



WALNUT STREET EXTENSION REDEVELOPMENT PLANNING STREETSCAPE DESIGN CONCEPT

**PREPARED BY PIONEER VALLEY PLANNING COMMISSION
FOR THE OFFICE OF PLANNING & COMMUNITY
DEVELOPMENT, TOWN OF AGAWAM, MA**

FEBRUARY 25, 2014

ACKNOWLEDGEMENTS

The Pioneer Valley Planning Commission would like to thank Mayor Richard A. Cohen and Deborah Dachos, Agawam Planning Director, for their dedication to the vision of a revitalized Walnut St. Extension, the property and business owners on Walnut St. Extension who continue to care for the street, members of the public who engaged in meaningful conversations at meetings, and the following members of the Walnut Street Extension Advisory Committee, whose participation and input was critical to the progression of this project:

- » Michelle Chase, Agawam Town Engineer
- » Chris Golba, Agawam Superintendent of Public Works
- » Joan Linnehan, Director, Agawam Senior Center
- » Tricia O’Grady Howard, Agawam Planning Board
- » Lawrence White, Walnut Street Extension Property Owner.

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PVPC Staff Credits:

- » Chris Curtis, Chief Planner
- » Dillon Sussman, Senior Planner, Urban Design

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THE VISION

The Town of Agawam has embraced a new vision for Walnut Street Extension.

Walnut Street Extension will become a vibrant, walkable, Main Street for Agawam. It will draw residents from throughout Agawam and nearby communities to shop, walk, dine, and mingle. The transformation which began with passage of new Mixed Use Zoning in 2014, will accelerate after the completion of streetscape renovations to address parking concerns and reinvigorate the public realm. Walnut St. Extension will be redesigned to slow vehicular traffic, accommodate bicycles, and provide unique and attractive public spaces. While Walnut St. Extension currently prioritizes parking to the detriment of pedestrians, the future of Walnut St. Extension will revolve around continuous, generous sidewalks that serve multiple functions: strolling, sitting on benches, dining, infiltrating stormwater, and providing adequate night lighting. Streetscaping will improve the visual appeal of Walnut Street, make it more inviting, and add green elements like trees and landscape improvements. In the future, Walnut Street Extension will be the heart of a new mixed-use district—a recognizable town center for Agawam.

GOALS

- » Identify current barriers to greater commercial success on Walnut St. Extension
- » Produce a concept design for the streetscape of Walnut Street Extension that is embraced by the street’s existing property owners and tenants and the wider community of Agawam.
- » The proposed design should improve parking availability, improve pedestrian and bicycle movement through the area, provide opportunities for active street life, create a unique sense of place, and reduce runoff volumes and pollutant loads leaving the project area.
- » Build community awareness of Walnut St. Extension and support for its reconfiguration
- » Identify potential funding sources for streetscape reconstruction

PROJECT HISTORY

In 2010, the Town of Agawam Economic Development Plan identified Walnut Street Extension as a “Priority Development Site.” The plan included several drawings which illustrated a reconfigured streetscape for Walnut Street Extension. These images galvanized local support for the redevelopment of the street as an important first step in the revitalization of the area.



Vision of Walnut St. Ext. from 2010 Town of Agawam Economic Development Plan

In 2013, Agawam received a District Local Technical Assistance (DLTA) Program Grant from the Pioneer Valley Planning Commission (PVPC) to draft a Mixed-Use Zoning District for the Walnut Street Extension Shopping Area. The Agawam City Council adopted the Business C-Mixed Use District in 2014. The new zoning encourages redevelopment of properties by relaxing dimensional requirements while at the same time encouraging consistency of design and pedestrian friendly development.

In 2014, Agawam again received a DLTA Program Grant from PVPC to study improvements to the streetscape of Walnut Street Extension. Mayor Cohen appointed the Walnut Street Extension Advisory Committee to work with PVPC on the project. The committee included:

- » Michelle Chase, Agawam Town Engineer
- » Deborah Dachos, Director, Agawam Department of Planning and Community Development
- » Chris Golba, Agawam Superintendent of Public Works
- » Joan Linnehan, Director, Agawam Senior Center
- » Tricia O’Grady Howard, Agawam Planning Board
- » Lawrence White, Walnut Street Extension Property Owner

Initial design explorations by PVPC were presented at a public forum on October 29, 2014. The public forum elicited valuable feedback about the limitations of the current streetscape, particularly unequal parking distribution amongst various businesses which produced occasional conflict, inadequate lighting, and a generally unappealing streetscape. Members of the public generally supported the vision of more-pedestrian friendly Walnut Streetscape Extension and felt strongly that it had potential to become a Town Center for Agawam. (See a summary of the meeting in the Appendix below).

