



- 2008 - Master Plan
- 2010-2013 - Easthampton High School
- 2016 - MSBA design program completed; recommended new school
- 2018 - MSBA designation for new school design (January) and debt exclusion override (May)
- 2019 - 2020 - Downtown Strategic Plan completed (\$65,000 Planning Grant)
- 2021 - RFP creation and public process (\$25,000 Planning Grant)
- 2021 - Housing Production Plan created (\$35,000 Planning Grant)
- 2022 - MassDevelopment/Site Readiness Grant (\$100,000) -Conceptual site & neighborhood plans
- 2023 - Release RFP/developer selected (Arch Communities - 61 affordable units across 3 buildings)
- 2024\* - Negotiate Land Development Agreement
- 2025\* - Project permitting & financing
- 2026-2027\* - Historic Tax Credits
- 2028\* - Construction
- 2029\* - New Affordable Units!

*2008 - The elementary schools are old buildings. The schools do not meet many present-day facilities guidelines for school construction. Inadequate playground size, insufficient pick up and drop off space, limited classroom sizing, lack of special education tutor space and constrained dining facilities are just a few of the long list of needs that are becoming more difficult to accommodate in the present buildings*



Main Street x Union Street Subarea

Pepin School

Center School

EWM Library

Our Lady of the Valley Parish

Lower Union Street Subarea

Cottage Street Subarea

City Hall

Maple School

Easthampton Community Center

Rubber Thread Pond

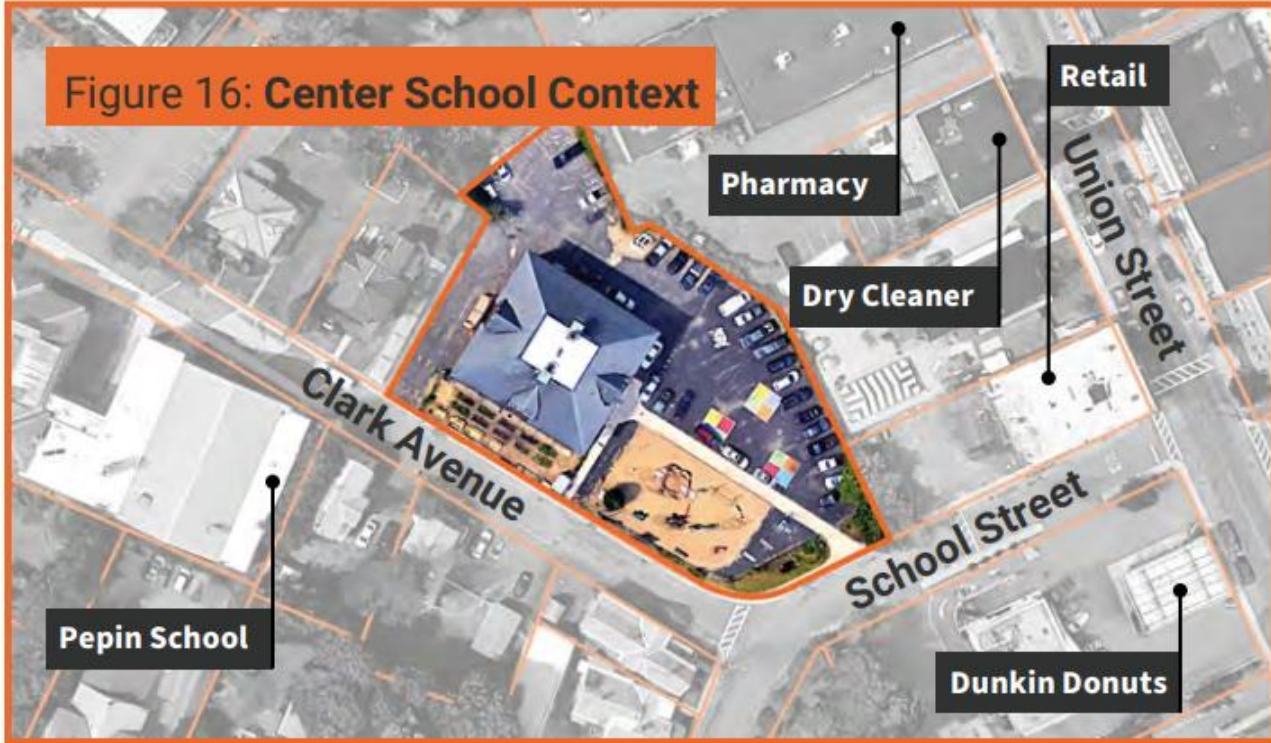
Mashawannuck Pond

Mashawannuck Trail





**Image 22:** *Center Elementary School Yard.*

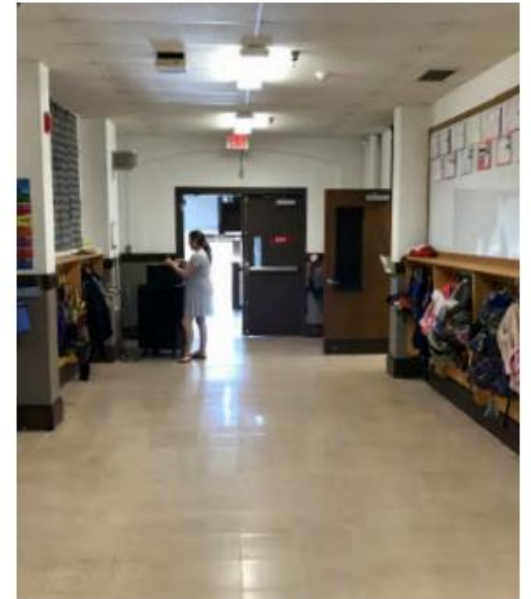
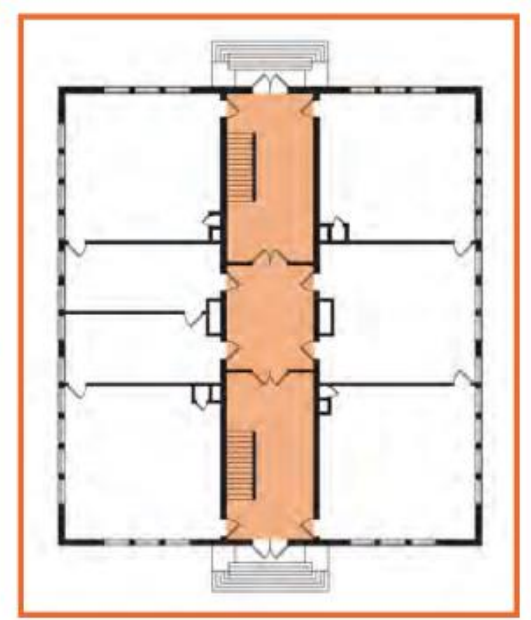


## Center Elementary School

- Building footprint: 5,559 SF
- Building area: 16,677 SF
- Lot size: 0.85 acres

### Building:

- Constructed: 1902
