



Turners Falls Canal District Public Meeting

October 27, 2022



AGENDA

Project History

Investigation Phase Recap

- Existing Conditions
- Site Industrial History
- Constraints and Opportunities

Marketing Analysis

Visioning Phase

Discussion

Project Team



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Assistant Town Administrator



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Senior Vice President



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Real Estate Services Program
Manager



Project Team



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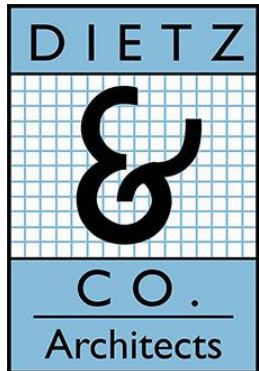
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Economic & Market Analyst



Andrew Bohne
Master Planning &
Landscape Architect



Michael Gagnon, PE
Civil & Environmental
Engineer



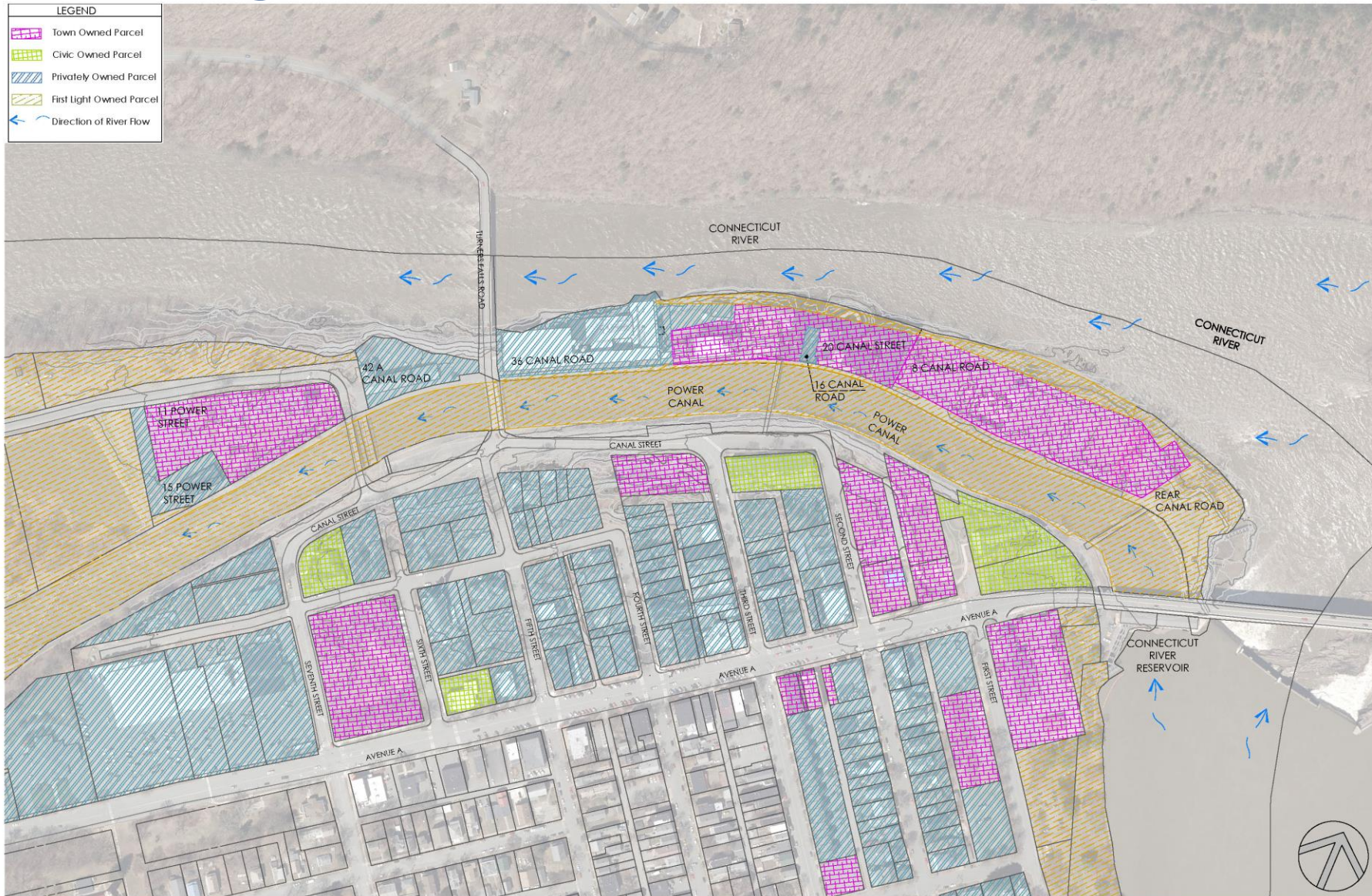
PROJECT HISTORY

Project Work Area



INVESTIGATION PHASE

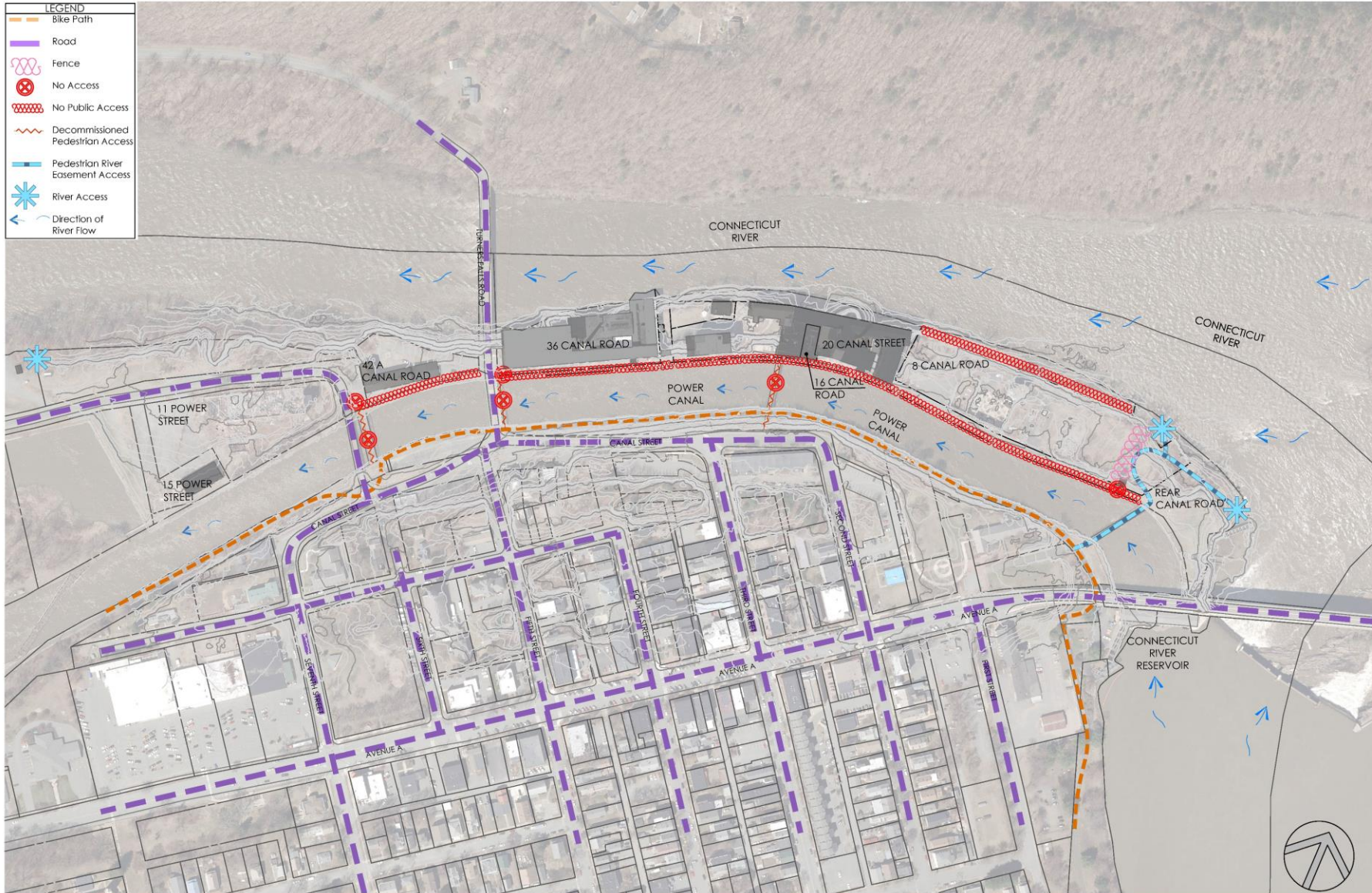
Existing Conditions: Ownership



Canal District Property Ownership Summary:

- Patchwork of public and private ownership.
- Some properties have easements and right of way agreements in their deeds.
- Publicly owned parcels are isolated and require easements on privately owned parcels for access.

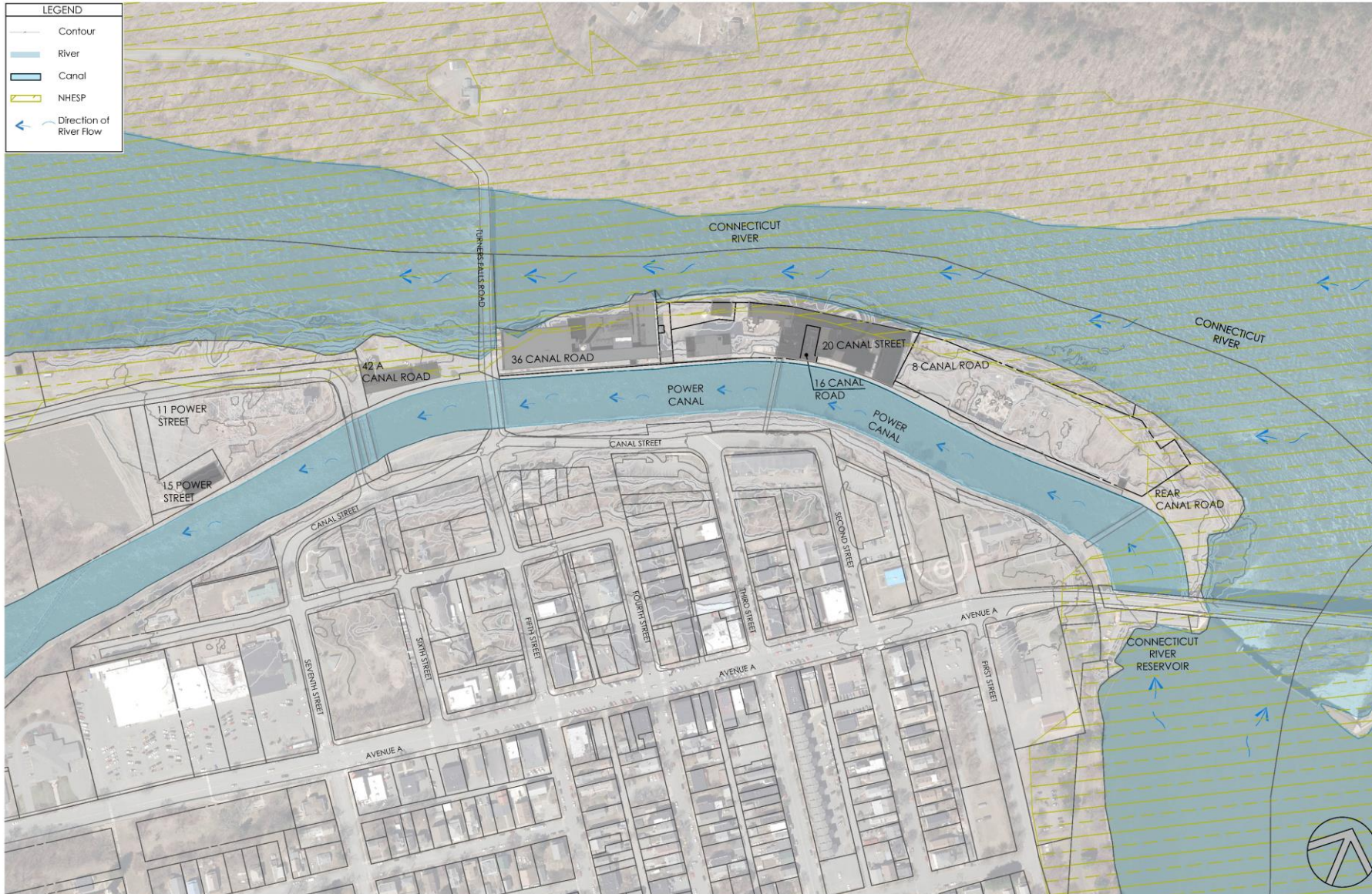
Existing Conditions: Access



Canal District Access Summary:

- Limited and restricted access throughout the district.
- One main vehicular access point from Turners Falls Road along easement or right of way through 36 Canal Road.
- One main pedestrian access across First Light owned bridge near Great Falls Discovery Center.
- Several decommissioned crossings limit access.
- Waterfront access is limited.

