Create Our Chicopee

Land-Use
Presentation Overview

Public Engagement
- Client Directive
- Methods and Implementation
- Survey Analysis
- Recommendations

Land-Use
- Aldenville Commons
- Safe Streets
- Pedestrian Network
Client Goals for Land-Use

• Develop a comprehensive understanding and graphic representation of major neighborhood destinations and improve connectivity
• Document, analyze, and discuss neighborhood opportunities and challenges
• Prioritize destinations and propose land-use and urban design interventions
The Heart of Aldenville
Goal for the Heart of Aldenville

These proposed zoning and programmatic interventions will help restore the Aldenville Commons as the focal point of neighborhood community life and economic activity.
THE HEART OF ALEDENVILE

MCKINSTRY AVE

LUCKY STRIKE

GRATTAN ST

DALE ST

100 FT
THE HEART OF ALDENVILLE

STEBBINS & KENDALL ST
GRATTAN ST
MCKINSTRY AVE
ALDENVILLE COMMONS
MASSPIKE
THE HEART OF ALDENVILLE

MCKINSTRY AVE

GRATTAN ST

DALE ST

GAS STATION

100 FT
THE HEART OF ALDENVILLE

GRATTAN ST

MCKINSRY AVE

DALE ST

ALDENVILLE PUBLIC SCHOOL
THE HEART OF ALDENVILLE

GRATTAN ST

MCKINSTRY AVE

DALE ST

MOVIE THEATER
Recommendations for the Commons

• **Programmatic**
  • Extend and diversify programming in the Commons: concerts, farmers' market, craft fairs
  • Temporary art installations to sustain interest in the space
  • Historical signage
  • Establish streamlined reservation process for Commons
District Improvement Financing

• **District Improvement Financing** (DIF) is an economic tool that targets districts that contain dilapidated, underutilized, or abandoned properties, in four steps:
  1. Designate a redevelopment district
  2. Apply for certification through the State Economic Assistance Coordinating Council
  3. Development program will spell out district goals
  4. Use tools such as land acquisition and construction
Other Strategies

• Rezone the Commons and surrounding area
  • Convert existing commercial zoning district into mixed-use zoning
  • Zone the Commons to mixed-use
RESIDENTIAL A

TYPICAL USE: SINGLE-FAMILY HOME
OTHER PERMITTED USES: CHURCHES, SCHOOLS, FARMS
MINIMUM LOT SIZE: 10,000 SQ FT
MINIMUM FRONTAGE: 100 FEET
EXISTING ZONING
IN THE HEART

RESIDENTIAL B
TYPICAL USE: DUPLEX
OTHER PERMITTED USES: SINGLE-FAMILY HOME, SCHOOLS, FARMS
MINIMUM LOT SIZE: 7,500 SQ FT
MINIMUM FRONTAGE: 75 FT
EXISTING ZONING IN THE HEART

BUSINESS A

TYPICAL USE: BUSINESSES WITH WIDESPREAD CLIENTELE

BY SPECIAL PERMIT: 4 RESIDENTIAL UNITS IN A BUSINESS STRUCTURE
EXISTING ZONING IN THE HEART

NON-CONFORMING RESIDENTIAL IN BUSINESS ZONE
EXISTING ZONING IN THE HEART

MCKINSTRY AVE

NON-CONFORMING MULTI-FAMILY RESIDENCIES

GRATTAN ST

BUS A

DALE ST

RES A

RES B

100 FT
EXISTING ZONING IN THE HEART

NON-CONFORMING FRONTAGE

BUS A

GRATTAN ST

DALE ST

RES A

RES B

100 FT
MIXED-USE VILLAGE DISTRICT

TYPICAL USE: MIXED RETAIL / RESIDENTIAL

OTHER PERMITTED USES: MULTIFAMILY RESIDENTIAL
RESIDENTIAL B WITH MODIFICATIONS

TYPICAL USE: DUPLEX / THREE FAMILY
FRONTAGE: REDUCED TO 50 FEET
Proposed Timeline for the Commons

