

RIVERSIDE MIXED USE DISTRICT

Transform lands along the Chicopee River into an active waterfront district and primary gateway into the community.



The proposed district boundary for the Riverside District under the Chapter 40R program is identified in yellow. Parcels highlighted with an orange hatch are vacant, developable parcels, while parcels with a brown hatch are appropriate for re-development.

Historically developed by Ludlow Manufacturing Associates to compliment the nearby mills along the Chicopee River, this area is host to a variety of civic, commercial and residential uses, and is the main gateway into Ludlow from Springfield. Thousands of commuters pass through this district daily, and residents come to this area to use the public library, the senior center, or stop at the retail shops along Center Street or East Street. Two municipal parks are accessible to residents who live in many of the apartment complexes or homes in the district.

Auto-centric in its development, there is an opportunity to develop this area into a pedestrian friendly, active waterfront district, with a variety of housing types and a mix of uses. Developments under Chapter 40R would encourage retail and restaurants on the ground floor, and professional offices / residential on the upper floors. There are several properties in this area that are currently available for development, or are prime for redevelopment opportunities.

This area is zoned industrial and business, and residential uses are currently prohibited in this location. Existing residential developments in the Riverside area, such as the 24 apartment units located within the upper two floors of the three-story turn-of-the-century Post Office building, could not be constructed under Ludlow's current zoning. In order to create a vibrant, active waterfront and gateway in this area, residential development is a necessary component to this vision.

VISION FOR RIVERSIDE

An attractive **gateway** into Ludlow with eye-catching mixed use buildings, townhomes, and garden style apartments and a **community anchor** with its concentration of civic, community, and retail uses. A meandering **river walk** reconnects Ludlow residents to the Chicopee River and is further enhanced by an **active waterfront** of housing, retail, and restaurants offering outdoor dining.

The Design Standards for Riverside 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.



FOR MORE INFORMATION, CONTACT DOUG STEFANCIK, LUDLOW TOWN PLANNER AT 583-5624 EXT. 282