Existing Conditions: Natural Resources



Canal District Natural Resources Summary:

- Connecticut River includes 200-foot protected riverfront area.
- Rare and endangered species are present along the river and its banks.
- Vegetation is a mix of large canopy shade trees, disturbed areas, and opportunistic invasive species.
- River flows fluctuate based on energy production.

LEGEND

- PROPERTY LINE
- ZONE
- VEHICULAR ACCESS
- BIKE PATH
- VIEWS
- DIRECTION OF RIVER FLOW
- PARKING AREA
- PEDESTRIAN RIVER EASEMENT ACCESS
- WATER ACCESS

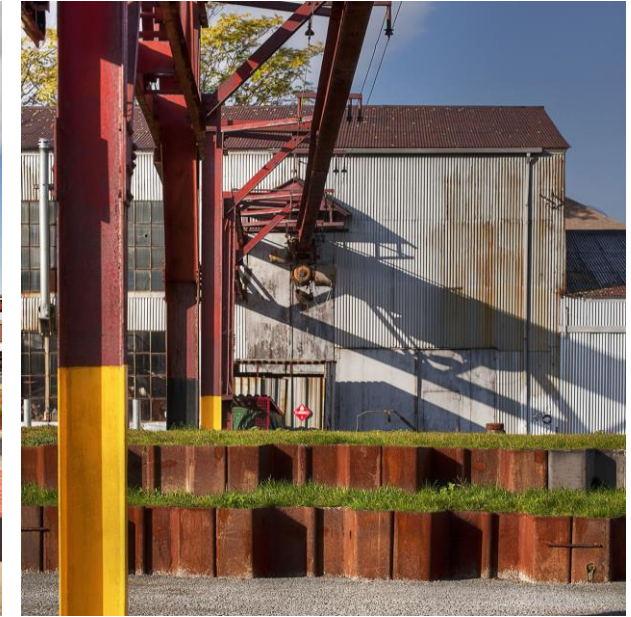
The map shows the Connecticut River and Reservoir area with various planning annotations. Key features include:

- Streets:** 11 POWER STREET, 15 POWER STREET, 42 A CANAL ROAD, 36 CANAL ROAD, 20 CANAL STREET, 16 CANAL ROAD, 8 CANAL ROAD, REAR CANAL ROAD, AVENUE A, CANAL STREET, SECOND STREET, THIRD STREET, FOURTH STREET, FIFTH STREET, SIXTH STREET, SEVENTH STREET, EIGHTH STREET, NINTH STREET, TENTH STREET, ELEVENTH STREET, TWELFTH STREET, THIRTEENTH STREET, FOURTEENTH STREET, FIFTEENTH STREET, SIXTEENTH STREET, SEVENTEENTH STREET, EIGHTEENTH STREET, NINETEENTH STREET, TWENTIETH STREET, TWENTY-FIRST STREET, TWENTY-SECOND STREET, TWENTY-THIRD STREET, TWENTY-FOURTH STREET, TWENTY-FIFTH STREET, TWENTY-SIXTH STREET, TWENTY-SEVENTH STREET, TWENTY-EIGHTH STREET, TWENTY-NINTH STREET, THirtiETH STREET.
- Zones:** ZONE 1, ZONE 2, ZONE 3, ZONE 4, ZONE 5. ZONE 5 is labeled "REDEVELOPMENT AFFORDABLE HOUSING \$\$\$". ZONE 4 is labeled "REUSE \$\$\$". ZONE 3 is labeled "DEMOR INTERPRETATION \$\$".
- Water Features:** CONNECTICUT RIVER, POWER CANAL, NATURALIZED AREA, CONNECTICUT RIVER RESERVOIR.
- Access Points:** PEDESTRIAN RIVER EASEMENT ACCESS, WATER ACCESS.
- Other Features:** PARKING AREA, VIEWS, DIRECTION OF RIVER FLOW, BIKE PATH, VEHICULAR ACCESS, PROPERTY LINE.

- 5 Zones identified for different types of redevelopment and reuse.
- Limited vehicular and pedestrian access throughout the district.
- Limited riverfront access.
- Several decommissioned crossings limit access.
- Waterfront access is limited.
- Parking areas south of the Canal.
- Canalside Rail Trail provides recreation and views of the Canal District.

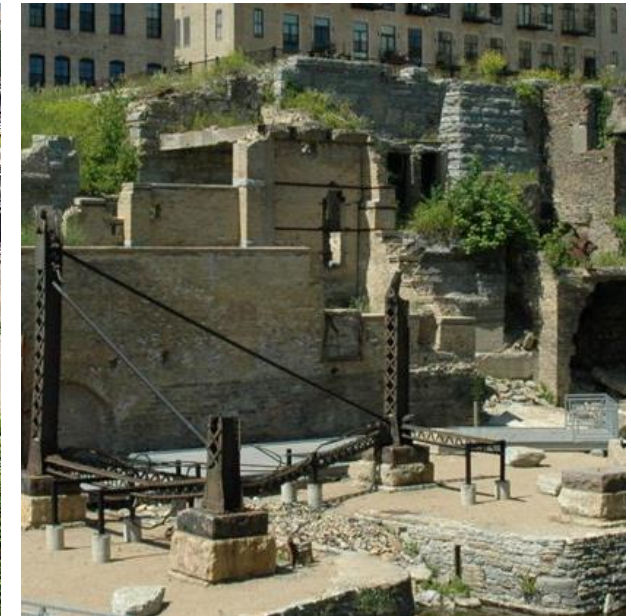
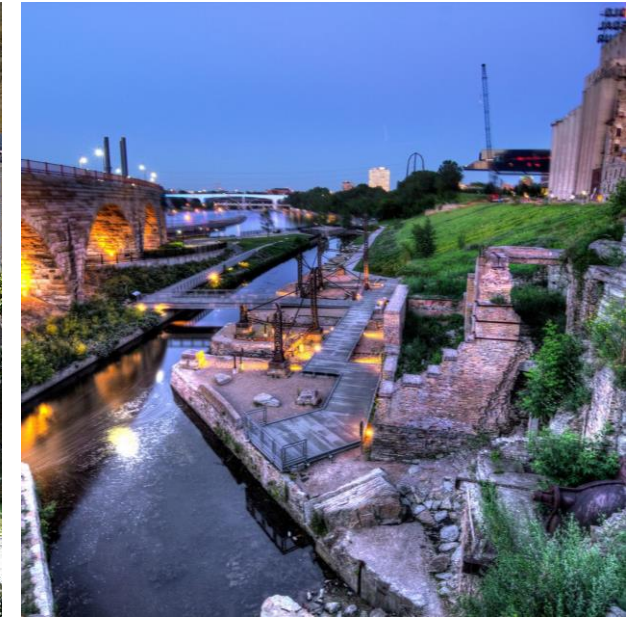
Post Industrial Parks

