase in the housing density as measured by DUA to 7.62 (*ongoing*)
- Renovation and redevelopment of existing historic housing units (*ongoing*)

- ***Objective C: Support the creation of new housing units through the development of mixed-use and multi-family housing projects.***

While the RiverMills Vision Plan calls for adaptive reuse of existing industrial structures, it also advocates for new construction of mixed-use and multi-unit residential buildings. For example, in Development Scenario #1, the Vision Plan proposes the construction of 23 townhouse units and 60 condo units along the southern edge of the Chicopee River. Additionally, the extent of new residential development on-site will depend on the post-renovation use of existing structures by private developers. The Vision Plan provides developers with flexibility to pursue a mix of residential renovations, new construction, rental, and ownership units.

In addition to supporting the RiverMills Vision Plan, the FVHDZ supports new infill construction throughout Chicopee Falls. In the 1970s, the City relocated 151 families and demolished 155 single-family homes and 43 businesses to advance an Urban Renewal Plan adopted by the Chicopee Redevelopment Authority. This Plan ultimately removed over 60% of the structures identified in the designated “clearance area” which encompassed nearly the entire urban core of the Chicopee Falls neighborhood. In accordance with the Plan, low-rise apartments, parking lots, and strip-mall development replaced historic mill worker housing. This Plan eventually failed to bring anticipated investment into the neighborhood with several parcels remaining vacant to this day. The FVHDZ aims to heal the neighborhood’s uneven development pattern established since Urban Renewal by incentivizing development on vacant and underutilized lots while reflecting historic development patterns with contemporary development.

Indicators of Success:

- Increase in residential units produced through new infill construction
- Increase in the number of vacant or underutilized lots redeveloped into market-rate housing and mixed-use structures

Milestones:

- Increase in neighborhood density as measured by DUA to 7.62 (*ongoing*)
- Property Improvements at the MacArthur Terrace Residences (*ongoing*)
- Construction of Multi-Family Housing at Oak Street/W. Main Street Vacant Parcel (*1-2 years*)
- Former Uniroyal Property (Buildings #26, 27 & 42) Redevelopment (*3-5 years*)

- ***Objective D: Incentivize residential growth in one of the City's historic Industrial Village centers, fostering the revitalization of a walkable, amenity-rich urban neighborhood.***

Chicopee Falls originally developed as an independent, semi-planned Industrial Village during the 19th century and maintained significant industrial manufacturing activities through the first half of the 20th century. Busy factories produced a wide variety of goods for national consumption, including agricultural tools, sewing machines, bicycles, lawn mowers, cars, firearms, tires, and home appliances. Worker housing, retail shops, and small offices were clustered tightly around riverfront manufacturing facilities, forming a bustling, compact urban environment.

The FVHDZ aims to preserve, restore, and enhance the neighborhood's historic Industrial Village character. The redevelopment of the RiverMills properties, in concert with neighborhood-wide infill and renovation, will re-establish Chicopee Falls as one of the City's most walkable urban areas. The City has its own program that incentivizes the purchase of multi-family housing units intended for owner occupation. It offers a \$16,000 interest-free loan for the purchase of legal, three-family housing structures. The loan is forgiven following sixteen (16) years of documented owner occupancy. Additionally, the FVHDZ includes the City's designated Opportunity Zone (Census Tract 8108), as shown in Map IX, which encourages development in low-income areas by spurring increased private investment within the Opportunity Zone's boundaries.

Indicators of Success:

- Increase in the number of neighborhood residents who live within walking distance of key services, businesses, and recreational opportunities;
- Increased investment through the federal Opportunity Zone Program;
- Increase neighborhood business activity;
- Decrease in the vacancy rate of housing units; and
- Increase pedestrian activity to access basic goods and services.

Milestones:

- Support closings on up to five (5) three-family structures through City's Multi-Family Housing Initiative, annually (*ongoing*)
- Completion of Phase II and Phase III of the Chicopee Canal and RiverWalk (*3-5 years*)

- Completion of Streetscape Improvements – West Main, Main, Oak, Church, Grove and Court Streets (5+ years)
- Construction of Multi-Family Housing at Oak Street/W. Main Street Vacant Parcel (1-2 years)

Goal #2: Expand Diversity of Housing Options

- ***Objective A: Increase market-rate rental housing options, including studio and live-work space units.***

In a city characterized by sprawling suburban-style development and detached single-family homes, Chicopee Falls offers an urban environment appropriate for higher density, high-demand housing types including studio apartments, 1-2 bedroom rentals, and live-work spaces. Vacant mill space and the former Uniroyal Administration Building are ripe for conversion into attractive, high-demand rental units. The FVHDZ also anticipates that the rehabilitation of RiverMills will serve as a catalyst for redevelopment throughout the Zone and neighborhood. The neighborhood's eclectic housing stock offers many opportunities for the renovation of rental units, including three-family structures, historic worker housing, and mixed-use structures with vacant upper stories.

Indicators of Success:

- Increase number of market-rate residential units; and
- Development of a variety of residential unit types (i.e. live-work, studio, single, double, etc.)

Milestones:

- Former Belcher Elementary School Redevelopment (3-5 years)
- Former St. George Rectory and School Renovation (3-5 years)
- Construction of Multi-Family Housing at Oak Street/W. Main Street Vacant Parcel (1-2 years)
- Former Facemate Lot #1 (Baskin Parcel) Redevelopment (2-3 years)
- Former Uniroyal Property (Buildings #26, 27 & 42) Redevelopment (3-5 years)
- School Administration Building (180 Broadway) Redevelopment (5+ years)

- ***Objective B: Expand owner-occupied housing opportunities in multi-unit structures.***

In addition to increasing housing options for renters, the FVHDZ supports expanding options for prospective homebuyers, many of which have budgets, needs, and preferences best served by accommodations in multi-unit structures. For example, according to the market study for the RiverMills Vision Plan, single professionals, couples without children, small families, and empty-nesters are some household types likely to invest in condominiums or townhouses, as opposed to traditional single-family homes. The FVHDZ offers numerous opportunities to develop or renovate owner-occupied units in multi-family

structures. For example, former mill buildings on the RiverMills site are eligible for conversion into condominiums. The RiverMills Vision Plan also proposes new townhouse construction as a future use at the site. Elsewhere in the neighborhood, historic structures such as the former Belcher Elementary School offer significant potential for redevelopment into market-rate condos.

Indicators of Success:

- Increase in owner-occupied units of all types.

Milestones:

- Support closings on up to five (5) three-family structures through City's Multi-Family Housing Initiative, annually (*ongoing*)
- Saint Patrick's Church and Rectory Redevelopment (*5+ years*)
- 105 East Street Redevelopment (*5+ years*)

- ***Objective C: Increase housing options for residents of all income levels, ages, abilities, and households of different sizes.***

Chicopee Falls is well-positioned to become a focal point of multi-family and mixed-used development that serves a wide variety of household types. The neighborhood is built upon a walkable urban grid with the impending development of a pedestrian/bike network on the Chicopee River. Connecting the Falls to Chicopee Center and beyond makes this neighborhood conducive to many household types. One age demographic that the Falls is bound to interest is Empty Nesters. This age bracket is looking to downsize living accommodations. Projected to grow by about 1,000 individuals over the next five (5) years, the City's older residents will benefit from an expanded inventory of condominiums and apartments that will be accommodated within the FVHDZ.

The FVHDZ also offers an attractive housing market for students, single professionals, and small families priced out of more competitive housing markets throughout Western Massachusetts. The Zone offers a prime opportunity to find suitable housing for students attending Elms College in Chicopee, and workers at other area employers including Baystate Medical Center and MGM Springfield.

Indicators of Success:

- Increase diversity of market-rate, workforce, and affordable housing units;
- Meet Age-Friendly Community Designation Goals; and
- Increase housing accommodations for Empty Nesters and young professionals.

Milestones:

- Support closings on up to five (5) three-family structures through City's Multi-Family Housing Initiative, annually (*ongoing*)
- Former Belcher Elementary School Redevelopment (*3-5 years*)

- Former St. George Rectory and School Renovation (3-5 years)
- Construction of Multi-Family Housing at Oak Street/W. Main Street Vacant Parcel (1-2 years)
- Former Facemate Lot #1 (Baskin Parcel) Redevelopment (2-3 years)
- Former Uniroyal Property (Buildings #26, 27 & 42) Redevelopment (3-5 years)

Goal #3: Support Economic Development

- ***Objective A: Catalyze broader reinvestment throughout the Chicopee Falls neighborhood.***

Today, Chicopee Falls’ industrial legacy poses significant environmental challenges. Vacant, deteriorating mill buildings are impacted by hazardous materials and cast a perception of decay over the neighborhood. The economic void left behind by Uniroyal and other manufacturing entities continues to depress the neighborhood’s business climate. With the out-migration of the neighborhood’s workforce and residents, many small businesses were forced to shutter. Much of the Falls’ first-floor retail space remains empty or underutilized.

The transformation of RiverMills will illuminate the neighborhood’s potential to become a vibrant, amenity-rich urban village. As that potential becomes more apparent, investment interest will grow neighborhood-wide. Redevelopment projects will multiply, spinning off the positive impacts already emanating from completed RiverMills redevelopment projects.

Indicators of Success:

- Increase in real property investments measured both in dollars and total projects;
- Advance redevelopment of former Uniroyal Property; and
- Increase neighborhood business activity.

Milestones:

- Completion of Phase II and Phase III of the Chicopee Canal and RiverWalk (3-5 years)
- New construction of Chicopee Sports Indoor Soccer Complex (1-2 years)
- Former Facemate Lot #1 (Baskin Parcel) Redevelopment (2-3 years)
- Former Uniroyal Property (Buildings #26, 27 & 42) Redevelopment (3-5 years)

- ***Objective B: Create and sustain jobs in the local construction industry and associated economic sectors.***

In most communities, the construction industry is a critical source of well-paying jobs. Construction jobs are especially important for Chicopee Falls, with 9.5% of residents working in the industry (2017 ACS 5-year Estimates). By comparison, only 3.8% of residents across the Springfield-Metropolitan area and only 4.3% of residents throughout the Commonwealth work in construction jobs. Development at RiverMills and throughout Chicopee Falls will support job growth and retention in this critical employment sector.

Increased construction activity will also generate additional local economy impacts as construction personnel spend personal income, buy goods and services, and pay taxes. Permanent jobs will be created in property management, sports and recreation, and other necessary services as projects are completed. For example, the recently opened RiverMills Assisted Living at Chicopee Falls was a \$25 million construction project and resulted in the creation of ninety (90) new jobs to operate the facility.

Indicators of Success:

- Increase number of building permits issued; and
- Increase number of local construction opportunities.

Milestones:

- Development of Public Recreation Area at the lower tier of former Uniroyal Property (3-5 years)
- Completion of Streetscape Improvements – West Main, Main, Oak, Church, Grove and Court Streets (5+ years)
- New construction of Chicopee Sports Indoor Soccer Complex (1-2 years)
- Former Facemate Lot #1 (Baskin Parcel) Redevelopment (2-3 years)
- Former Uniroyal Property (Buildings #26, 27 & 42) Redevelopment (3-5 years)

- ***Objective C: Reestablish a dense residential environment conducive to storefront reactivation and the development of new neighborhood-scale retail operations.***

Throughout the mid-20th century, manufacturing served as the economic anchor of Chicopee Falls. Once major facilities closed, a large portion of the workforce migrated out of the City, in search of new employment. Heavily dependent on the presence of manufacturing employees for business, many storefronts were forced to close. Urban Renewal during the 1970s further decimated the neighborhood population, razing multi-family housing in favor of less dense, autocentric development projects. A walking inventory of the Zone reveals that Chicopee Falls suffers from high rates of business vacancy to this day.

Proposed infill and residential development at RiverMills, and historic renovations throughout the neighborhood will re-establish the dwelling unit and population density necessary to support local, neighborhood-scale business activity.

Indicators of Success:

- Increase housing density throughout the Zone; and
- Decrease total, existing vacant commercial space throughout the Zone.

Milestones:

- Increase in neighborhood housing density as measured by DUA to 7.62 (ongoing)
- Reduction of 50% of vacant commercial space (ongoing)

Objective D: Create demand to attract and support entrepreneurship and new business development.

The creation of new mixed-use buildings, the redevelopment of old mill structures, and an increase in housing units throughout Chicopee Falls will support more opportunities for local entrepreneurs and businesses to establish themselves within the FVHDZ.

Indicators of Success:

- Increase new business entities located within the FVHDZ; and
- Increased demand for local business services .

Milestones:

- Development of Public Recreation Area at the lower tier of former Uniroyal Property (3-5 years)
- New construction of Chicopee Sports Indoor Soccer Complex (1-2 years)
- Former Facemate Lot #1 (Baskin Parcel) Redevelopment (2-3 years)
- Former Uniroyal Property (Buildings #26, 27 & 42) Redevelopment (3-5 years)

- ***Objective E: Grow and support arts, cultural, and recreation activities within Chicopee Falls.***

An increase in market-rate housing will activate key cultural and recreational facilities within Chicopee Falls by creating new demand for such amenities. For example, the RiverMills Vision Plan integrates multi-family housing with playing fields and a pedestrian/bike path along the Chicopee River. The trail will form the eastern segment of the Chicopee Canal and RiverWalk allowing for greater access to other destinations throughout the City. The first phase of the Chicopee Canal and RiverWalk has already been constructed in Chicopee Center and when the two segments are connected will allow for alternative transportation options between the two (2) neighborhoods. Encouraging development of multi-family housing within easy walking distance will assure that these assets will deliver substantial community benefits, both to those living at RiverMills and to residents of the broader community. The mixture of recreational, residential, and commercial development at RiverMills will promote the perception of safety, inviting the community to enjoy recreational opportunities at a long overlooked portion of the neighborhood.

Indicators of Success:

- Development of RiverMills greenspace network;
- Development of neighborhood programming; and
- Increased use of waterfront recreational opportunities by Chicopee Falls residents, as well as visitors from neighboring communities.

Milestones:

- Completion of Lincoln Grove Park Splash Pad Reconstruction (*ongoing*)
- Completion of Phase II and Phase III of the Chicopee Canal and RiverWalk (*3-5 years*)
- Development of Public Recreation Area at the lower tier of Former Uniroyal Property (*3-5 years*)

- ***Objective F: Promote the development of a mix of land uses in the neighborhood, providing a wide array of jobs for residents to access within a short commute.***

The RiverMills Vision Plan aims to reintegrate land uses in Chicopee Falls. Each of its redevelopment scenarios proposes a thoughtful mosaic of residential, commercial, and recreational uses. The FVHDZ, in addition to supporting the RiverMills Vision Plan, will incentivize market-rate residential development above first-floor storefront retail, further contributing to the neighborhood's mixed-use renaissance that will provide increased local job options throughout the Zone.

Indicators of Success:

- Increase number of mixed-use development projects in Chicopee Falls; and
- Increase number of neighborhood jobs.

Milestones:

- Implementation of the Comprehensive Plan – Zoning Code Changes (*ongoing*)
- RiverMills Center – Landscape Improvements (*2-3 years*)
- Completion of Phase II and Phase III of the Chicopee Canal and RiverWalk (*3-5 years*)
- Completion of Streetscape Improvements – West Main, Main, Oak, Church, Grove and Court Streets (*5+ years*)
- Former Uniroyal Property (Buildings #26, 27 & 42) Redevelopment (*3-5 years*)

Goal #4: Promote Neighborhood Stabilization

- ***Objective A: Create a new urban experience in Chicopee Falls by re-designing streetscapes and public space (i.e. vehicular & pedestrian circulation, lighting, bike lanes, urban forest, wayfinding, and parking access).***

The FVHDZ envisions Chicopee Falls becoming an urban destination that equitably accommodates all transportation modes. Redesigned streetscapes and public spaces will encourage residents to experience the neighborhood on foot or by bike, helping connect new housing with neighborhood businesses and amenities. Increased residential density and a Complete Streets approach to transportation infrastructure will work in tandem to increase property values, expand the local tax base, and improve local economic conditions. Attractive streetscapes and public spaces will also serve as a selling point for new residential

construction. These goals will come into more focus as the City advances its first city-wide, comprehensive planning process (Envision Our Chicopee: 2040) slated for completion in late 2021/early 2022.

Indicators of Success:

- Increase linear feet of dedicated bike paths and on-street bike lanes;
- Increase number of street trees;
- Increase number of areas of public congregation (e.g. benches and parklets); and
- Reduction in dependency on automobiles.

Milestones:

- Adoption of municipal Complete Streets Policy (1-2 years)
- Adoption of municipal Complete Streets Prioritization Plan (1-2 years)

- ***Objective B: Increase neighborhood pedestrian activity.***

Urban Renewal during the 1970s prioritized the needs of automobiles over all other transportation infrastructure. The Chicopee Falls Urban Renewal Plan widened main auto corridors and replaced dense workforce housing with off-street parking. At the same time, the City's retail sector moved from downtown neighborhoods to strip malls along Memorial Drive, accessible almost exclusively by car.

The prioritization of auto transportation created significant challenges for neighborhood pedestrians. Residents who had walked down Main Street to access basic needs now had to drive out of the neighborhood to do so. In order to access remaining establishments and services, pedestrians were forced to cross wider, more dangerous streets with faster traffic. The FVHDZ recognizes shifting demands for housing in walkable, pedestrian-friendly neighborhoods, especially in traditional downtown areas. Both by incentivizing market-rate housing and improving pedestrian navigability, the Zone aims to re-establish Chicopee Falls as a tightly-knit urban village. The challenges that pedestrians face will be further addressed through the city-wide comprehensive planning process.

Indicators of Success:

- Increase in daily pedestrian counts at key transportation nodes and corridors;
- Continued updates to City sidewalk, crosswalk, curb ramp (bike path/bike lane), and pedestrian signal inventory; and
- Increase in linear feet of curb-protected sidewalks.

Milestones:

- Reconstruction of West Main and East Main Streets as Complete Streets (3-5 years)
- Completion of Phase II and Phase III of Chicopee Canal and RiverWalk (3-5 years)
- Completion of Streetscape Improvements – West Main, Main, Oak, Church, Grove and Court Streets (5+ years)

- **Objective C: Continue the improvement of public infrastructure.**

In order for Chicopee Falls to thrive as one of the City's urban centers, public infrastructure improvements will need to continue in step with infill development and adaptive reuse of historic structures. Prospective residents of new housing will demand a high level of public services, including high-speed internet, well-lit streets, and adequate utility services. Modernization of the neighborhood's sewer system will make it easier for new restaurants and businesses to access sewer utilities. It will also ensure that the Chicopee River - one of the neighborhood's prime assets - remains clean and safe for use as a recreational asset.

Indicators of Success:

- Improvement of street lighting, including increased coverage and pedestrian-scale design;
- Undergrounding of utility lines, allowing for increased street tree planting;
- Extension of high-speed broadband internet, including commercial and residential fiber optic service (crossroads fiber);
- Continued separation of the neighborhood's combined sewer system; and
- Updating of existing water infrastructure, as necessary.

Milestones:

- Evaluation of potential utility expansion toward Facemate Lot #1 (Baskin Building) *(1-2 years)*
- Completion of Combined Sewer Overflow (CSO) Separation and Water Upgrades on various streets *(ongoing)*
- Completion of Streetscape Improvements – West Main, Main, Oak, Church, Grove and Court Streets *(5+ years)*

- **Objective D: Address environmental conditions that hinder private redevelopment.**

Industrial manufacturers in Chicopee Falls left a legacy of environmental contamination that the neighborhood has struggled to overcome. The RiverMills Site is riddled with hazardous building materials including asbestos, lead, mercury, polychlorinated biphenyls (PCBs), and others. Remediation completed to date has already removed barriers to redevelopment. The northern portion of RiverMills has been rehabilitated and now houses the RiverMills Senior Center and the RiverMills Assisted Living Facility, a 95-unit assisted living facility that opened in November 2019.