• Within 6 Months
  • Organize neighborhood committee, establish Facebook group

• 1-2 Years
  • Establish streamlined reservation system for Commons
  • Extend and diversify programming in the Commons
  • Install historic signage

• 3-5 Years
  • Rezone the Commons and surrounding area
  • District Improvement Financing
Safe Streets
Goal for Safe Streets

The proposed mitigation strategies would help reduce the speed of traffic in Aldenville. Improving and expanding the existing sidewalk and bicycle networks in Aldenville would increase the opportunities for pedestrians and cyclists to travel throughout the neighborhood.
TRAFFIC CORRIDORS THROUGH THE HEART

- Grattan St
- McKinstry Ave
Why We Chose McKinstry

• Survey results
  • High volumes of traffic
    • Speeding vehicles
    • Lack of crosswalks
    • Lack of sidewalks
    • Poorly functioning or non-existent pedestrian signals
    • Poor safety for cyclists
Why We Chose McKinstry

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McKinstry Ave
McKinstry Ave

- 5' Sidewalk
- 18' Drive lane
- 18' Drive lane
- 9' Planting strip
Pedestrians will press the button to activate the HAWK signal and must wait for “walk” signal to cross the street.

Motorists must stop in advance of stop bar when signal is flashing and cannot proceed until flashing stops.
PROPOSED HAWK LOCATIONS
Proposed Timeline for Corridors

Within 6 Months:

• Repaint crosswalks along McKinstry Avenue
• Paint temporary bump-outs to calm traffic
• Use a Variable Message Sign to inform drivers
• Install a temporary Radar Speed sign
• Begin or continue the Complete Streets Certification program
  • Sign the pre-drafted Letter of Intent
• Begin Tier 2 of the Complete Streets Certification program
  • Apply for Technical Assistance funding
  • Submit a draft of the Complete Streets Policy
Proposed Timeline for Corridors

1 to 2 Years:

• **Complete Tier 2 of the Complete Streets Program**
• **Conduct public meetings related to transportation**
• **Enter Tier 3 of the Complete Streets Program**
• **Install radar speed sign to deter motorists from speeding**
• **Propose Traffic Study of McKinstry Ave**
• **Begin formulating a Transportation Improvement Plan**
• **Installation of HAWK systems at high usage crosswalks**
Proposed Timeline for Corridors

3-5 Years:

• Create Transportation Improvement Plan for the city
• Repave and redesign McKinstry
  • Install bump-outs
  • Install permanent crosswalks
  • Parallel parking along one side
• Propose similar improvements to other streets
Pedestrian Network
Goal for Field and Farm Path

This Path will link key destinations of Aldenville, while improving the safety and walkability of the neighborhood. Wayfinding and historical signage will be incorporated in order to guide users along the Path, while highlighting the assets.
Why We Chose This Path

• Fields and Farm Pedestrian Path
  • Link identified assets in Aldenville – Ray Ash Park, the Heart, and McKinstry Farm – with wayfinding and interpretive signage
  • Create safer environment for pedestrians to traverse
  • Spur economic development around the Commons
  • Provide opportunities for greater food access
Why Ray Ash & McKinstry Farm

• “Need more healthy food options, such as farmers' markets, especially during non-summer months when McKinstry's is closed.”

• “Great restaurants? Not really, there are restaurants though. If McKinstry's expanded to a year round store...that would be ideal.”

• “Ray Ash is a jewel in the city's park system”

• “Great improvements are being done already at Ray Ash. Keep up the good work!”
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Y-Intersection of Grattan and Dale Streets
Commons with Historical Signage
Rolf Avenue
Wooded City Lots
Bridging McKinstry Farm to the Heart
The Woods to McKinstry
The Woods to McKinstry
Arriving at McKinstry Farm
Proposed Timeline of Recommendations

• Within 6 months
  • Create a neighborhood committee
  • Conduct sidewalk inventory

• 1-2 years
  • Conduct feasibility study
  • Implement crosswalks, sidewalk re-pavement, street markings
  • Implement interpretive/wayfinding signage
  • Prioritize pathways

• 3-5 years
  • Explore agricultural protection strategies for McKinstry and LaFlamme
  • Look to expand and connect pedestrian network
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