- Building historically important, but not listed
- Brick bearing wall construction and wood framing
- Significant changes to the building are likely to trigger complete building code upgrades, including the Energy Code, accessibility improvements, other changes
- The 3-story building is organized with a central core and broad corridors serving the flanking classrooms on the exterior walls; it is not an efficient layout for most uses because of the extent of circulation space, but the floors are relatively small and have windows on all sides.
- There is a substantial attic space that might be renovated and used under some scenarios



**Image 21:** The hallway inside Center Elementary School.



**Image 25:** *The exterior facade of Pepin Elementary School.*



Figure 17: Pepin School Context



## Pepin Elementary School

- Building footprint: 16,507 SF
- Building area: 49,058 SF
- Lot size: 0.7 acres and 0.31 acres lots separated by Clark Avenue
- Clark Avenue

### Building:

- Constructed: 1912, renovations 1989
- Building historically important, but not listed
- Steel frame, masonry bearing wall construction, wood framing
- Significant changes to the building would trigger complete building code upgrades, including the Energy Code, accessibility improvements, other changes
- Gymnasium at ground level
- Large cafeteria/assembly area on second level
- Has varying floor levels that do not align throughout the building
- The 3-story building with significant attic spaces and is composed of two major elements and a connector. Floor levels are not aligned between the two major elements and the floor plans and interior circulation are complex and not efficient for most uses.
- Some of the spaces lack significant daylight

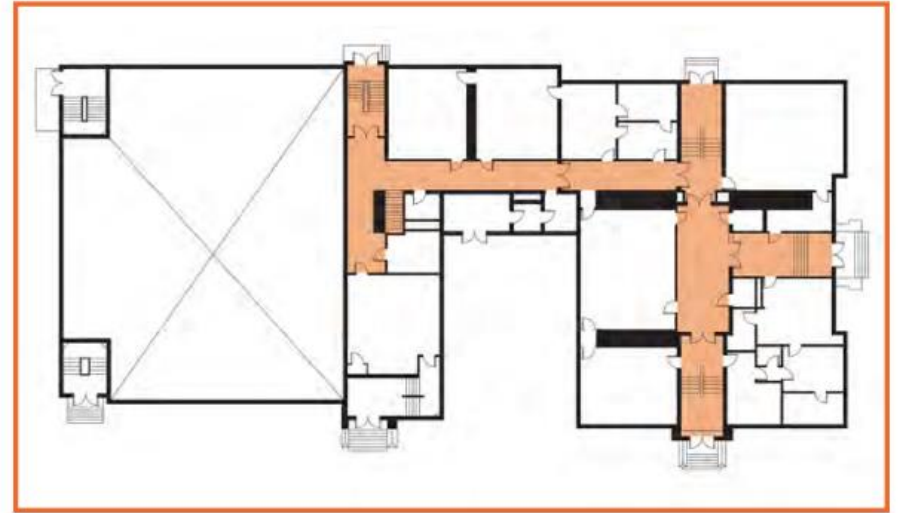


Image 23: The gymnasium inside Pepin Elementary School.