Abatement of hazardous materials continues on the southern portion of RiverMills. The former Uniroyal Administration Building has been remediated and weatherized to be protected for future redevelopment. Buildings #27 and #42 will go through a similar abatement and weatherization process in 2020 to be preserved for future development.

Indicators of Success:

- Issuance of RFP for redevelopment of the Uniroyal Property; and
- Advance assessment of other neighborhood sites that may have negative environmental impacts.

Milestones:

- Completion of Uniroyal Buildings #27, 42, & 52 abatement and weatherization (*ongoing*)
- Completion of Former Uniroyal Property building abatement, demolition, and site-wide environmental remediation (*ongoing*)

- ***Objective E: Maintain and improve the security of Chicopee Falls through reactivation of the public realm.***

Chicopee Falls currently lacks the active street life that safe neighborhoods typically exhibit. Checkered with vacant lots and largely devoid of foot traffic, Chicopee Falls does not inspire a sense of safety in parents, customers, or visitors. Chicopee Falls needs an increase in the activity in the public realm that will put “eyes on the street” and create a sense of security. The FVHDZ proposes that increased residential density, lit storefronts, and infill development will help establish a perception of neighborhood safety while increasing desired pedestrian activity.

Indicators of Success:

- Increase in number of public establishments in operation throughout the day (i.e. morning, midday, and evening);
- Increase in variety of establishments and clientele (e.g. families, kids, seniors, young professionals)
- Improved partnerships and programming with Chicopee Police, which is headquartered within the district on Church Street

Milestones:

- Implementation of the Comprehensive Plan (*ongoing*)
- Development of Public Recreation Area at the lower tier of former Uniroyal Property (*3-5 years*)
- Completion of Streetscape Improvements – West Main, Main, Oak, Church, Grove and Court Streets (*5+ years*)
- Completion of Chicopee Canal and RiverWalk Phases II and III (*3-5 years*)

2. A detailed description of construction, reconstruction, rehabilitation, and related activities, public and private, proposed for the HD Zone as of the date of its adoption. This presents the larger redevelopment/revitalization context in which the HDIP will operate and that will support/complement the development of market-rate housing (e.g., infrastructure and streetscape improvements; open space; pedestrian and bicycle access/circulation; other housing development, both affordable and market-rate; public art).

Completed Public Projects

- Former Facemate Property - Building Abatement, Demolition and Site-Wide Environmental Remediation

The former Facemate Property encompassed an eight (8) building textile manufacturing facility, directly north of the former Uniroyal Property. The City advanced site-wide abatement and demolition activities to abate hazardous building materials and subsequently demolish the buildings. Significant site remediation efforts were required to address contaminants in soils and building debris to allow future redevelopment to occur as part of the RiverMills Vision Plan

Investment:	\$10,000,000
Parcel ID:	0201-00001
Completed:	2012

- RiverMills Senior Center – New Construction

RiverMills Senior Center construction was advanced by the City in 2012 following completion of Facemate Building Abatement, Demolition, and Site-Wide Environmental Remediation. This facility provides programming and activities for the City's senior population in a 21,000 square foot facility built on one (1) of the three (3) redevelopment parcels created from the former Facemate Property. The facility opened in 2014 and operates Monday through Friday, every week.

Investment:	\$9,000,000
Parcel ID:	0202-00015
Completed:	2014

- RiverMills MassWorks Infrastructure Upgrades – RiverMills Drive, Water, Sewer, Sewer Pump Station & Electric

The City utilized funding from the Massachusetts MassWorks Infrastructure Program to complete necessary utility infrastructure upgrades to support development at RiverMills per the RiverMills Vision Plan. These improvements included water, sewer, electric and sewer pump station upgrades. Additionally, the grant supported the construction of a new public way, RiverMills Drive to advance redevelopment of the Facemate Property.

Investment: \$2,600,000
Parcel ID: N/A
Completed: 2014

○ Uniroyal Building #26 (Administration Building) – Building Abatement and Weatherization

Uniroyal Building #27 served as the main administration hub for the Uniroyal Company. The Building is prioritized for rehabilitation as part of the RiverMills Vision Plan. The City advanced hazardous building materials abatement and weatherization improvements (roof repairs and the securing of windows) to protect the structure from weather damage until redevelopment activities can be advanced by a private entity.

Investment: \$750,000
Parcel ID: 0147-00006
Completed: 2016

○ Former Facemate Lot #1 (Baskin Parcel) – Additional Site-Wide Remediation

This redevelopment parcel created from a portion of the former Facemate Property, required additional site-wide remediation efforts following the Facemate site-wide remediation activities discussed above. Additional remediation work addressed asbestos, arsenic, lead, and other contaminants in soil in addition to buried demolition debris to prepare the site for future, private development.

Investment: \$300,000
Parcel ID: 0173-00001
Completed: 2018

○ Public Safety Complex – Renovations

Renovations to the City's Public Safety Complex addressed significant improvements needed to ensure the facility is properly equipped to address contemporary public safety operations. The project addresses building code compliance, refurbishment of mechanical systems and office spaces, abatement of hazardous building materials, new staff facilities, parking, and the creation of a regional dispatch center.

Investment: \$11,000,000
Parcel ID: 0147-00008
Completed: 2019

- School Department Parking Lot – Reconstruction

This project addressed the reconstruction and expansion of parking facilities for Chicopee School Department Offices located at 180 Broadway. The project addressed failing pavement, accessible parking and building access, stormwater management, and improved pedestrian facilities.

Investment:	\$175,000
Parcel ID:	0125-00055
Completed:	2019

Completed Public-Private Projects

- Lincoln Grove Park – Community Gardens

Established by a community organization, the community gardens at Lincoln Grove provide approximately twenty (20) 6 foot by 12 foot planting beds that are available for rent to community members. The Garden is maintained by Chicopee Community Gardens with support from the Chicopee Department of Parks & Recreation.

Investment:	\$2,500
Parcel ID:	0103-00013
Completed:	2015

- Residences at 51 & 55 Maple Street – Renovations

The Valley Opportunity Council (VOC) purchased and renovated two (2) two-family structures on Maple Street, and now maintains these apartments as affordable rental units within the neighborhood.

Investment:	\$469,000
Parcel ID:	0175-00027 and 0175-0027A
Completed:	2016

- 58-60 Maple Street – New Construction

In 2016, VOC acquired this vacant parcel and constructed a two-family structure on the property. Both housing units are maintained as affordable rental units.

Investment:	\$300,000
Parcel ID:	0175-00016
Completed:	2017

- Headstart Daycare – Former Chicopee Falls Public Library Branch

The City closed the Chicopee Falls Branch of the Chicopee Public Library in 2015 following the opening of a new main library facility on Front Street in 2014. The Falls Branch remained vacant until the City signed a lease with Headstart for long-term use of the building as a daycare facility.

Investment:	\$1,000,000 (est.)
Parcel ID:	0103-00012
Completed:	2019

Completed Private Projects

- Mutt Cuts/Mutt Rescue – New Construction

A local pet grooming business and dog rescue program purchased and developed a stand-alone facility in the neighborhood to replace leased space at 55 Main Street.

Investment:	\$300,000 (est.)
Parcel ID:	0147-00005
Completed:	2017

- Polish National Credit Union – Renovations

Renovations at the 923 Front Street main offices addressed façade improvements, building accessibility, drive-thru service, and parking lot improvements.

Investment:	\$250,000 (est.)
Parcel ID:	0124-00008
Completed:	2018

- 55 Main Street - Renovation & Site Redevelopment

Veden, LLC advanced substantial building renovations to an existing building to maintain professional office spaces and create classroom and training facilities for National Ambulance.

Investment:	\$3,000,000 (est.)
Parcel ID:	0202-00010
Completed:	2019

- RiverMills Assisted Living at Chicopee Falls – New Construction

Constructed on Lot #4 of the former Facemate Property, this private development followed the City’s release of a Request for Proposals (RFP) soliciting development proposals for the property. The City selected a proposal from DS Development, LLC to construct a 98-room assisted living facility inclusive of a specialized Alzheimer’s/Dementia Care component. The project officially opened to residents in November 2019 and represents the first private redevelopment project consistent with the RiverMills Vision Plan.

Investment:	\$25,000,000
Parcel ID:	0202-00015
Completed:	2019

Current Public Projects

- Former Uniroyal Property – Building Abatement & Demolition and Site-Wide Environmental Remediation

The City has been advancing successive phases of Brownfields assessment, remediation, building abatement, and demolition activities as the former Uniroyal Property beginning in 2010. These efforts are necessary to clear deteriorated structures from the property, address environmental contamination in soils, and prepare the property for both private and public redevelopment projects. To date, seventeen (17) buildings have been demolished and countless projects advanced to address soil contamination. The City will continue these efforts until the property is prepared for redevelopment consistent with the RiverMills Vision Plan.

Investment:	\$20,000,000, to date
Parcel ID:	0124-00003 and 0147-00009
Completed:	Ongoing

- Combined Sewer Overflow (CSO) Separation & Water Upgrades – Various Neighborhood Streets

The City’s Department of Public Works (DPW) continues to advance construction efforts to separate combined sewers in the neighborhood while updating aging water lines in impacted streets. The project will result in full depth reconstruction of streets within the identified project areas identified on Map VI.

Investment:	\$1,100,000
Parcel ID:	N/A

Completed: Ongoing

○ Uniroyal Buildings #15, #27, & #42 – Abatement & Weatherization

These former Uniroyal Buildings represent additional structures that hold potential for redevelopment based upon each structure’s current structural condition. The City is preparing plans to abate these structures of hazardous materials and prepare for possible, future redevelopment by the private development community. Additionally, similar to Uniroyal Building #26 (Administration Building) the City will also advance weatherization efforts including roof improvements and the securing of windows to minimize weather impacts to the buildings until private redevelopment can be advanced. Building #15, the former power facility, will be prepared for demolition following abatement.

Investment: \$2,500,000 (est.)
Parcel ID: 0124-00003 and 0147-00009
Completed: Ongoing

○ Lincoln Grove Park – Splash Pad Reconstruction

The City has advanced the reconstruction of an existing splash pad facility at Lincoln Grove Park. The project aims to increase the size of the facility and introduce additional play and water elements. The project is being funded through the Office of Community Development with Community Development Block Grant (CDBG) funds.

Investment: \$325,000
Parcel ID: 0103-00013
Completed: 2020

Current Public-Private Projects

○ MacArthur Terrace Residences – Property Improvements

The Owner of this multi-family, affordable housing development is advancing improvements to mechanical systems, building accessibility, utility connections, and parking areas.

Investment: \$22,000,000
Parcel ID: 0174-00005 & 0149-00023
Completed: Ongoing

Current Private Projects

N/A

Future Public Projects

- RiverMills Senior Center – Landscape Improvements

The City is currently developing a Landscape Management Plan for the grounds of RiverMills Senior Center. The landscape at RiverMills is designed as a mosaic of natural areas (grass and wildflower meadows), rain gardens for storm water management, tended gardens, and minimal turf areas to support outdoor programming. A landscape management plan is needed to ensure particular areas maintain the important functions (i.e. storm water management) while ensuring appropriate species diversity. These efforts will ensure future maintenance on this property is minimized as much as possible.

Investment:	\$150,000 (est.)
Parcel ID:	0202-00015
Projected Completion:	2023

- Chicopee Canal & RiverWalk – Phase II & Phase III

The Chicopee Canal & RiverWalk is projected to encompass a multi-use path stretching from Chicopee City Hall on Front Street to RiverMills Senior Center on West Main Street. Currently Phase I is constructed from City Hall to Grape Street. Phase II is currently in design and encompasses the path from Grape Street to the intersection of Front and Oak Streets. Phase III focuses on continuing the path from the former Uniroyal Property to RiverMills Senior Center where a trail head facility is also planned. Funding for construction of Phase II is scheduled on the regional Transportation Improvement Plan (TIP) while Phase III funding is not yet secured.

Investment:	Phase II = \$4,000,000 (est.) Phase III = \$750,000 (est.)
Parcel ID:	0147-00010 & 0202-0015A
Projected Completion:	2025

- Public Recreation Area – Lower Tier of former Uniroyal Property

The City intends to maintain ownership of a portion of the former Uniroyal Property (i.e. the Lower Tier) adjacent to the Chicopee River for the development of public

recreational facilities. While no official program for this project has been determined, conversations with the Department of Parks & Recreation are advancing at a conceptual level.

Investment: \$5,000,000 - \$10,000,000 (est.)
Parcel ID: 0124-00003
Projected Completion: To Be Determined

○ Streetscape Improvements – West Main, Main, Oak, Church, Grove & Court Streets

As redevelopment continues in the Chicopee Falls neighborhood, with particular focus on buildout of the RiverMills Vision Plan, existing streets have been identified for improvements to existing utilities and streetscapes to complement the City’s efforts to build a dynamic, pedestrian friendly, and active neighborhood. The City will look to these improvements to support additional private development efforts and ensure adequate utility service to support future projects. These improvements would likely follow efforts to secure additional funding through the Commonwealth’s MassWorks Infrastructure Program.

Investment: \$10,000,000 - \$20,000,000 (est.)
Parcel ID: Public rights-of-way
Projected Completion: 2026

Future Public-Private Projects

○ Edward Bellamy House – Structural & Systems Upgrades

The Edward Bellamy House is the historic homestead of Edward Bellamy, a famed Utopian thinker and writer, who spent much of his life in Chicopee. Today, the Bellamy House is the home of the Edward Bellamy Memorial Association and the Chicopee Historical Society, in addition to being listed in the National Register of Historic Places. The House is in need of significant structural and mechanical systems upgrades to protect the invaluable historic collections housed within its walls and allow both entities to advance new programming and displays at the property.

Investment: \$5,000,000 - \$10,000,000 (est.)
Parcel ID: 0148-00036
Projected Completion: 2023

- Former Belcher Elementary School – Redevelopment

The former Belcher School, a public elementary school built in 1900, is approximately 28,000 square feet in size and has sat vacant since 2010 when the City relocated the elementary school to a newly renovated building. The City issued a Request for Proposals (RFP) for the redevelopment of the structure and selected a development proposal from the Valley Opportunity Council (VOC) to redevelop the building into a mixed (market & affordable) housing project of approximately twenty-five (25) units.

Investment:	\$10,000,000 - \$15,000,000 (est.)
Parcel ID:	0127-00049
Projected Completion:	2025

- Former St. George Rectory & School – Redevelopment

In 2016, VOC acquired the St. George Rectory and School for conversion into mixed-income housing. The conversion project will involve both structures: the approximately 37,021 square foot school and the much smaller rectory facility. The project is currently in the conceptual design phase.

Investment:	\$10,000,000 - \$15,000,000 (est.)
Parcel ID:	0175-00030
Projected Completion:	2025

Future Private Projects

- Chicopee Sports Indoor Soccer Complex – New Construction

A local business, Chicopee Sports Inc., has proposed the redevelopment of the former Savage Arms property, an additional Brownfields site adjacent to the former Facemate Property, as an indoor soccer and sports field complex. The current project proposal includes the development of two fields – one adult and one youth within a permanent structure with site parking. The Chicopee Sports Complex will provide year-round active recreation opportunities in Chicopee Falls and address a regional shortfall in such recreational facilities.

Investment:	\$3,000,000 - \$6,000,000 (est.)
Parcel ID:	0174-00018
Projected Completion:	2022

○ Multi-Family Housing at Oak Street/W. Main Street Vacant Parcel – New Construction

This vacant parcel of approximately 1.5 acres was historically utilized as mill housing while the neighboring Uniroyal facility was in operation. The housing structures were demolished during Urban Renewal to prepare for new development that never materialized. The property is classified as a Brownfields site, however any environmental issues existing at the property are being addressed by the current owner and future developer. Currently, the development proposal includes 51 units of multi-family, market rate housing including a diversity of unit sizes from studios to 2-bedroom units. The project began permitting reviews in March 2020.

Investment:	\$10,000,000 - \$15,000,000 (est.)
Parcel ID:	0147-0005H
Projected Completion:	2022

○ Former Facemate Lot #1 (Baskin Parcel) – Redevelopment

Former Facemate Lot #1 (Baskin parcel) is the second and last private redevelopment parcel created from the former Facemate Property. At approximately 4.05 acres, the parcel includes an 11,000 square foot brick warehouse structure prioritized for redevelopment in the RiverMills Vision Plan. In February 2020, the City accepted development proposals through the release of an RFP. Proposals are being reviewed by a Mayoral Selection Committee. Proposals include mixed-use development schemes that include a significant housing component. A recommendation on development proposals is anticipated in Fall 2020.

Investment:	\$20,000,000 - \$40,000,000 (est.)
Parcel ID:	0173-00001
Projected Completion:	2023

○ Former Uniroyal Property (Buildings #26, 27 & 42) – Redevelopment

Private redevelopment at the former Uniroyal Property will encompass approximately eleven (11) acres of the upper tier of the property. The private redevelopment parcel will also include three (3) remaining buildings (Buildings #26, #27, & #42). Private development proposals will be evaluated for consistency with the RiverMills Vision Plan following the release of an RFP soliciting such proposals.

Investment:	To Be Determined
Parcel ID:	0147-00009
Projected Completion:	To Be Determined

○ Saint Patrick’s Church & Rectory – Redevelopment

In March 2020, the Springfield Diocese listed both Saint Patrick’s Church and Rectory for sale. Saint Patrick’s was impacted by the Diocese-wide consolidation of churches that occurred throughout the region around 2010. St. Patrick’s officially ceased all faith-based activities in 2019. These properties are well situated within the neighborhood and may support mixed-use or exclusively residential development projects in the future.

Investment:	To Be Determined
Parcel ID:	0084-00002 & 0084-00001
Projected Completion:	To Be Determined

○ 105 East Street - Redevelopment

The Thomas C. Page House, also known as the Belcher Lodge – Chicopee Falls Masonic Temple, stood on this property from approximately 1875 through February 2018 when a fire destroyed the structure. The building was most recently utilized as an antiques store. The City anticipates the owners will plan redevelopment activities for this parcel (approximately 0.89 acres) in the future, however, a program has not yet been determined.

Investment:	To Be Determined
Parcel ID:	0149-00007
Projected Completion:	To Be Determined

○ School Department Building (180 Broadway) – Redevelopment

The City is considering relocation of its School Department Offices to a new facility. While the new facility has not yet been identified or a timeline established for the move, such a move would allow the current building (a former elementary school) to be declared surplus by the City and marketed for redevelopment. The property holds potential for redevelopment as residential units. The building has a gross floor area of approximately 21,084 square feet and is located on a 1.2 acre parcel.

Investment:	To Be Determined
Parcel ID:	0125-00055
Projected Completion:	To Be Determined

3. Information on who will be undertaking the described development activities, if known.

Potential developers in the Falls Village Housing Development Zone include:

Valley Opportunity Council

The Valley Opportunity Council (VOC), is dedicated to eliminating poverty by providing the opportunity for our low- and moderate-income neighbors, families and friends in the Greater Hampden County area to achieve greater independence and a higher quality of life. VOC owns several properties within the FVHDZ that are eligible for redevelopment into multi-unit housing, including the former St. George Parish Rectory and School. They also have plans to redevelop the former Belcher Elementary School for housing.

