

“A canal village that capitalizes on its historic and ecological assets, increases commercial and residential density in the neighborhood, provides better visual and physical accessibility to the Connecticut River, and has a strong neighborhood and business association coordinating community activities and economic development.”
Vision Statement, South Hadley Falls Urban Redevelopment and Renewal Plan

CONTACT US ABOUT
REDEVELOPMENT OPPORTUNITIES:
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Many years of planning and steady progress toward establishing a business-friendly environment in South Hadley has culminated in economic opportunities in retail, service, commercial, technical and manufacturing space available. There are a number of programs and zoning incentives to assist development projects that support vibrant neighborhoods, encourage mixed use, offer affordable housing, preserve our historic character, and foster a healthy, safe and resilient environment for residents, businesses, workers, and visitors.

RECENT DEVELOPMENT PROJECTS

\$1.2M Infrastructure Improvements in South Hadley Falls

Design and construction have been completed for the replacement of outdated water lines and related elements, sidewalk improvements, creation of bike lanes, and significant parking lot improvements on Main Street to accommodate satellite parking for the high-speed rail stop one mile away in Holyoke. These investments will support progress toward maintaining the industrial sector while enhancing the area’s suitability and function for mixed-use development, targeting Gaylord Street and the 43D Priority Development Site. Funding for the infrastructure improvements was provided by a FY18 MassWorks Grant to the Town of South Hadley.



12-unit Multifamily Housing Development at corner of Canal, High, and Main Streets

This project is part of a 2.5-acre brownfield formerly owned by Northeast Utilities (NU). After NU remediated the site, it was acquired by the Town of South Hadley in 2011, the three existing buildings subsequently demolished, and a new \$10M public library was constructed on the 1.5-acre parcel overlooking the Connecticut River. Ownership of the remaining lot was transferred to a private developer for construction of 12-multifamily housing units in three buildings. The project has received a Special Permit from the Planning Board and construction has commenced. These market rate units are anticipated to provide workforce housing.



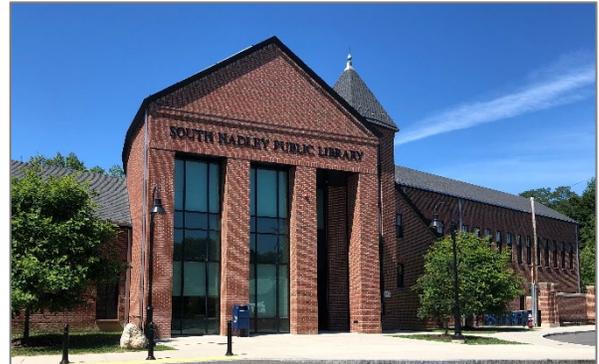
6-unit Condominium Development at 27 Bardwell Street, Former Historic Library

To be constructed by a private developer, this Town-owned property is in the process of being transferred to the new owner, and has received a Special Permit by the Planning Board. Construction has begun, and these market rate units are anticipated to provide workforce housing.



Pedal-Assisted Bike Sharing Station

South Hadley is participating in the regional Pioneer Valley bicycle sharing program to support the types of urban renewal identified throughout the list of initiatives described above. Three charging stations for pedal-assisted bikes are located at the Police Station, Town Common and, Woodlawn Plaza with a total of 12 bikes available.



South Hadley Public Library

In 2011, the Town of South Hadley received a \$4,841,312 grant from the Massachusetts Board of Library Commissioners to offset the cost of constructing a new municipal public library. An abandoned industrial site in South Hadley Falls was redeveloped into a new community cornerstone, showcasing modern library services alongside the historic South Hadley Canal. Through dedicated fundraising and the support of the Town of South Hadley, the \$10.1 million project held a ribbon-cutting ceremony on September 13, 2014. The library offers several meeting rooms available to community groups and is a center of civic activity in South Hadley.

Year 2021 Transportation Improvements

Reconstruction of Main Street in the Falls from the Chicopee city line to Canal Street (0.67 miles) including paving, sidewalks, bike lane, and streetscape improvements is scheduled for 2021. Improvements are estimated to cost over \$3M and will be funded through the statewide Transportation Improvement Program allocations through the FHWA and MassDOT.

PROGRAMS & INCENTIVES

South Hadley Electric Light Department

South Hadley Electric Light Department (SHELD), established in 1914, offers competitively low rates as a municipal entity owned by the residents of South Hadley. Today, SHELD annually buys more than 140 million kilowatt-hours for nearly 8,000 customers, relying on a diverse mix of power supply sources, and is currently building out their new Fibersonic highspeed fiber internet across town.