Image 24: The cafeteria inside Pepin Elementary School.



**Image 28:** *Maple Elementary School from Chapel Street.*



## Maple Elementary School

- Building footprint: 12,335 SF
- Building area: 37,233 SF
- Lot size: 1.48 acres

### Building:

- Constructed: 1896
- Historically important, but not listed
- Brick bearing wall construction
- Significant changes to the building are likely to trigger complete building code upgrades, including the Energy Code, accessibility improvements, other changes
- The 3-story building is organized with a central core and broad corridors serving the flanking classrooms on the exterior walls; it is not an efficient layout for most uses because of the extent of circulation space

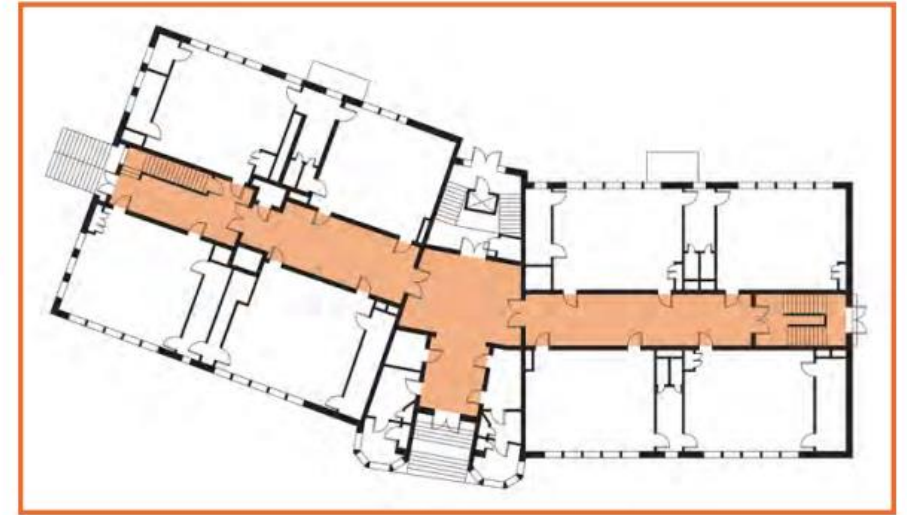


Figure 18: Maple School Context



Image 26: Maple Elementary School Hallway.

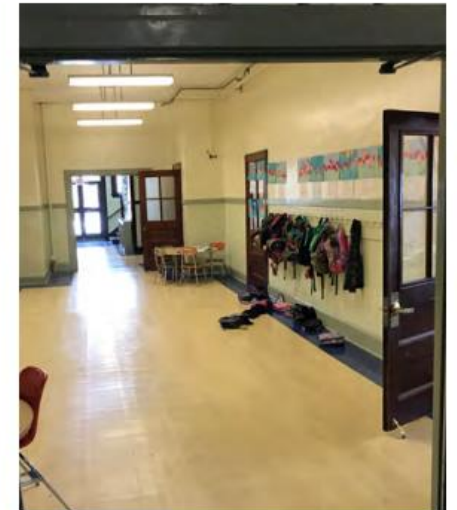


Image 27: Maple Elementary School Hallway.



# Easthampton Downtown Strategic Plan

Prepared by:

- Harriman
- Tighe & Bond
- RKG Associates

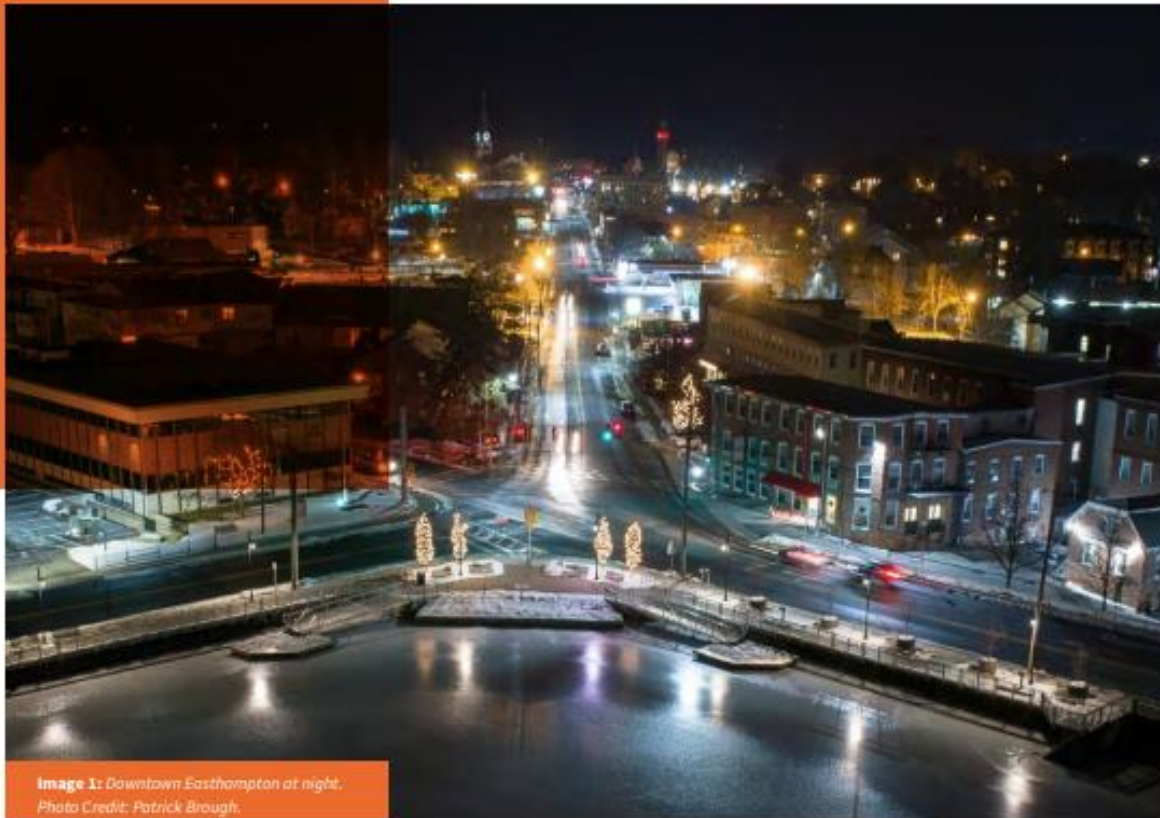


Image 1: Downtown Easthampton at night.  
Photo Credit: Patrick Brough.

## Public Meeting 1 – 6/19/2019



## Public Meeting 2 – 7/13/2019



Strategic Plan Goals, Existing Conditions, Community Engagement, School Property Reuse Analysis, Smart Growth District Zoning Evaluation, Downtown Strategic Plan and Recommendations, Action Plan



# City of Easthampton Housing Production Plan

2021 – 2026

Approved by Easthampton City  
Council and Planning Board  
February 17, 2021



DODSON & FLINKER  
Landscape Architecture and Planning

The HPP identifies five City goals for housing:

- **Goal 1.** Create a wide variety of affordable and mixed-income housing that helps to keep Easthampton a welcoming, inclusive community.
- **Goal 2.** Provide more housing options, including affordable and market-rate housing options, for low-income families, seniors, and individuals with disabilities, through various mechanisms to increase housing choice.
- **Goal 3.** Actively strive to achieve the Chapter 40B 10 percent minimum for affordable housing by annually producing at least 38 units that count on the Subsidized Housing Inventory through local actions and approval of private development, especially the development of rental units.
- **Goal 4.** Encourage new development and repurposing of existing buildings to create affordable and mixed-income housing that reinforces the development patterns of Easthampton's downtown urban neighborhoods and maintains a predominantly single-family character in established single-family neighborhoods; strengthens the vitality of downtown with diverse housing types; and promotes housing in walkable areas convenient to shops, services, transportation, parks, and schools.
- **Goal 5.** Promote the development of surplus institutional or town-owned property and the redevelopment of the mills to create desirable mixed-income and mixed-use neighborhoods, where feasible.

This project was funded by a grant from the Executive Office of Energy and Environmental Affairs Planning Assistance Grant Program.



