

RLB Management

264 Cottage St
Springfield, Ma 01104

January 20, 2023

Select Board
Town of South Hadley

Re: Landowner Petition to Amend Zoning
280 and 286 Granby Road

Pride Limited Partnership, respectfully submits the following request to the Town of South Hadley:

To amend the Zoning Map by changing the designation of a 3.17-acre tract of land consisting of seven parcels situated on the southeast corner of Granby Road (Route 20) and Willimansett Street (Route 33) and known as 280 and 286 Granby Road and identified as Tax Assessor's Map #15 as Parcels **#122, #123, #124, #125, #175, #176, #113** from the present zoning designation of Residence A-1 to Business A.

Our intention is to construct a Starbucks Coffee Shop with attached retail/professional use, plus a free-standing building for retail/professional use per the attached plans.

It should be noted that such a zoning to Business A is in fact recommended in the 2021 Corridor Plan.

Attached is a copy of a letter of interest from the Starbucks corporation to confirm their, and our, intent, they will be our first tenant and we expect others to follow quickly.

Sincerely,



Robert L. Bolduc

Manager

Tripride@comcast.net

413-285-8886

5. Recommendations for Zoning Changes

Proposed Zoning Changes

As uses change over time in response to market demand, updated zoning regulations and design guidelines that encode community values will be important to managing that change. The following recommendations establish the identity for the corridor by defining gateways, clustering uses appropriately, and recommending design guidelines for new development or substantial rehabilitation. The goal of these regulations is to provide safe connections for pedestrians, bicyclists, and drivers; a variety of housing types and job opportunities; and preservation of valuable open space and recreational resources while clustering new development along existing infrastructure consistent with sustainable growth patterns.




Goals for Zoning Changes

While the existing zoning districts do establish clusters of uses, the actual land use pattern is not consistent with those clusters. The goals of the Master Plan for the Routes

202/33 Corridor are to improve the overall quality of the built environment throughout the corridor, create a cohesive circulation experience, and improve the economic and social opportunities of the community around the area while preserving its natural resources.

The recommended zoning changes will define clusters of uses where additional development over time takes advantage of existing infrastructure and builds upon existing compatible uses. The zoning changes in terms of uses and density are relatively minimal; these recommendations also include recommended design guidelines for both public and private investments in the area to promote a corridor that is safer and more attractive for pedestrians and bicyclists. The guidelines will also promote more tree cover to prevent heat islands and better stormwater standards to address stormwater runoff and the quality of surface waters. Finally, the guidelines recommend that new construction or significant additions maintain a residential form, scale, and appearance, including style and materials.

Description of Proposed Districts

	<p>Gateway District (GD) Will include design review.</p>	<p>Retail, restaurant, professional and medical offices, personal services, and arts. Residential use will be allowed as part of a mixed-use development.</p>	<p>3 1/2 stories or 45 feet</p>
	<p>Low-density mixed use district (LDMU)</p>	<p>Village center development with a mix of retail, restaurant, professional office.</p>	<p>3 stories or 40 feet</p>
	<p>Open Space-Recreational (OR)</p>	<p>Restricted to public parks, botanical and zoological gardens, skateboard parks, nature or conservation reserves, and other open space-recreational uses. At a minimum, Town- and state-owned land meeting the criteria should be considered for inclusion.</p>	<p>1 story</p>