Following the Public Forum, PVPC produced several rounds of designs which were presented to the committee and revised based on their feedback (meeting notes are provided in the Appendix below). In addition, local property owners along the street were invited to attend the meetings and provided valuable input. At the end of the project, the committee unanimously supported moving forward with the Proposed Streetscape Design (see below).

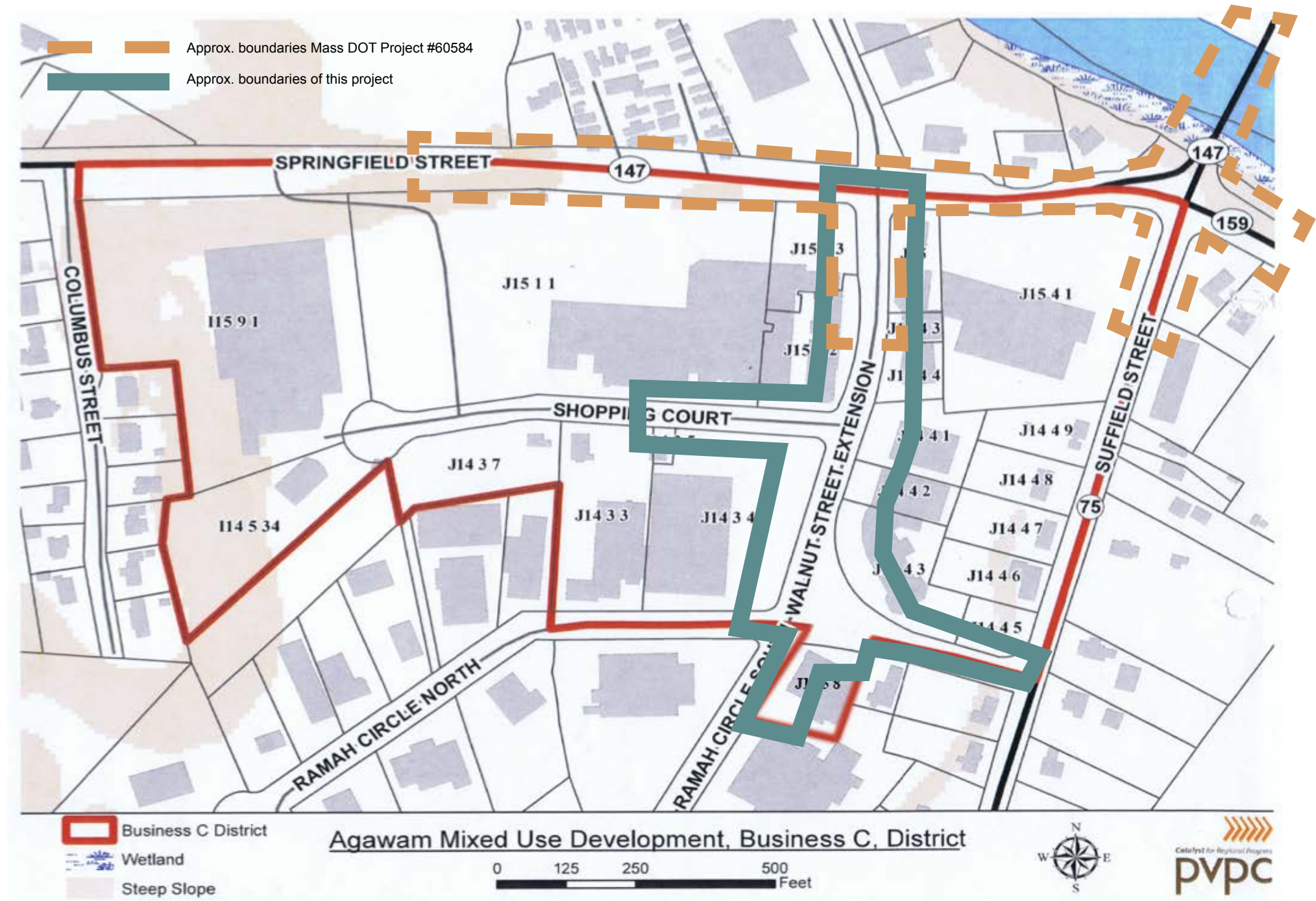
PROJECT AREA

The area shown in blue is the subject area for this project. The primary focus is Walnut St. Extension from Springfield St. to Ramah Circle North. Additional improvements adjoining portions of Shopping Court and Ramah Circle North are also intended. Walnut St. Extension passes through the middle of the new Agawam Mixed Use Development District. It is envisioned that Walnut St. Extension will evolve into a pedestrian-focused street—a place where people live, work, stroll, shop, and dine and the center of a new mixed-use town center for Agawam.

