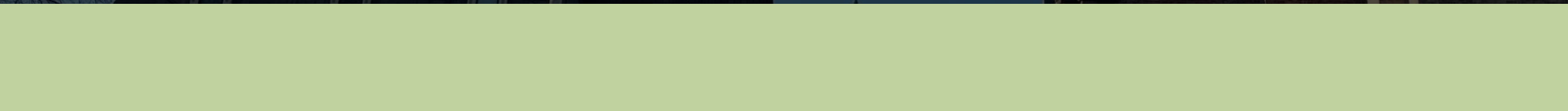




Boston/
New England

Holy Name Site TAP

April 22, 2024

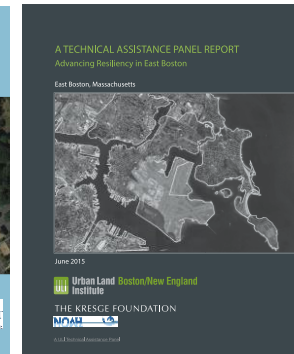


About ULI – the Urban Land Institute

The Urban Land Institute is a global, member-driven organization comprising nearly 45,000 real estate and urban development professionals dedicated to advancing the Institute’s mission of shaping the future of the built environment for transformative impact in communities worldwide.

ULI at the local level

Boston/New England District Council covers nearly all of New England with over 1,300 Members—developers, architects, planners, public officials, financiers, students, etc.



Technical Assistance Panels (TAPs)

ULI Boston/New England is committed to supporting communities in making sound land use decisions and creating better places. A TAP brings together ULI members with a range of professional expertise to provide focused, collaborative consultation to a local government or qualifying non-profit organization.

TAP Impact on Communities:

- **82%** said their behavior and approach to **Municipal Planning and Economic Development Strategies** was affected
- **67%** said there were **increased municipal investments** related to the stated goals and recommendations of their TAP report.
- **62%** said at least **one key developable asset addressed in their TAP report had been redeveloped consistent with ULI Boston/New England recommendations**

Final Deliverable – Written report (10 - 12 weeks) will be available at <http://boston.uli.org>

PANEL SPONSOR:



The Panel

Chair

Jim Heffernan, Rich May, P.C.

Emily Innes, Innes Associates

Panelists

- **Scott Bates**, Erland Construction
- **Edd Hamzanlui**,
- **Michael Wang**, Form + Place
- **Paul Momnie**, Goulston & Storrs
- **Spencer Beebe**, MDLA
- **Ben Murphy**, MassDevelopment

ULI Staff

- **Tim Moore**, Manager
ULI Boston/New England
- **Zakeem Pitter**, Senior Associate
ULI Boston/New England

TAP Writer

- **Mike Hoban**



The Process

Briefing Meeting

Panelists received briefing information from the City of Chicopee and Elms College regarding the study area including zoning, past studies, current conditions, etc.