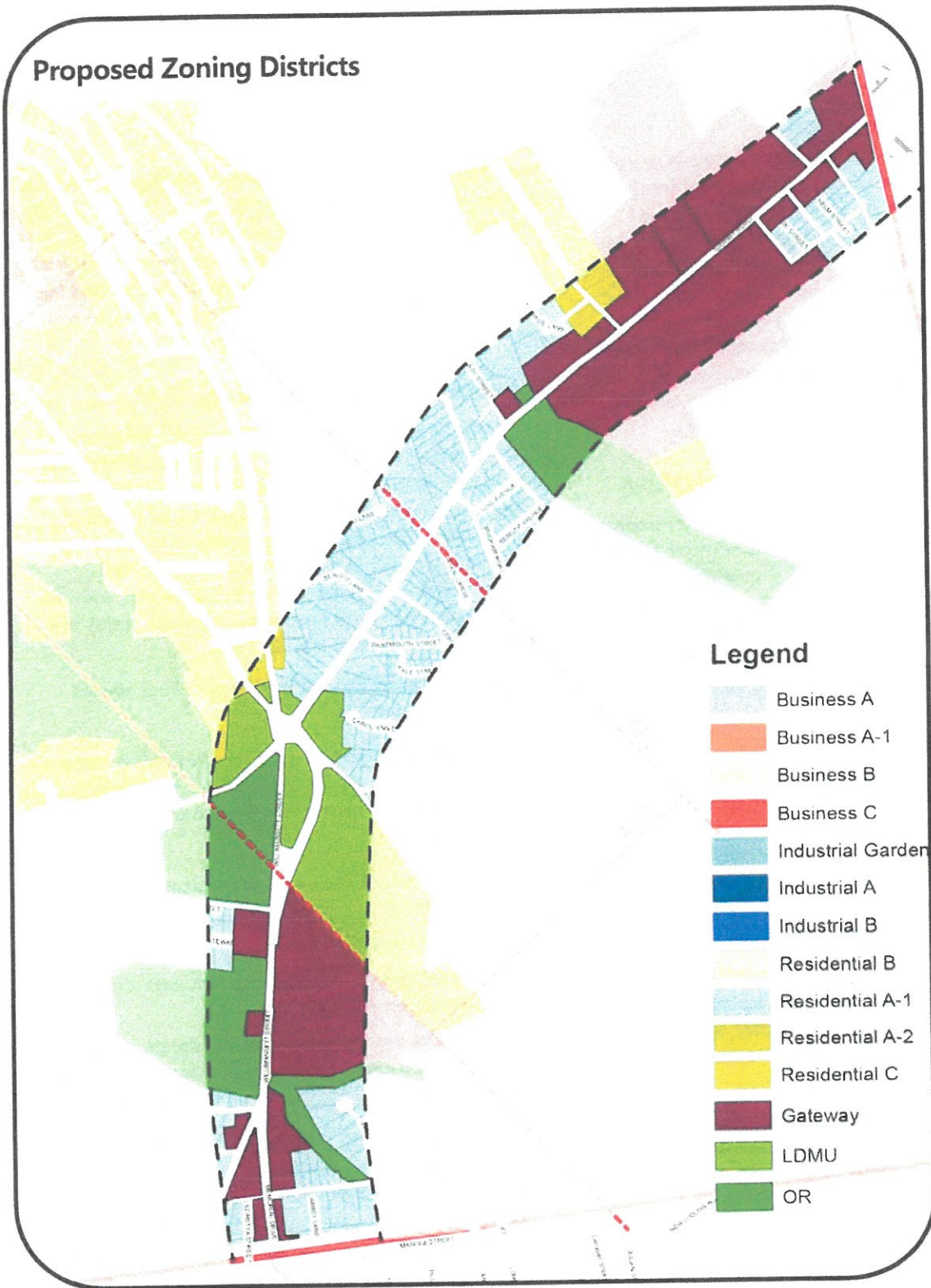
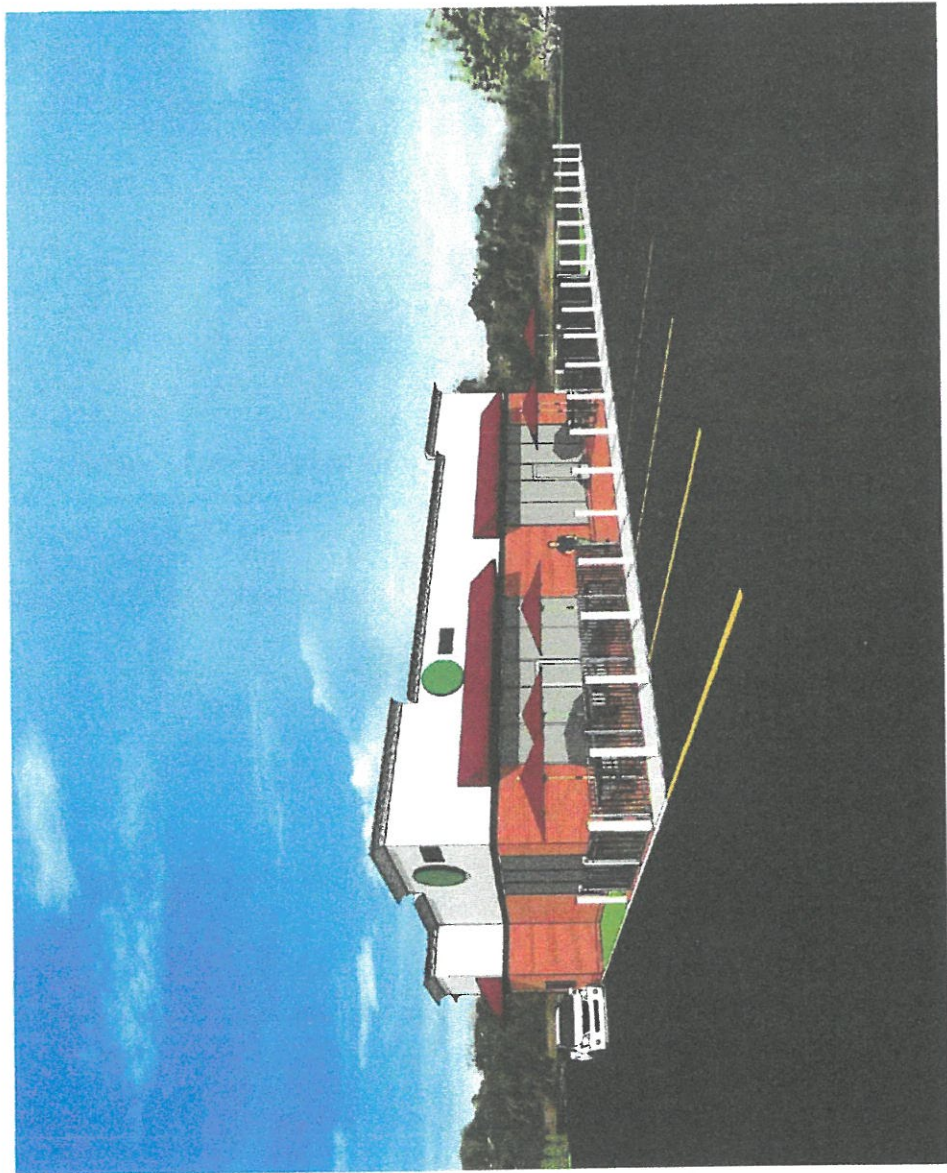