Walnut Street Extension has a unique place in Agawam’s geography. It sits at a nexus between residential areas to the east, west and north, commercial areas along Springfield and Walnut St, and an active industrial area to the south. It is one block from the intersection of Routes 147 and Route 75, so it can benefit from the reasonable traffic volumes of those roads, while maintaining slow speeds and a pedestrian focus because it is not a primary thoroughfare. In addition, the street is within walking distance of the Big E. fairgrounds a regional destination. Finally, the new mixed-use district is within walking distance of Agawam’s historic civic heart on Springfield St, which includes Town Hall and the Middle School.

Walnut Street Extension was once an active shopping street and part of a wider shopping center. Large format commercial buildings still exist along Springfield Street and provide space for large format stores and businesses. These commercial areas have been revitalizing recently due to active efforts of the property owners. New tenants generally have a family focus and include Dave’s Soda and Pet Food City, StickTime (an indoor lacrosse space), a small-format YMCA, and Salvation Army. These new businesses complement existing stalwarts like Rocky’s Ace Hardware, and Friendly’s restaurant. On Walnut Street Extension, spaces are generally smaller and occupied by a mix of professional, medical and personal care services, restaurants, and small retailers. The small format size of business space on Walnut Street Extension is in keeping with the character of a traditional Main Street. As such it has both the potential, and the challenges that Main Streets have experienced across the Commonwealth. At a time, when retail is undergoing massive changes due to online shopping, the small format spaces on Walnut Street Extension have the potential to attract and retain small local businesses that provide goods and services that are not met by online shopping.

The area shown in orange is part of MassDOT project #60584. MassDOT will be reconstructing the northern part of Walnut Street



Map of Project Area showing Business C District, and MassDOT project area

Extension as part of intersection improvements associated with the widening of the Memorial Ave/Route 147 Bridge between Agawam and West Springfield. The improvements associated with the bridge project should improve vehicular traffic flow to and around Walnut St. Extension contributing to ease of access for customers and future residents. In addition, the bridge and intersection reconstruction will accommodate pedestrians and bicyclists in compliance with the state’s GreenDOT requirements. These changes will strengthen the possibility that Walnut Street Extension can become a local pedestrian and bicycle destination. At the same time, the MassDOT

improvements will likely involve greater utilization of the current right-of-way (ROW) than currently exists. They will trigger the need for reconfiguration of some of the front parking areas on Walnut St. Extension (especially at 322 Walnut Street Extension which currently has front parking which uses town ROW as backing space). In other words, with or without the streetscape design proposed by this project, the northern end of Walnut Street Extension is slated for change. MassDOT has expressed interest in incorporating the recommendations of this project into their project design.

Approximately one fourth of the street frontage on Walnut Street Extension is occupied by a single parcel—the former Games and Lanes Site at 346-350 Walnut Street Extension. The site has been vacant since 2001, when the facility was damaged by fire. It is in visibly poor repair, and has significant environmental contamination. This property has been identified by local business people as a major barrier to business success and a disincentive to future investment in their properties. Though revitalization of this property is not part of this project’s scope of work, it is clear that its redevelopment is crucial to the success of Walnut Street Extension. To that end, the Town of Agawam has been working closely with the property’s owner for several years. The Town commissioned a Phase II Comprehensive Site Assessment and Phase III Remedial Action Plan for the site which was completed in March of 2014. Since then, the Town has continued conversations with prospective buyers and redevelopers of the site, and has worked with PVPC and Mass DEP to facilitate brownfields remediation.



Games and Lanes Site



Existing Conditions



Aerial view of existing conditions from north

	AM	Midday	PM
Walnut St, south	52	51	169
Springfield St, right	33	33	32
Springfield St., left	114	150	68
Walnut St. Ext., left	32	33	8
Walnut St. Ext., straight	94	65	25
Walnut St. Ext., right	104	69	45
Total	429	401	347

Peak hour turning movement counts for Walnut St. Ext. from a 2011 Purcell Engineering study. The latest PVPC traffic count for Walnut St. Extension is from 2008. PVPC recorded 4,626 seasonal average daily traffic (SADT).