Contact Information:

Stephen Huntley, Executive Director
35 Mt. Carmel Avenue
Chicopee, MA 01013
413-552-1554
<https://www.valleyopp.com/>

- ***Chicopee Sports Center, Inc.***

Chicopee Sports Center owns the former Savage Arms property and has plans to redevelop that property as an Indoor Sports Complex.

Contact Information:

William J. Stetson
49 Fairfield Ave, Apt. 2
Chicopee, MA 01013
(413)244-1053

- ***Craig Authier***

Craig Authier is a local residential developer who is pursuing development of a multi-family structure on vacant land located at Oak and West Main Streets. Mr. Authier has experience with a variety of residential developments from single-family homes to multi-unit condo developments.

Contact information:

Craig Authier, CRA Holdings Inc.
1421 Granby Road
Chicopee, MA 01013
413-537-4231

4. GIS quality maps depicting proposed development activities in the HD Zone. With respect to such activities, a separate map appropriately labeled must be submitted for each of the following:

- **Location of proposed development and redevelopment activities, public and private, including identification of potential HD Projects, if known;**
- **Proposed changes to property lines and foot-prints of existing buildings;**
- **Proposed uses of each parcel, including identification of land in mixed use and land in public use;**
- **Proposed zoning changes related to proposed uses; and**
- **Identification of all existing and proposed HD Zones within the Municipality**

Please see the following maps included at the end of this section:

- Map VI: Proposed Development and Redevelopment Activities
- Map VII: Proposed Use Change
- Map VIII: HD Zone Map*
- Map IX: Opportunity Zone Map

*Please note, no zone changes are proposed as part of this proposal.

5. A tabular analysis comparing existing zoning requirements to proposed zoning requirements.

Zoning within the proposed FVHDZ consists of residential, commercial, and industrial properties, many of which are contained within the Mill Conversion and Commercial Center Overlay District. Uses permitted by the existing zoning code and regulations align well with the goals of the FVHDZ. Therefore, the City anticipates no immediate need to change existing zoning requirements to facilitate the advancement of the development and/or redevelopment projects detailed above.

The following table summarizes the existing zoning requirements for all zone types within the proposed FVHDZ. Please see complete details of each zoning type in Attachment I.

6. A statement that any proposed HD Project(s) identified in the HD Zone Plan is eligible to receive a Preliminary Certification pursuant to 760 CMR 66.05(2)

The projects detailed in this section are eligible to receive preliminary certification in accordance with 760 CMR 66.05(2). These projects are within the FVHDZ, are within existing buildings and will contain more than two (2) units and require substantial rehabilitation in order to convert the former mill or other structures to residential uses.

7. Identification of the geographic area used in calculating the area’s median household income that is the target for market rate units in HD Projects (see Section H below for additional information), the Target Median Household Income established for the pricing area and the methodology used.

In identifying the target market for market-rate units, the geographic area used to calculate the area median income was the Greater Springfield Metropolitan Statistical Area (MSA) which includes Hampden, Hampshire, and Franklin Counties. The MSA corresponds to the HUD Metro Fair Market Area for the region. MSA household median incomes for the following household sizes were initially utilized in this calculation:

SPRINGFIELD MSA 60% INCOME LIMITS (2020)	
1-person households	\$37,260
2-person households	\$42,600
3-person households	\$47,940
4-person households	\$53,220

Data Source: American Community Survey 2014-2018

Calculations for Target Median Household Income are based on city-wide data.

MEDIAN HOUSEHOLD INCOME	Citywide	110% of Combined	HUD 60% Income Limits (Springfield MSA)
1-person households	\$26,989	\$29,688	\$37,260
2-person households	\$58,336	\$64,170	\$42,600
3-person households	\$67,563	\$74,319	\$47,940
4-person households	\$82,674	\$90,941	\$53,220
All households	\$49,434	\$54,377	-

POPULATION	Citywide
Total	55,661

The proposed FVHDZ housing projects include a mixture of unit sizes, predominantly studio and one-bedroom apartment units. These units are most likely to attract 2-person households; therefore the calculations for 2-person households (considered the ‘prototypical’ target market) are utilized as the Target Median Household Income for the pricing area.

8. A timeline for implementation of the HD Zone Plan containing a description of anticipated events, including public and private construction during the first five year period and for the duration of the HD Zone Plan, to the extent known.

The following chart lists on-going or anticipated projects, both public and private, that are planned for the FVHDZ.

Completed Public Projects	Year
Former Facemate Property - Building Abatement & Demolition and Site-Wide Environmental Remediation	2012
RiverMills Senior Center – New Construction	2014
RiverMills MassWorks Infrastructure Upgrades – RiverMills Drive, Water, Sewer, Sewer Pump Station & Electric	2014
Uniroyal Building #26 (Administration Building) – Building Abatement and Weatherization	2016
Former Facemate Lot #1 (Baskin Parcel) – Additional Site-Wide Remediation	2018
Public Safety Complex – Renovations	2019
School Department Parking Lot – Reconstruction	2019
Completed Public-Private Projects	Year
Lincoln Grove Park – Community Gardens	2015
Residences at 51 & 55 Maple Street – Renovations	2016
58-60 Maple Street – New Construction	2017
Headstart Daycare – Former Chicopee Falls Public Library Branch	2019
Completed Private Projects	Year
Mutt Cuts/Mutt Rescue – New Construction	2017
Polish National Credit Union – Renovations	2018
55 Main Street – Renovation & Site Redevelopment	2019
River Mills Assisted Living at Chicopee Falls – New Construction	2019

Current Public Projects	Status
Former Uniroyal Property – Building Abatement & Demolition and Site-Wide Environmental Remediation	Ongoing
Combined Sewer Overflow (CSO) Separation & Water Upgrades – Various Neighborhood Streets	Ongoing
Uniroyal Buildings #15, #27 & #42 – Abatement & Weatherization	Ongoing
Lincoln Grove Park – Splash Pad Reconstruction	Ongoing
Current Public-Private Projects	Status
MacArthur Terrace Residences – Property Improvements	Ongoing

Current Private Projects	Status
None	N/A

Future Public Projects	Year (Est.)
RiverMills Center – Landscape Improvements	2023
Chicopee Canal & RiverWalk – Phase II & Phase III	2025
Public Recreation Area at the Lower Tier of Former Uniroyal Property – Development	2025
Streetscape Improvements – West Main, Main, Oak, Church, Grove & Court Streets	2026
Future Public-Private Projects	Year (Est.)
Edward Bellamy House – Structural & Systems Upgrades	2023
*Former Belcher Elementary School – Redevelopment	2025
*Former St. George Rectory & School – Renovation	2025
Future Private Projects	Year (Est.)
Chicopee Sports Indoor Soccer Complex – New Construction	2021
*Multi-Family Housing at Oak Street/W. Main Street Vacant Parcel – New Construction	2022
*Former Facemate Lot #1 (Baskin Parcel) – Redevelopment	2023
*Former Uniroyal Property (Buildings #26, 27 & 42) – Redevelopment	2025
*Saint Patrick’s Church & Rectory – Redevelopment	TBD
105 East Street – Redevelopment	TBD
*School Department Building (180 Broadway) Redevelopment	TBD

* Potential Certified Projects under the FVHDZ

9. A statement identifying the duration of the HD Zone Plan that is not less than five years or more than 20 years from the date of DHCD’s approval of the HD Zone designation. The duration of a HD Zone Plan may not be less than the duration of Certified HD Projects located in the HD Zone.

The City of Chicopee’s proposal for the FVHDZ anticipates a twenty (20) year effective period from DHCD’s approval of the proposed HD Zone. By maximizing the effective period of the Zone, the City anticipates the completion of identified Housing Development projects included in this proposal while allowing new/unanticipated projects to advance and further the identified goals and objectives for the Zone.

10. At a later time, as the HD Zone Plan is being implemented, a Municipality may request an amendment to its HD Zone designation and HD Zone Plan pursuant to 760 CMR 66.09,

in order to extend their duration beyond 20 years in order to accommodate new HD Projects over time, as appropriate.

Should the FVHDZ be successful in advancing the goals and objectives as detailed above, the City of Chicopee will consider requesting an amendment to the FVHDZ designation to extend the Zone's duration beyond the initial 20-year timeline, thereby allowing additional projects to be identified and pursued in support of the goals and objectives of the FVHDZ.

11. A statement of how the Municipality will advance its affirmative fair housing obligations in the HD Zone.

The City of Chicopee continues its commitment to affirmative fair housing obligations through a number of initiatives including the creation of the Falls Village Housing Development Zone. The City remains committed to diverse neighborhoods that allow residents of different incomes to, "...live, work and play close to home." The Commonwealth has set for each community a goal that 10% of its year round units be deed-restricted as affordable. While Chicopee has met this goal, the City continues to support the development of additional affordable housing opportunities throughout the City. As a HUD grantee, the City produces a five-year Consolidated Plan that sets forth community need, investment strategies and anticipated outcomes. Chicopee's CDBG Consolidated Plan details the demand for additional affordable housing stock available to low to moderate income residents.

The City of Chicopee will continue to address this need and its affirmative fair housing obligations through continued implementation of its Affordable Housing goals and strategies as detailed in the Consolidated Plan. This includes advancing the following:

- Affordable housing development;
- Housing rehabilitation;
- Direct financial assistance to homebuyers;
- Partnership with local agencies that provide housing and services to low and moderate income residents; and
- Economic development to stabilize neighborhoods, development businesses and create new jobs.

12. An explanation of how the HD Zone Plan is consistent with other municipal or regional plans and initiatives relating to planning and community and economic development, including a master plan, urban renewal plan, South Coast Rail Corridor Plan, 495 MetroWest Development Compact Plan, Gateway Cities initiatives, Business Improvement Districts, 43D, and 43E.

The Falls Village Housing Development Zone complements both City and regional plans that encompass housing, community, and economic development. Planning linkages include:

- ***RiverMills Visions for Redevelopment (2011)***

The FVHDZ directly supports the primary objective of the RiverMills Vision Plan: to redevelop a 65-acre former industrial Brownfields site into a mixed-use complex that includes market-rate housing, commercial/office space, and recreational opportunities. The FVHDZ will assist developers in undertaking the costly process of renovating former mill structures and/or properties into apartments, condominiums, and/or mixed-use space.

Web link: www.chicopeema.gov/562/RiverMills-at-Chicopee-Falls

- ***The City of Chicopee Consolidated Plan (2020-2024)***

The Consolidated Plan guides how the City administers U.S. HUD CDBG funds. The Consolidated Plan's objectives overlap with many from the FVHDZ.

Consolidated Plan objectives include:

- Support small businesses to sustain in current economic climate;
- Increase residential stability for low-moderate income housing through programs that provide safe affordable housing; and
- Strengthen neighborhoods through investment in public infrastructure, parks and open space, and public facilities.

Web link: www.chicopeema.gov/DocumentCenter/View/10088/Consolidated-Plan-FY-2020-2024

- ***The Pioneer Valley Regional Housing Plan (2014)***

Written by the Pioneer Valley Planning Commission (PVPC), in consultation with the Pioneer Valley Housing Advisory Committee, the Pioneer Valley Housing Plan (PVHP) identifies regional housing issues, goals, and potential policy interventions. The PVHP sets forth multiple housing goals that align well with the FVHDZ, including enhancing housing choice and transforming economically distressed areas.

Housing issues identified by the PVHP include:

- Decreasing median household size
- Increasing senior citizen population
- Increasing demand for downtown living accommodations
- An aging housing stock in need of replacement or substantial renovation.

The FVHDZ Plan also recognizes that these regional issues have an impact at the neighborhood scale in Chicopee Falls.

Web link: www.pvpc.org/plans/pioneer-valley-regional-housing-plan

- ***The Pioneer Valley Plan for Progress (2015)***

Developed by the PVPC and a range of regional stakeholders, the Plan for Progress lays out a vision for regional economic prosperity. Strategy #4 of the Plan for Progress calls for developing, "an array of economic housing options that foster economic competitiveness." Strategy action steps include the development and implementation of solutions to overcome

the challenge of a weak housing market. By encouraging infill development the FVHDZ represents one such solution.

Web link: www.pvpc.org/plans/plan-for-progress

- ***Pioneer Valley Regional Brownfields Plan (2014)***

Developed by PVPC, in coordination with regional stakeholders and guided by an advisory committee of Brownfields site experts, the plan identifies and prioritizes Areas of Brownfield Interest (ABI) that are in most need of remediation. From a database of over 500 known or suspected Brownfields sites within the forty-three (43) towns studied, twenty (20) ABI were identified – with two (2) being within Chicopee. This study identified a disproportionate number of low-income and minority neighborhoods concentrated around Brownfield sites.

Web link: www.pvpc.org/plans/pioneer-valley-regional-brownfields-plan

13. Any other reasonable information requested by DHCD.

Should DHCD require any further documentation regarding the proposed Falls Village Housing Development Zone, the City of Chicopee will provide such materials upon request.

Attachment I

**City of Chicopee
Applicable Zoning Type Chapters**

Zone/District	Location Description	Purpose	Permitted Uses
Mill Conversion and Commercial Center Overlay District	Encompasses part of the proposed HD Zone	The purpose of the Mill Conversion and Commercial Center Overlay District is to promote the economic health and vitality of the City by encouraging the preservation, reuse and renovation of underutilized or abandoned industrial properties and commercial centers through mixed-use development that includes compatible industrial, commercial, municipal and residential uses	<ul style="list-style-type: none"> • There is no restriction on combining different categories of use within the same building except any imposed by the State Building Code or other federal or state regulations. • Multifamily residential uses in conjunction with one or more of the uses by right in the underlying district • Residential uses combined with studios with an emphasis on arts and crafts
Commercial A	Various parcels	This district is designed for business uses that are intended to serve a neighborhood and to be compatible with residential areas	<ul style="list-style-type: none"> • Accessory uses • Commercial greenhouses • Educational services • Finance, insurance, and real estate services • Membership Clubs • Personal services • Professional services • Repair services other than for automobiles, trucks, and motorcycles • Retail trade without outdoor storage • Welfare and charitable services
Commercial A-1	Various parcels		<ul style="list-style-type: none"> • Accessory • Finance, insurance, and real estate services • Personal services • Professional services

			<ul style="list-style-type: none"> • Welfare and charitable services
Industrial	Various parcels	-	<ul style="list-style-type: none"> • Industrial uses • Any use allowed as a permitted use in Business A or B Districts • Accessory uses
Business A	Various parcels	General businesses located in areas of high traffic volume that are intended to serve an area-wide population	<ul style="list-style-type: none"> • Accessory uses • Automobile parking • Automobile service stations • Automotive trade • Business and professional services • Commercial greenhouses • Communications • Eating and drinking places without the consumption of alcohol, with or without live entertainment • Education services • Entertainment assembly • Finance, insurance and real estate • Funeral and crematory services • Hotels and motels • Membership clubs • Personal services • Repair services other than for automobiles and trucks • Retail trade with or without outdoor storage • Welfare and charitable institutions • Lodging house • Motor vehicle repair services • Animal kennels

<p>Business B</p>	<p>Various parcels</p>	<p>Heavy businesses that generate high volumes of traffic and are incompatible with residential and many general business uses</p>	<ul style="list-style-type: none"> • Accessory uses • Automobile parking • Automobile service stations • Automotive trade • Business and professional services • Commercial greenhouses • Communications • Contract construction services • Eating and drinking places without the consumption of alcohol, with or without live entertainment • Education services • Entertainment assembly • Finance, insurance and real estate • Funeral and crematory services • Hotels and motels • Membership clubs • Motor freight transportation • Personal services • Repair services other than for automobiles and trucks • Retail trade with or without outdoor storage • Utilities: offices, equipment storage and maintenance • Welfare and charitable institutions • Wholesale trade • Lodging houses • Motor vehicle repair
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			services <ul style="list-style-type: none"> • Animal kennels
Residential A	Various parcels	-	<ul style="list-style-type: none"> • Single-family detached dwellings • Churches and other places of worship • Cemeteries adjacent to or in extension of existing cemeteries • Private schools and colleges • Greenhouses accessory to a farm or private residence • Governmental services • Farms, nurseries, and truck gardens • Utilities transmission facilities and rights-of-way • Golf courses • Accessory uses
Residential B	Various parcels	-	<ul style="list-style-type: none"> • Single-family detached dwellings • Two-family residences • Churches and other places of worship • Cemeteries adjacent to or in extension of existing cemeteries • Private schools and colleges • Greenhouses accessory to a farm or private residence • Governmental services • Farms, nurseries and truck gardens • Utilities transmission facilities and rights-of-way • Golf courses • Accessory uses
Residential C	Various parcels	-	<ul style="list-style-type: none"> • Single-family dwellings

			<ul style="list-style-type: none">• Two-family dwellings• Three-family dwellings• Multifamily dwellings (four or more units)• Governmental services• Accessory uses
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§ 275-52. Residential A Districts.

A. Permitted uses in Residential A Districts shall include: **[Amended 12-20-1988]**

- (1) Single-family detached dwellings.
- (2) Churches and other places of worship.
- (3) Cemeteries adjacent to or in extension of existing cemeteries.
- (4) Private schools and colleges.
- (5) Greenhouses accessory to a farm or private residence.
- (6) Governmental services.
- (7) Farms, nurseries and truck gardens.
- (8) Utilities transmission facilities and rights-of-way.
- (9) Golf courses.
- (10) Accessory uses.

B. Special permits. Special permit uses in Residential A Districts which may be granted by the City Council shall be as follows: **[Amended 9-1-2009]**

- (1) Membership clubs.
- (2) Charitable institutions.
- (3) Garages and stables which are not accessory uses to the principal structure.
- (4) New cemeteries.
- (5) (Reserved)¹
- (6) Hospitals.
- (7) Isolation, drug and alcoholic clinics.
- (8) (Reserved)²
- (9) (Reserved)³

1. Editor's Note: Former Subsection B(5), Day-care centers, was repealed 9-18-2003 by Ord. No. 03-37.

2. Editor's Note: Former Subsection B(8), Nursing homes, was repealed 1-24-2011 by Ord. No. 11-02.

3. Editor's Note: Former Subsection B(9), Group care facilities, was repealed 9-18-2003 by Ord. No. 03-37.

- (10) Parking facilities. **[Added 10-4-1983; amended 5-7-1985]**
- (11) Home occupations. **[Added 12-20-1988]**
- (12) Permit for more than one unregistered vehicle. **[Added 5-21-1996 by Ord. No. 96-32]**
- (13) Animal kennels. **[Added 5-18-1999 by Ord. No. 99-34]**

C. Dimensional requirements shall be as follows:

- (1) Minimum lot size: 10,000 square feet.
- (2) Minimum setback: 25 feet to foundation and 15 feet to a porch or other part of the building. Where existing buildings within 300 feet on each side of the lot, on the same side of the street and within the same block and district, are set back less than the required minimum, new structures may be erected at the average alignment of the existing buildings. However, all buildings, including porches and other parts of the building, must be set back a minimum of 10 feet.
- (3) Minimum lot frontage: 100 feet.
- (4) Minimum lot depth: 100 feet.
- (5) Yards and maximum coverage shall be as follows: **[Amended 9-18-2003 by Ord. No. 03-37; 1-24-2011 by Ord. No. 11-02]**

	Side Yard (feet)	Rear Yard (feet)	Maximum Coverage (percent)	Maximum Heights (feet)
Permitted uses	6	25*	NR	40
Accessory buildings	3	3	40% of rear yard	30
Membership clubs	10	25	NR	40
Hospitals	25	35	NR	40
Charitable institutions	10	25	NR	40
Isolation, drug or alcoholic clinics	25	35	NR	40

	Side Yard (feet)	Rear Yard (feet)	Maximum Coverage (percent)	Maximum Heights (feet)
Garages and stables not accessory to permitted use	10	15	40% of rear yard	30

NOTES:

NR: No requirement.