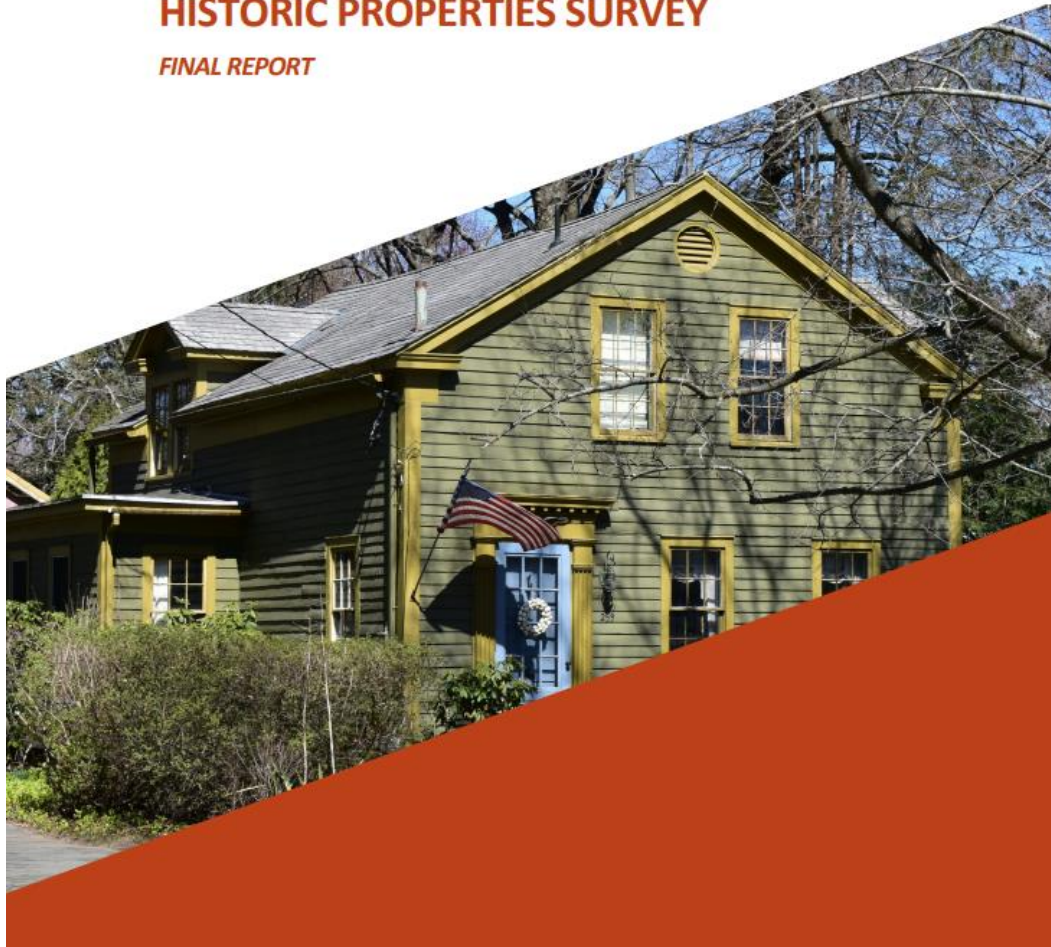


## **EASTHAMPTON**

### **MAIN STREET EXTENSION AREA**

### **HISTORIC PROPERTIES SURVEY**

*FINAL REPORT*



## **FURTHER RESEARCH RECOMMENDATIONS**

PaleoWest recommends that the three school buildings, the Center Union School (EAH.226), Maple Street School (EAH.347), and the Pepin School (EAH.39), be further investigated for eligibility for individual listing on the National Register of Historic Places under Criteria C. This further investigation would include intensive-level research into each building's history and an interior photographic survey to investigate the extent of historic integrity.



# Elementary School Reuse RFP

## REQUEST FOR PROPOSALS

Disposition of Interest in Real Property and Redevelopment of the following school buildings: Maple School, 7 Chapel Street; Pepin School, 4 Park Street; and Center School, 9 School Street.

RFP # 749

City of Easthampton, Massachusetts



**Date issued:** Wednesday, October 12, 2022

**Due Date for Responses:** February 16, 2023

**Issued by:**

City of Easthampton  
50 Payson Avenue  
Easthampton, MA 01027  
<https://easthamptonma.gov>

This Request for Proposals was developed under the requirements of Chapter 30B and the requirements for the Disposition of Land in the Chapter 30B Manual (2016) issued by the Commonwealth of Massachusetts Office of the Inspector General. The Chief Procurement Officer for the City of Easthampton is Michael Owens.

## SECTION III: DEVELOPMENT GOALS AND OBJECTIVES

- Housing that is affordable at a variety of income levels and family sizes.
- The integration of community amenities that encourage interaction between the new residents and the neighborhood. Options for community integration include, but are not limited to, public parking, neighborhood playground(s), and indoor community space.
- Continued community use of the Pepin gym and auditorium/cafe-teria is discussed on page 25.