PROPOSED STREETSCAPE

CONCEPT DESCRIPTION

The proposed streetscape design is based on a simple principle: move parking from the private realm to the public realm, where possible. Replacing private parking with public parking has a number of advantages that meet the project goals:

- 1. Elimination of redundant aisles for parking by allowing road travel lanes to accommodate backing space for parking.
- 2. The addition of on-street parking increases the total number of parking spaces (from approximately 135 currently to 225 proposed).
- 3. Public parking can enable better utilization of available parking spaces. Businesses with different peak parking times can share the same spots. This should help ease tensions between existing businesses some of which currently have more than adequate parking, while others have inadequate parking. It will also make the street more welcoming for visitors and customers who currently sometimes must park in illegitimate spaces in order to patronize businesses.
- 4. The addition of on-street parking typically helps to slow traffic
- 5. Responsibility for snow removal can be shared (or assumed by the Town) and streamlined.

The elimination of redundant parking aisles enables the area dedicated to bicycles and pedestrians to be expanded. Sidewalks can be dramatically widened from narrow pathways to generous spaces can accommodate an active street life. Curb cuts can be reduced and continuous sidewalks become possible. Bumpouts and crosswalks can be added at intersection to help pedestrians cross streets safely. In addition, a comprehensive overhaul of sidewalks enables the implementation of a consistent design aesthetic—which will help create a sense of place and draw visitors. The addition of street trees, benches, café tables, planters, and bike parking is a crucial aspect of making Walnut Street Extension into a place—a place that visitors can recognize as a town center and desirable destination.



Alternative Design for 365-385 Walnut St. Extension

This concept provides parking as close as possible to the front doors of 365-385 Walnut Street Extension. It minimizes walking distances from parking to the front door of businesses. On the other hand it sacrifices the pocket park shown in the preferred concept and provides a greenspace that will likely have little public utilization due to its location sandwiched between parking and a street intersection. This alternative responds to input provided by the owners of 365-385 Walnut Street Extension.

The committee unanimously preferred the design shown on Page 4.

PRECEDENTS



Center of Shelburne Falls, MA



Downtown Northampton, MA

KEY

key applies to maps on pages 4 & 6-9

- Property Line (from GIS)
- Existing Tree
- Proposed Tree
- Proposed Focal Point
- Proposed Bench
- Proposed Cafe Table
- Proposed Street Lamp
- Parking Spaces Count

PLAN VIEWS OF PROPOSED DESIGN

PROPOSED DESIGN-NORTH SEGMENT

0 40 80 FT



Note: The proposed design shown here is for planning purposes.
It is not intended to be used for construction of any kind.

Match Line A

PROPOSED DESIGN-MIDDLE NORTH SEGMENT

0 40 80 FT



Match Line A

Match Line B

Note: The proposed design shown here is for planning purposes.
It is not intended to be used for construction of any kind.

PROPOSED DESIGN-MIDDLE SOUTH SEGMENT

0 40 80 FT



Match Line B

Match Line C

Note: The proposed design shown here is for planning purposes.
It is not intended to be used for construction of any kind.

PROPOSED DESIGN-SOUTH SEGMENT

04080 FT

↑

The map illustrates a proposed design for the south segment of a parking lot. It features several building footprints, including a large central one and smaller ones to the right. Parking spaces are marked with white lines and numbers. Landscaped areas are shown in green, with trees and paths indicated by black and dashed lines. A dashed blue line labeled "Match Line C" runs horizontally across the middle of the map. Red lines outline the project area. Various parking spaces are numbered, and some areas are highlighted in green or red.

Note: The proposed design shown here is for planning purposes.
It is not intended to be used for construction of any kind.

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RENDERINGS OF PROPOSED DESIGN



Aerial view of proposed design. Looking southwest from above Springfield St.