*Except that a ground-story rear yard projection on the building may extend to within 15 feet of the rear lot line.

- D. Distance requirements. For the purposes of the distance requirements specified in this Zoning Ordinance, measurements shall be from boundary to boundary or from the outer limits of the boundary from one district to the outer limits of any of the boundary or district involved. **[Added 4-15-1997 by Ord. No. 97-21]**

§ 275-53. Residential B Districts.

- A. Permitted uses in Residential B Districts shall include: **[Amended 12-20-1988]**

- (1) Single-family detached dwellings.
- (2) Two-family residences.
- (3) Churches and other places of worship.
- (4) Cemeteries adjacent to or in extension of existing cemeteries.
- (5) Private schools and colleges.
- (6) Greenhouses accessory to a farm or private residence.
- (7) Governmental services.
- (8) Farms, nurseries and truck gardens.
- (9) Utilities transmission facilities and rights-of-way.
- (10) Golf courses.
- (11) Accessory uses.

B. Special permits. Special permit uses in Residential B Districts which may be granted by the City Council shall be as follows: **[Amended 9-1-2009]**

- (1) Membership clubs.
- (2) Charitable institutions.
- (3) Garages which are not accessory to the principal structure.
- (4) (Reserved)⁴
- (5) (Reserved)⁵
- (6) New cemeteries.
- (7) Boardinghouses.
- (8) Hospitals or sanitoriums.
- (9) Isolation, drug and alcoholic clinics.
- (10) (Reserved)⁶
- (11) Parking facilities. **[Added 10-4-1983; amended 5-7-1985]**
- (12) Home occupations. **[Added 12-20-1988]**
- (13) Permit for more than one unregistered vehicle. **[Added 4-16-1996 by Ord. No. 96-21]**
- (14) Animal kennels. **[Added 5-18-1999 by Ord. No. 99-33]**

C. Dimensional requirements shall be as follows:

- (1) Minimum lot size: single-family dwelling, 7,500 square feet; other uses, 10,000 square feet.
- (2) Minimum setback: 25 feet to foundation line and 15 feet to a porch or other part of the building. Where existing buildings within 300 feet on each side of the lot, on the same side of the street and within the same block and district, are set back less than the required minimum, new structures may be erected at the average alignment of the existing buildings.

4. Editor's Note: Former Subsection B(4), regarding group homes, was repealed 9-18-2003 by Ord. No. 03-36.

5. Editor's Note: Former Subsection B(5), Day-care centers, was repealed 9-18-2003 by Ord. No. 03-36.

6. Editor's Note: Former Subsection B(10), Nursing homes, was repealed 1-24-2011 by Ord. No. 11-02.

However, all buildings, including porches and other parts of the building, must be set back a minimum of 10 feet.

- (3) Minimum lot frontage: single-family residence, 75 feet; other uses, 100 feet.
- (4) Minimum lot depth: 100 feet.
- (5) Yards and maximum coverage. **[Amended 9-18-2003 by Ord. No. 03-36; 1-24-2011 by Ord. No. 11-02]**

	Side Yard (feet)	Rear Yard (feet)	Maximum Coverage (percent)	Heights (feet)
Permitted uses	6	20*	NR	40
Accessory buildings	3	3	40% of rear yard	
Membership clubs	10	20	NR	40
Hospitals	25	35	NR	40
Charitable institutions	10	25	NR	40
Isolation, drug or alcoholic clinics	25	35	NR	40
Garages and stables not accessory to permitted uses	10	15	40% of rear yard	30

NOTES:

*Except that a ground-story rear yard projection on the building may extend to within 15 feet of the rear lot line.

NR: No requirement.

- (6) Waivers. The City Council may waive dimensional requirements upon written request of the applicant for a

development which, in the opinion of the City Council, serves to preserve a unique natural area, historical building, or is determined to be compatible with the neighborhood in which it is proposed. **[Added 6-17-2014 by Ord. No. 14-6]**

- D. (Reserved)⁷
- E. Distance requirements. For the purposes of the distance requirements specified in this Zoning Ordinance, measurements shall be from boundary to boundary or from the outer limits of the boundary from one district to the outer limits of any of the boundary or district involved. **[Added 4-15-1997 by Ord. No. 97-21]**

§ 275-54. Residential C Districts. [Amended 3-16-1982; 10-4-1983; 5-7-1985; 6-4-1985; 8-4-1987; 1-15-1991; 2-19-1991 by Ord. No. 91-1; 4-16-1996 by Ord. No. 96-22; 4-15-1997 by Ord. No. 97-21; 5-18-1999 by Ord. No. 99-32; 9-1-2009; 1-24-2011 by Ord. No. 11-04]

- A. Permitted uses in Residential C Districts include:
- (1) Single-family dwellings.
 - (2) Two-family dwellings.
 - (3) Three-family dwellings.
 - (4) Multifamily dwellings (four or more units).
 - (5) Governmental services.
 - (6) Accessory uses.
- B. Special permit.
- (1) Uses which may be allowed in Residential C Districts by special permit by the City Council shall be as follows:
 - (a) Uses allowed in a Commercial A District which are clearly subordinate to the multifamily dwellings. Total floor area of Commercial A uses may not exceed 30% of the total floor area of the multifamily use.
 - (b) Membership clubs.
 - (c) Charitable institutions.

7. Editor's Note: Former Subsection D, Enforcement of home occupation regulations, added 12-20-1988, as amended, was repealed 5-20-2003 by Ord. No. 03-21.

- (d) Parking facilities.
 - (e) Permit for more than one unregistered vehicle.
 - (f) Animal kennels.
 - (g) Cemeteries.
 - (h) Hospitals.
 - (i) Home occupations.
- C. Waivers. The City Council may waive dimensional requirements upon written request of the applicant for a development which, in the opinion of the City Council, serves to preserve a unique natural area, historical building, or is determined to be compatible with the neighborhood for which it is proposed.
- D. Dimensional requirements.
- (1) Lot area. Required minimum lot area.
 - (a) One-family dwellings: 7,500.
 - (b) Two- and three-family dwellings: 10,000 square feet.
 - (c) Multifamily dwellings: 30,000 square feet.
 - (d) Governmental services: 30,000 square feet.
 - (e) Uses by special permit: 30,000 square feet.
 - (2) Distance between buildings: all principal buildings shall be separated by a minimum of 25 feet.
 - (3) Yards. Required minimum front, side and rear yard setbacks.
 - (a) Front yard setback:
 - [1] One-, two-, and three-family: 25 feet to closest portion of the structure and 15 feet to a porch.
 - [2] Multifamily, governmental services, uses by special permit: 25 feet. On a corner lot, one setback may be 20 feet where there is no parking between the building and the street.
 - [3] Setback exemption: Where existing buildings within 300 feet on each side of the lot, on the same side of the street and within the same block and district, are set back less than the required minimum, new structures may be erected at the average alignment

of the existing buildings. However, all portions of structures must be set back a minimum of 10 feet.

- (b) Side yard setbacks.
 - [1] One-family: six feet; two-family: 10 feet; and three-family: 15 feet.
 - [2] Multifamily, governmental services, uses by special permit: 20 feet.
- (c) Rear yard setbacks.
 - [1] One-, two-, and three-family: 20 feet.
 - [2] Multifamily: 30 feet.
 - [3] Governmental services, uses by special permit: 35 feet.
- (4) Frontage. The following minimum lot frontage shall be required:
 - (a) Single-family: 75 feet.
 - (b) Two- and three-family: 100 feet.
 - (c) Multifamily, governmental services, uses by special permit: 150 feet.
- (5) Depth. The following minimum lot depth shall be required:
 - (a) Multifamily, governmental services, uses by special permit: 200 feet.
 - (b) One-, two- and three-family: 100 feet.
- (6) Height. Height shall be limited to 40 feet for all principle uses.
- (7) Accessory structures:
 - (a) Attached: Accessory structures attached to principle structures shall comply with height limitations and setbacks for principle structures.
 - (b) Detached: side and rear yard setback minimum requirement, maximum height:
 - [1] Accessory to one-, two-, and three-family: Minimum side and rear setbacks are three feet.

[2] Accessory to multifamily, governmental services, uses by special permit: Minimum side and rear setbacks are 10 feet.

[3] Accessory to all uses: Maximum height is 20 feet.

- (8) Signs: Multifamily, governmental services, uses by special permit: One freestanding sign no larger than 20 square feet on a side may be allowed for each project. Location and size of signs on buildings and ground sign locations shall be approved as part of the site plan and/or special permit. Attached signs extending more than three feet above the roofline are prohibited.
- (9) Parking facilities. See Chicopee City Code, § 275-40 (parking).
- (10) Fencing and screening. (See also Chicopee City Code, § 275-44, Fences.)
- (a) Multifamily: Fencing is required where multifamily housing developments abut nonresidentially zoned or occupied property. Fences may not exceed four feet within front setbacks, eight feet in side yards, and eight feet in rear yards. On corner lots, fences, walls, and shrubbery may not exceed the height restrictions identified in Chicopee City Code, § 275-33, Corner view clearance.
- (b) Governmental services, uses by special permit: Fencing is required where governmental services or special permit uses abut residentially zoned or occupied property. Security fences may not exceed eight feet on front, side or rear setbacks. Decorative or screening fences may not exceed four feet in front setbacks, eight feet in side yards, and eight feet in rear yards. On corner lots, fences, walls, and shrubbery may not exceed the height restrictions identified in Chicopee City Code, § 275-33, Corner view clearance.
- (11) Open Space. Multifamily developments (four units or more) shall provide a minimum of 500 square feet of open space per unit. The open space shall be a contiguous area or multiple areas, provided no area is less than 2,000 square feet. Open space areas must contain landscaping and open areas for outdoor recreation. Land between the property line and

building setbacks cannot be counted toward the total open space requirement for the project.

Uses	Minimum Area		Minimum	Minimum	Front	Minimum	Minimum	Minimum
			Lot Frontage (feet)	Lot Depth (feet)	Setback * ^[a] / _[b] (feet)	Side Yard (feet)	Rear Yard (feet)	Maximum Height (feet)
Single-family dwelling	7,500 square feet	1 unit	75	100	25	6	20	40
Two-family dwelling	10,000 square feet	2 units	100	100	25	10	20	40
Three-family dwelling	10,000 square feet	3 units	100	100	25	15	20	40
Multifamily	30,000 square feet	4+ units	150	200	25	20	30	40
Governmental services	30,000 square feet		150	200	25	20	35	40
Accessory								
One-, two-, and three-family					25	3	3	20 feet detached
Multifamily, all other	N/a		N/a	N/a	25	10	10	40 feet detached
Membership clubs	30,000 square feet		100	100	25	20	35	40
Hospitals	30,000 square feet		100	100	25	20	35	40
Charitable institutions	30,000 square feet		100	100	25	20	35	40
Parking facilities	See Chicopee City Code, § 275-40 (parking); § 275-6, Site plan review.							

NOTES:

N/a = Not applicable

* See also setback exemption in § 275-54D(3)(a)[3].

[a] See also corner lot setback in § 275-42.

[b] Corner lot exception: Multifamily dwellings may observe 20 feet on one street if no parking between building and street.

- E. Plan approval. All proposed multifamily developments shall follow review, submission, and approval requirements in accordance with Chicopee City Code, § 275-6, Site plan review.
- F. Distance requirements. For the purposes of the distance requirements specified in this Zoning Ordinance, measurements shall be from boundary to boundary or from the outer limits of the

boundary from one district to the outer limits of any of the boundary or district involved.

§ 275-56. Commercial A Districts.

- A. This district is designed for business uses that are intended to serve a neighborhood and to be compatible with residential areas.
- B. Permitted uses in Commercial A Districts shall include:
- (1) Accessory.
 - (2) Commercial greenhouses.
 - (3) (Reserved)⁸
 - (4) Educational services.
 - (5) Finance, insurance and real estate services.
 - (6) Membership clubs.
 - (7) Personal services.
 - (8) Professional services.
 - (9) Repair services other than for automobiles, trucks and motorcycles.
 - (10) Retail trade without outdoor storage.
 - (11) Welfare and charitable services.
- C. Special permits. Uses which may be granted in Commercial A Districts by the City Council shall be as follows: **[Amended 10-4-1983; 5-7-1985; 9-1-2009]**
- (1) Automobile service stations.
 - (2) Up to four dwelling units in a commercial building.
 - (3) Eating and drinking places without live entertainment.
 - (4) (Reserved)⁹
 - (5) Parking facilities.
- D. Dimensional requirements shall be as follows:

8. Editor's Note: Former Subsection B(3), Day-care centers, was repealed 9-18-2003 by Ord. No. 03-34.

9. Editor's Note: Former Subsection C(4), Nursing homes, was repealed 1-24-2011 by Ord. No. 11-02.

- (1) Minimum lot size: no requirements.
- (2) Minimum setback: 25 feet. Where parts of existing buildings within 300 feet on each side of the lot, on the same side of the street and within the same block and district, are set back less than the required minimum, new structures and additions may be erected at the average alignment of the corresponding parts of existing buildings. No outdoor storage may be within 10 feet of the street line.
- (3) Yards and maximum coverage: side and rear yard requirements apply only to land abutting residential districts. **[Amended 1-24-2011 by Ord. No. 11-02]**

	Side Yard (feet)	Rear Yard (feet)	Maximum Coverage (percent)	Height (feet)
Permitted uses	10	15	65	40
Accessory uses	5	15	15	30
Auto service stations	25	25	50	25
Ground signs	5	15	NR	15

NOTES:

NR: No requirement.

- (4) Maximum size for all business uses shall be 3,000 square feet of floor area for each business unit.

E. Special conditions.

- (1) Signs. One ground sign may be allowed for each building set back at least 25 feet. Ground signs may be no larger than 35 square feet on each side nor have a total surface area greater than 70 square feet. No sign over six square feet in area on each surface may extend over a sidewalk when attached to a building. Signs extending above the roofline are prohibited. Signs on a store shall be no wider than 75% of the width of the storefront or wall of the premises which is occupied by the store erecting the sign. Billboards are prohibited. **[Amended 10-17-2006 by Ord. No. 06-11G]**

- (2) Screening. Any principal or accessory building or use abutting residentially zoned land must be screened by a solid wall, fence or hedge at least eight feet in height.
 - (3) Dwelling units. No residential unit may be located on the first floor of a building also used for commercial or business purposes.
- F. Distance requirements. For the purposes of the distance requirements specified in this Zoning Ordinance, measurements shall be from boundary to boundary or from the outer limits of the boundary from one district to the outer limits of any of the boundary or district involved. **[Added 4-15-1997 by Ord. No. 97-21]**

§ 275-57. Commercial A-1 Districts. [Added 12-1-1981]

- A. This district is designed for businesses that are intended to enhance a neighborhood's cultural, historic and aesthetic environment while retaining commercial activity compatible with residential areas.
- B. Permitted uses in Commercial A-1 Districts shall include:
 - (1) Accessory.
 - (2) Finance, insurance and real estate services.
 - (3) Personal services.
 - (4) Professional services.
 - (5) Welfare and charitable services.
- C. Special permits. Uses which may be granted in Commercial A-1 Districts by the City Council shall be as follows: **[Amended 10-4-1983; 5-7-1985; 9-1-2009]**
 - (1) Up to four dwelling units in a commercial building.
 - (2) Retail trade without outdoor storage.
 - (3) Parking facilities.
- D. Dimensional requirements shall be as follows:
 - (1) Minimum lot size: no requirements.
 - (2) Minimum setback: 25 feet. Where parts of existing buildings within 300 feet on each side of the lot, on the same side of the street and within the same block and district, are set back

less than the required minimum, new structures and additions may be erected at the average alignment of the corresponding part of existing buildings. Outdoor storage may be allowed only as an accessory use and shall be restricted to the rear lot. Such storage may not cover more than 20% of the rear lot area.

- (3) Yards and maximum coverage: Side and rear yard requirements apply only to land abutting residential districts.

Use	Side Yard (feet)	Rear Yard (feet)	Maximum Coverage (percent)	Height (feet)
Permitted uses	10	15	65	40
Accessory uses	5	15	15	30
Ground signs	5	NR	NR	10

NOTES:

NR: No requirement.

- (4) Maximum size for all business uses shall be 3,000 square feet of floor area for each business unit.

E. Special conditions.

- (1) Signs. One ground sign may be allowed for each building set back at least 25 feet. Ground signs may be no larger than five square feet on each side nor have a total surface area greater than 10 square feet. No sign over six square feet in area on each surface may extend over a sidewalk when attached to a building. Signs extending over the roofline are prohibited. Signs on a store shall be no wider than 5% of the width of the storefront or wall of the premises occupied by the store erecting the sign. Billboards are prohibited. **[Amended 10-17-2006 by Ord. No. 06-11G]**

F. Distance requirements. For the purposes of the distance requirements specified in this Zoning Ordinance, measurements shall be from boundary to boundary or from the outer limits of the boundary from one district to the outer limits of any of the boundary or district involved. **[Added 4-15-1997 by Ord. No. 97-21]**

§ 275-58. Business A Districts.

- A. This district is designed for general businesses located in areas of high traffic volume that are intended to serve an area-wide population.
- B. Permitted uses in Business A Districts shall include:
- (1) Accessory uses.
 - (2) Automobile parking.
 - (3) Automobile service stations.
 - (4) Automotive trade.
 - (5) Business and professional services.
 - (6) Commercial greenhouses.
 - (7) Communications.
 - (8) Eating and drinking places without the consumption of alcohol, with or without live entertainment.
 - (9) Educational services.
 - (10) Entertainment assembly.
 - (11) Finance, insurance and real estate.
 - (12) Funeral and crematory services.
 - (13) Hotels and motels.
 - (14) Membership clubs.
 - (15) (Reserved)¹⁰
 - (16) Personal services.
 - (17) Repair services other than for automobiles and trucks.
 - (18) Retail trade with or without outdoor storage.
 - (19) Welfare and charitable institutions.
 - (20) Lodging house. **[Added 8-4-1987]**

10. Editor's Note: Former Subsection B(15), which listed nursing homes as a permitted use, was repealed 3-17-2009 by Ord. No. 09-79. For current provisions on nursing homes, see Subsection C(10).

(21) Motor vehicle repair services. **[Added 7-6-1995 by Ord. No. 95-38]**

(22) Animal kennels. **[Added 5-18-1999 by Ord. No. 99-31]**

C. Special permit. Uses which may be granted in Business A Districts by special permit by the City Council shall be as follows: **[Amended 3-6-1984; 12-4-1984; 7-7-1992 by Ord. No. 92-35; 2-16-1993 by Ord. No. 93-4; 7-5-1994 by Ord. No. 94-36; 3-19-2002 by Ord. No. 02-12; 9-3-2002 by Ord. No. 02-46; 12-19-2006 by Ord. No. 06-19A; 3-17-2009 by Ord. No. 09-79; 9-1-2009]**

(1) Commercial recreation.

(2) ¹¹Billboards.

(3) Drive-in restaurants.

(4) Eating and drinking places with the consumption of alcohol, with or without live entertainment.

(5) Up to four dwelling units in a business building.