The Steel Yard, Providence, RI

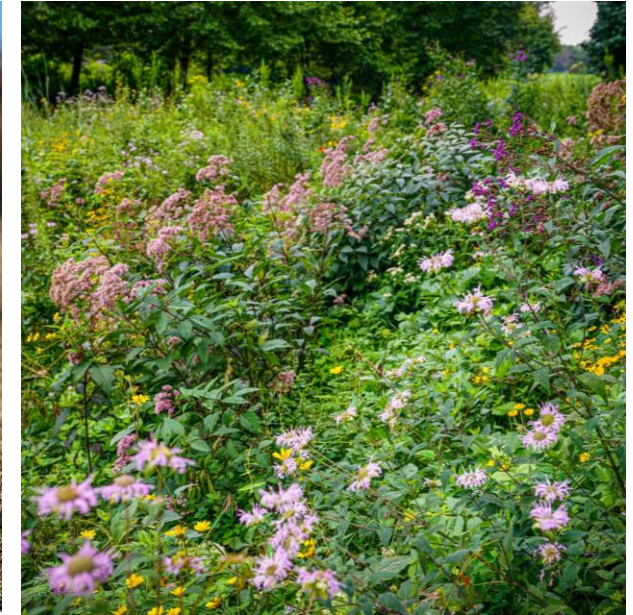


Post Industrial Parks

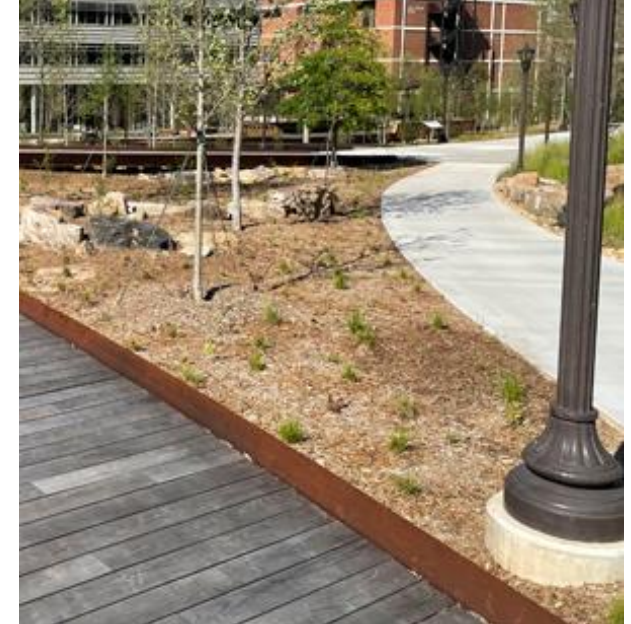
Mill Ruins, Minneapolis, MN



Restored Landscapes



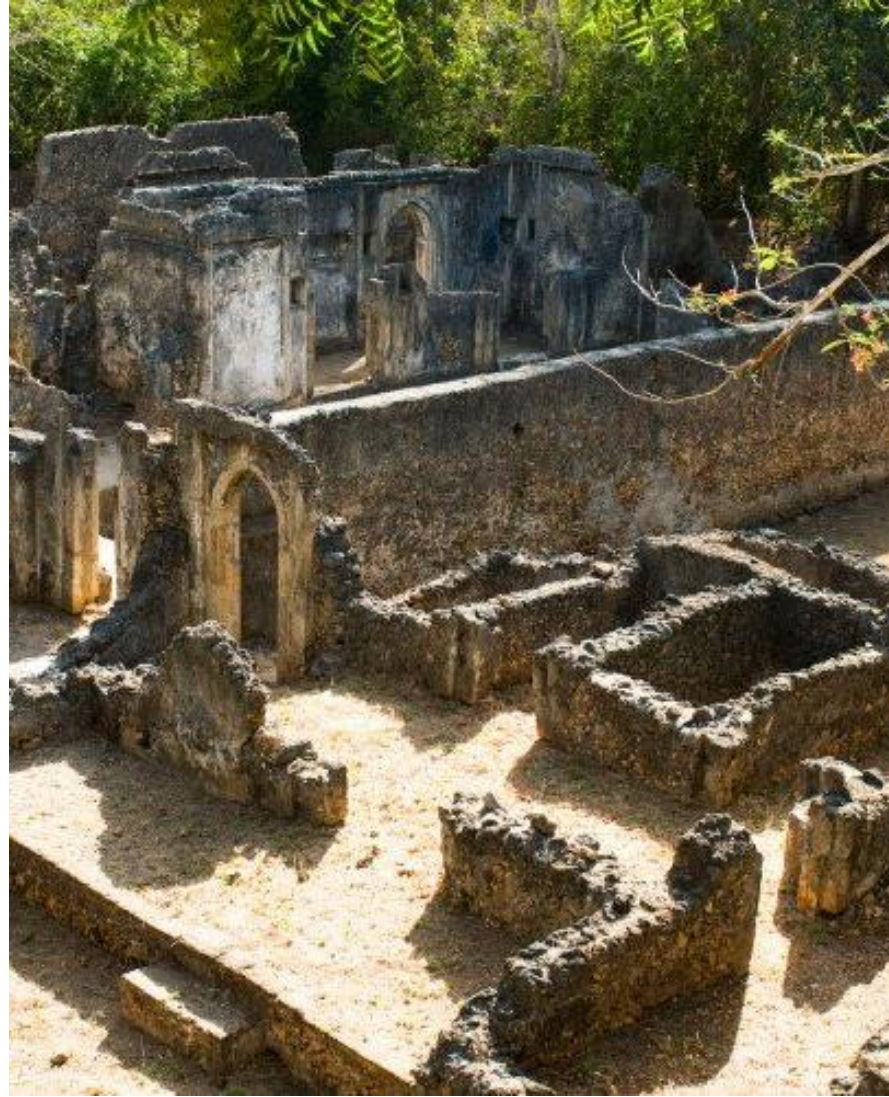
Trails



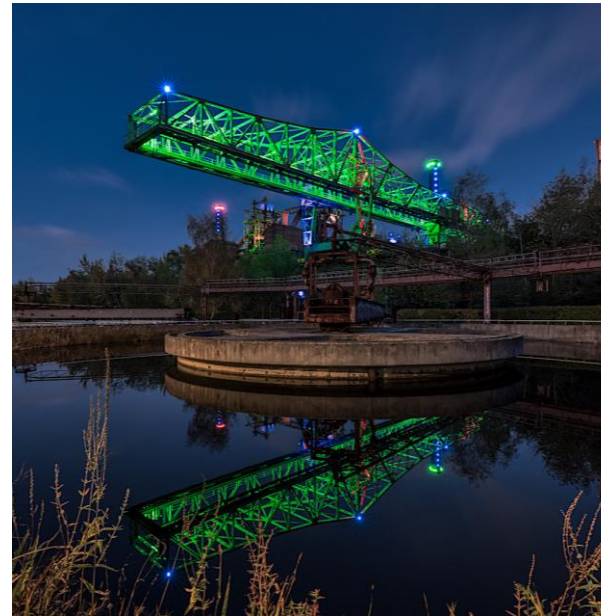
Recreation



Interpretation

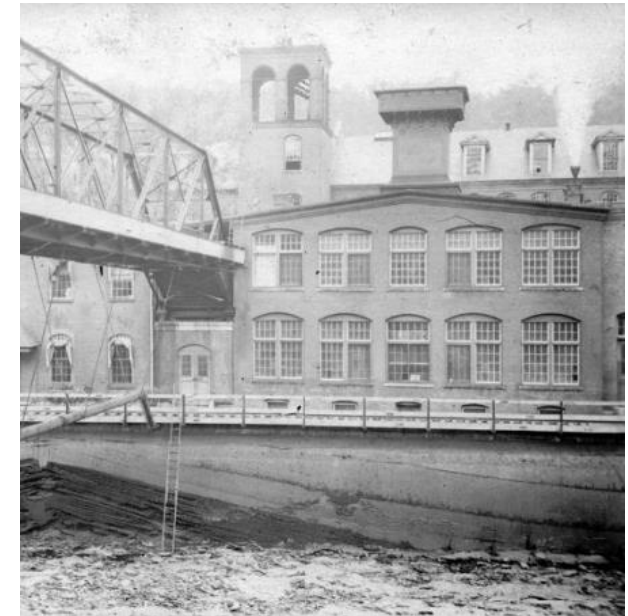
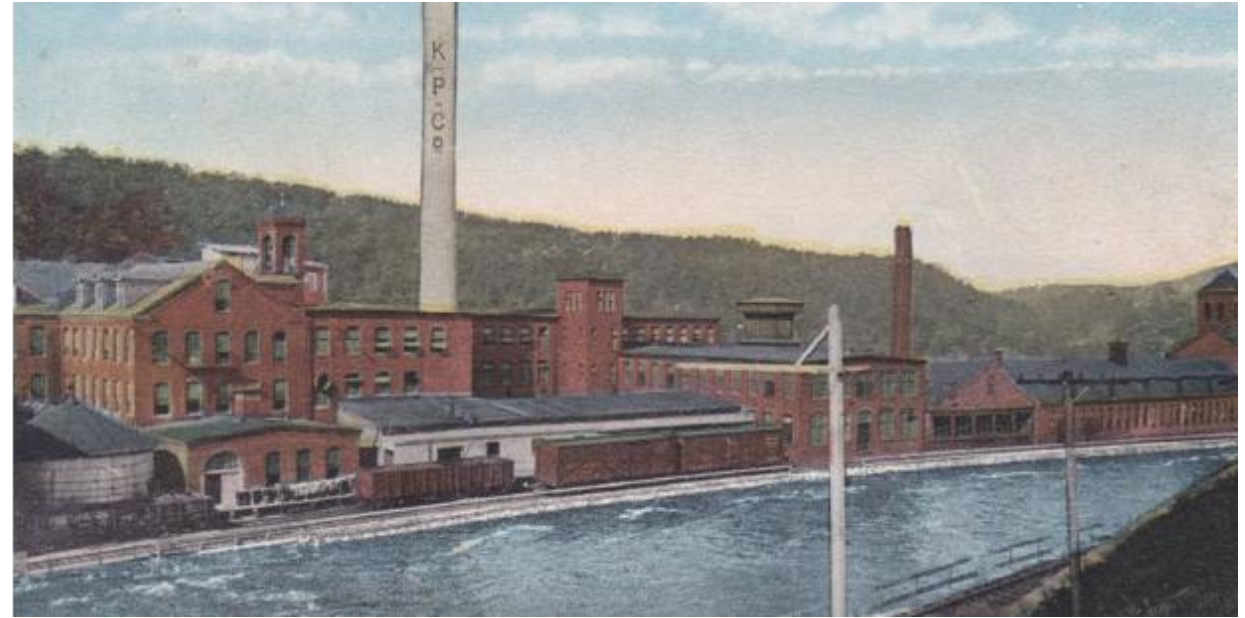
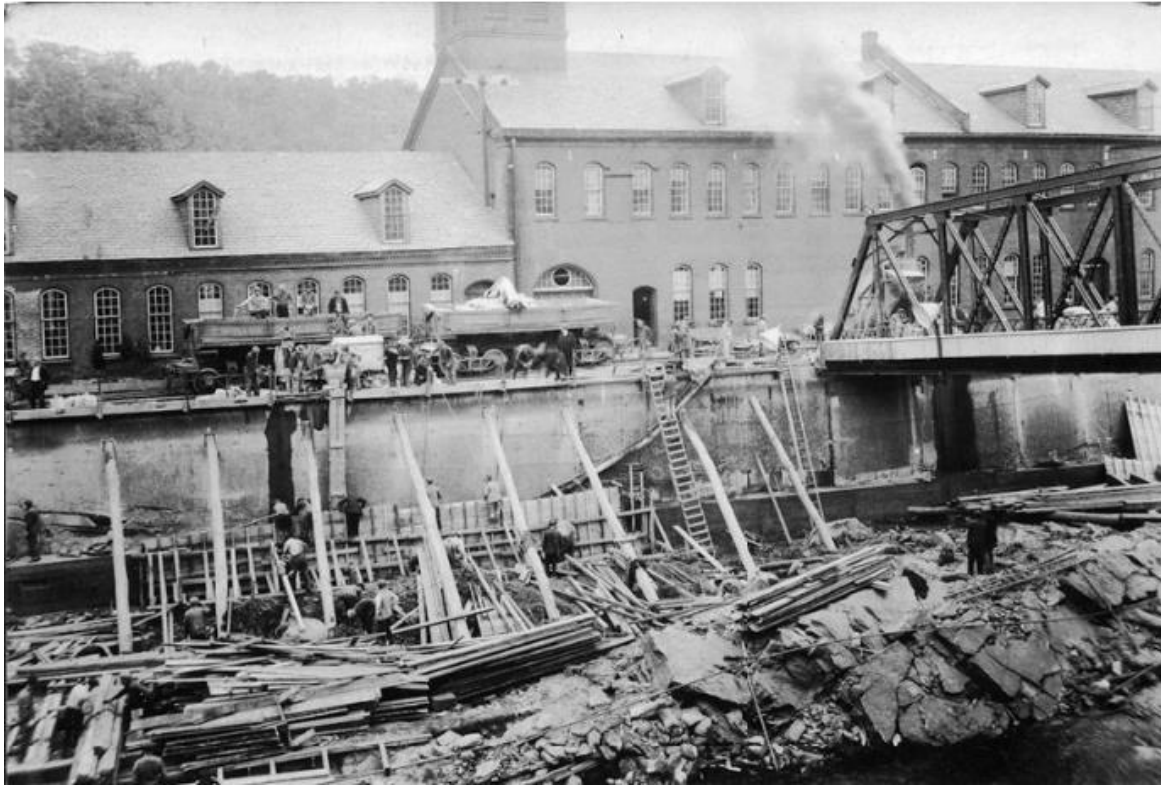