#	Evaluation Criteria	Not Advantageous	Advantageous	Highly Advantageous
1	<b>Affordable housing</b>	Proposal provides units affordable to mostly higher AMIs and with a maximum AMI greater than 80%.	Proposal provides units across a wide range of AMIs, with a maximum AMI of 80%.	Proposal provides units across a wide range of AMIs, with a maximum AMI of 80%, and family sizes.
2	<b>Retain Pepin gym and/or auditorium/cafe-teria for public use</b>	Proposal does not retain either the Pepin gym or the auditorium/cafe-teria.  Or, the Proposal retains either or both spaces but the Respondent does not provide the information requested in <b>Sections III</b>	Proposal presents an option to retain the Pepin gym <b>or</b> the auditorium/cafe-teria.  The Respondent complies with the requirements in <b>Sections III and IV</b> for the retention of <b>one</b> space.	Proposal presents an option to retain the Pepin gym <b>and</b> the auditorium/cafe-teria.  The Respondent complies with the requirements in <b>Sections III and IV</b> for the retention of <b>both</b> spaces.
7	<b>Retention of existing buildings</b>	Proposal does not address the retention of any of the existing buildings or historic components of the buildings.	Proposal retains at least one of the buildings and incorporates historic architectural components into new buildings.	Proposal retains all three buildings and incorporates the history of the building into the proposal.
8	<b>New construction</b>	Proposal includes demolition of the existing building(s) and does not include the minimum requirements for new construction in <b>Section III</b> .	Proposal includes demolition of the existing building(s) and meets the minimum requirements for new construction in <b>Section III</b> .	Proposal includes demolition of the existing building(s) and goes beyond the minimum requirements for new construction in <b>Section III</b> , including LEED or SITES certification of the new structure.



## Finding a new purpose: Easthampton receives three housing proposals for former elementary schools

Published: 03-22-2023 11:30 AM

### Arch Communities pitch

The application from Arch Communities calls for redeveloping the three schools into mixed-income housing, including one studio apartment, 31 one-bedroom apartments, 15 two-bedroom apartments and 14 three-bedroom apartments.

According to the application, the majority of rents will be designated as affordable and will range between 30% to 60% of the area median income with the balance of apartments renting at market rates. Eight of the affordable units will be set aside for residents earning no more than 30% of the area median income level.

The proposal also notes that the auditorium at Pepin will feature community amenities including a large community room with kitchen, a library/computer room and a fitness/wellness area. The gym at Pepin will remain as a gym and available for city use. Each building will have central laundry facilities and resident storage “where possible,” the application states.

In his letter to the city, Relich explained that in 2015 Arch Communities completed the redevelopment of the former Easthampton Dye Works mill complex into 50 affordable apartments on Cottage Street.

Easthampton Public Schools						
Maple School	STUDIO	1BR	2BR	3BR *	UNITS/FLR	COMMUNITY SPACE
Basement	0	3	1	1	5	
First	0	1	1	6	8	
Second	0	3	3	4	10	
Sub Total					<b>23</b>	No
Center School						
Basement	0	1	2	0	3	
First	0	4	0	1	5	
Second	1	4	1	0	6	
Sub Total					<b>14</b>	No
Pepin School						
Basement	0	5	1	1	7	
First	0	4	2	1	7	
Second	0	4	4	0	8	
Attic	0	2	0	0	2	
Sub Total					<b>24</b>	Yes
<b>Project Total</b>	<b>1</b>	<b>31</b>	<b>15</b>	<b>14</b>	<b>61</b>	

### Source of Funds

Federal Housing Tax Credit Equity	\$10,398,960
State Housing Tax Credit Equity	\$ 3,666,000
Federal Historic Tax Credit Equity	\$ 4,533,258
State Historic Tax Credit Equity	\$ 2,847,599
Affordable Housing Trust/HOME Funds	\$ 2,000,000
DHCD ARPA/Other	\$ 3,850,000
Conventional First Mortgage	\$ 1,200,000
Housing Stabilization Funds	\$ 1,000,000
Facilities Consolidation Funds	\$ 500,000
Deferred Developer Fee	\$ 437,119
<b>Total</b>	<b>\$30,432,837</b>

### Purchase Price

Arch Communities is proposing to purchase the properties from the City of Easthampton for \$1,285,000.00. This purchase price reflects time needed to secure the necessary financing and carrying costs that will be absorbed by the City during that time period.



Pressure to demolish Maple Street School was strong based on aging library and downtown parking demands.



Conceptual Rendering





Are there any priorities not addressed in these recommendations that you feel should be considered?

What about Library@ Maple School? SE TREE HOUSE INTERGENERATIONAL ORDER FOR USING UNIT - ALSO NOMINAL

TAKE DOWN MAPLE ST School

NEW LIBRARY

SOLAR PANELS OVER PARKING LOTS

All projects should increase community resilience to severe weather

SMALL TROLLEY

IMPROVE STORE FRONTS

McMenamins for reuse of a school

Beautify with consistent awnings

MEETING SPACES TO HOLD SOCIAL RECREATIONAL GROUPS

TAKE DOWN MAPLE sch

Need for parking North cottage st. accessible to all kinds of people for BIZ

movie theatre

Maybe allocate some space for dogs & people to Congregate.

PARKING for cottage st. biz use.

