

## LUDLOW MILLS MIXED USE DISTRICT

*Encourage the redevelopment of the Ludlow Mills complex for residential, commercial, and light industrial uses as well as provide public access to the Chicopee River*



*The proposed district boundary for the Ludlow Mills District under the Chapter 40R program is identified in orange. Parcels highlighted with a brown hatch are appropriate for re-development.*

Constructed between the 1870s and the 1920s, most of the mill buildings located along State Street were built by the Ludlow Manufacturing Associates when operations were at its peak. The complex includes a total of 66 buildings on 170 acres of land adjacent to the Chicopee River. The four brick manufacturing building on State Street contain over 930,000 square feet of finished space, with most of the upper-story spaces currently vacant. For this reason, this property is consider underutilized and prime for redevelopment.

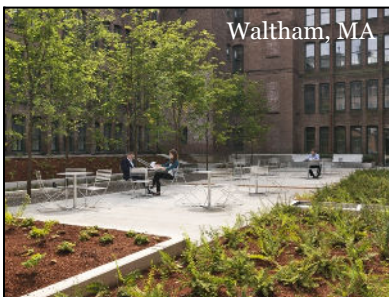
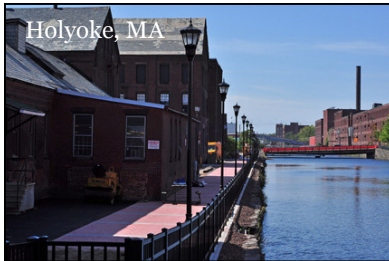
The Westmass Area Development Corporation also recognized the redevelopment potential for the Ludlow Mills and in 2008 unveiled a redevelopment proposal for the historic mill complex. Their proposed master plan indicated retail, office space and housing in the area closest to Ludlow's historic downtown. The proposed Ludlow Mills Chapter 40R district closely follows the Westmass Development proposal and focuses on the 69 acres identified by Westmass for possible housing development.

The 170 acre Ludlow Mill complex is zoned Industrial A, which prohibits residential uses. A Chapter 40R zoning overlay district for the mill complex would permit high-density housing as well as commercial, retail, professional offices, and light industrial uses in this underutilized area.

The addition of pedestrian friendly amenities and the creation a riverwalk could also connect residents to the proposed Riverside district and bring more activity into the downtown area. The proposal from Westmass Development also identified waterfront activity as a key to the overall development proposal.

## VISION FOR LUDLOW MILLS

A revitalized **icon** of Ludlow's past with residential units, offices, and commercial spaces. A meandering **river walk** connects new residents and workers to the Riverside and Downtown districts.



The Design Standards for Ludlow Mills would require developments that are approved through the Chapter 40R process be designed similar to the examples shown.

Design Standards are adopted to ensure that new Chapter 40R development compliment the character of building types, streetscapes, and other community features found in Ludlow.

Town officials are currently working with the Pioneer Valley Planning Commission to develop these Design Standards. Community input is welcome.