Illumination

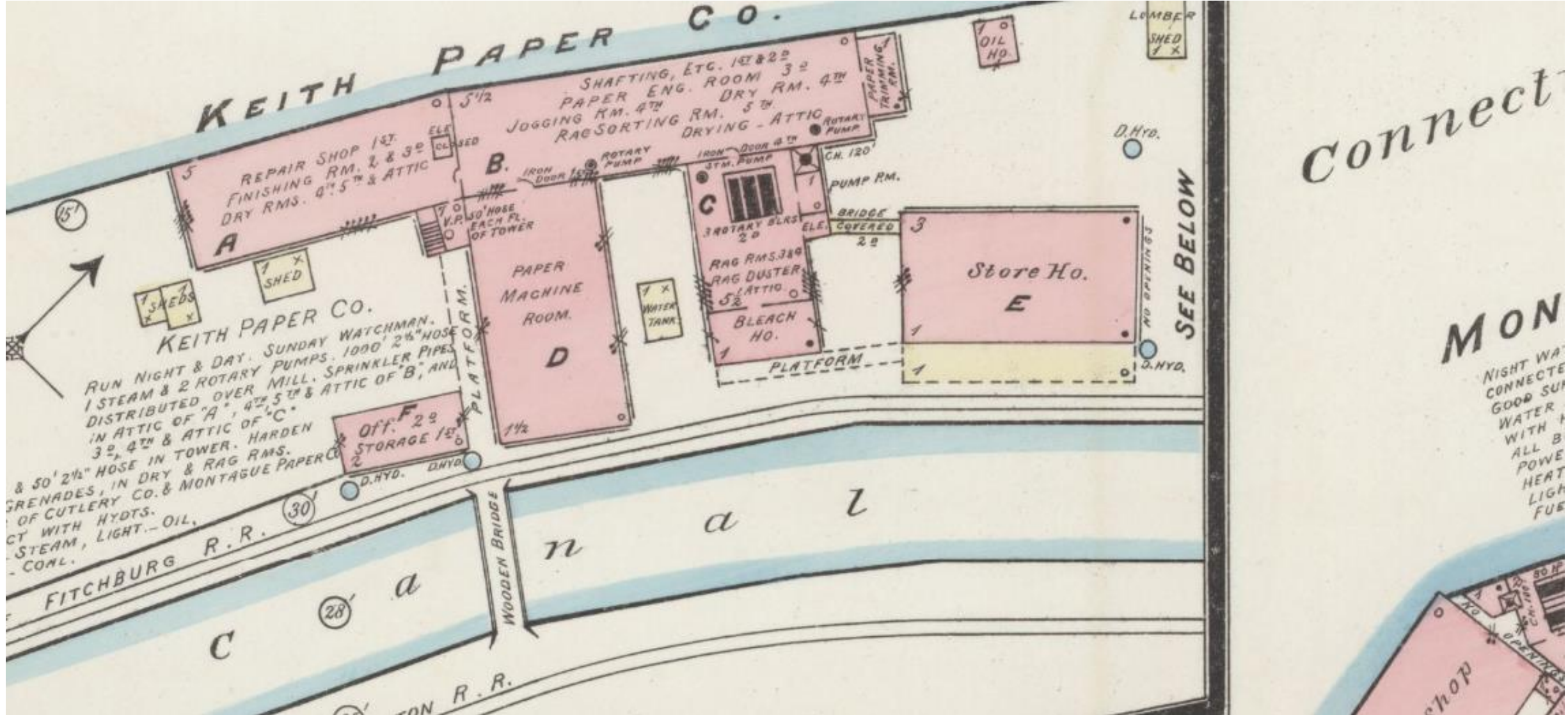


SITE INDUSTRIAL HISTORY

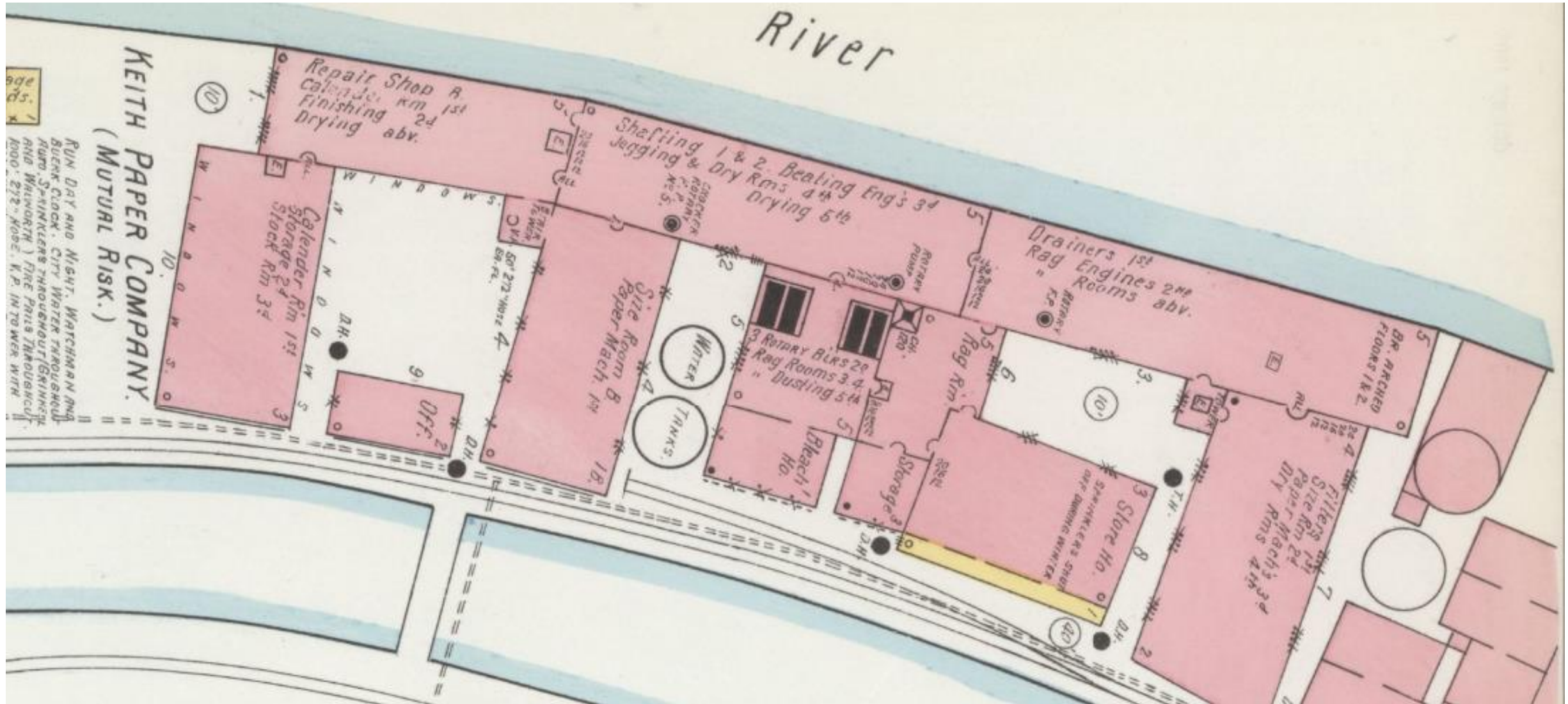
Canal History



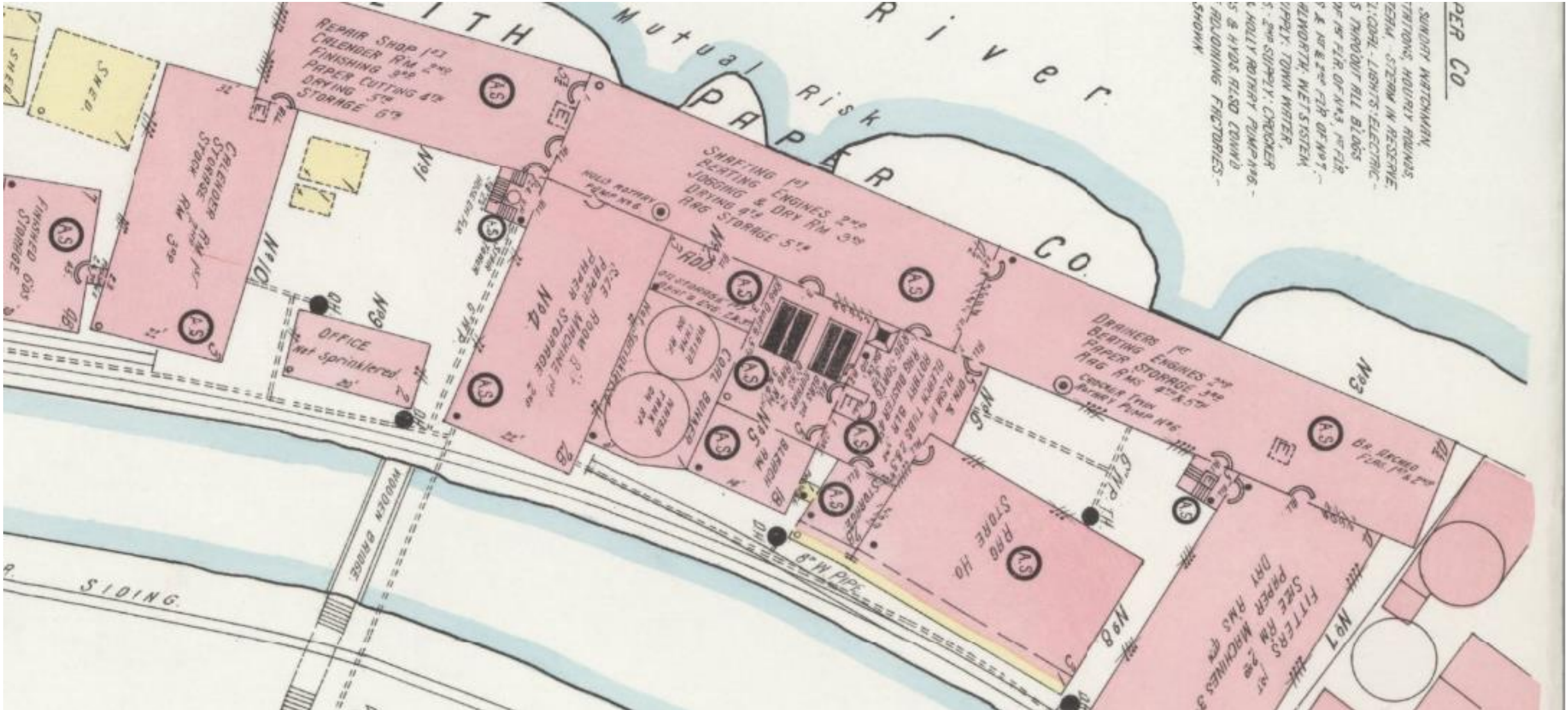
20 Canal - 1884



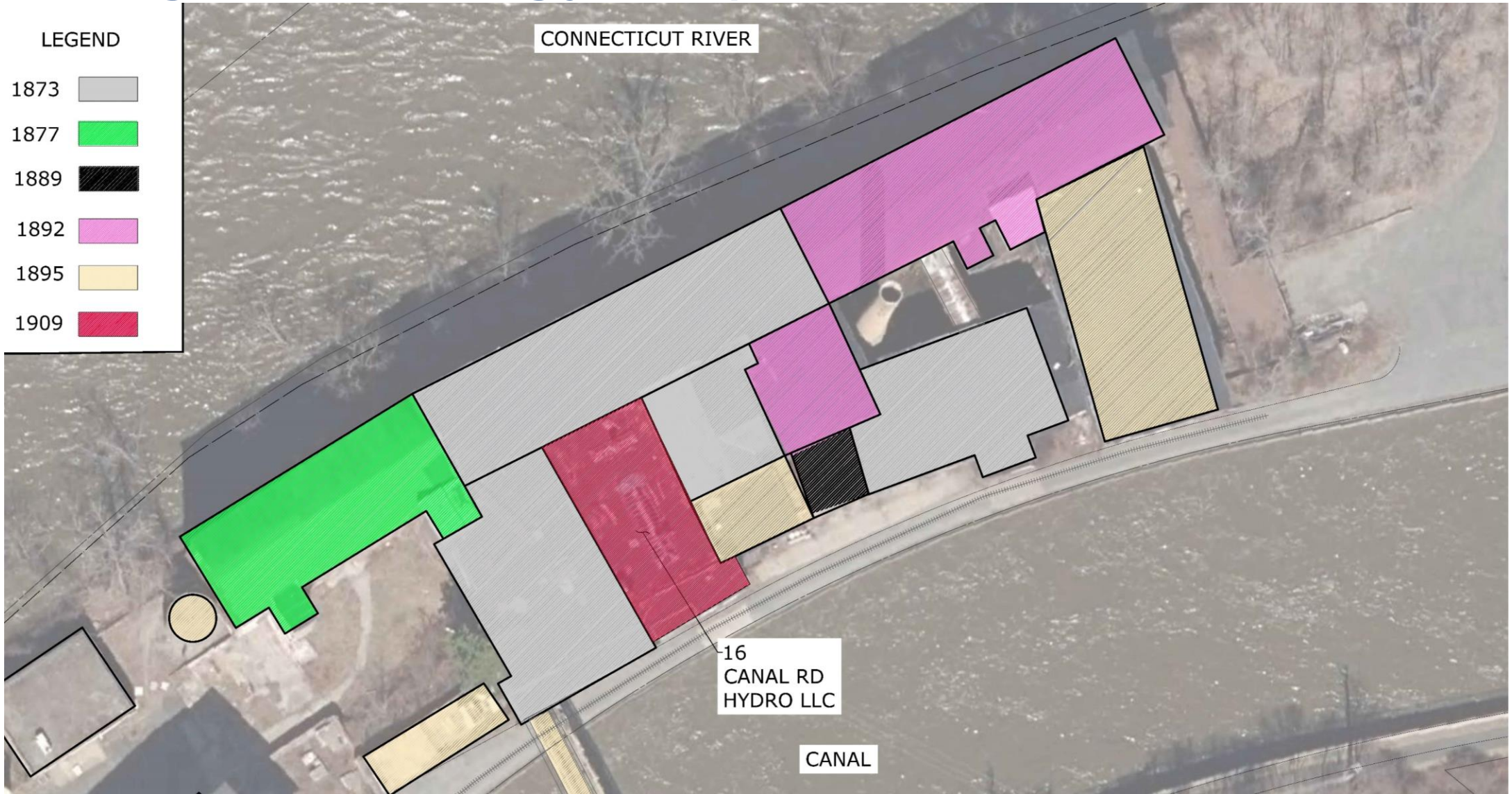
20 Canal - 1902