DOWNTOWN + COTTAGE ST CONNECTION(S) TO HILL DISTRICT

Would like to see the maple green park space be bigger.

Library missing from dot exercise

The Maple St. School site would be ideal as a library site

Brass Cat Maple St Adams St Cottage St

LIBRARY

CONNECT MAJOR AREAS OF MAIN UNION, COTTAGE HILLS (TROLLEY?)

make sure - Parking NOW Behind Maple after hours

COMMUNITY LAND TRUST OR COOP OWNED FOR ALL

The City anticipated certain pressures and worked to ensure the Plan was designed to address them:

- Community engagement on desired uses
- Parking Inventory included
- Parking recommendations and parking fit tests
- Library facilities assessment

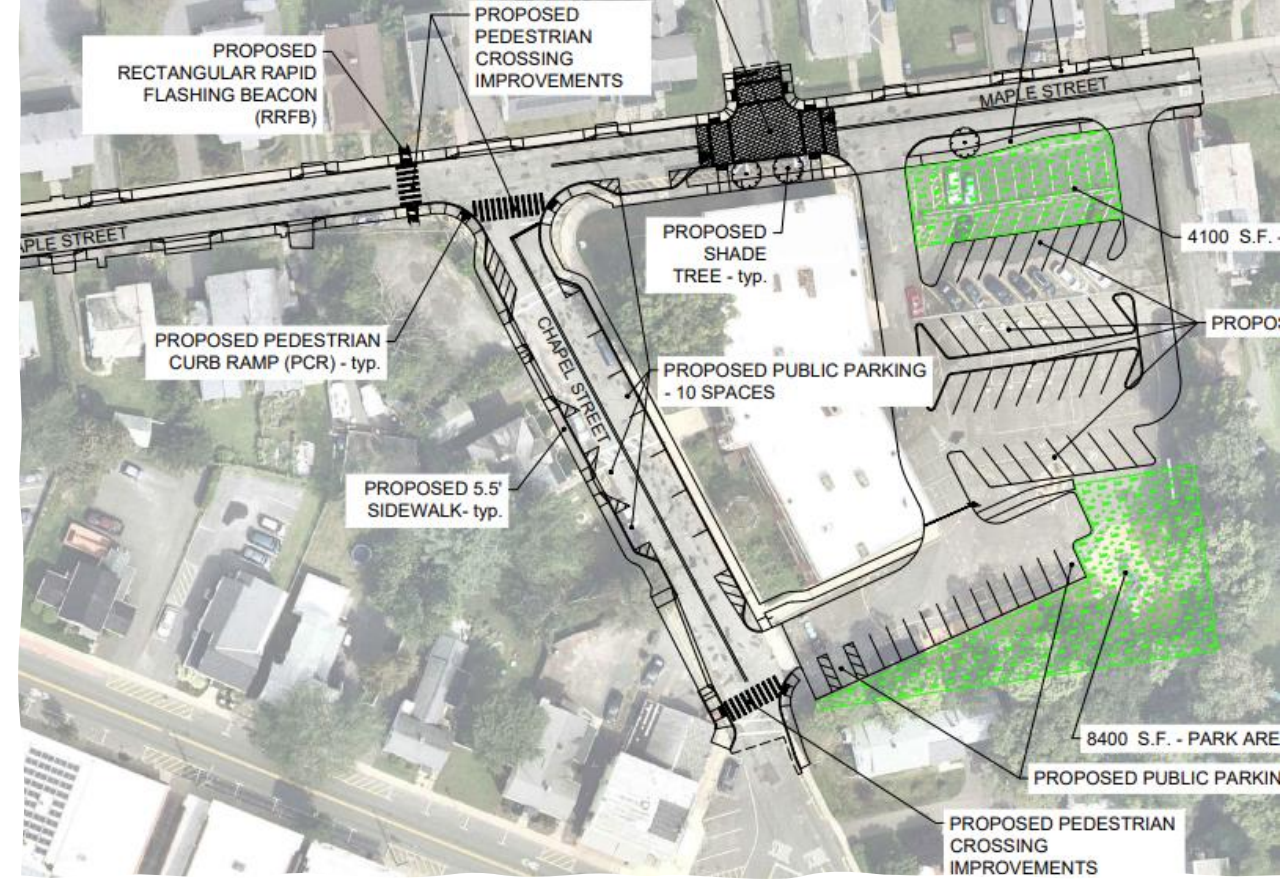
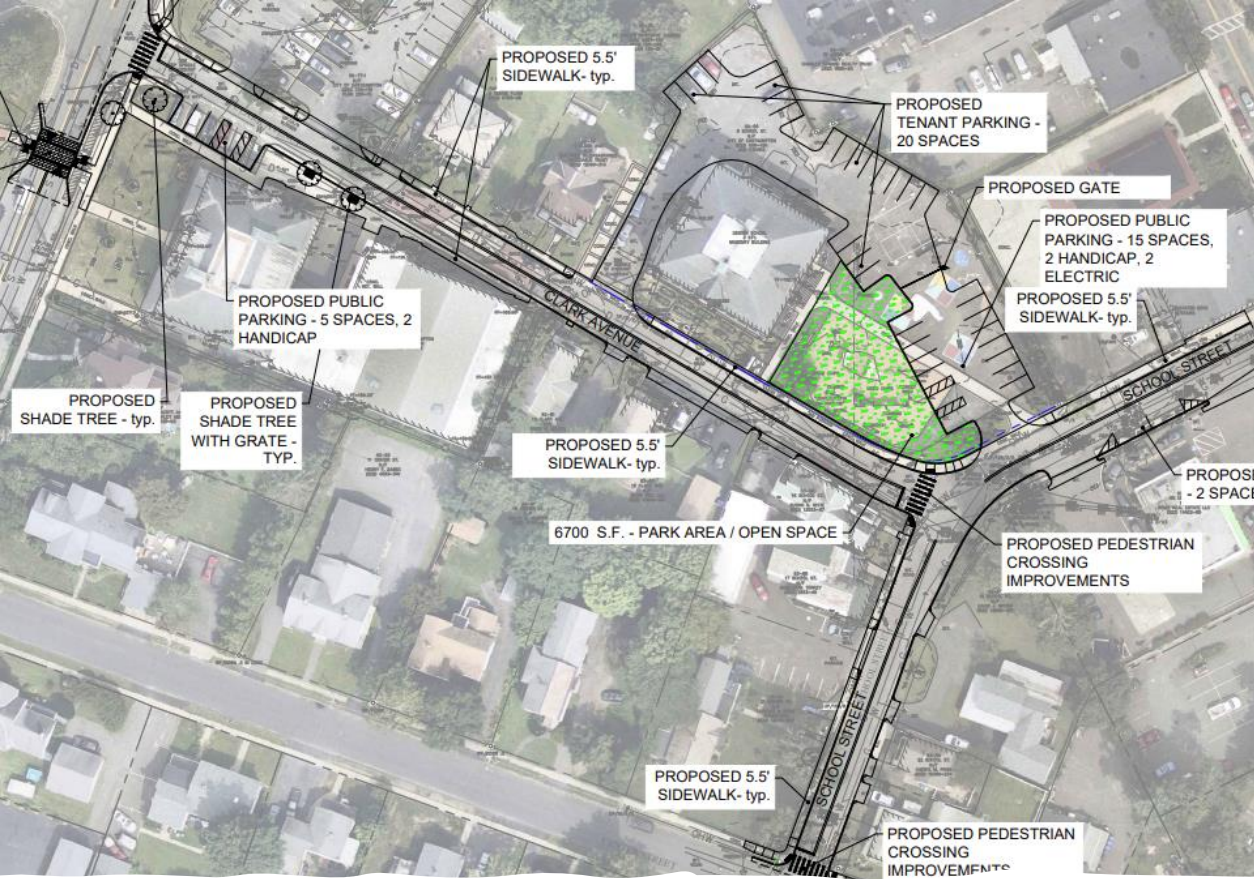
Table 5: Maple School Site Desired Uses