(6) Small-scale production facilities where the Council finds that the use, number of employees, size of operation, hours of operation, structural and land improvements will improve the general, social, physical and economic conditions of the neighborhood in which it is located.

(7) Towing and storage of motor vehicles.

(a) Towing and storage services are businesses that includes towing and/or storage of towed vehicles, trailers or anything mounted on trailers. These operations include office, dispatch center, parking for towing vehicles and any other towing equipment, employees and patrons of a towing business, and storage of vehicles, trailers or anything mounted on trailers which have been towed from accidents, abandonment or for reasons other than automotive and truck repair services normally contracted for by individuals.

(b) No towing service based in the City of Chicopee shall operate without a special permit issued by the City Council.

11. Editor's Note: Former Subsection C(2), Motor vehicle repair services, was repealed 7-6-1995 by Ord. No. 95-41.

- (c) All existing towing services conducting business within the City of Chicopee shall be exempt from the provisions of this subsection if they are legally in existence at the time of adoption of this subsection.
 - (d) All towing services doing business within City limits shall possess the ability to store a minimum of 10 motor vehicles within the City of Chicopee in addition to the provision of two parking spaces per employee on the largest shift, a minimum of three parking spaces for customers, and one space for each business vehicle.
 - (e) All outdoor storage facilities shall be located within a Business A, Business B, or Industrial Zoning District.
 - (f) All outdoor storage facilities shall be secured and fully enclosed by a sturdy privacy fence having a minimum height of six feet, with a lockable gate for ingress and egress, and shall be lighted from dusk to dawn.
 - (g) All towing service operators shall maintain a complete and accurate list of all tow truck operators, all of whom shall be licensed to operate a motor vehicle within the Commonwealth of Massachusetts. Said list shall be available to the Building Inspector for the City of Chicopee upon demand.
 - (h) All towing companies shall maintain a complete list of all tow trucks owned and operated by the company, including the make, model, color, year, and VIN number. Said list shall be available to the Building Inspector for the City of Chicopee upon demand.
 - (i) All tow trucks shall be properly registered and insured at all times.
- (8) Housing of taxicabs, limousines and car rentals.
- (9) Adult uses. The City Council, in granting a special permit, may provide that the adult uses listed below be located no less than 500 feet from any district designated by the Zoning Ordinance for any residential use, including those residential uses allowed by a special permit or grandfathered within business zones, or any public, private or parochial school, library, park, playground, recreational area, church or other area in which large numbers of minors regularly travel or congregate, or be located within 1,000 feet of any other adult use or within 1,000 feet of any establishment licensed under

the provisions of MGL c. 138, § 12. No advertisement, display or other promotional material is to be visible to the public from a public way, including but not limited to pedestrian walkways. Signage is limited to ordinance restrictions in this section. If an adult use allows for the showing of films, videos or other entertainment within the premises, any and all booths, cubicles, rooms, studios, compartments or stalls must be clearly visible from the center of the establishment and be closed off or obscured by curtains, drapes, doors, screens, partitions, dividers or any obstruction.

- (a) Adult bookstore.
- (b) Adult theater.
- (c) Adult club.
- (d) Adult entertainment establishment.

(10) (Reserved)¹²

D. Dimensional requirements. **[Amended 3-6-1984; 9-1-2009 by Ord. No. 09-17; 1-24-2011 by Ord. No. 11-02]**

- (1) Minimum lot size: no requirement.
- (2) Minimum setback: 25 feet. Where parts of existing buildings within 300 feet on each side of the street and within the same block and district are set back less than the required minimum, new structures and additions may be erected at the average alignment of the corresponding parts of existing buildings. No outdoor storage may be within 10 feet of the street line.
- (3) Yards, height and maximum coverage. Side and rear yard requirements apply only to land abutting residential districts or residential uses. **[Amended 8-4-2015 by Ord. No. 15-42]**

12. Editor's Note: Former Subsection C(10), regarding nursing homes and assisted living and over 55 age-restricted housing, as amended, was repealed 1-24-2011 by Ord. No. 11-02.

	Side Yard (feet)	Rear Yard (feet)	Maximum Coverage (percent)	Height (feet)
Permitted uses other than automobile service stations	15	25	60%	40
Accessory uses	10	15	NR	30
Ground signs	10	15	NR	20
Auto service stations	25	25	NR	40

NOTES:

NR: No requirement.

E. Special conditions.

(1) Signs. One ground sign may be allowed for each building set back at least 25 feet. Ground signs may be no larger than 40 square feet on each surface nor have a total surface area greater than 80 square feet. No sign greater than 12 square feet on a side may extend over a sidewalk when attached to a building. Signs extending more than three feet above the roofline are prohibited. Signs on a store shall be no wider than 75% of the width of the storefront or wall of the premises or that portion of the premises occupied by the store erecting the sign. **[Amended 3-19-2002 by Ord. No. 02-13; 10-17-2006 by Ord. No. 06-11G]**

(2) Screening. Any principal or accessory building or use abutting residentially zoned or occupied land must be screened by a fence or hedge at least six feet in height.

F. Distance requirements. For the purposes of the distance requirements specified in this Zoning Ordinance, measurements shall be from boundary to boundary or from the outer limits of the boundary from one district to the outer limits of any of the boundary or district involved. **[Added 4-15-1997 by Ord. No. 97-21]**

§ 275-59. Business B Districts.

- A. This district is intended for heavy businesses that generate high volumes of traffic and are incompatible with residential and many general business uses.
- B. Permitted uses. Only the following uses are permitted in Business B Districts:
- (1) Accessory uses.
 - (2) Automobile parking.
 - (3) Automotive service stations.
 - (4) Automotive trade.
 - (5) Business and professional services.
 - (6) Commercial greenhouses.
 - (7) Communications.
 - (8) Contract construction services.
 - (9) Eating and drinking places without the consumption of alcohol, with or without live entertainment.
 - (10) Educational services.
 - (11) Entertainment assembly.
 - (12) Finance, insurance and real estate.
 - (13) Funeral and crematory services.
 - (14) Hotels and motels.
 - (15) Membership clubs.
 - (16) Motor freight transportation.
 - (17) (Reserved)¹³
 - (18) Personal services.
 - (19) Repair services other than for automobiles and trucks.
 - (20) Retail trade, with or without outdoor storage.

13. Editor's Note: Former Subsection B(17), which listed nursing homes as a permitted use, was repealed 3-17-2009 by Ord. No. 09-80. For current provisions on nursing homes, see Subsection C(10).

- (21) Utilities: offices, equipment storage and maintenance.
 - (22) (Reserved)¹⁴
 - (23) Welfare and charitable institutions.
 - (24) Wholesale trade.
 - (25) Lodging houses. **[Added 8-4-1987]**
 - (26) Motor vehicle repair services. **[Added 7-6-1995 by Ord. No. 95-39]**
 - (27) Animal kennels. **[Added 5-18-1999 by Ord. No. 99-30]**
- C. Special permit. Uses which may be granted in Business B Districts by special permit by the City Council shall be as follows: **[Amended 12-4-1984; 7-7-1992 by Ord. No. 92-35; 2-16-1993 by Ord. No. 93-4; 7-5-1994 by Ord. No. 94-36; 4-15-1997 by Ord. No. 97-20; 3-19-2002 by Ord. No. 02-12; 9-3-2002 by Ord. No. 02-46; 12-19-2006 by Ord. No. 06-19B; 3-17-2009 by Ord. No. 09-80; 9-1-2009]**
- (1) Sport assembly.
 - (2) Commercial recreation.
 - (3) Industrial uses.
 - (4) ¹⁵Billboards.
 - (5) Drive-in restaurants.
 - (6) Eating and drinking places with the consumption of alcohol, with or without live entertainment.
 - (7) Towing and storage of motor vehicles.
 - (a) Towing and storage services are businesses that includes towing and/or storage of towed vehicles, trailers or anything mounted on trailers. These operations include office, dispatch center, parking for towing vehicles and any other towing equipment, employees and patrons of a towing business, and storage of vehicles, trailers or anything mounted on trailers which have been towed from accidents, abandonment or for reasons other than

14. Editor's Note: Former Subsection B(22), listing warehousing and storage as a permitted use, was repealed 12-15-2015 by Ord. No. 15-68. See now Subsection C(11).

15. Editor's Note: Former Subsection C(4), which listed motor vehicle repair services as a special permit use, was repealed 7-6-1995 by Ord. No. 95-42.

automotive and truck repair services normally contracted for by individuals.

- (b) No towing service based in the City of Chicopee shall operate without a special permit issued by the City Council.
 - (c) All existing towing services conducting business within the City of Chicopee shall be exempt from the provisions of this subsection if they are legally in existence at the time of adoption of this subsection.
 - (d) All towing services doing business within City limits shall possess the ability to store a minimum of 10 motor vehicles within the City of Chicopee in addition to the provision of two parking spaces per employee on the largest shift, a minimum of three parking spaces for customers, and one space for each business vehicle.
 - (e) All outdoor storage facilities shall be located within a Business A, Business B, or Industrial Zoning District.
 - (f) All outdoor storage facilities shall be secured and fully enclosed by a sturdy privacy fence having a minimum height of six feet, with a lockable gate for ingress and egress, and shall be lighted from dusk to dawn.
 - (g) All towing service operators shall maintain a complete and accurate list of all tow truck operators, all of whom shall be licensed to operate a motor vehicle within the Commonwealth of Massachusetts. Said list shall be available to the Building Inspector for the City of Chicopee upon demand.
 - (h) All towing companies shall maintain a complete list of all tow trucks owned and operated by the company, including the make, model, color, year, and VIN number. Said list shall be available to the Building Inspector for the City of Chicopee upon demand.
 - (i) All tow trucks shall be properly registered and insured at all times.
- (8) Housing of taxicabs, limousines and car rentals.
- (9) Adult uses. The City Council, in granting a special permit, may provide that the adult uses listed below be located no less than 500 feet from any district designated by the Zoning

Ordinance for any residential use, including those residential uses allowed by a special permit or grandfathered within business zones, or any public, private or parochial school, library, park, playground, recreational area, church or other area in which large numbers of minors regularly travel or congregate, or be located within 1,000 feet of any other adult use or within 1,000 feet of any establishment licensed under the provisions of MGL c. 138, § 12. No advertisement, display or other promotional material is to be visible to the public from a public way, including but not limited to pedestrian walkways. Signage is limited to ordinance restrictions in this section. If an adult use allows for the showing of films, videos or other entertainment within the premises, any and all booths, cubicles, rooms, studios, compartments or stalls must be clearly visible from the center of the establishment and be closed off or obscured by curtains, drapes, doors screens, partitions, dividers or any obstruction. For the purposes of the distance requirements of this chapter, measurements shall be from boundary to boundary, that is, from the outer limits of the boundary for the use involved, to the outer limits of the boundary or district for any other use referred to.

- (a) Adult bookstore.
- (b) Adult theater.
- (c) Adult club.
- (d) Adult entertainment establishment.

(10) (Reserved)¹⁶

(11) Warehousing and storage. **[Added 12-15-2015 by Ord. No. 15-69]**

D. Dimensional requirements. **[Amended 10-17-2006 by Ord. No. 06-11G; 9-1-2009 by Ord. No. 09-18; 1-24-2011 by Ord. No. 11-02]**

- (1) Minimum lot size: no required minimum.
- (2) Minimum setback: 25 feet. Where parts of existing buildings within 300 feet on each side of the lot, on the same side of the street and within the same block and district, are set back less than the required minimum, new structures and

16. Editor's Note: Former Subsection C(10), regarding nursing homes and assisted living and over 55 age-restricted housing, as amended, was repealed 1-24-2011 by Ord. No. 11-02.

additions may be erected at the average alignment of the corresponding parts of existing buildings. No outdoor storage may be within 10 feet of the street line.

- (3) Minimum side and rear yards: no principal structure or accessory structure or use may be located within 15 feet of any residentially zoned land. Any principal or accessory structure or use abutting residentially zoned land must be screened by a fence or hedge at least six feet in height.
- (4) Height: The maximum height of all buildings and accessory uses shall be 40 feet. Freestanding signs shall be no taller than 20 feet.
- (5) Signs: One ground sign may be allowed for each building set back at least 25 feet. Ground signs shall be no larger than 60 square feet on each side (surface) nor have a total surface area greater than 120 square feet. No sign greater than 12 square feet, on a side may extend over a sidewalk when attached to a building. Attached signs extending more than three feet above the roofline are prohibited. Signs on a store shall be no wider than 75% of the width of the storefront or wall of the premises or that portion of the premises occupied by the store erecting the sign.

§ 275-62. Industrial Districts.

- A. Permitted uses shall be industrial uses and any use allowed as a permitted use in Business A or B Districts and accessory uses.
- B. Special permits. Within any Industrial District, as indicated on the Building Zone Map, no building or other structure nor any premises shall be used, and no building or other structure or part of a building shall be erected which is intended or designed to be used (except as an incidental or accessory use) for any of the following specified purposes, except with the issuance, by the City Council, of a special permit: **[Amended 9-1-2009]**
 - (1) Abattoirs.
 - (2) Ammonia, chlorine or bleaching powder manufacture.
 - (3) Asphalt manufacture or refining.
 - (4) Celluloid manufacture, except in isolated, fire-resisting buildings.
 - (5) Coal tar products manufacture.

- (6) Creosote manufacture.
- (7) Distillation of coal, wood or bones.
- (8) Explosives or fireworks manufacture.
- (9) Fat rendering.
- (10) Fertilizer manufacture or potash refining.
- (11) Glue or size manufacture or processes involving recovery from fish or animal offal.
- (12) Gypsum, cement, plaster or plaster of paris manufacture.
- (13) Sites for dumping grounds (assigned in accordance with MGL c. 111, § 150A).
- (14) Junkyards and junk storage, auto salvage yards.
- (15) Linoleum manufacture.
- (16) Petroleum refining.
- (17) Pyroxylin plastic manufacture or the manufacture of articles therefrom.
- (18) Radium extraction.
- (19) Rubber or gutta-percha manufactured from crude or scrap material.
- (20) Sewage disposal plant, except where controlled by the municipality.
- (21) Sulphurous, sulphuric nitric or hydrochloric acid manufacture.
- (22) Tar distillation.
- (23) Tar roofing manufacture.
- (24) Sports assembly.
- (25) Any use allowed by special permit in Business A or B Districts.
- (26) Medical marijuana facilities: See Chicopee City Code § 275-70, Medical marijuana facilities. **[Added 11-19-2013 by Ord. No. 13-21]**

C. Dimensional requirements shall be as follows:

- (1) Height. No buildings shall be erected to a height in excess of 60 feet.
 - (2) Minimum setback: 25 feet. Where parts of existing industrial buildings within 200 feet on each side of the lot, on the same side of the street and within the same block and district, are set back less than the required minimum, new structures and additions may be erected at the average alignment of the existing buildings.
 - (3) Side yards: No side yard is required, except that for buildings adjacent to a residence building or district, side yards shall be a minimum of 25 feet.
 - (4) Rear yards: No rear yard is required except that a building adjacent to a residence shall have a minimum rear yard of 25 feet.
 - (5) Chimneys or flues may be erected within a rear yard, provided that they do not exceed five square feet in aggregate external area and do not obstruct free ventilation. An open or lattice-enclosed iron fire escape or a fireproof open balcony to a fire tower may project not more than five feet into a rear yard. Any principal or accessory use abutting residentially zoned or occupied land must be screened by a solid wall, fence or hedge at least eight feet in height. No cornice shall project more than three feet into a rear yard.
- D. Signs. One freestanding sign may be allowed for each building set back at least 25 feet. Freestanding signs shall be no larger than 60 square feet on each side (surface) nor have a total surface area greater than 120 square feet. No sign greater than 12 square feet on a side may extend over a sidewalk when attached to a building. Attached signs extending more than three feet above the roofline are prohibited. Signs on a store shall be no wider than 75% of the width of the storefront or wall of the premises or that portion of the premises occupied by the store erecting the sign. **[Amended 3-19-2002 by Ord. No. 02-13; 10-17-2006 by Ord. No. 06-11G]**
- E. Distance requirements. For the purposes of the distance requirements specified in this Zoning Ordinance, measurements shall be from boundary to boundary or from the outer limits of the boundary from one district to the outer limits of any of the boundary or district involved. **[Added 4-15-1997 by Ord. No. 97-21]**

Map VI Proposed Development & Redevelopment Activities

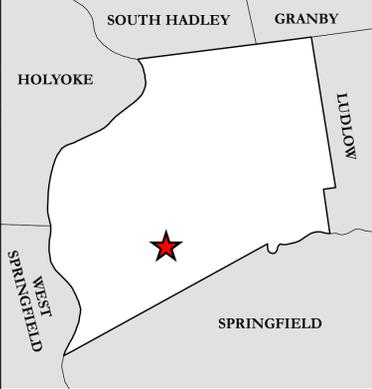
Legend

- Chicopee Falls HD Zone
- Current Public Projects**
- MassWorks Infrastructure Improvements
- Pedestrian Access Improvement
- Ongoing Public Project
- Current CSO Project
- Future CSO Project
- Current Private Projects**
- Ongoing Private Project
- Current Public-Private Projects**
- Ongoing Public-Private Project
- Future Public Projects**
- River & Canal Walk
- Proposed Public Project
- Future Private Projects**
- Proposed Private Project



200 100 0 200 Feet

Based on MassGIS Color Orthophotography, Spring 2013. Vector Data courtesy of City of Chicopee, 2016.