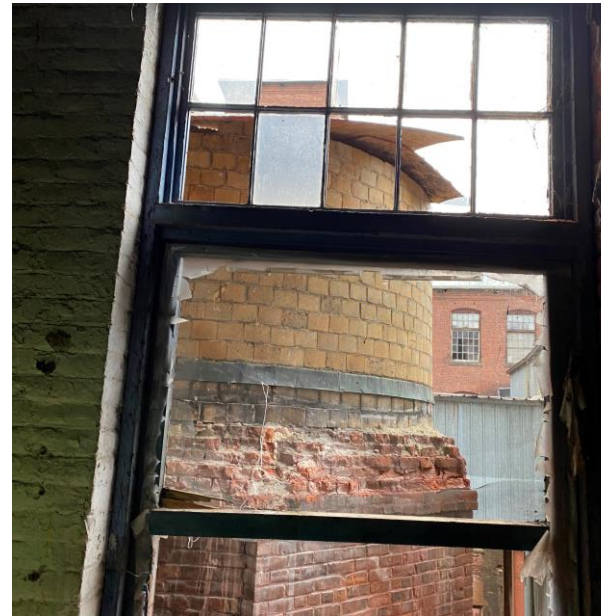
20 Canal -1914



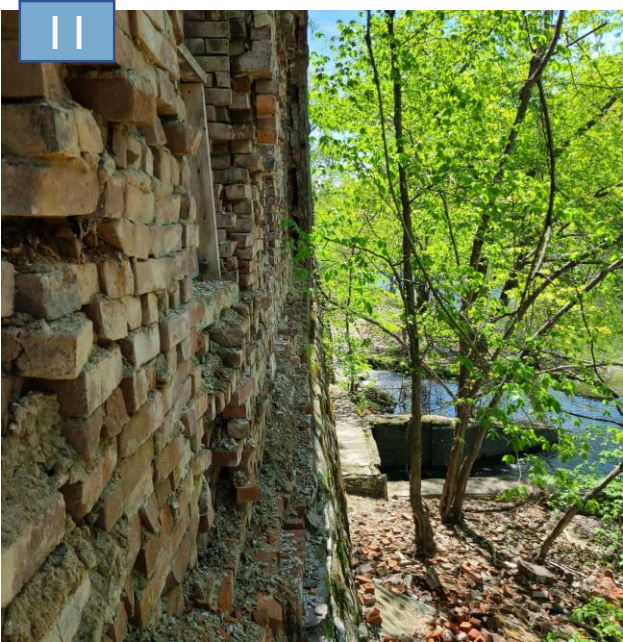
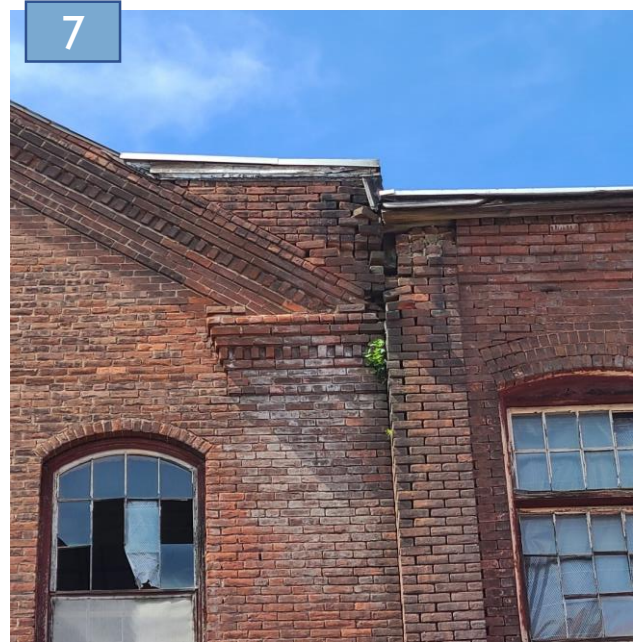
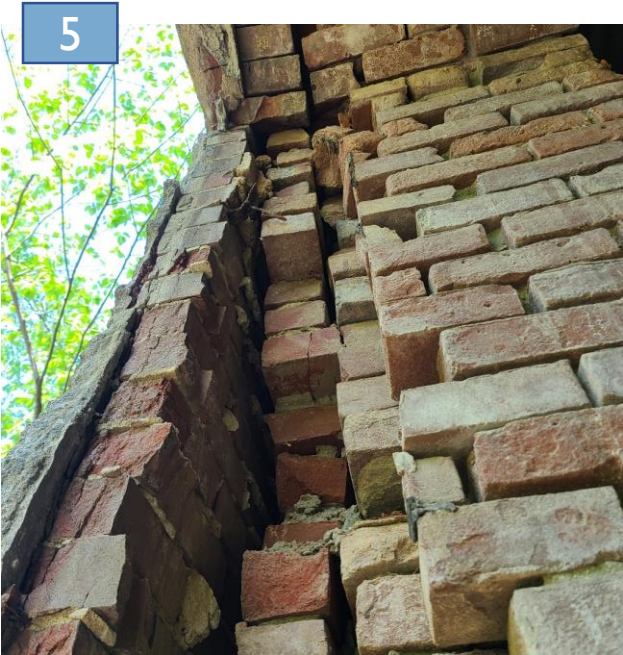
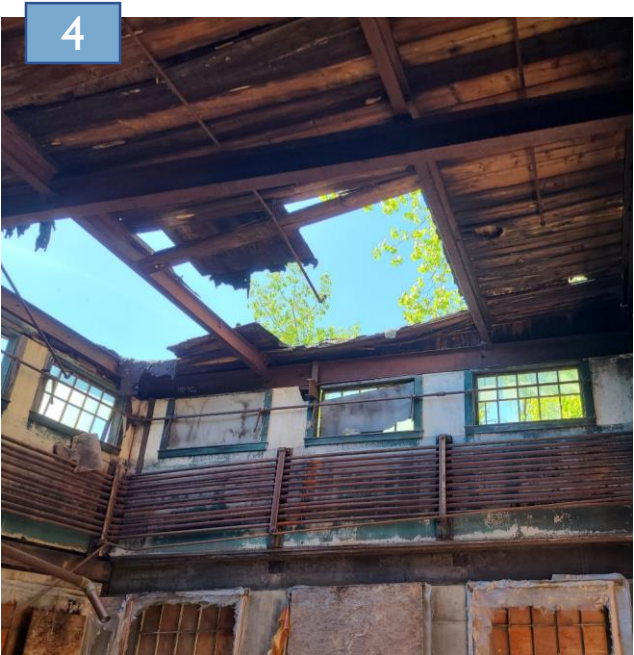
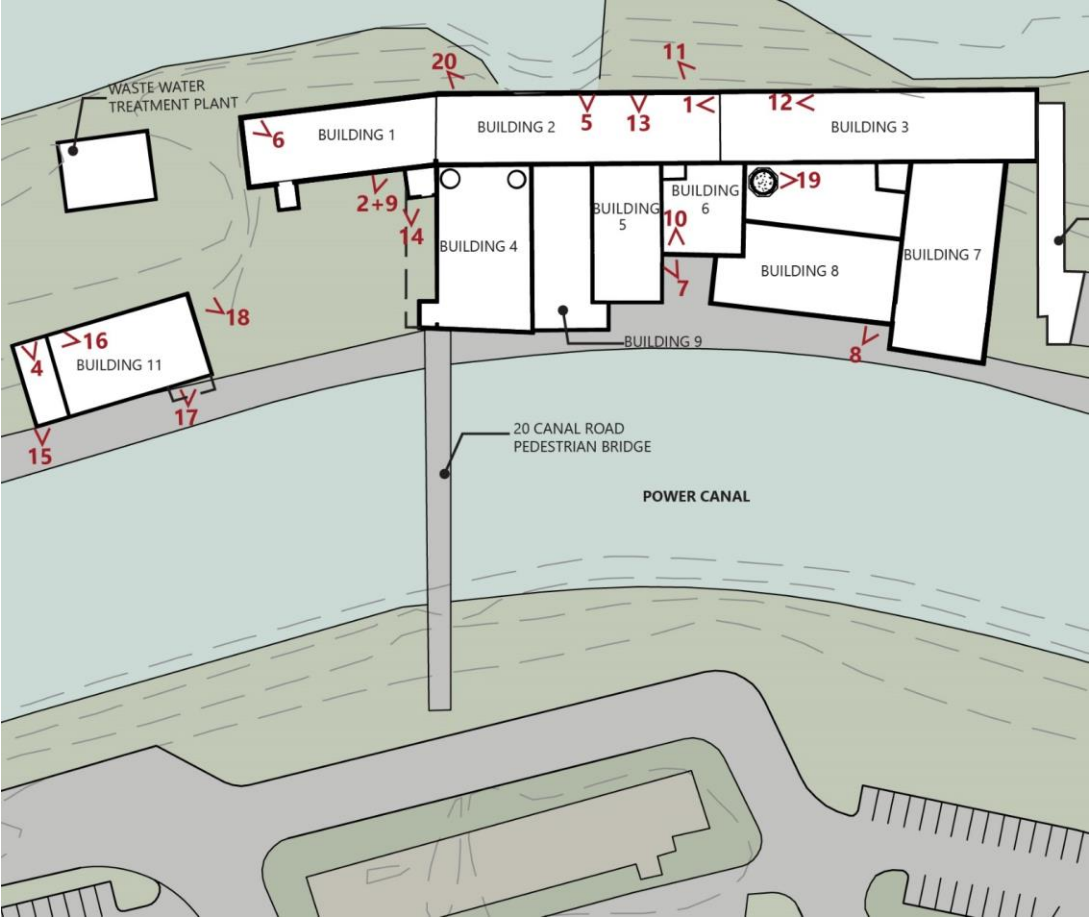
Building Chronology Map