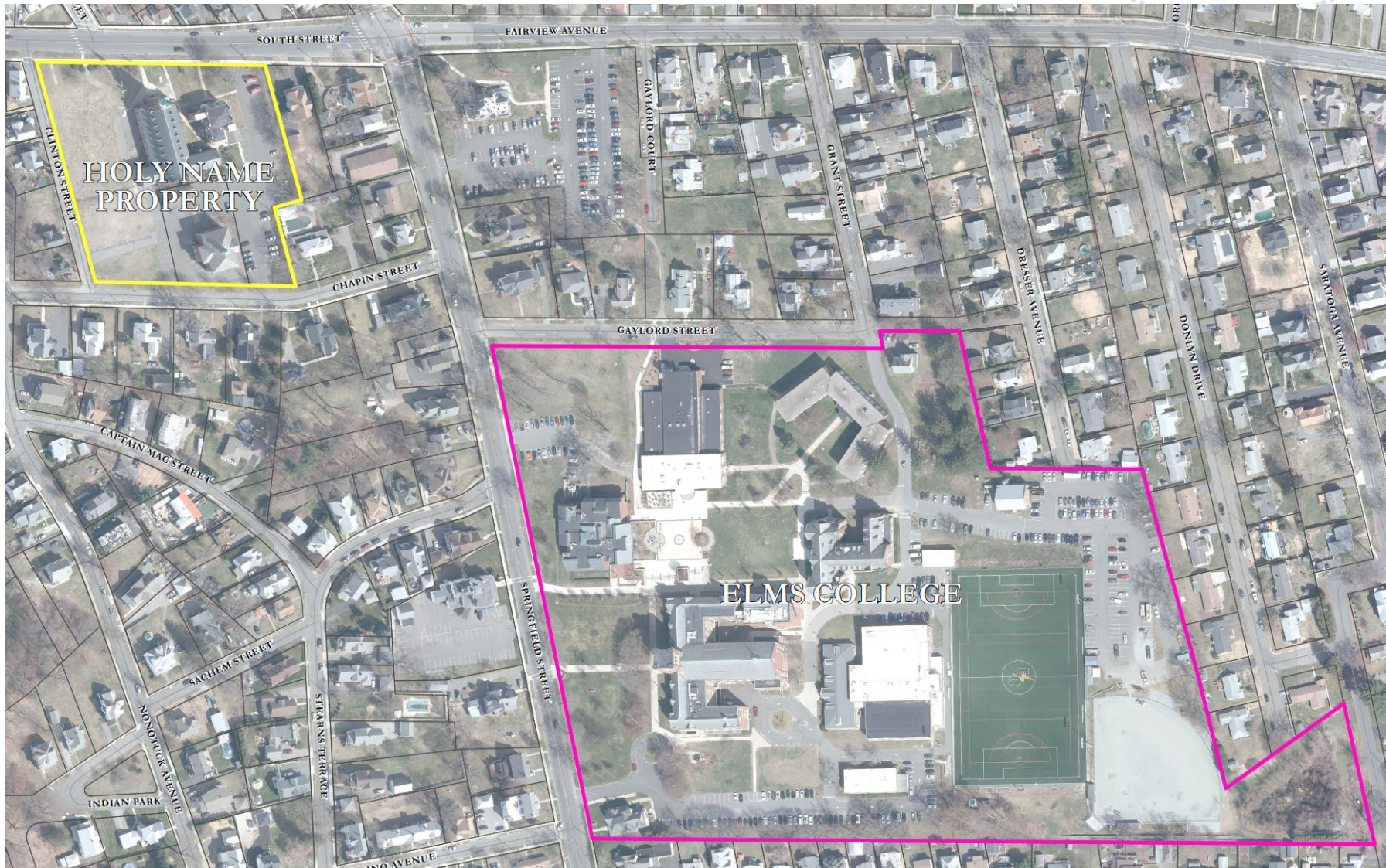
Site Visit

Panelists toured the Holy Name Site neighborhood including South Street, Clinton Street, Chapin Street, Springfield Street, and Elms College

Stakeholder Interviews

The panelists interviewed community members and public officials to better understand the needs of the neighborhood and the community.

Study Area – Holy Name Site





Panel Assignment: Address These Questions

Key Questions

1. Feasibility of reusing Holy Name Assets
2. If the building can be rehabilitated, what is the best use of the space?
3. What partnerships could be economically feasible and beneficial for all?
4. How can redevelopment of the Holy Name property connect the property to the surrounding neighborhood and enhance the Springfield Street Historic District?



What did we see?

Existing Conditions



Existing Conditions





What did we hear?

What did we hear...from Elms College:

- **Short Term**
 - **Need approx. 200-300 person auditorium / meeting spaces**
 - **Financial constraints to finance rehabilitation of Church/School Buildings**
 - **Reconnecting with the Polish Center**
- **Long Term**
 - **Town / Gown Relationship**
 - **Graduate housing / visiting scholar housing**
 - **Expansion of classroom buildings**
 - **Fieldhouse/sports**

What did we hear...from City Of Chicopee:

- **A Community Center south of the Chicopee River**
- **Connecting Elms College to Chicopee Center and increasing commercial activity**
- **Preserving the Historic Holy Name Property**
- **Adding housing**
- **Encouraging growth of Elms College**

What did we hear from...Polish Center of

Discovery and Learning:

- **Meeting and auditorium space**
- **Expanding cultural resources / community outreach**
- **Connecting with international Polish community**
- **Storage and display space**



Opportunities and Challenges

Assets and Opportunities

- **Large Site, with approx. 3.5 acres of land, with three distinct assets:**
 - Holy Name Church
 - School Building
 - Vacant Land
- **Elms College, with a strong reputation and plans to expand**
- **Polish Center of Discovery and Learning, with a strong reputation and plans to expand**
- **Strong working relationship between Elms College, City of Chicopee, and the Polish Center**

Assets and Opportunities

- **Proactive Planning and Community Development Departments**
- **Established zoning tools and structure in city government, with relatively quick turn-around time for permitting and approvals**
- **Neighborhood and wider Roman Catholic church community with desire to support the "Mother Church"**
- **Easy access to Chicopee Center, highways, and Springfield**
- **Well-maintained city utilities and infrastructure**

Challenges

- 1. Funding/Financing the development:**
 - Exploring revenue generating "uses" that can support financing for adaptive reuse rehabilitation costs.
- 2. Existing Building and Adaptability:**
 - The existing floor plan and structure might not be a good fit for every use.
- 3. Timing:**
 - Church has been vacant for more than a decade and requires immediate attention.
- 4. Local Community:**
 - We expect to face strong local opposition to any major alterations to the historic building.