South Hadley Falls Overlay District

The purpose of this overlay district is to encourage the redevelopment of South Hadley Falls in a manner that is consistent with its historic urban pattern by allowing greater flexibility of uses and relaxing certain other requirements that have been obstacles to redevelopment within this district. (Zoning Bylaw Chapter 255-45)

Smart Growth Zoning District

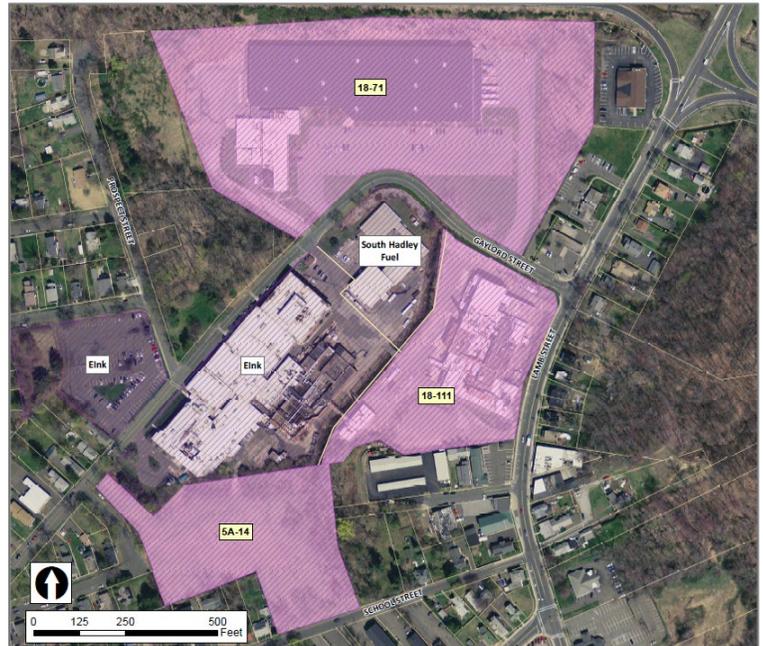
The purposes of the South Hadley Falls Smart Growth District are:

- Provide an opportunity for **mixed use residential development**, including both new construction and renovation of existing buildings, within a distinctive, attractive and livable environment that supports the commercial revitalization of South Hadley Falls.
- Promote **pedestrian-friendly** development and redevelopment consistent with South Hadley's history and architecture.
- Ensure **high-quality site planning, architecture and landscape design** that enhances the distinct visual character and identity of South Hadley Falls.
- Provide a **diversified housing stock** at a variety of costs within **walking distance of services and public transportation**, including affordable housing and other housing types that meet the needs of South Hadley residents.

- Generate positive tax revenue for the Town while providing the opportunity for new **business growth** and additional **local jobs**.
- Encourage **preservation and rehabilitation of historic structures** and buildings.
- Promote efficient use of land and existing parking supply and **encourage shared parking**.
- Encourage adoption of **energy-efficient building practices** and sustainable construction methods.
- Support innovated **Green Infrastructure** practices and ensure compliance with Massachusetts Department of Environmental Protection stormwater management policies and practices.

43D Priority Development Site – Gaylord Street Mill Complex

The industrial site located on both sides of Gaylord Street in South Hadley has been designated a Priority Development Site under MGL Chapter 43D. This designation enables expedited permitting for suitable uses. The site currently the three major tenants - E-Ink, Mohawk Paper and Fuel Services, investing and growing their businesses. Opportunities exist for other small companies on site with the 21 Mill building (23,000sf) adjacent to the Mohawk facility and the Administration building (45,000sf) available for development. Three large factory buildings referred to as 3 Mill (45,000sf), 6 Mill (113,000sf) and the Boiler House (15,000sf) received little or no maintenance for several years and are in need of demolition and redevelopment partners. This portion of the site is situated along Buttery Brook, an area envisioned for creation of a pedestrian greenway to connect a future mixed use development at the Gaylord site with a vibrant village center on Main Street to the south.



Complete Streets Policy

Complete Streets contribute toward the safety, health, economic viability, equity and quality of life in South Hadley by providing accessible and efficient connections between home, schools, work, recreation, and retail destinations. The purpose of South Hadley's Complete Streets policy is to provide accommodations for all road users by creating a road network that meets the needs of individuals utilizing a full range of transportation modes. To the best extent possible, the Town of South Hadley will ensure that all plans, designs, operations and maintenance of streets safely accommodate all users of all ages and abilities.