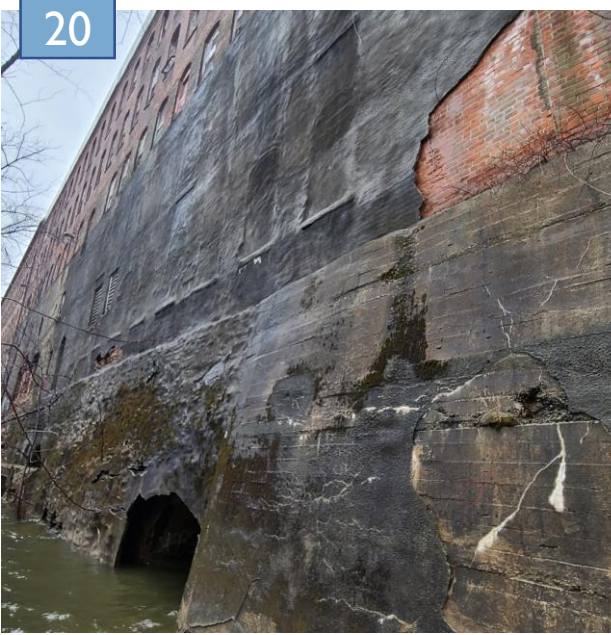
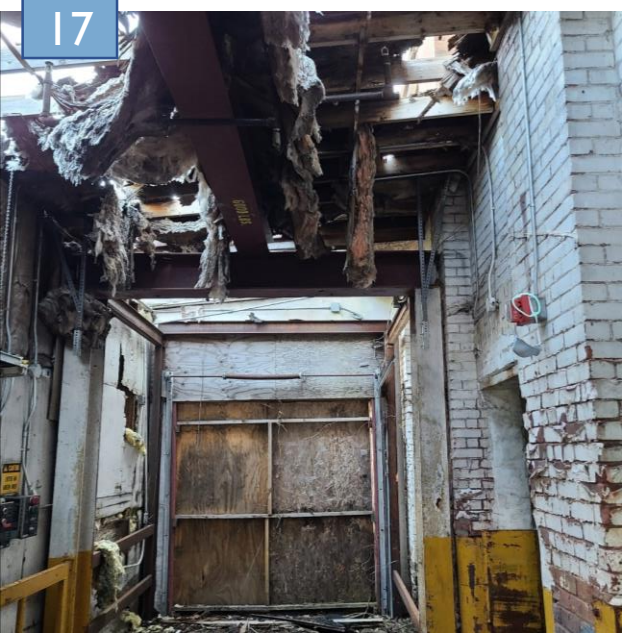
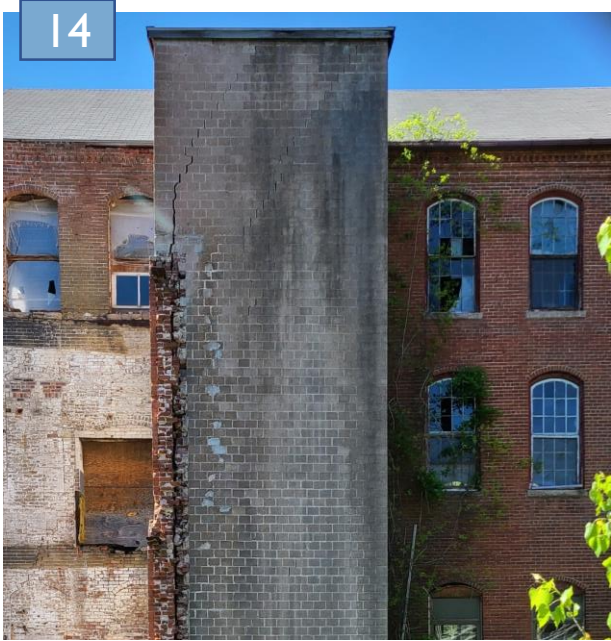
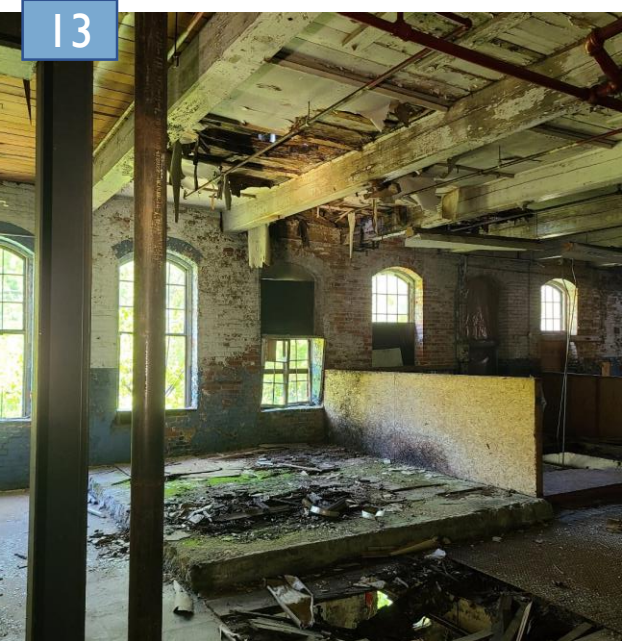
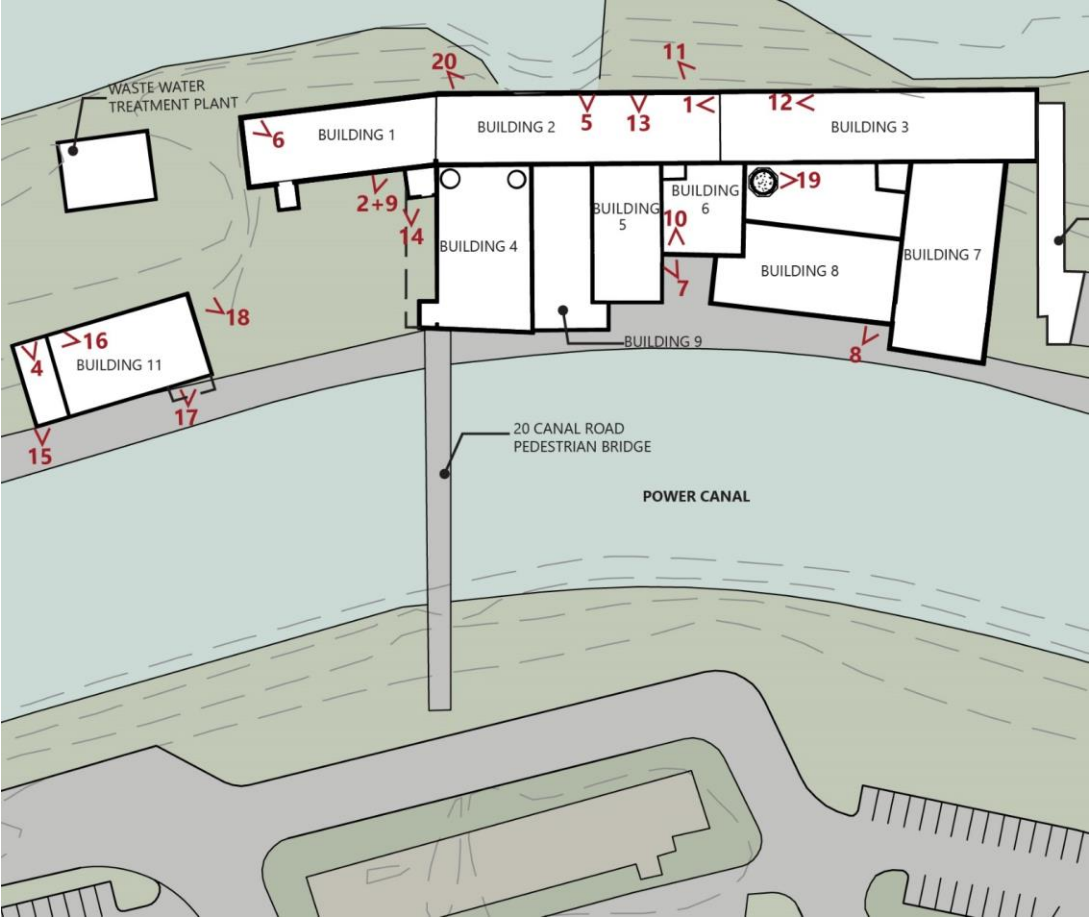
Current Status



Strathmore Building

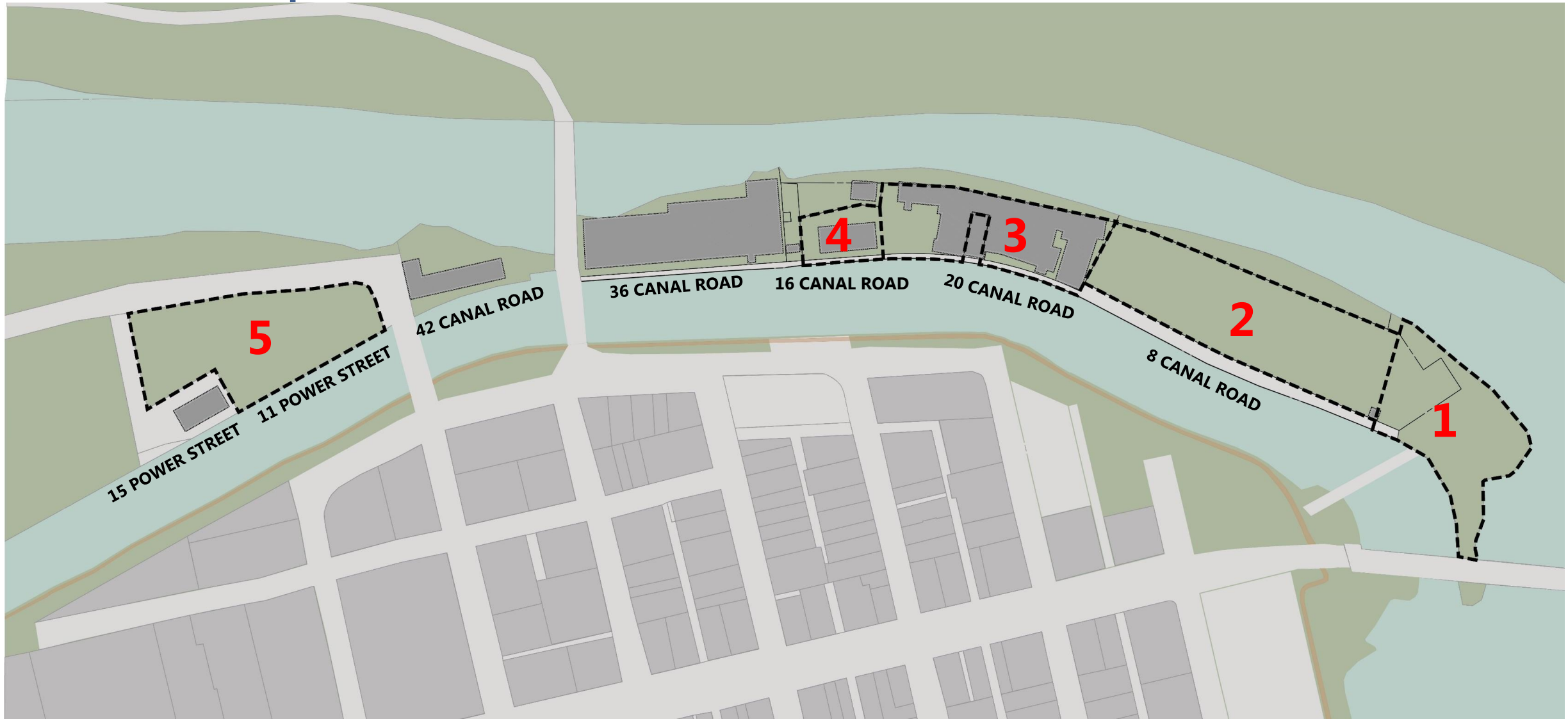


Strathmore Building



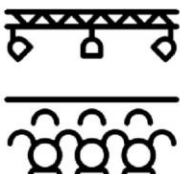
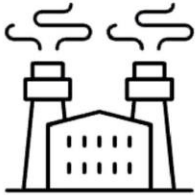
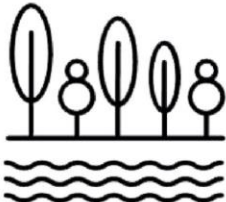
