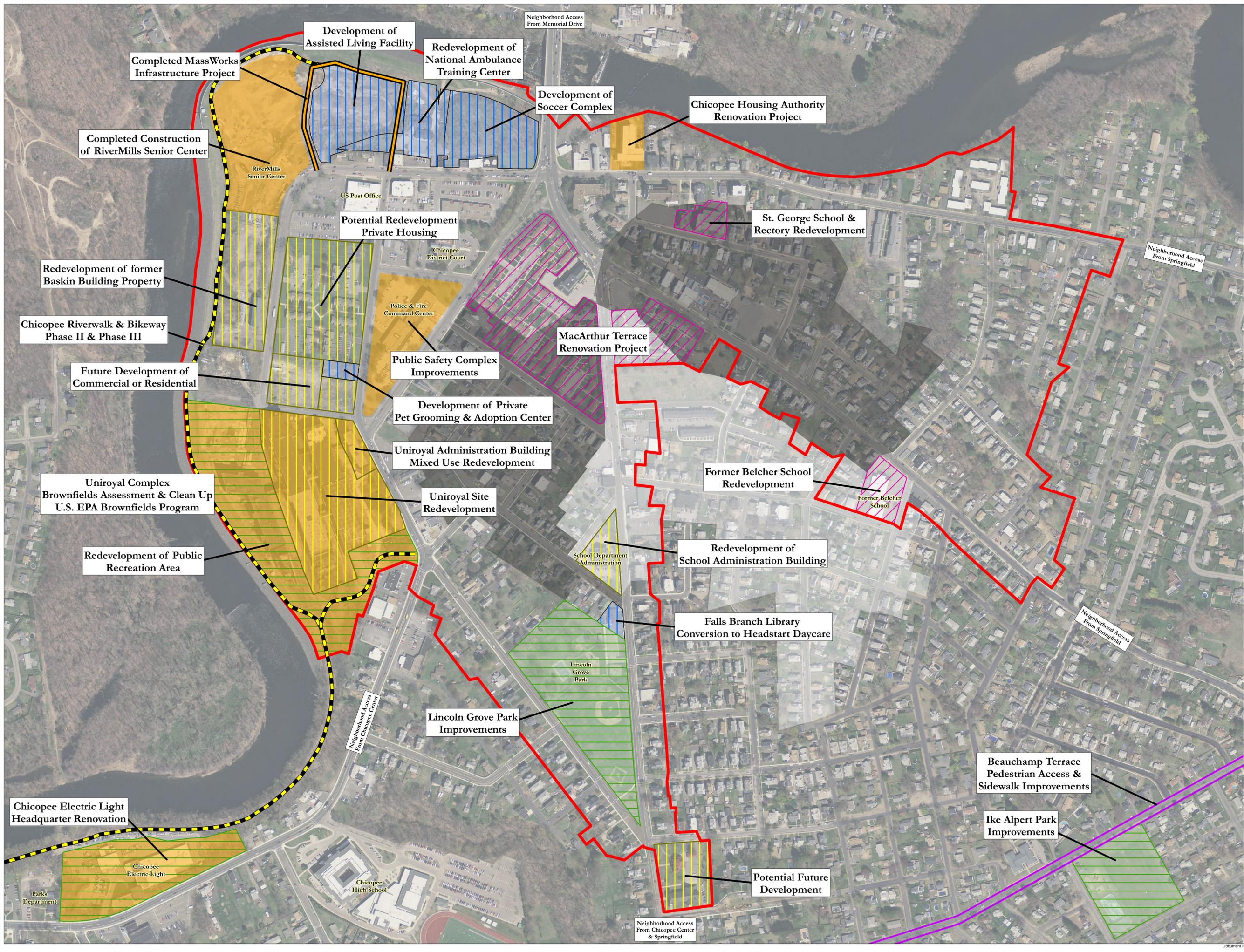
Chicopee Falls Housing Development Zone

Chicopee Falls
Chicopee, Massachusetts

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Developed by City of Chicopee
Planning Department
May 2019



Map VII Proposed Use Change

Legend

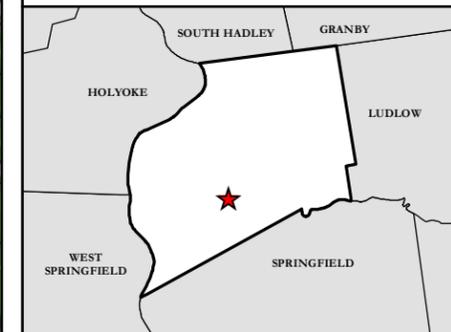
-  Public Property
-  Area with Proposed Use Change
-  Proposed Falls HD Zone
-  Parcel Boundary
-  Residential
-  Commercial
-  Industrial
-  Exempt Property



250 125 0 250 Feet

Notes

1. Aerial Photography courtesy of Imagery © Google September 2017.
2. MassGIS Level III Parcel data valid as of October 2017, accuracy +/- 3 meters.
3. Vector Data courtesy of City of Chicopee, 2017.



Chicopee Falls Housing Development Zone

Chicopee Falls
Chicopee, Massachusetts

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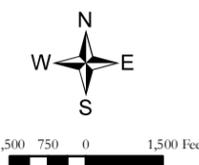
Developed by City of Chicopee Planning Department
May 2019



Map VIII HD Zone Map

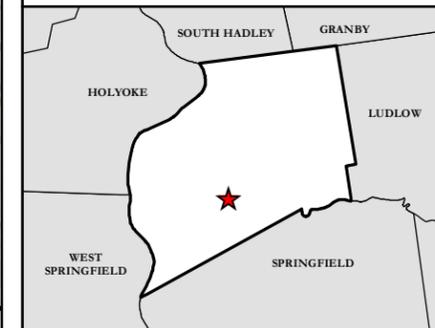
Legend

- Proposed Falls HD Zone
- West End HD Zone
- Potential Willimansett Zone



Notes

1. Vector Data courtesy of MassGIS, 2018.



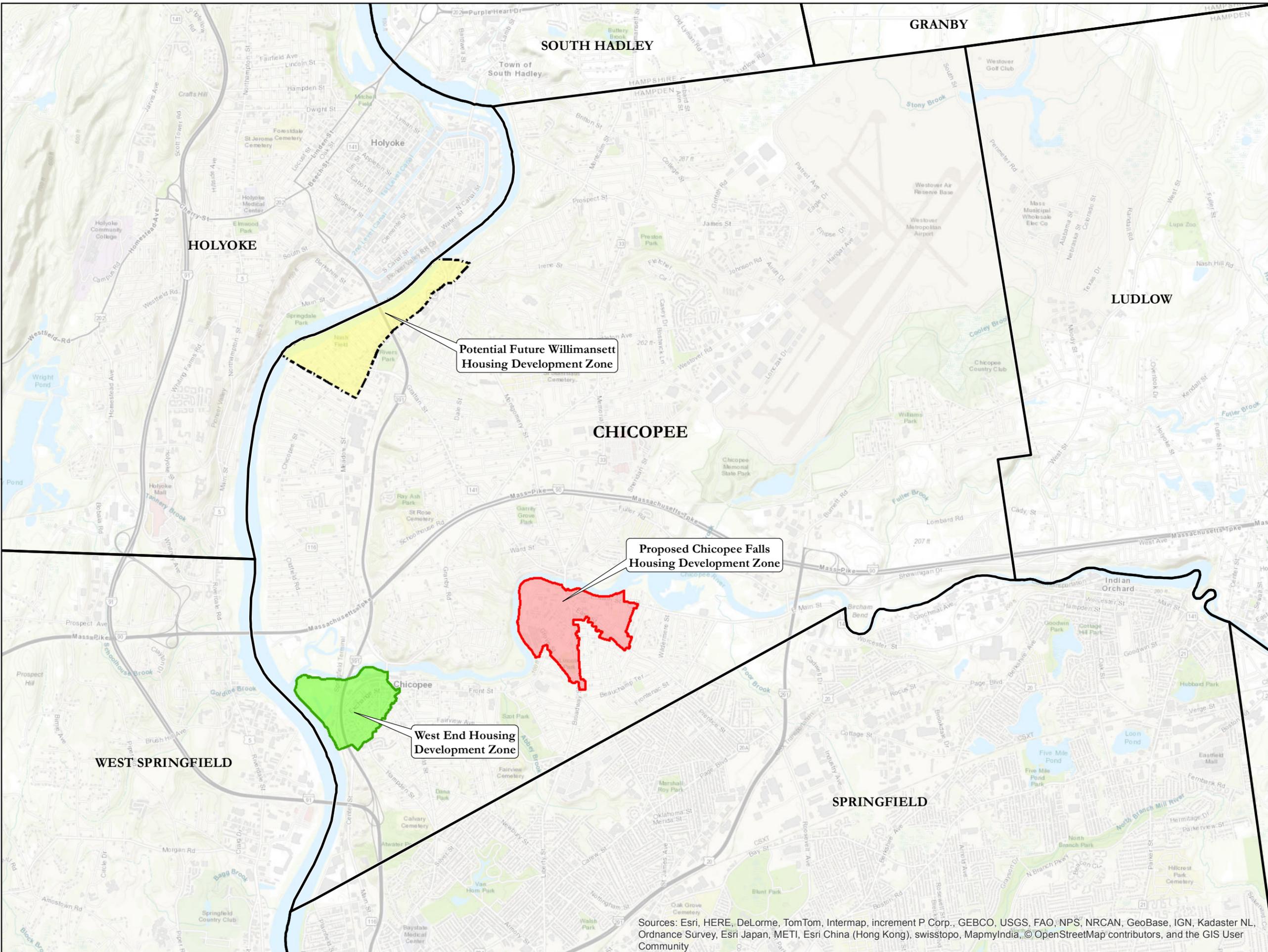
Chicopee Falls Housing Development Zone

Chicopee Falls
Chicopee, Massachusetts

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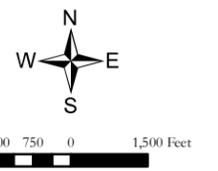
Developed by City of Chicopee Planning Department
May 2019



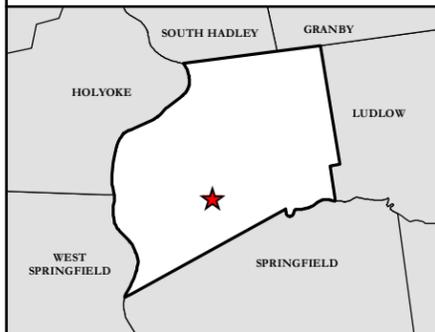
Sources: Esri, HERE, DeLorme, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Map IX Opportunity Zone Map

Legend
 Opportunity Zone



Notes
 1. Vector Data courtesy of MassGIS, 2018.

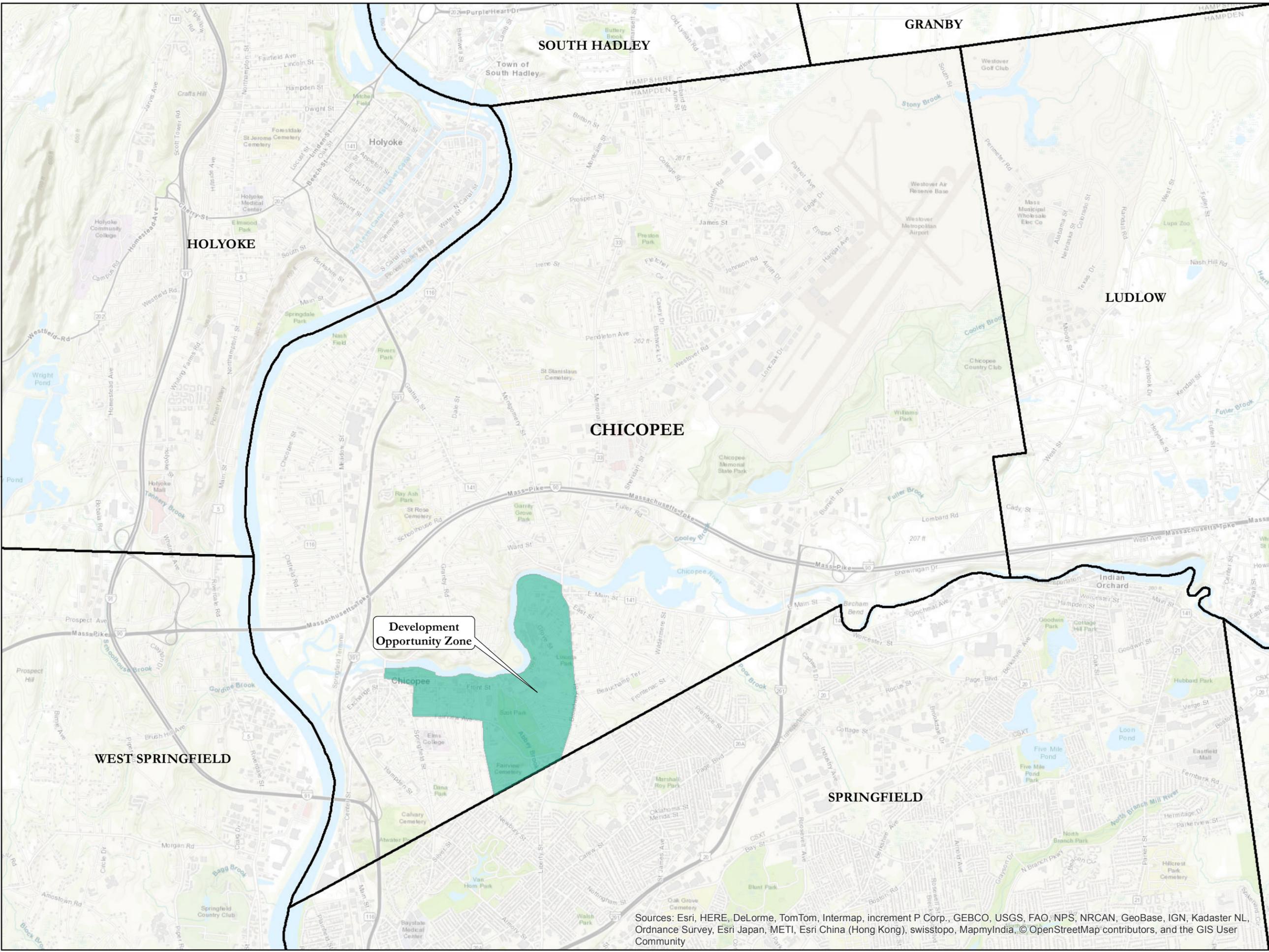


Chicopee Falls Housing Development Zone

Chicopee Falls
 Chicopee, Massachusetts
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Developed by City of Chicopee Planning Department
 December 2019



Sources: Esri, HERE, DeLorme, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Section VII:

**Evidence of Recording at
Registry of Deeds**

Exhibit A**City of Chicopee's - Chicopee Falls Housing Development Zone Parcel Inventory**

LOC_ID	Parcel ID	Book	Page	Property Location	Street Number	Street Name	Acreage
F_363625_2881107	0084-00001	1809	39	357 BROADWAY	357	BROADWAY	1.91
F_363485_2881169	0084-00002	1693	329	319 BROADWAY	319	BROADWAY	0.19
F_363404_2881351	0084-00003	20181	101	317 BROADWAY	317	BROADWAY	0.18
F_363397_2881444	0084-00004	21586	514	305 BROADWAY	305	BROADWAY	0.35
F_363371_2881541	0084-00005	16037	275	297 BROADWAY	297	BROADWAY	0.18
F_363042_2881476	0084-00015	13270	304	360 GROVE ST	360	GROVE ST	0.20
F_363078_2881428	0084-00016	16449	85	366 GROVE ST	366	GROVE ST	0.20
F_363085_2881357	0084-00017	3300	465	370 GROVE ST	370	GROVE ST	0.31
F_363163_2881304	0084-00018	19073	380	380 GROVE ST	380	GROVE ST	0.48
F_363235_2881246	0084-00019	14322	523	386 GROVE ST	386	GROVE ST	0.20
F_363364_2881669	0103-00001	22893	223	285 BROADWAY	285	BROADWAY	0.23
F_363360_2881732	0103-00002	21340	139	277 BROADWAY	277	BROADWAY	0.12
F_363357_2881774	0103-00003	21624	402	275 BROADWAY	275	BROADWAY	0.11
F_363352_2881835	0103-00004	9758	151	269 BROADWAY	269	BROADWAY	0.23
F_363343_2881959	0103-00005	20297	458	257 BROADWAY	257	BROADWAY	0.18
F_363339_2882021	0103-00006	6080	424	249 BROADWAY	249	BROADWAY	0.17
F_363334_2882082	0103-00007	21799	100	245 BROADWAY	245	BROADWAY	0.17
F_363330_2882145	0103-00008	6639	115	237 BROADWAY	237	BROADWAY	0.17
F_363322_2882257	0103-00009	8052	140	227 BROADWAY	227	BROADWAY	0.17
F_363316_2882331	0103-00010	21703	430	223 BROADWAY	223	BROADWAY	0.20
F_363318_2882406	0103-00011	19470	393	215 BROADWAY	215	BROADWAY	0.26
F_363137_2882397	0103-00012			216 BROADWAY	216	BROADWAY	0.31
F_363040_2881932	0103-00013			224 BROADWAY	224	BROADWAY	7.96
F_362650_2882311	0103-00014	20773	439	263 GROVE ST	263	GROVE ST	0.27
F_362778_2882428	0103-00015	16296	453	265 GROVE ST	265	GROVE ST	0.34
F_362460_2882201	0103-00016	21724	432	260 GROVE ST	260	GROVE ST	0.70
F_362566_2882093	0103-00018	11653	357	282 GROVE ST	282	GROVE ST	0.34

F_362626_2882016	0103-00019	9053	99	292 GROVE ST	292	GROVE ST	0.32
F_362681_2881944	0103-00020	10424	29	302 GROVE ST	302	GROVE ST	0.29
F_362725_2881887	0103-00021	19494	567	306 GROVE ST	306	GROVE ST	0.20
F_362761_2881839	0103-00022	21920	100	310 GROVE ST	310	GROVE ST	0.20
F_362828_2881753	0103-00047	15312	371	324 GROVE ST	324	GROVE ST	0.20
F_362870_2881700	0103-00048	3676	288	332 GROVE ST	332	GROVE ST	0.25
F_362924_2881628	0103-00049	22313	521	340 GROVE ST	340	GROVE ST	0.36
F_362975_2881563	0103-00050	9564	372	356 GROVE ST	356	GROVE ST	0.20
F_365209_2882545	0105-00045	18734	338	6 WATSON ST	6	WATSON ST	0.15
F_365163_2882591	0105-00046	10221	308	256 EAST ST	256	EAST ST	0.15
F_361165_2883198	0124-00003	17783	139	0 GROVE ST	0	GROVE ST	4.33
F_362030_2882765	0124-00010	17783	139	0 GROVE ST	0	GROVE ST	0.35
F_362117_2882756	0124-00011	17783	139	0 GROVE ST	0	GROVE ST	0.22
F_361987_2882948	0124-00012	17783	139	0 GROVE ST	0	GROVE ST	0.65
F_363305_2882459	0125-00001	19574	492	207 BROADWAY	207	BROADWAY	0.13
F_363288_2882562	0125-00002	17142	53	199 BROADWAY	199	BROADWAY	0.16
F_363283_2882639	0125-00003	16482	328	189 BROADWAY	189	BROADWAY	0.18
F_363315_2882716	0125-00004	16177	560	181 BROADWAY	181	BROADWAY	0.28
F_363311_2882788	0125-00005	22258	593	173 BROADWAY	173	BROADWAY	0.29
F_363303_2882898	0125-00007	10500	215	159 BROADWAY	159	BROADWAY	0.59
F_363091_2883213	0125-00008	22729	155	130 BROADWAY	130	BROADWAY	0.37
F_363073_2883113	0125-00009	21346	555	144 BROADWAY	144	BROADWAY	0.20
F_363094_2883053	0125-00010	22344	38	2 SUMMER ST	2	SUMMER ST	0.19
F_363019_2883012	0125-00011	18880	181	10 SUMMER ST	10	SUMMER ST	0.35
F_362970_2882947	0125-00012	14632	388	16 SUMMER ST	16	SUMMER ST	0.35
F_362939_2882867	0125-00013	9470	93	24 SUMMER ST	24	SUMMER ST	0.26
F_362910_2882787	0125-00014	12614	481	36 SUMMER ST	36	SUMMER ST	0.17
F_362855_2882829	0125-00015	7396	553	71 PINE ST	71	PINE ST	0.09
F_362841_2882892	0125-00016	16279	467	61 PINE ST	61	PINE ST	0.19
F_362774_2882891	0125-00017	14052	466	59 PINE ST	59	PINE ST	0.10
F_362699_2882948	0125-00018	4533	198	43 PINE ST	43	PINE ST	0.25
F_362758_2883006	0125-00019	17678	433	27 HIGH ST	27	HIGH ST	0.29
F_362834_2882948	0125-00020	17678	433	0 HIGH ST	0	HIGH ST	0.06