Aerial view of proposed design. Looking northeast from above Games and Lanes Property



*View of proposed
entry arch from
Springfield St.*



Existing conditions at a similar location as the image to left



*View of proposed
sidewalk in front of 322-
340 Walnut St. Ext,
looking south*



Existing conditions at a similar location as the image to left



View of proposed Walnut St. Ext. looking north from sidewalk in front of 351 Walnut St Ext. (The Pilates Studio)



Existing conditions at a similar location as the image to left



View of proposed pocket park in front of 365-385 Walnut St. Extension



Existing conditions at a similar location as the image to left



*Looking north on
proposed Walnut St. Ext.
from near intersection
with Ramah Circle North.*



Existing conditions at a similar location as the image to left

FUNDING OPTIONS FOR WALNUT STREET EXT. PROJECT

The following funding options have been identified as having potential to address the public infrastructure improvements or Brownfields clean-up costs needed to advance the Walnut Street Extension revitalization initiative.

MassWorks Grants

In 2014, the MassWorks Program will support growth opportunities that contribute to the long term strength and sustainability of our Commonwealth with a particular emphasis on projects that:

- » support the production of multi-family housing in appropriately located walkable mixed-use districts or that
- » support economic development in weak or distressed areas.

Program may be used to support growth opportunities that:

- » Complement existing centers of development such as city and town center revitalization projects or mill redevelopment opportunities;
- » Include a mix of commercial and residential development or contribute to a mix of development within an area (with an emphasis on multi-family or small lot single-family residential development);
- » Are consistent with regional land use and development plans; and
- » •Provide for transportation improvements which enhance roadway safety in small, rural communities

EOHED can fund projects in several ways including:

Public Infrastructure Projects in support of Housing and Economic Development:

- » The MassWorks Infrastructure Program will provide grant funding for the construction, reconstruction and expansion of publicly owned infrastructure
- » Eligible public infrastructure must be located on public land or on public leasehold, right-of-way, or easement.

Administration priorities for applications:

1. Support the production of multi-family housing in mixed-use districts that are well-connected to significant employment opportunities; or
2. Support economic development in weak or distressed areas

Other relevant project types:

- » Community revitalization to promote mixed use development

Eligible activities:

- » Construction of sewers, roads, curb cuts;
- » Site preparation and improvements on publicly owned land;
- » Demolition;
- » Pedestrian walkways and bike access;
- » Water treatment systems

Project requirements:

- » Project design that is consistent with MassDOT’s Complete Street design guidelines
- » A complete list of required state and local permits

- » Demonstration that all required permits can be reasonably obtained within 120 days of receipt of grant
- » All rights of way are secured
- » All funding sources necessary have been obtained
- » Housing development projects, such projects must meet density of at least 4 units to the acre or greater for single family and 8 units to the acre for multi-family units

Timeframe and Applications:

- » Each year, there will be a funding round in late August/early September
- » Only those projects that are prepared to proceed to construction during the upcoming construction season should apply for consideration.
- » Communities with a population over 7,000 or less are eligible to apply for design/engineering costs along with a construction grant, up to 10% of project total.

Brownfields Funding Sources

State Brownfields funding options include:

- » **MassDevelopment Brownfields Redevelopment Fund**
Loans and/or grants (the latter are quite competitive). This is the program that funded the Town’s recent assessment report, and may be the town’s best option for clean-up. There are rolling applications, with a \$500k clean-up cap. This program will not fund the demolition costs needed on the site – these funds will need to come from elsewhere.
- » **Department of Revenue Brownfields Tax Credit**
Can be sold to a tax-paying entity, and can help to restore funds expended by the town. The project must be located within an Economic Target Area. This program is not competitive, and is automatic, if the project is eligible.

- » **Attorney General Office Brownfields Covenant Not to Sue**
Can provide enhanced liability protection during cleanup activities. Rarely used, can be used by private parties acquiring properties.
- » **Department of Environmental Protection Technical/Regulatory Assistance through Western Regional Office State**
Subsidized environmental insurance (through a private vendor) . Not a funding source, provides assistance with process.
- » **Multi-agency Brownfields Support Team**
Note the future status of this program is uncertain – this is a Patrick Administration effort to set up a team to help with project management, regulatory assistance and sometimes funding at key sites.

Federal Brownfields funding options include:

- » **US Environmental Protection Agency Brownfields Assessment, Cleanup, and Revolving Loan Fund grants**
This program is highly competitive, applicants must own the site. Clean-up is capped at \$200,000 parcel – assessment is capped per type of contaminant (i.e. oil or hazardous substances). There is a 20% cost share for clean-up grants. PVPC currently has regional assessment and RLF programs, but these are closing soon. Revolving loan funds may not be a good fit for small towns.
- » **US EPA Brownfields Area-wide Planning grant** – this program is very competitive, and could be used to plan future remedial activities and redevelopment on a neighborhood scale (example is Chicopee’s West End project). Can be useful in setting site up for future EPA grants.
- » **US EPA Targeted Brownfields Assessment program** - this program is semi competitive, and is run from EPA Region 1. EPA sends a contractor out to do assessment work on behalf of the community. Program is run on a rolling basis. May be useful for additional assessment work.
- » **US EPA Technical Assistance for Brownfields program** – this program is run through NJ Institute of Technology - can help plan for cleanup/redevelopment resources, particularly visioning for site re-use.