CONSTRAINTS AND OPPORTUNITIES

Zone Map



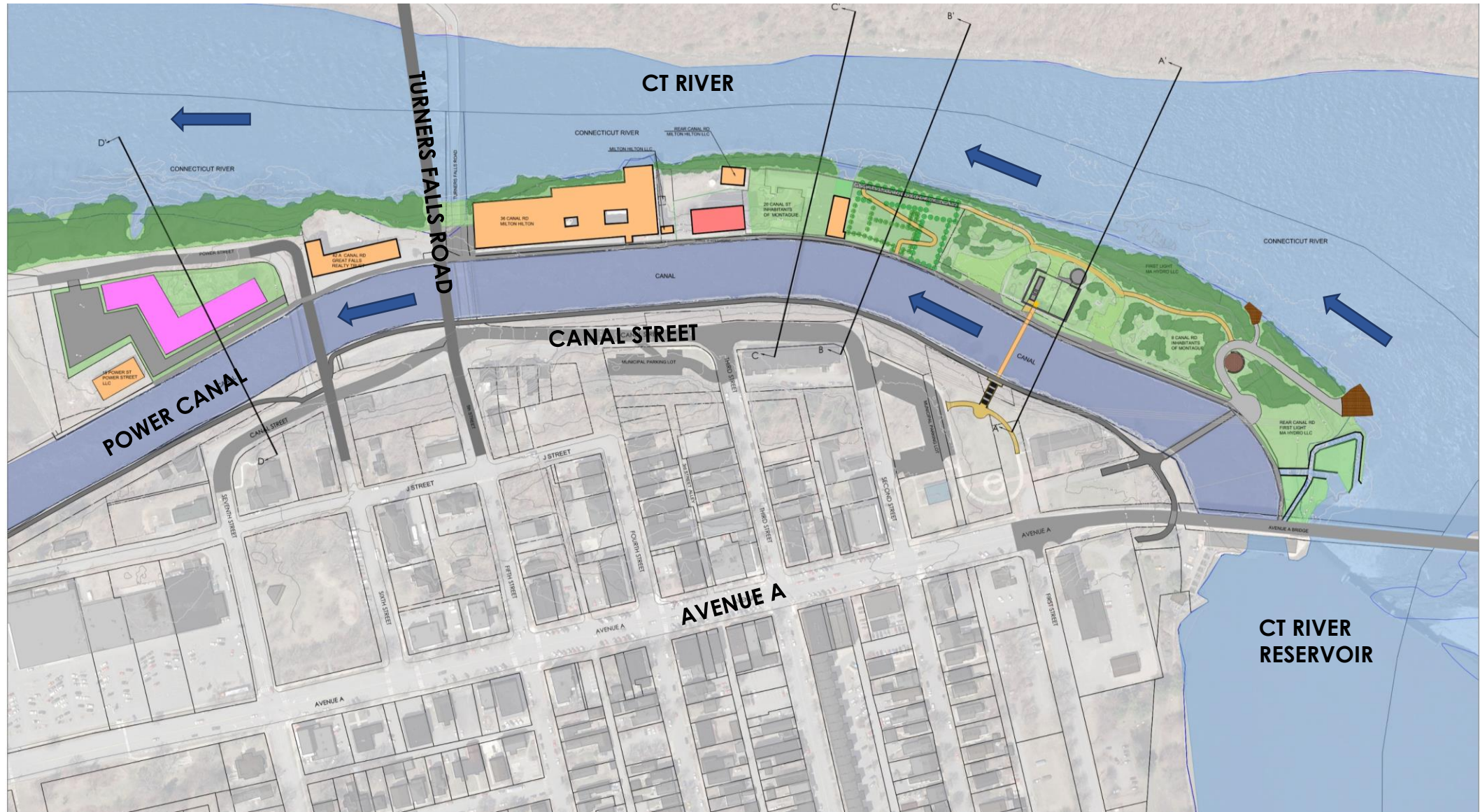
Use Matrix

 BUSINESS	 RESIDENTIAL	 ASSEMBLY	 INDUSTRIAL / STORAGE	 NOT FULLY OCCUPIED
 Emergency Access	 Emergency Access	 Emergency Access	 Emergency Access	 Emergency Access
 Vehicular Access	 Vehicular Access	 Vehicular Access	 Vehicular Access	 Public Access
 Built Structure	 Built Structure	 Built Structure	 Built Structure	 Accessible Features
 Building Services	 Building Services	 Building Services	 Building Services	
 Accessible Features	 Accessible Features	 Accessible Features		
 Public Access	 Public Access	 Public Access		
 Zone 5	 Zone 5	 Zone 5	 Zone 2 & 4	 Zone 1, 3, & 5

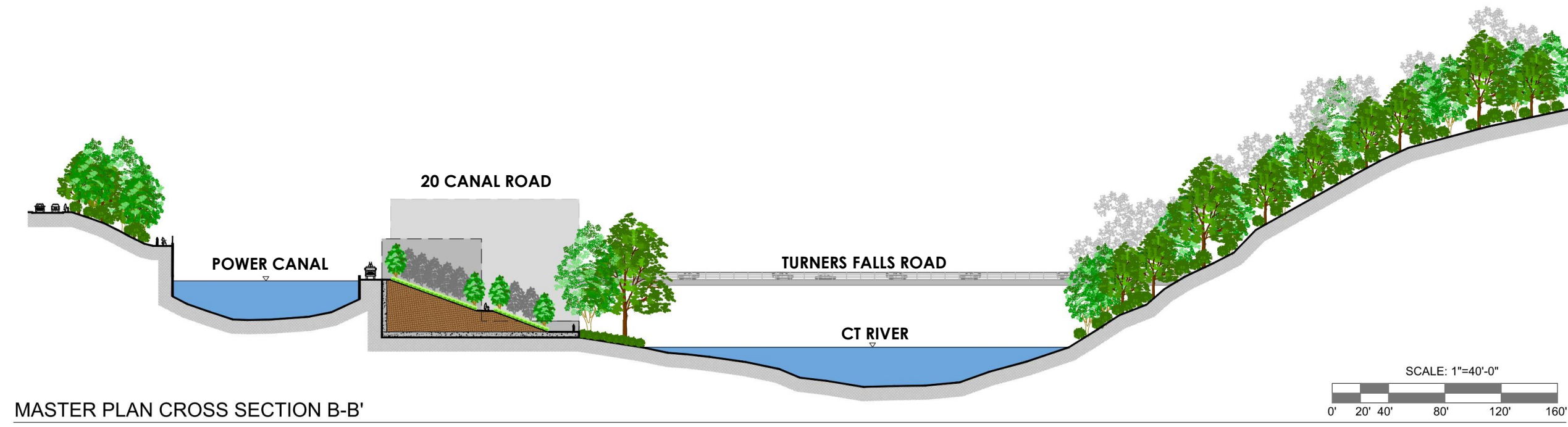
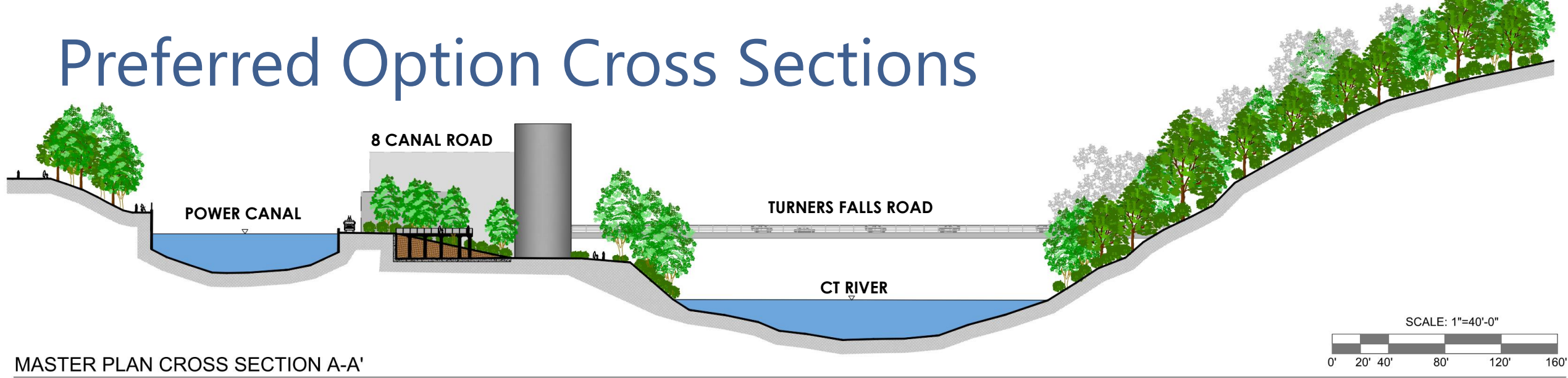
Zone Opportunities

Zone	Description	Use Opportunities
Zone 1		
Northern-most point of 8 Canal Road	Direct access to riverfront.	Activated recreational zone.
Zone 2		
Southern portion of 8 Canal Road	Vacant lot with vegetation and remaining foundations with very restricted access.	Use as a naturalized zone. Potential for a quiet reflection space and place to display public art.
Zone 3		
20 Canal Road, Most of Strathmore Mill Complex	Former mill facility with limited access. Buildings in distress.	Could perform selective demolition and create a space for historic interpretation of Turners Falls.
Zone 4		
Building 11 of 20 Canal Road	Most feasible building for reuse/repurposing.	Could be used as an industry or storage use.
Zone 5		
11 Power Street	Most options for access (vehicular and public).	Space allocated for residential use.