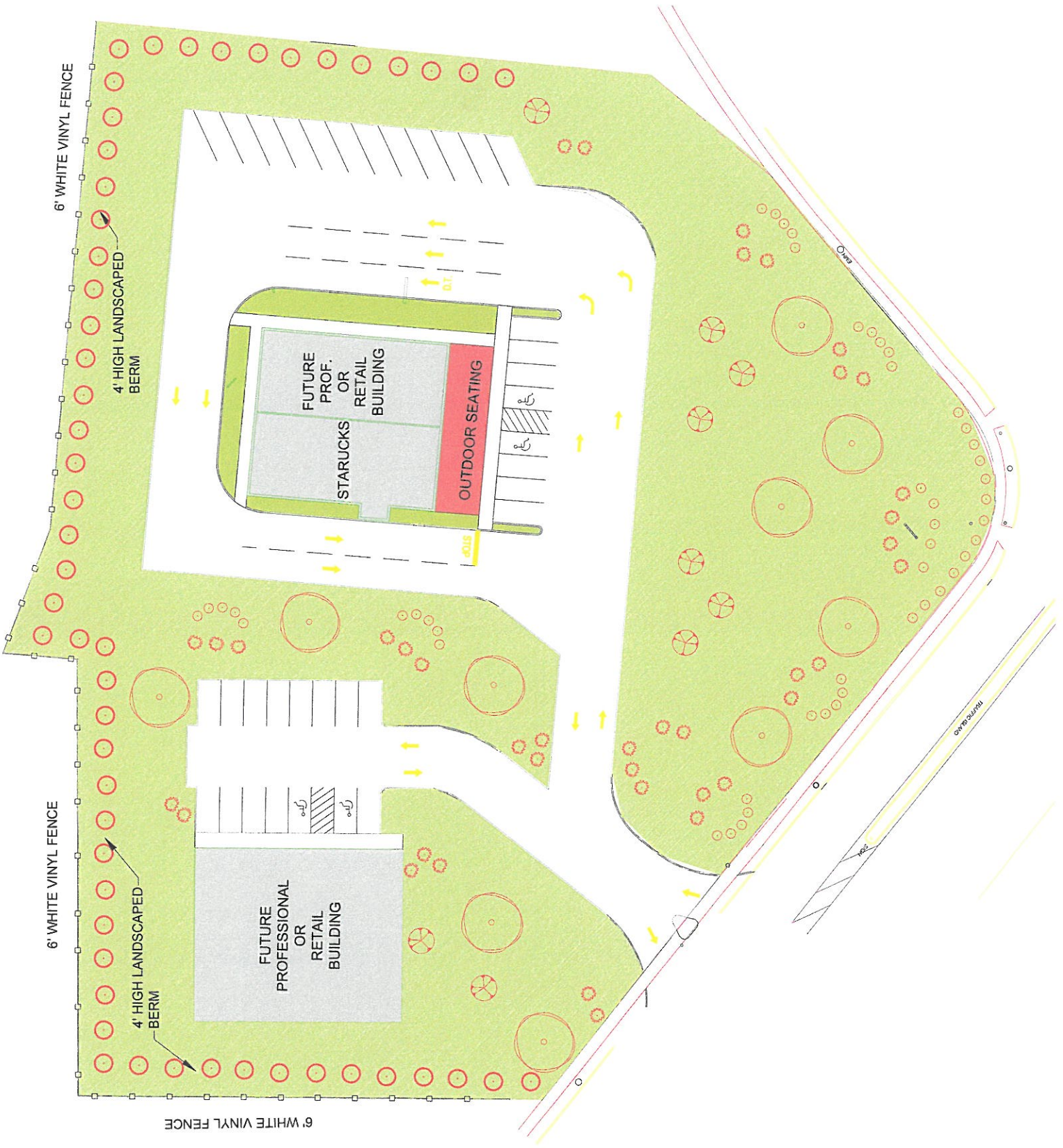