Major Constraints to Redevelopment of Existing Buildings

Selective Demolition Costs (partial vs. Full demolition)

- Structural integrity needs to be reinforced/brought into code
- Structural inspection required to provide more details on scope
- Abatement – Phase I indicates asbestos, perhaps other hazmat

Rehabilitation Costs

- Historic elements (e.g., windows, doors, finishing) will need to be preserved/replaced in a historically respectful manner
- ADA - both buildings will need to be brought up to code
 - Exterior entrances, bathrooms, etc.
 - For school building, this also requires adding elevator access to second floor.
- Likely additional fire code issues

MEP/Utilities

- Buildings will need new/independent mechanical (boiler room will go).
- Electrical/fire suppression systems must be brought up to code

Additional Site Constraints/Considerations

Parking

Site does not have sufficient parking for proposed uses

Places of assembly requires one space per three persons' capacity.

Multi-family housing requires 1.5 spaces per unit plus two guest spaces per 10 units.

Graves

Redevelopment of site will need to be mindful of two existing graves along South Street

Historic/Residential Abutters

Redevelopment of site will need to be respectful of surrounding historic single-family homes



Recommendations

Holy Name Church

- Conduct Updated Structural/Feasibility Study
- Conduct Abatement Analysis
- Educate the Community on Cost Studies

Holy Name Church

- Plan A: Restore and Preserve Entire Building
 - Uses in Front: Auditorium in Sanctuary
 - Uses in Back: Office/Polish Center Uses

Holy Name Church

- Plan B-1: Restore and Preserve Part of Building, Remove Chapel/Back
 - Uses: Auditorium in main portion
 - Build new structure behind with modern offices/Polish Center Uses

Holy Name Church

- Plan B-2: Restore and Preserve Front of Building Only
 - Use: Memorial Site honoring the Church's history
 - Preserve remaining sections for future development
 - Preserve building elements for reuse in new buildings

Holy Name Church

- Plan C: Completely Remove Building

School Building

- Plan A: Restore and Preserve Entire Building
 - Incorporate into a wider redevelopment of land, consider multiple phased development
 - Uses:
 - Elms College Classrooms/Admin
 - Polish Center Offices/Uses
- Plan B: Winterize and seal building
 - If cost to rehab too expensive
 - Preserve building for future use/need of Elms College

Vacant Land

- College Housing (specifically targeted to Graduate Students/Visiting Faculty)
 - Plan A: Multiple buildings
 - Plan B: Townhouses

Recommendations: Connectivity





Financing

Land

- Responsible: **Elms College**
- Purpose: Graduate Student/Faculty Housing
- Financing: Bond supported by housing revenue
 - Zoning: Site Plan Review: Educational Use

School Building

- Responsible: **Elms College**
- Purpose: Academic centers; administrative space; graduate housing
- Financing:
 - Bond supported by housing revenue and set-aside from new enrollment
 - MassDevelopment Underutilized Properties
 - Historic Tax Credits
- Zoning: Site Plan Review: Educational Use

Church

- Responsible: **Polish American Discovery and Learning Center; City of Chicopee**
- Purpose: Main space: auditorium; chapel: meeting space/storage
- Financing
 - **Private Donors!**
 - Brownfields grants: EPA Community Change Program
 - CPA (City to support adoption)
 - MassDevelopment Underutilized Properties
 - Cultural Facilities Fund
 - Historic Tax Credits
 - Zoning: Site Plan Review: Educational Use

Contributions: Elms College

- Funding
 - Float bond to support the development of student housing; phase II renovation for renovation of the school
 - Raise funds for scholarly centers from foundations that provide funds for specific programs
- Community Support
 - Reputation in the community
 - Participating in community/neighborhood meetings



Contributions: Polish American Discovery and Learning Center

- Funding
 - **Cultivate donor base:** Polish diaspora, community members who want to see the church retained; former parishioners
 - **Provide room for tenants:** Consulate; other cultural groups
 - **Rent auditorium space:** Elms College, City, private groups (weddings, performances)
- Community Support
 - Participating in community/neighborhood meetings



Contributions: City of Chicopee

- Funding
 - Support for adopting the Community Preservation Act
 - Assistance with Brownfields Grants
- Zoning
 - Parking relief for the different uses
- Community Support
 - Facilitating community/neighborhood meetings
 - Political support for solution that benefits the wider community



Funding Resources

- MassDevelopment Underutilized Properties
 - <https://www.massdevelopment.com/what-we-offer/real-estate-services/underutilized-properties-program>
- Massachusetts State Historic Tax Credits
 - <https://www.sec.state.ma.us/mhc/mhctax/taxidx.htm>
- Federal Historic Tax Credits
 - <https://savingplaces.org/historic-tax-credits>
- Inflation Reduction Act Community Change Grants Program
 - <https://www.epa.gov/inflation-reduction-act/inflation-reduction-act-community-change-grants-program>
- Cultural Facilities Fund
 - <https://massculturalcouncil.org/organizations/cultural-facilities-fund/about-the-fund/>
- Community Preservation Act
 - <https://www.communitypreservation.org/about>

Q&A

Holy Name Technical Assistance Program

April 22nd, 2024