Image 31: Maple School Site.

DESIRED USE	PUBLIC	PRIVATE	NON-PROFIT
Parking	Y		
Affordable Mixed-Income Housing	Y	Y	
Playground/Open Space/Pulaski Park/Community Gardens	Y		
Library			Y
Artist Live/Work		Y	Y
Boutique Hotel		Y	
Mixed-Use			
Educational Use	Y		
Club/Restaurant		Y	
Senior Center	Y		Y
Museum	Y		Y
Business Incubator Space	Y		Y
Solar on Roof	Y		Y
Performance Space	Y		Y
Small Theater		Y	





# Conceptual Site and Neighborhood Plans



## **Easthampton to lose Pepin school gymnasium as public recreation space**

Published: 07-13-2024 9:23 PM

EASTHAMPTON — As the city's three former elementary schools are turned into affordable housing complexes in the next few years, the city had initially planned to maintain the Pepin Elementary School gymnasium as a public recreation space. The plan ultimately fell through, and the gym will likely be converted into additional housing units, though one city councilor thinks more could have been done to save the gym.

“In my 20 years of being a city councilor, this is by far one of my biggest disappointments,” Councilor Salem Derby wrote in an email to the Gazette.

One of the conditions in the city's agreement with Arch Communities, the developer turning the three schools into housing units, was that the Pepin gymnasium would be preserved for public use. In initial downtown strategic planning and conversations with potential developers for this project, the gym was identified as a valuable public space that should continue to be used as such.