Figure 27: Proposed Zoning Districts



**STARBUCKS AND FUTURE RETAIL OR
PROFESSIONAL BUILDING**





6' WHITE VINYL FENCE

4' HIGH LANDSCAPED BERM

FUTURE PROF. OR RETAIL BUILDING

STARBUCKS

OUTDOOR SEATING

6' WHITE VINYL FENCE

4' HIGH LANDSCAPED BERM

FUTURE PROFESSIONAL OR RETAIL BUILDING

6' WHITE VINYL FENCE

Over

Dwyer Blvd

Google Street view image of site



STARBUCKS LETTER OF INTENT

November 10th, 2020

Pride Stores
Mr. Jim Channing
246 Cottage Street
Springfield, MA 01104

RE: Starbucks LOI – South Hadley, MA – 280 Granby Road

Dear Jim:

We are pleased to present to you this letter (“Letter of Intent”) which sets forth the terms on which Starbucks Corporation (“Starbucks” or “Tenant”) is willing to negotiate a lease for the premises located at 280 Granby Road, South Hadley, MA (the “Premises”) in the building known as “the Building”. This Letter of Intent is not intended to be a binding contract (except as expressly stated herein in the Confidentiality provision), a lease or an offer to lease, but is intended only to provide the basis for negotiations for a lease document (the “Lease”) between **Pride Limited Partnership** (“Landlord”) and Starbucks as Tenant.

PREMISES: Approximately 2,200 square feet of end-cap retail space with drive thru measuring _____, as shown on the attached site plan. Premises means the interior space of the Premises as measured and shall not include the drive-through area, any outdoor seating area, common areas or any other areas exterior to the Premises. Landlord will provide Tenant with the legal description of the land upon which the Building is located (the “Property”). Landlord will obtain its permit for the site plan, including Landlord’s plans for configuration and operation of the Premises, Building, drive-through facility, and parking area prior to October 1st, 2021 and Tenant will have the right to approve Landlord’s site plan prior to Landlord’s submission of the site plan for permitting. If Landlord makes any material changes to the site plan after Tenant approves, Tenant will have the right to re-approve the site plan prior to Landlord commencing construction. If Tenant approves the changes, Landlord shall reimburse Tenant for the actual costs to redraw its plans to correspond with Landlord’s changes. If Tenant does not approve, Tenant may terminate the Lease upon written notice.

Tenant will have the right to configure the Premises and, if necessary, the parking area, to provide drive-through service for its customers in accordance with all codes and regulations.

* [**LANDLORD PROPERTY INTEREST:** Fee

LEASE: Starbucks standard lease

TERM: Ten (10) years plus four (4) consecutive five (5)-year unconditional options to extend the term. If the last day of the first Lease Year falls between September 1 and January 31, then the first Lease Year shall be extended to end on the last day in February and each subsequent Lease Year shall begin on March 1. To exercise an extension option, Tenant shall give Landlord notice at least ninety (90) days prior to the then-current expiration date. Tenant may exercise more than one option at a time.

RENT: The rent schedule below is inclusive of all charges other than taxes, insurance and common area maintenance expenses and Tenant will not pay any other charges to Landlord except those described in this letter.