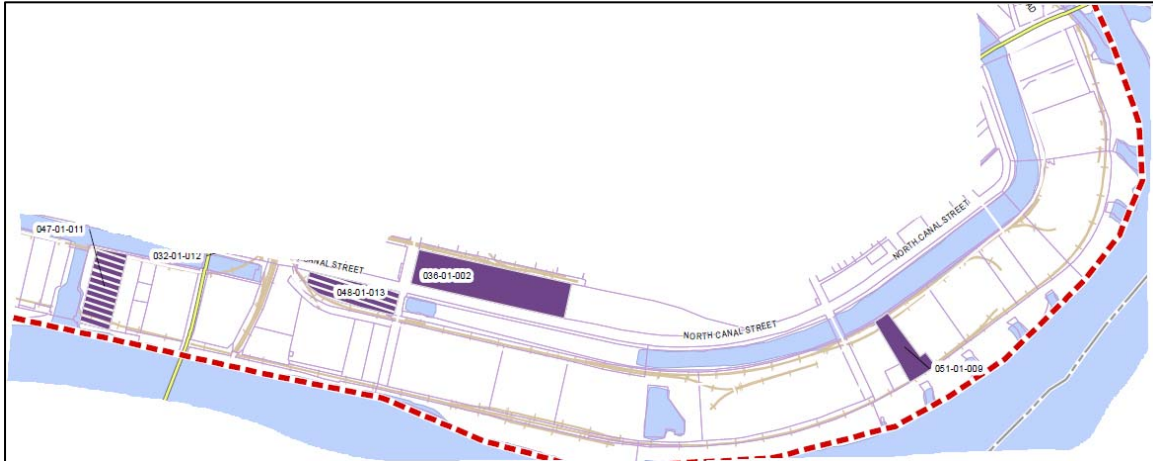


# Area 10

## 3<sup>rd</sup> Level Canal



This area includes parcels along the Third Canal and Connecticut River from the Route 116 Bridge past Cabot Street. Actions in this area are intended to stimulate the private redevelopment of many of the vacant buildings and parcels in this area. One acquisition and two demolitions are proposed for buildings in poor condition and with contamination issues. Primary reuse recommendations include light industrial, however, the HRA will support residential uses in the northern area close to Route 116.

A new public parking facility is proposed to support private redevelopment on North Canal Street by Appleton Street. Other infrastructure improvements include streetscape improvements and the extension of the Canal Walk system along the Third Canal, dedicated bike lanes, conversion of the private Water Street to a public street, extension of water service improvement into the area, and rehabilitation of the old bridges that cross the Third Canal. These actions are intended to support the redevelopment of many of the vacant lots and one existing industrial building in this area.

At a minimum, industrial use regulations, including those limiting noise levels and hours of operation, must be fully enforced to protect the quality of life of abutters and area residents.

# 37 Appleton Street

036-01-002

## Area #10 – 3<sup>rd</sup> Canal

Ward: 1  
Zoning: IG  
Acres: 4.3 acres  
Bldg Type:  
Condition: Poor  
Bldg Size: 264,000 sf

Owner: Armory Hill Industrial  
Park Inc.  
Address: 86 Bowdoin Street  
Springfield, MA 01109

Total Value: \$277,100  
Land: \$129,800  
Bldg: \$128,200

Vacant? Yes  
Tax Title? Yes

Action: Transfer

Description:  
This large vacant industrial building is currently being pursued by the City in Land Court for back taxes and will come into the City's ownership in the near future. It is located within a highly industrial area of the City, making reuse of the building for manufacturing a likely option. Industrial reuse also creates the potential for numerous job opportunities and additional tax revenue to the City.