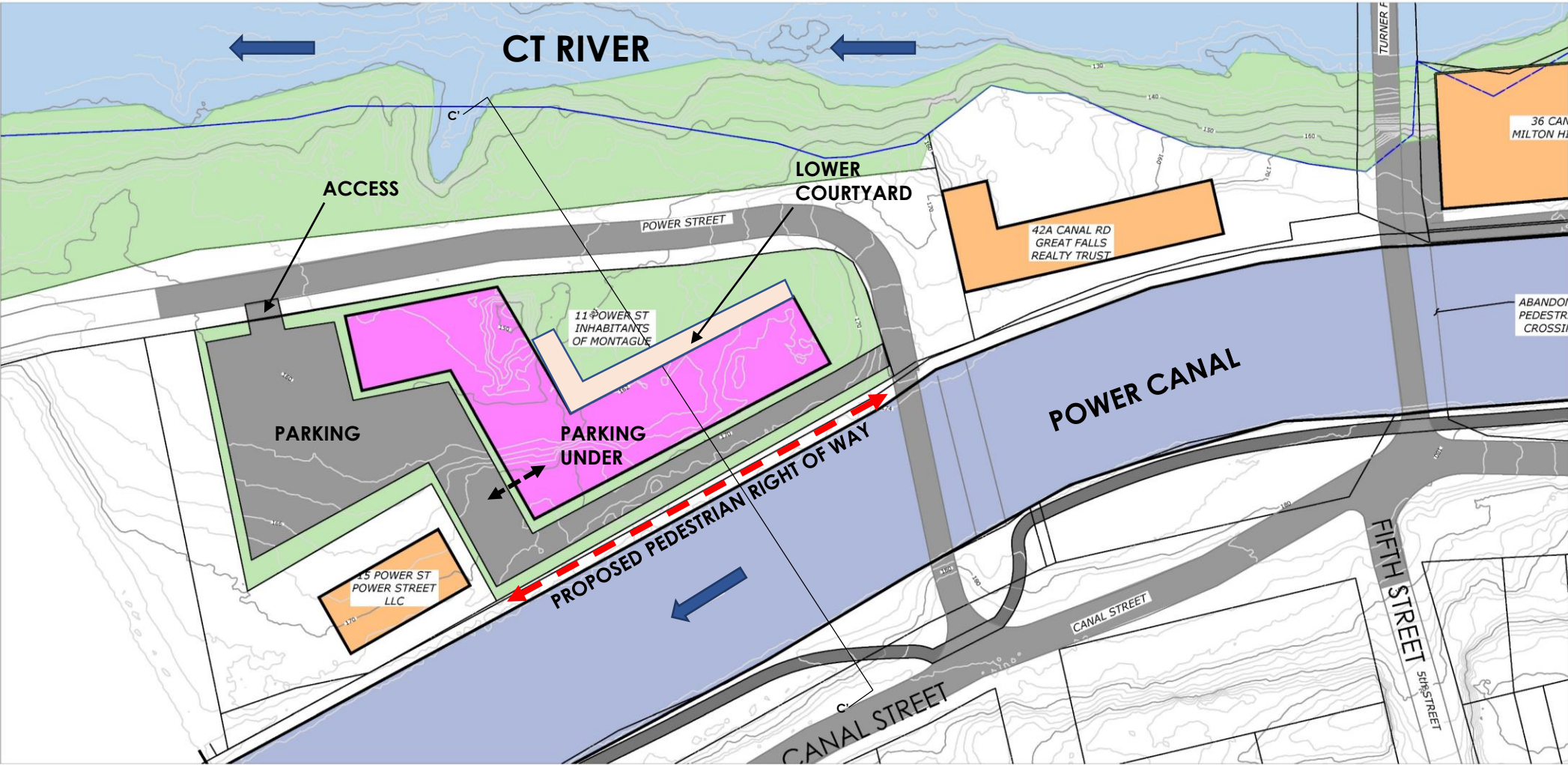
Preferred Option



Preferred Option Cross Sections

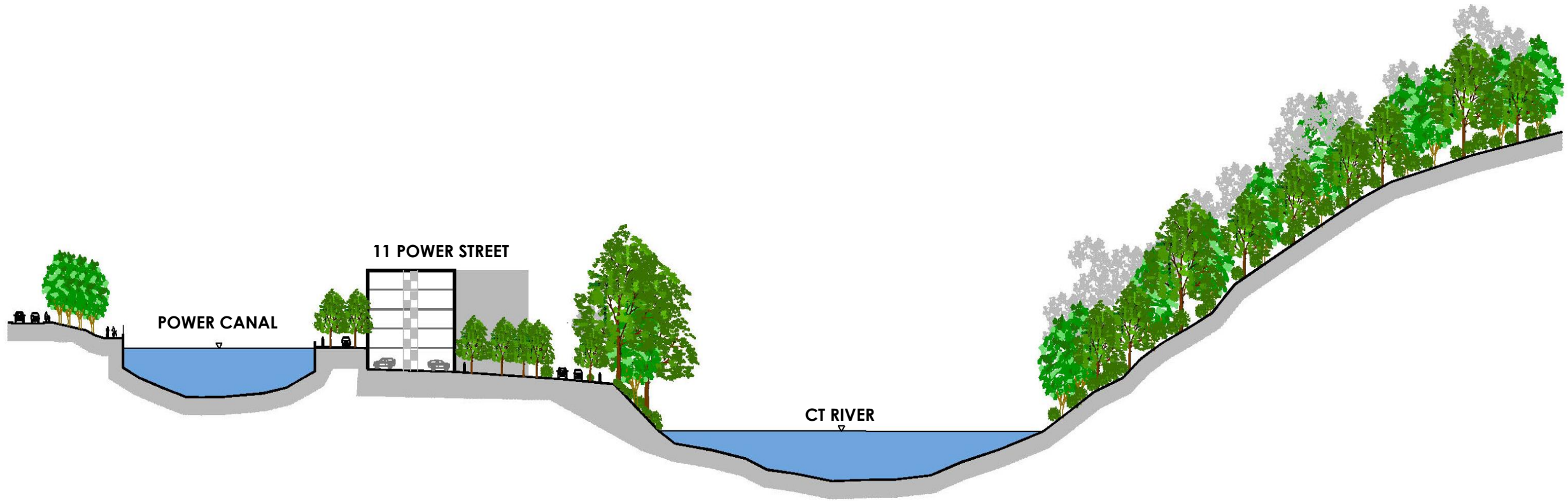


Zone 5 Concept



POTENTIAL HOUSING ENLARGMENT AREA

Zone 5 Concept Cross Section



POTENTIAL HOUSING CROSS SECTION C-C'

Affordable Housing



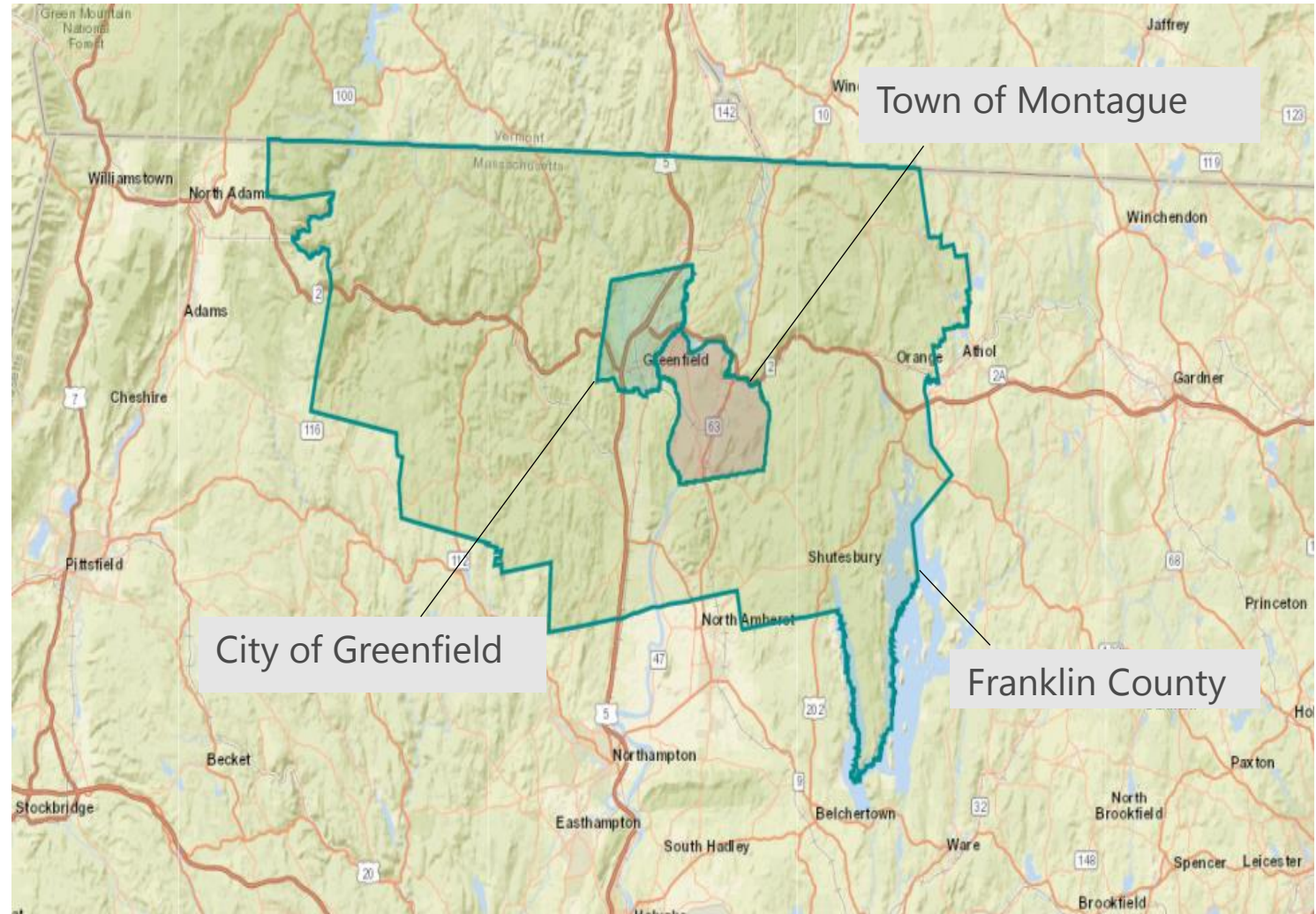
MARKET ANALYSIS

Role of a Market Analysis

- Site Context
- Supply and Demand
- Scenario Planning
- Business Environment Improvements

Canal District Market Analysis

- Interviews
- Survey
- Demographic Trends
- Economic Trends
- Real Estate Market Analysis
 - Residential
 - Commercial
 - Industrial



Real Estate Market Findings



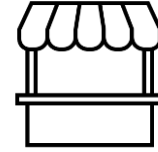
Residential

- High demand for housing, all types
- More than half of rental households spend more than 30% of income on housing
- Median year of construction is 1950, 205 new housing starts since 2011



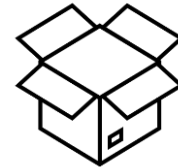
Recreation

- Many local assets to build on
- Bike trail, Great Falls Discovery Center, natural beauty, unique vistas



Commercial

- Lack of access, parking, foot or car traffic, transportation infrastructure limits commercial uses



Industrial

- Lack of access, parking, transportation infrastructure limits industrial uses
- Utility or other similar use

Real Estate Market Recommendations

- Greatest need and potential is in housing, specifically affordable housing.
- Site will not support any substantial industrial or commercial use that requires easy access.
 - Even with significant investment
- Challenges
 - High cost of construction
 - Cost of site improvements needed
 - Low-income levels
 - Low rental rates
 - Limits on tax credit and loan programs