- » **IRS Brownfields Tax Deduction** - may not be available to a public entity.

There are many other programs that can fund aspects of site remediation or related redevelopment but are not brownfields-specific. These include:

- » **DHCD Small-Cities Community Development Block Grant**
This highly competitive program can be used for Brownfields projects. However, Agawam is in the most competitive funding category, and received a grant in 2013.
- » **EOHED Economic Development Incentive Program tax incentives**
Tax increment financing, or TIF, is a method employed in many communities to use future gains in taxes to subsidize current improvements, which are projected to create the conditions for gains above the routine yearly increases which often occur without the improvements.
- » **State/Federal Historic & Affordable Housing Tax Incentives**

Façade & Other Downtown Improvements

- » **The Massachusetts Downtown Initiative**
<http://www.mass.gov/hed/community/funding/massachusetts-downtown-initiative-mdi.html>
Grant application is due December 4, 2014, application process though up to \$10,000. Unless there are a lot of others asking, small cities/towns usually get funded. The DHCD assigns a consultant to work with the municipality, most likely The Cecil Group. <http://www.cecilgroup.com/>
Agawam applied for this grant in December 2014.

NEXT STEPS

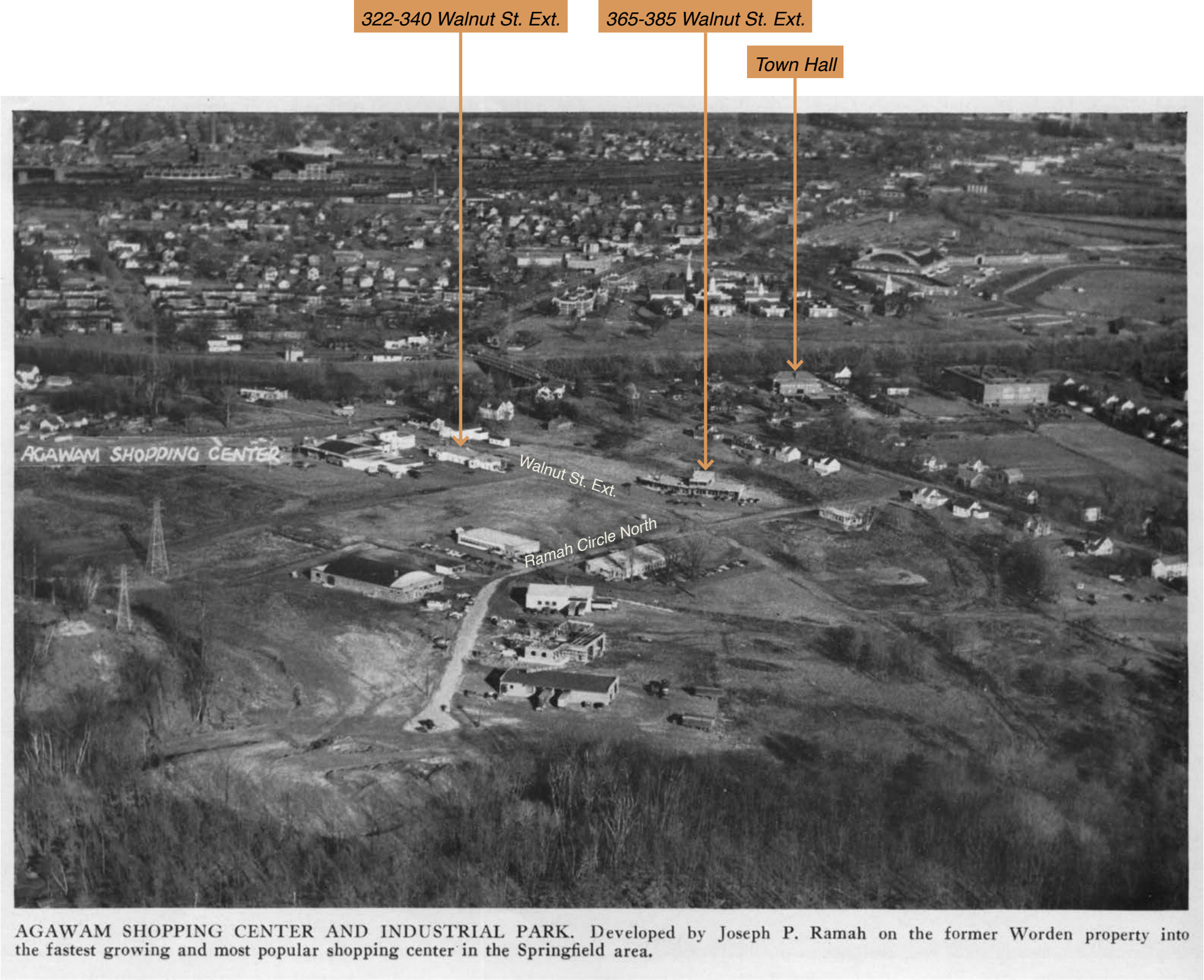
- » Continue to revise the proposed streetscape design focusing on detailing the pedestrian realm (benches, dining areas, planting areas, etc).
- » Solicit feedback on the proposed design at a meeting of local business people and property owners.
- » Hold a public forum to solicit feedback on the proposed design.
- » Solicit feedback from MassDot regarding complete streets approach
- » Solicit feedback from MassWorks
- » Finalize the concept design and hand off to the City Engineer or a consultant who will produce engineering drawings of the proposed design
- » Develop design guidelines for buildings and private frontages to ensure that future renovations of existing buildings, new construction, and privately owned street furniture and landscaping contribute to a recognizable sense of place.
- » Prepare grant applications to MassWorks and other potential funders