F_362821_2883061	0125-00021	18920	229	25 HIGH ST	25	HIGH ST	0.35
F_362870_2883125	0125-00022	17463	591	21 HIGH ST	21	HIGH ST	0.35
F_362598_2883110	0125-00023	21386	231	40 HIGH ST	40	HIGH ST	0.20
F_362555_2883053	0125-00024	21386	231	42 HIGH ST	42	HIGH ST	0.20
F_362502_2883120	0125-00025	21808	334	25 PINE ST	25	PINE ST	0.13
F_362331_2883031	0125-00026	21974	247	22 GROVE AVE	22	GROVE AVE	0.90
F_362230_2882861	0125-00027	21575	363	197 GROVE ST	197	GROVE ST	0.28
F_362202_2882940	0125-00028	4469	395	185 GROVE ST	185	GROVE ST	0.39
F_362128_2883058	0125-00029	8618	156	0 GROVE ST	0	GROVE ST	0.43
F_362239_2882557	0125-00031	20004	264	970 FRONT ST	970	FRONT ST	0.33
F_362306_2882465	0125-00032	16598	126	234 GROVE ST	234	GROVE ST	0.29
F_362335_2882368	0125-00034	13875	249	242 GROVE ST	242	GROVE ST	0.36
F_362388_2882294	0125-00035	20336	573	252 GROVE ST	252	GROVE ST	0.40
F_362671_2882435	0125-00036	14420	141	257 GROVE ST	257	GROVE ST	0.68
F_362619_2882494	0125-00037	20735	56	247 GROVE ST	247	GROVE ST	0.57
F_362554_2882547	0125-00038	22723	243	243 GROVE ST	243	GROVE ST	0.57
F_362493_2882605	0125-00039	22517	338	231 GROVE ST	231	GROVE ST	0.52
F_362434_2882668	0125-00040	5329	84	225 GROVE ST	225	GROVE ST	0.55
F_362327_2882711	0125-00041	17613	499	209 GROVE ST	209	GROVE ST	0.34
F_362401_2882799	0125-00042	17037	517	19 GROVE AVE	19	GROVE AVE	0.36
F_362495_2882852	0125-00043			29 GROVE AVE	29	GROVE AVE	0.29
F_362527_2882921	0125-00044	17888	370	35 GROVE AVE	35	GROVE AVE	0.22
F_362586_2882813	0125-00045	9542	243	54 PINE ST	54	PINE ST	0.35
F_362657_2882763	0125-00046	21877	244	62 PINE ST	62	PINE ST	0.34
F_362725_2882714	0125-00047	21473	13	70 PINE ST	70	PINE ST	0.31
F_362792_2882667	0125-00048	22437	483	76 PINE ST	76	PINE ST	0.29
F_362859_2882619	0125-00049	11708	109	86 PINE ST	86	PINE ST	0.28
F_362920_2882576	0125-00050	13592	288	94 PINE ST	94	PINE ST	0.23
F_362977_2882536	0125-00052	22893	546	104 PINE ST	104	PINE ST	0.22
F_363030_2882498	0125-00053	9607	570	116 PINE ST	116	PINE ST	0.20
F_363082_2882461	0125-00054	20195	97	122 PINE ST	122	PINE ST	0.19
F_363085_2882741	0125-00055	503	365	0 BROADWAY	0	BROADWAY	1.20
F_363275_2883029	0126-00043	7644	584	147 BROADWAY	147	BROADWAY	0.31

F_363230_2883152	0126-00044			137 BROADWAY	137	BROADWAY	0.09
F_363254_2883219	0126-00045	20101	96	129 BROADWAY	129	BROADWAY	0.19
F_364356_2883115	0126-00067	21053	176	15 MUZZY ST	15	MUZZY ST	0.22
F_364283_2883089	0126-00068	22686	205	25 MUZZY ST	25	MUZZY ST	0.11
F_364225_2883045	0126-00069	22552	20	101 COCHRAN ST	101	COCHRAN ST	0.11
F_364271_2883024	0126-00070	17043	584	107 COCHRAN ST	107	COCHRAN ST	0.10
F_364326_2883025	0126-00071	7487	566	111 COCHRAN ST	111	COCHRAN ST	0.11
F_364366_2883003	0126-00072			115 COCHRAN ST	115	COCHRAN ST	0.14
F_365340_2882657	0127-00004	4674	145	271 EAST ST	271	EAST ST	0.42
F_365283_2882750	0127-00005	20369	203	261 EAST ST	261	EAST ST	0.23
F_365241_2882784	0127-00006	2011	510	255 EAST ST	255	EAST ST	0.23
F_365155_2882817	0127-00008	20328	9	245 EAST ST	245	EAST ST	0.31
F_365218_2882884	0127-00009	10562	158	16 BUTLER AVE	16	BUTLER AVE	0.15
F_365359_2882845	0127-00010	14111	195	0 BUTLER AVE	0	BUTLER AVE	0.18
F_365374_2882947	0127-00011	19998	201	30 BUTLER AVE	30	BUTLER AVE	0.47
F_365205_2883358	0127-00018	9110	17	32 REED AVE	32	REED AVE	0.61
F_364949_2883430	0127-00019	20554	369	11 REED AVE	11	REED AVE	0.07
F_364950_2883370	0127-00020	19591	328	17 REED AVE	17	REED AVE	0.14
F_364975_2883340	0127-00021	21462	149	19 REED AVE	19	REED AVE	0.15
F_365006_2883313	0127-00022	17070	101	21 REED AVE	21	REED AVE	0.14
F_365035_2883277	0127-00023	17307	293	25 REED AVE	25	REED AVE	0.20
F_365079_2883241	0127-00024	111928	267	29 REED AVE	29	REED AVE	0.17
F_365115_2883206	0127-00025	19529	478	37 REED AVE	37	REED AVE	0.17
F_365151_2883171	0127-00026	18400	426	41 REED AVE	41	REED AVE	0.17
F_365220_2883126	0127-00028	6480	2	29 BUTLER AVE	29	BUTLER AVE	0.30
F_365168_2883069	0127-00029	15614	438	27 BUTLER AVE	27	BUTLER AVE	0.14
F_365137_2883022	0127-00030	11623	516	19 BUTLER AVE	19	BUTLER AVE	0.13
F_365099_2882983	0127-00031	14747	297	15 BUTLER AVE	15	BUTLER AVE	0.13
F_365040_2882920	0127-00032	6546	546	227 EAST ST	227	EAST ST	0.28
F_364997_2883027	0127-00033	4421	167	221 EAST ST	221	EAST ST	0.60
F_364952_2883092	0127-00034	21484	206	211 EAST ST	211	EAST ST	0.43
F_364894_2883139	0127-00035	21836	302	203 EAST ST	203	EAST ST	0.50
F_364831_2883207	0127-00036	4369	180	191 EAST ST	191	EAST ST	0.64

F_364712_2883203	0127-00037	13261	312	187 EAST ST	187	EAST ST	0.15
F_364663_2883240	0127-00038	11238	523	179 EAST ST	179	EAST ST	0.15
F_364739_2883283	0127-00039			16 HILTON ST	16	HILTON ST	0.15
F_364776_2883319	0127-00040	19525	452	20 HILTON ST	20	HILTON ST	0.14
F_364809_2883355	0127-00041	11870	501	24 HILTON ST	24	HILTON ST	0.15
F_364862_2883404	0127-00042	22797	89	30 HILTON ST	30	HILTON ST	0.30
F_364632_2883405	0127-00043	22463	203	15 HILTON ST	15	HILTON ST	0.17
F_364592_2883315	0127-00044	19557	469	167 EAST ST	167	EAST ST	0.18
F_364546_2883356	0127-00045	22817	447	163 EAST ST	163	EAST ST	0.20
F_364385_2883234	0127-00046	19342	569	156 EAST ST	156	EAST ST	0.32
F_364352_2883172	0127-00047	10262	518	7 MUZZY ST	7	MUZZY ST	0.13
F_364456_2883207	0127-00048	19327	94	166 EAST ST	166	EAST ST	0.09
F_364514_2883055	0127-00049			10 SOUTHWICK ST	10	SOUTHWICK ST	1.28
F_364696_2883022	0127-00070	12344	260	190 EAST ST	190	EAST ST	0.19
F_364750_2882969	0127-00071	21856	503	206 EAST ST	206	EAST ST	0.14
F_364788_2882921	0127-00072	11354	221	210 EAST ST	210	EAST ST	0.11
F_364901_2882849	0127-00073	15762	209	228 EAST ST	228	EAST ST	0.18
F_364938_2882795	0127-00074	16115	322	232 EAST ST	232	EAST ST	0.14
F_364983_2882755	0127-00075	21797	337	238 EAST ST	238	EAST ST	0.14
F_365028_2882715	0127-00076	13316	291	244 EAST ST	244	EAST ST	0.14
F_365072_2882675	0127-00077	3305	512	248 EAST ST	248	EAST ST	0.14
F_365117_2882635	0127-00078	7079	132	250 EAST ST	250	EAST ST	0.14
F_365362_2882752	0127-00079	4674	145	0 EAST ST	0	EAST ST	0.10
F_365259_2882928	0127-0009A	10562	144	22 BUTLER AVE	22	BUTLER AVE	0.14
F_362109_2883135	0147-00001	14857	500	169 GROVE ST	169	GROVE ST	0.17
F_362074_2883202	0147-00002	14206	355	153 GROVE ST	153	GROVE ST	0.34
F_362063_2883306	0147-00003	20761	131	0 GROVE ST	0	GROVE ST	0.66
F_361930_2883074	0147-00004	17783	139	0 GROVE ST	0	GROVE ST	0.24
F_361784_2883657	0147-00005	21602	210	102 GROVE ST	102	GROVE ST	0.35
F_361845_2883261	0147-00006	17783	139	154 GROVE ST	154	GROVE ST	0.69
F_362052_2883788	0147-00008			110 CHURCH ST	110	CHURCH ST	3.70
F_361757_2882850	0147-00009	17783	139	0 GROVE ST	0	GROVE ST	8.78
F_358066_2881255	0147-00010	17783	143	0 REAR FRONT ST	0	REAR FRONT ST	26.20

F_361539_2883608	0147-0005H	19937	33	0 OAK ST	0	OAK ST	1.50
F_361749_2883545	0147-0005I	19937	33	0 GROVE ST	0	GROVE ST	0.69
F_363062_2883278	0148-00001	20720	120	96 WALNUT ST	96	WALNUT ST	0.10
F_363023_2883303	0148-00002	22351	36	90 WALNUT ST	90	WALNUT ST	0.12
F_362971_2883342	0148-00003	3339	64	84 WALNUT ST	84	WALNUT ST	0.19
F_362958_2883248	0148-00004	19191	459	11 HIGH ST	11	HIGH ST	0.24
F_362919_2883189	0148-00005	20224	294	17 HIGH ST	17	HIGH ST	0.34
F_362643_2883171	0148-00006	21375	158	38 HIGH ST	38	HIGH ST	0.23
F_362675_2883249	0148-00007	20087	350	24 HIGH ST	24	HIGH ST	0.31
F_362723_2883311	0148-00008	16112	495	20 HIGH ST	20	HIGH ST	0.30
F_362774_2883377	0148-00009	15029	385	16 HIGH ST	16	HIGH ST	0.38
F_362864_2883424	0148-00010	20004	318	70 WALNUT ST	70	WALNUT ST	0.20
F_362794_2883475	0148-00011	17127	166	60 WALNUT ST	60	WALNUT ST	0.17
F_362584_2883232	0148-00012	22633	469	23 WALNUT AVE	23	WALNUT AVE	0.06
F_362551_2883188	0148-00013	7417	29	19 WALNUT AVE	19	WALNUT AVE	0.06
F_362665_2883462	0148-00014	10759	255	54 WALNUT AVE	54	WALNUT AVE	0.11
F_362668_2883560	0148-00015	17273	598	44 WALNUT ST	44	WALNUT ST	0.39
F_362600_2883510	0148-00016	15655	385	11 HASTINGS ST	11	HASTINGS ST	0.16
F_362574_2883430	0148-00017	20691	49	19 HASTINGS ST	19	HASTINGS ST	0.33
F_362523_2883364	0148-00018	9413	248	29 HASTINGS ST	29	HASTINGS ST	0.33
F_362472_2883299	0148-00019	20289	356	37 HASTINGS ST	37	HASTINGS ST	0.32
F_362389_2883245	0148-00020	19648	224	45 HASTINGS ST	45	HASTINGS ST	0.21
F_362445_2883182	0148-00021	20122	432	13 PINE ST	13	PINE ST	0.21
F_362249_2883165	0148-00023	22257	76	2 PINE ST	2	PINE ST	0.12
F_362250_2883310	0148-00026	21744	371	46 HASTINGS ST	46	HASTINGS ST	0.27
F_362298_2883376	0148-00027	13850	413	42 HASTINGS ST	42	HASTINGS ST	0.20
F_362344_2883443	0148-00028	17099	498	32 HASTINGS ST	32	HASTINGS ST	0.20
F_362353_2883590	0148-00029	11330	303	24 HASTINGS ST	24	HASTINGS ST	0.58
F_362446_2883625	0148-00030	16653	438	12 HASTINGS ST	12	HASTINGS ST	0.31
F_362532_2883668	0148-00031	4458	263	4 HASTINGS ST	4	HASTINGS ST	0.15
F_362480_2883703	0148-00032	21484	408	24 WALNUT ST	24	WALNUT ST	0.08
F_362445_2883727	0148-00033	20160	432	18 WALNUT ST	18	WALNUT ST	0.08
F_362401_2883759	0148-00034	18317	360	12 WALNUT ST	12	WALNUT ST	0.13

F_362335_2883806	0148-00035	16193	87	81 CHURCH ST	81	CHURCH ST	0.19
F_362314_2883719	0148-00036	4113	369	91 CHURCH ST	91	CHURCH ST	0.31
F_362238_2883639	0148-00037	7897	194	99 CHURCH ST	99	CHURCH ST	0.31
F_362214_2883537	0148-00038	20325	525	109 CHURCH ST	109	CHURCH ST	0.41
F_362166_2883470	0148-00039	21305	600	117 CHURCH ST	117	CHURCH ST	0.41
F_362093_2883406	0148-00040	17470	69	129 CHURCH ST	129	CHURCH ST	0.45
F_362486_2883855	0148-00041	20171	381	11 WALNUT ST	11	WALNUT ST	0.13
F_362212_2883199	0148-0023A	19134	408	0 PINE ST	0	PINE ST	0.12
F_364325_2883526	0149-00001	12411	329	135 EAST ST	135	EAST ST	0.23
F_364260_2883566	0149-00002	15258	316	127 EAST ST	127	EAST ST	0.19
F_364208_2883623	0149-00003	9003	501	4 FULLER ST	4	FULLER ST	0.21
F_364237_2883723	0149-00004	11294	394	24 FULLER ST	24	FULLER ST	0.12
F_364296_2883901	0149-00005	20589	596	27 FULLER ST	27	FULLER ST	0.40
F_364134_2883890	0149-00006	2656	349	21 FULLER ST	21	FULLER ST	0.39
F_364066_2883744	0149-00007	19469	371	105 EAST ST	105	EAST ST	0.89
F_364125_2883979	0149-00008	22866	157	32 LINDEN ST	32	LINDEN ST	0.12
F_364201_2883943	0149-00009	22866	157	0 LINDEN ST	0	LINDEN ST	0.09
F_364149_2884032	0149-00010	8091	219	36 LINDEN ST	36	LINDEN ST	0.23
F_364243_2884006	0149-00011	8812	1	42 LINDEN ST	42	LINDEN ST	0.09
F_364206_2884091	0149-00012	14585	227	46 LINDEN ST	46	LINDEN ST	0.21
F_364022_2884102	0149-00013	16506	424	39 LINDEN ST	39	LINDEN ST	0.15
F_364001_2884043	0149-00014	20034	489	35 LINDEN ST	35	LINDEN ST	0.16
F_363970_2883913	0149-00015	7838	405	0 LINDEN ST	0	LINDEN ST	0.20
F_363911_2883806	0149-00016	18163	230	87 EAST ST	87	EAST ST	0.18
F_363853_2883896	0149-00017	7838	405	0 EAST ST	0	EAST ST	0.52
F_363769_2883947	0149-00018	7062	187	69 EAST ST	69	EAST ST	0.36
F_363700_2883995	0149-00019	7160	21	61 EAST ST	61	EAST ST	0.37
F_363625_2884036	0149-00020	13057	1	0 EAST ST	0	EAST ST	0.37
F_363543_2884075	0149-00021	13057	1	41 EAST ST	41	EAST ST	0.38
F_363282_2883994	0149-00022	18048	412	24 EAST ST	24	EAST ST	0.14
F_363375_2883854	0149-00023	22504	468	0 BROADWAY	0	BROADWAY	2.60
F_363599_2883757	0149-00024	22063	54	64 EAST ST	64	EAST ST	0.41
F_363795_2883668	0149-00026	5709	321	86 EAST ST	86	EAST ST	0.24

F_363286_2883286	0149-00029	20101	94	125 BROADWAY	125	BROADWAY	0.34
F_363280_2883364	0149-00030			115 BROADWAY	115	BROADWAY	0.37
F_363241_2883434	0149-00031	20101	92	109 BROADWAY	109	BROADWAY	0.13
F_363338_2883435	0149-00032	3649	542	39 PAINE AVE	39	PAINE AVE	0.08
F_363911_2883623	0149-00045	10530	581	100 EAST ST	100	EAST ST	0.19
F_363959_2883536	0149-00046	9496	503	106 EAST ST	106	EAST ST	0.27
F_364009_2883503	0149-00047	14507	143	112 EAST ST	112	EAST ST	0.21
F_364075_2883487	0149-00048	20055	165	118 EAST ST	118	EAST ST	0.19
F_364137_2883376	0149-00049	11872	456	124 EAST ST	124	EAST ST	0.64
F_364218_2883350	0149-00051	22048	78	138 EAST ST	138	EAST ST	0.21
F_364275_2883309	0149-00052	20227	339	144 EAST ST	144	EAST ST	0.29
F_363895_2883996	0149-00053	9077	523	0 LINDEN ST	0	LINDEN ST	0.02
F_363980_2883991	0149-00054	15358	283	29 LINDEN ST	29	LINDEN ST	0.19
F_365298_2883541	0150-00001	11768	344	81 HILLMAN ST	81	HILLMAN ST	0.34
F_365360_2883712	0150-00002	13769	450	61 HILLMAN ST	61	HILLMAN ST	0.20
F_365391_2883801	0150-00003	7405	429	57 HILLMAN ST	57	HILLMAN ST	0.23
F_365319_2884090	0150-00005	8464	234	26 HILLMAN ST	26	HILLMAN ST	0.23
F_365302_2884003	0150-00006	17387	322	40 HILLMAN ST	40	HILLMAN ST	0.25
F_365278_2883929	0150-00007	13691	36	44 HILLMAN ST	44	HILLMAN ST	0.11
F_365262_2883881	0150-00008	21406	58	48 HILLMAN ST	48	HILLMAN ST	0.11
F_365246_2883834	0150-00009	21290	355	54 HILLMAN ST	54	HILLMAN ST	0.11
F_365231_2883786	0150-00010	11145	54	58 HILLMAN ST	58	HILLMAN ST	0.11
F_365216_2883743	0150-00011	16682	418	0 HILLMAN ST	0	HILLMAN ST	0.10
F_365188_2883653	0150-00012	16682	418	68 HILLMAN ST	68	HILLMAN ST	0.22
F_365164_2883476	0150-00013	22041	502	20 REED AVE	20	REED AVE	0.35
F_365109_2883527	0150-00014	22312	497	16 REED AVE	16	REED AVE	0.32
F_364984_2883533	0150-00015	16534	390	50 HILTON ST	50	HILTON ST	0.18
F_365029_2883584	0150-00016	16572	221	56 HILTON ST	56	HILTON ST	0.25
F_365072_2883671	0150-00017	15059	409	64 HILTON ST	64	HILTON ST	0.38
F_365127_2883738	0150-00018	3945	1	74 HILTON ST	74	HILTON ST	0.25
F_365122_2883829	0150-00019	22758	62	80 HILTON ST	80	HILTON ST	0.16
F_365135_2883877	0150-00020	21549	221	96 HILTON ST	96	HILTON ST	0.17
F_365149_2883930	0150-00021	11032	187	100 HILTON ST	100	HILTON ST	0.20

F_365164_2883994	0150-00022	8570	582	104 HILTON ST	104	HILTON ST	0.31
F_365168_2884065	0150-00023	22888	369	110 HILTON ST	110	HILTON ST	0.24
F_365169_2884141	0150-00024			120 HILTON ST	120	HILTON ST	0.26
F_365169_2884214	0150-00025	15811	81	124 HILTON ST	124	HILTON ST	0.28
F_364960_2884214	0150-00026	16451	333	139 HILTON ST	139	HILTON ST	0.43
F_364957_2884100	0150-00027	5834	416	101 HILTON ST	101	HILTON ST	0.37
F_364954_2884027	0150-00028	19384	557	97 HILTON ST	97	HILTON ST	0.20
F_364952_2883978	0150-00029	15234	183	93 HILTON ST	93	HILTON ST	0.19
F_365357_2883648	0150-0002A	8283	391	69 HILLMAN ST	69	HILLMAN ST	0.21
F_364945_2883929	0150-00030	22822	586	85 HILTON ST	85	HILTON ST	0.18
F_364939_2883880	0150-00031	20742	504	77 HILTON ST	77	HILTON ST	0.17
F_364932_2883831	0150-00032	21795	195	73 HILTON ST	73	HILTON ST	0.16
F_364927_2883713	0150-00033	14104	431	61 HILTON ST	61	HILTON ST	0.35
F_364865_2883658	0150-00034	12617	138	49 HILTON ST	49	HILTON ST	0.26
F_364811_2883598	0150-00035	3346	596	43 HILTON ST	43	HILTON ST	0.22
F_364760_2883542	0150-00036	5921	412	35 HILTON ST	35	HILTON ST	0.22
F_364714_2883493	0150-00037	20043	1	27 HILTON ST	27	HILTON ST	0.18
F_364673_2883449	0150-00038	21357	85	23 HILTON ST	23	HILTON ST	0.17
F_364903_2883477	0150-00039	13606	472	38 HILTON ST	38	HILTON ST	0.13
F_364534_2883476	0150-00040	22726	416	18 EAST ST AVE	18	EAST ST AVE	0.13
F_364568_2883514	0150-00041	21817	467	22 EAST ST AVE	22	EAST ST AVE	0.14
F_364601_2883551	0150-00042	18469	594	26 EAST ST AVE	26	EAST ST AVE	0.13
F_364635_2883588	0150-00043	18299	228	30 EAST ST AVE	30	EAST ST AVE	0.13
F_364672_2883629	0150-00044	17567	173	38 EAST ST AVE	38	EAST ST AVE	0.16
F_364725_2883706	0150-00045	12005	42	46 EAST ST AVE	46	EAST ST AVE	0.38
F_364657_2883800	0150-00046	9140	436	39 EAST ST AVE	39	EAST ST AVE	0.43
F_364553_2883664	0150-00047	15334	580	61 FULLER ST	61	FULLER ST	0.22
F_364506_2883704	0150-00048	4706	5	55 FULLER ST	55	FULLER ST	0.21
F_364463_2883740	0150-00049	4272	187	51 FULLER ST	51	FULLER ST	0.18
F_364424_2883772	0150-00050	21399	337	45 FULLER ST	45	FULLER ST	0.19
F_364384_2883805	0150-00051	12039	312	39 FULLER ST	39	FULLER ST	0.20
F_364343_2883839	0150-00052	15096	282	33 FULLER ST	33	FULLER ST	0.19
F_364275_2883681	0150-00053	17762	342	30 FULLER ST	30	FULLER ST	0.11

F_364325_2883640	0150-00054	21552	425	36 FULLER ST	36	FULLER ST	0.15
F_364392_2883602	0150-00055	22078	203	40 FULLER ST	40	FULLER ST	0.12
F_364456_2883563	0150-00056	22191	120	19 EAST ST AVE	19	EAST ST AVE	0.10
F_364389_2883485	0150-00057	19002	24	143 EAST ST	143	EAST ST	0.25
F_364476_2883410	0150-00058	21916	72	155 EAST ST	155	EAST ST	0.36
F_364678_2884160	0150-00059	3803	5	25 ROSE ST	25	ROSE ST	0.12
F_364676_2884101	0150-00060	5158	308	31 ROSE ST	31	ROSE ST	0.10
F_364674_2884044	0150-00061	5350	272	0 ROSE ST	0	ROSE ST	0.12
F_364671_2883948	0150-00062	15132	310	53 ROSE ST	53	ROSE ST	0.25
F_364958_2884154	0150-0026A	10336	520	0 HILTON ST	0	HILTON ST	0.04
F_364460_2884141	0150-0063A	31698	R L	30 ROSE ST	30	ROSE ST	0.58
F_364439_2884047	0150-0063B	28810	R L	42 ROSE ST	42	ROSE ST	0.52
F_364450_2883972	0150-0063C	31699	R L	48 ROSE ST	48	ROSE ST	0.49
F_364540_2883836	0150-0063D	31700	R L	54 ROSE ST	54	ROSE ST	0.61
F_365333_2884165	0151-00001	6978	255	20 HILLMAN ST	20	HILLMAN ST	0.28
F_365515_2884155	0151-00002	22696	343	13 HILLMAN ST	13	HILLMAN ST	0.11
F_365482_2884060	0151-00003	12142	1	27 HILLMAN ST	27	HILLMAN ST	0.11
F_365466_2884013	0151-00004	14964	295	33 HILLMAN ST	33	HILLMAN ST	0.11
F_365449_2883966	0151-00005	3491	13	39 HILLMAN ST	39	HILLMAN ST	0.11
F_365424_2883895	0151-00006	11207	281	41 HILLMAN ST	41	HILLMAN ST	0.23
F_365499_2884107	0151-0002A	19919	108	19 HILLMAN ST	19	HILLMAN ST	0.11
F_365591_2884218	0151-00049	22216	83	400 EAST MAIN ST	400	EAST MAIN ST	0.61
F_361291_2884127	0173-00001	18247	351	0 W MAIN ST	0	W MAIN ST	4.05
F_361746_2884466	0173-00002			28 MAIN ST	28	MAIN ST	3.15
F_361681_2884014	0173-00003	21294	48	56 GROVE ST	56	GROVE ST	6.06
F_363000_2884069	0174-00001			0 BROADWAY	0	BROADWAY	0.36
F_362936_2884142	0174-00002			50 BROADWAY	50	BROADWAY	0.38
F_362929_2884198	0174-00003	4200	175	0 BROADWAY	0	BROADWAY	0.04
F_362829_2884091	0174-00004	4200	175	0 BROADWAY	0	BROADWAY	0.21
F_362798_2883919	0174-00005	22504	468	70 BROADWAY	70	BROADWAY	8.58
F_362440_2883916	0174-00006	16686	115	71 CHURCH ST	71	CHURCH ST	0.33
F_362136_2884216	0174-00007	18966	456	0 COURT ST	0	COURT ST	0.09
F_362087_2884221	0174-00008	4735	133	0 COURT ST	0	COURT ST	0.10

F_362020_2884226	0174-00010	1813	295	0 GROVE ST	0	GROVE ST	0.13
F_362045_2884322	0174-00011			27 GROVE ST	27	GROVE ST	0.27
F_362136_2884316	0174-00012	18966	456	0 COURT ST	0	COURT ST	0.16
F_362432_2884490	0174-00013	16754	355	70 MAIN ST	70	MAIN ST	2.44
F_362183_2884558	0174-00014	8214	453	66 MAIN ST	66	MAIN ST	0.17
F_362979_2884765	0174-00015	22786	41	141 EAST MAIN ST	141	EAST MAIN ST	0.34
F_362902_2884740	0174-00016	22786	41	17 BROADWAY	17	BROADWAY	0.59
F_362551_2884874	0174-00018	21213	591	0 MAIN ST	0	MAIN ST	3.35
F_362525_2884710	0174-00019	20250	188	95 MAIN ST	95	MAIN ST	0.12
F_362450_2884703	0174-00020	18366	547	93 MAIN ST	93	MAIN ST	0.08
F_362393_2884701	0174-00021	18366	547	79 MAIN ST	79	MAIN ST	0.04
F_362278_2884712	0174-00023	22200	373	65 MAIN ST	65	MAIN ST	0.05
F_362344_2884270	0174-00024	5491	94	30 CHURCH ST	30	CHURCH ST	1.86
F_362101_2884492	0174-0013A	6979	456	46 MAIN ST	46	MAIN ST	0.90
F_363477_2884113	0175-00001	20534	452	39 EAST ST	39	EAST ST	0.19
F_363429_2884139	0175-00002	20534	452	31 EAST ST	31	EAST ST	0.20
F_363365_2884176	0175-00003	5451	407	23 EAST ST	23	EAST ST	0.33
F_363288_2884196	0175-00004	11313	256	15 EAST ST	15	EAST ST	0.17
F_363213_2884239	0175-00005	7726	455	33 BELCHER ST	33	BELCHER ST	0.32
F_363262_2884328	0175-00006	9825	580	8 MAPLE ST	8	MAPLE ST	0.17
F_363336_2884310	0175-00007	13430	279	12 MAPLE ST	12	MAPLE ST	0.17
F_363382_2884307	0175-00008	15397	88	16 MAPLE ST	16	MAPLE ST	0.05
F_363405_2884298	0175-00009	22341	545	18 MAPLE ST	18	MAPLE ST	0.06
F_363443_2884281	0175-00010	9275	514	24 MAPLE ST	24	MAPLE ST	0.14
F_363493_2884263	0175-00011	22343	331	28 MAPLE ST	28	MAPLE ST	0.15
F_363544_2884242	0175-00012	22336	256	34 MAPLE ST	34	MAPLE ST	0.16
F_363607_2884221	0175-00013	21918	491	38 MAPLE ST	38	MAPLE ST	0.25
F_363680_2884199	0175-00014	37368	RL	46 MAPLE ST	46	MAPLE ST	0.28
F_363744_2884180	0175-00015	11427	475	54 MAPLE ST	54	MAPLE ST	0.18
F_363795_2884148	0175-00016	21175	199	58-60 MAPLE ST	58-60	MAPLE ST	0.33
F_363872_2884119	0175-00017	11957	377	70 MAPLE ST	70	MAPLE ST	0.43
F_363946_2884122	0175-00018	18069	82	76 MAPLE ST	76	MAPLE ST	0.23
F_364042_2884160	0175-00019	10351	86	45 LINDEN ST	45	LINDEN ST	0.15

F_364239_2884143	0175-00020	18119	474	50 LINDEN ST	50	LINDEN ST	0.42
F_364187_2884303	0175-00021	17768	427	91 MAPLE ST	91	MAPLE ST	0.62
F_364088_2884316	0175-00022	19357	278	83 MAPLE ST	83	MAPLE ST	0.20
F_364033_2884286	0175-00023	20642	381	77 MAPLE ST	77	MAPLE ST	0.10
F_364039_2884369	0175-00024	22626	564	81 MAPLE ST	81	MAPLE ST	0.11
F_363962_2884333	0175-00025	17133	227	71 MAPLE ST	71	MAPLE ST	0.29
F_363865_2884362	0175-00026	8986	213	65 MAPLE ST	65	MAPLE ST	0.37
F_363747_2884400	0175-00027	21288	31	51 MAPLE ST	51	MAPLE ST	0.19
F_363401_2884439	0175-00030	21559	77	0 MAPLE ST	0	MAPLE ST	0.85
F_363458_2884546	0175-00031			7 BELCHER ST	7	BELCHER ST	1.55
F_363778_2884553	0175-00032	8525	366	226 EAST MAIN ST	226	EAST MAIN ST	0.27
F_363872_2884530	0175-00033	5812	326	228 EAST MAIN ST	228	EAST MAIN ST	0.33
F_363945_2884474	0175-00034	20814	186	238 EAST MAIN ST	238	EAST MAIN ST	0.29
F_364004_2884491	0175-00035	17322	416	244 EAST MAIN ST	244	EAST MAIN ST	0.19
F_364080_2884483	0175-00036	22716	231	254 EAST MAIN ST	254	EAST MAIN ST	0.29
F_364110_2884627	0175-00037	15061	364	255 EAST MAIN ST	255	EAST MAIN ST	0.09
F_364056_2884641	0175-00038	22150	570	247 EAST MAIN ST	247	EAST MAIN ST	0.05
F_364020_2884652	0175-00039	22895	302	245 EAST MAIN ST	245	EAST MAIN ST	0.07
F_363977_2884667	0175-00040	21802	16	241 EAST MAIN ST	241	EAST MAIN ST	0.09
F_363914_2884690	0175-00041	20046	391	237 EAST MAIN ST	237	EAST MAIN ST	0.15
F_363835_2884719	0175-00042	20489	543	225 EAST MAIN ST	225	EAST MAIN ST	0.18
F_363756_2884737	0175-00043	19894	432	219 EAST MAIN ST	219	EAST MAIN ST	0.18
F_363674_2884758	0175-00044	21918	221	213 EAST MAIN ST	213	EAST MAIN ST	0.33
F_363597_2884771	0175-00045	22553	49	203 EAST MAIN ST	203	EAST MAIN ST	0.25
F_363536_2884786	0175-00046	13499	134	197 EAST MAIN ST	197	EAST MAIN ST	0.30
F_363471_2884749	0175-00047	19417	278	191 EAST MAIN ST	191	EAST MAIN ST	0.25
F_363411_2884809	0175-00048	20158	586	187 EAST MAIN ST	187	EAST MAIN ST	0.43
F_363345_2884815	0175-00049	15767	323	183 EAST MAIN ST	183	EAST MAIN ST	0.54
F_363221_2884812	0175-00050	4512	343	165 EAST MAIN ST	165	EAST MAIN ST	1.08
F_363110_2884786	0175-00051	11055	269	155 EAST MAIN ST	155	EAST MAIN ST	0.29
F_363054_2884776	0175-00052	11055	269	155 EAST MAIN ST	155	EAST MAIN ST	0.23
F_363013_2884448	0175-00053	21294	48	132 EAST MAIN ST	132	EAST MAIN ST	1.31
F_363186_2884583	0175-00055	22283	421	162 EAST MAIN ST	162	EAST MAIN ST	0.11

F_363186_2884522	0175-00056	22439	10	8 BELCHER ST	8	BELCHER ST	0.10
F_363182_2884452	0175-00057	17498	581	16 BELCHER ST	16	BELCHER ST	0.14
F_363150_2884415	0175-00058	21726	5	26 BELCHER ST	26	BELCHER ST	0.18
F_363203_2884040	0175-00061	16401	65	55 BROADWAY	55	BROADWAY	0.33
F_363584_2884413	0175-000xx						0.00
F_363796_2884393	0175-0027A	21356	313	55 MAPLE ST	55	MAPLE ST	0.21
F_363693_2884560	0175-0031A	17633	532	214 EAST MAIN ST	214	EAST MAIN ST	0.18
F_364164_2884464	0175-0036A	17551	535	264 EAST MAIN ST	264	EAST MAIN ST	0.25
F_364229_2884424	0176-00001	22890	100	268 EAST MAIN ST	268	EAST MAIN ST	0.21
F_364285_2884440	0176-00002	14090	510	276 EAST MAIN ST	276	EAST MAIN ST	0.14
F_364335_2884432	0176-00003	22745	490	278 EAST MAIN ST	278	EAST MAIN ST	0.16
F_364313_2884349	0176-00004	20818	16	278 1/2 EAST MAIN ST	278 1/2	EAST MAIN ST	0.39
F_364416_2884416	0176-00005	22464	135	286 EAST MAIN ST	286	EAST MAIN ST	0.16
F_364513_2884317	0176-00006	18125	107	300 EAST MAIN ST	300	EAST MAIN ST	1.03
F_364687_2884385	0176-00007	20253	369	0 EAST MAIN ST	0	EAST MAIN ST	0.24
F_364683_2884290	0176-00008	20253	369	13 ROSE ST	13	ROSE ST	0.14
F_364681_2884224	0176-00009	22851	125	19 ROSE ST	19	ROSE ST	0.12
F_364763_2884356	0176-00010	21931	548	322 EAST MAIN ST	322	EAST MAIN ST	0.22
F_364852_2884342	0176-00012	9162	305	330 EAST MAIN ST	330	EAST MAIN ST	0.22
F_364911_2884343	0176-00013	20289	257	336 EAST MAIN ST	336	EAST MAIN ST	0.16
F_364990_2884330	0176-00014	20060	286	350 EAST MAIN ST	350	EAST MAIN ST	0.34
F_365118_2884318	0176-00015	5344	150	358 EAST MAIN ST	358	EAST MAIN ST	0.16
F_365174_2884309	0176-00016	11447	573	362 EAST MAIN ST	362	EAST MAIN ST	0.14
F_365225_2884301	0176-00017	15951	159	368 EAST MAIN ST	368	EAST MAIN ST	0.13
F_365298_2884280	0176-00018	20859	330	372 EAST MAIN ST	372	EAST MAIN ST	0.29
F_365017_2884652	0176-00022	2869	92	335 EAST MAIN ST	335	EAST MAIN ST	2.70
F_364811_2884612	0176-00023	22677	525	325 EAST MAIN ST	325	EAST MAIN ST	0.53
F_364738_2884603	0176-00024	22726	552	321 EAST MAIN ST	321	EAST MAIN ST	0.20
F_364663_2884592	0176-00025	11118	28	315 EAST MAIN ST	315	EAST MAIN ST	0.40
F_364581_2884587	0176-00026	5394	264	303 EAST MAIN ST	303	EAST MAIN ST	0.18
F_364506_2884587	0176-00027	9775	131	301 EAST MAIN ST	301	EAST MAIN ST	0.13
F_364391_2884586	0176-00028	9723	183	293 EAST MAIN ST	293	EAST MAIN ST	0.28
F_364325_2884590	0176-00029	8986	474	277 EAST MAIN ST	277	EAST MAIN ST	0.10

F_364246_2884600	0176-00030	12421	78	269 EAST MAIN ST	269	EAST MAIN ST	0.09
F_364178_2884612	0176-00031	22594	41	259 EAST MAIN ST	259	EAST MAIN ST	0.08
F_364377_2884268	0176-0005A	18359	123	0 EAST MAIN ST	0	EAST MAIN ST	0.24
F_365371_2884260	0177-00037	10679	261	382 EAST MAIN ST	382	EAST MAIN ST	0.19
F_365421_2884250	0177-0037A	15151	321	384 EAST MAIN ST	384	EAST MAIN ST	0.15
F_361368_2884889	0201-00001			5 W MAIN ST	5	W MAIN ST	6.90
F_361607_2885112	0201-00002			0 RIVER MILLS DR	0	RIVER MILLS DR	0.85
F_361855_2884732	0202-00007	10836	152	31 MAIN ST	31	MAIN ST	0.46
F_362110_2884729	0202-00008	17532	336	45 MAIN ST	45	MAIN ST	0.29
F_362202_2884936	0202-00010	21483	285	55 MAIN ST	55	MAIN ST	2.26
F_362611_2885056	0202-00014			0 MAIN ST	0	MAIN ST	5.90
F_361855_2884995	0202-00015	22236	579	7 RIVERMILLS DR	7	RIVERMILLS DR	3.86
F_361829_2885268	0202-0015A			0 W MAIN ST	0	W MAIN ST	6.10