APPENDIX

HISTORIC PHOTO OF PROJECT AREA

This historic photo shows the Walnut St. Extension area circa 1955. Walnut Street Extension, Shopping Court and Ramah Circle North are in place, but not yet paved. The majority of the area remains farm land, but is beginning to transition to a shopping center and industrial park.

The photo was provided by David Cecchi, Chair of the Agawam Historical Commission.



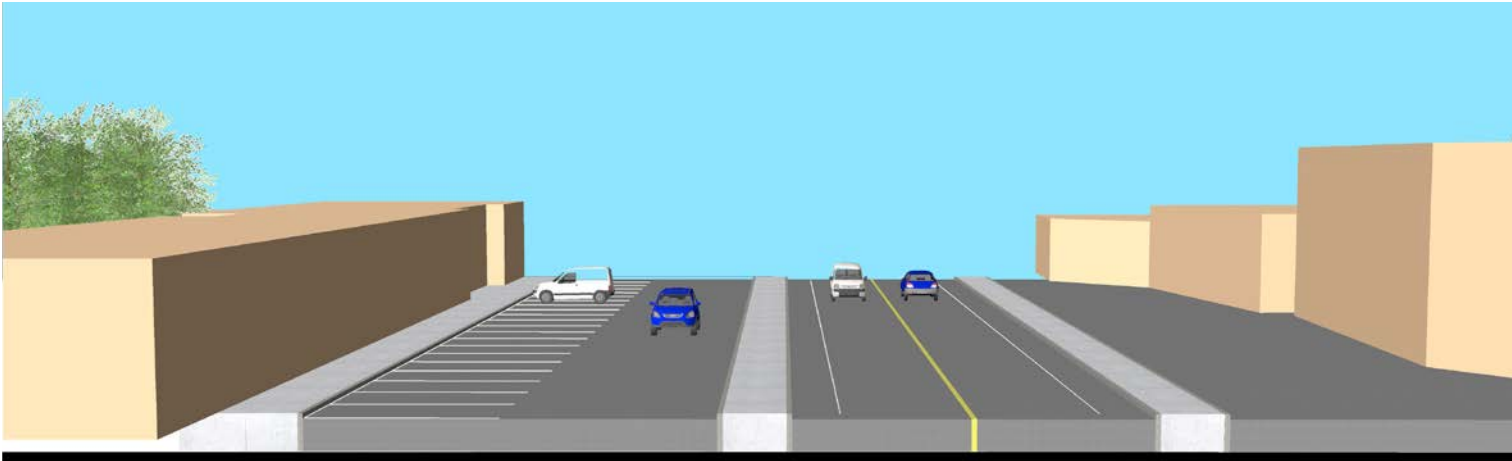
PHOTOS OF EXISTING CONDITIONS





CONCEPTS PRESENTED AT PUBLIC FORUM, OCTOBER 29, 2014

← EXISTING RIGHT OF WAY →

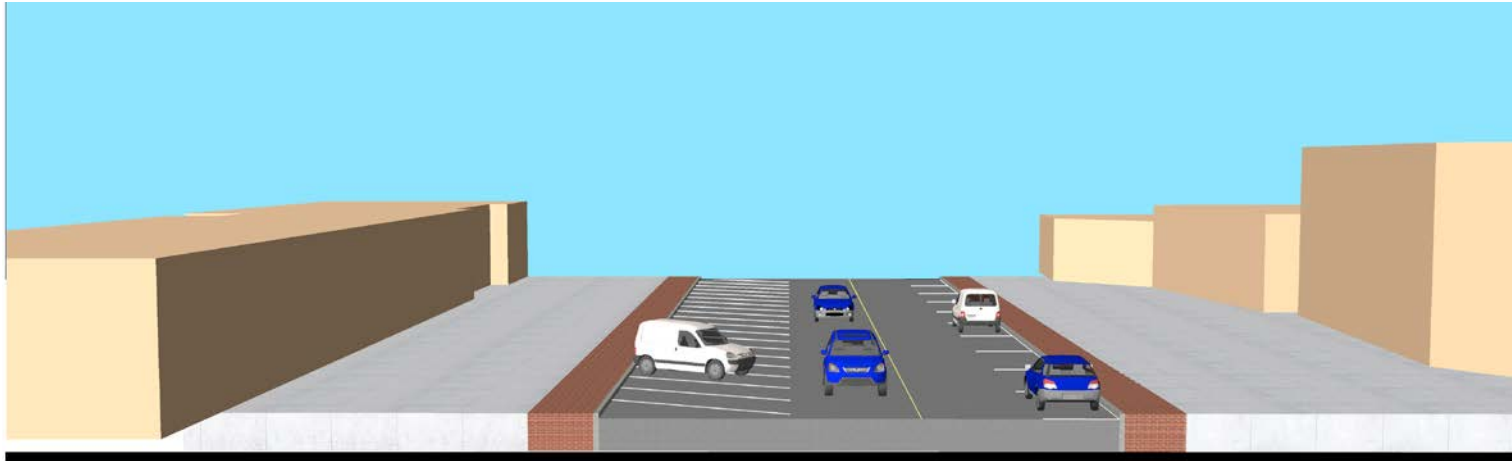


Proposed concept from MassDot project to improve Rt 147 bridge and nearby intersections

← EXISTING RIGHT OF WAY →



Classic Main Street: parallel parking on both sides. Street trees on both sides. Space for street furniture.



Angled parking on one side. Parallel parking on the other side. Space for street furniture.



Angled parking on one side of the street only. Two tree belts. Space for street furniture.



Shared center parking with bike lanes. Two tree belts.

These concepts show ideal street sections for a representative portion of Walnut St. Ext. They were discussed at a public forum on October 29, 2014. The sections enabled members of the public, and property and business owners to visualize possibilities for Walnut St. Extension.

The concepts on this page all limit improvements to within the existing road right of way.

← EXISTING RIGHT OF WAY →



90 degree parking on both sides of the street

← EXISTING RIGHT OF WAY →



Angled parking on one side, parallel on the other with two tree belts.



Parallel parking on both sides with protected bike lanes.



Angled parking on both sides with bump outs to break up parking bays



Center parking with paths and green islands

These concepts show ideal street sections for a representative portion of Walnut St. Ext. They were discussed at a public forum on October 29, 2014. The sections enabled members of the public, and property and business owners to visualize possibilities for Walnut St. Extension.

These concepts all require an expansion of the existing road right of way.

Public input generally preferred concepts with nose-in on street parking.

After discussion, the committee chose to move forward with a version of the concept “Angled parking on both sides with bump outs to break up parking bays.” This concept was chosen because it provided a large number of parking spaces, balanced with visual relief from bumpouts. The bumpouts were also seen to have value from a pedestrian perspective--especially when paired with crosswalks. This concept requires the expansion of the road right of way.

MEETING NOTES, NOVEMBER 4, 2014

Notes from November 4, 2014 Walnut Street Extension Advisory Committee Meeting

Attendees:

Chris Golba
Michelle Chase
Larry White
Tricia O’Grady-Howard
Debbie Dachos
Chris Curtis
Dillon Sussman

Highlighted points discussed during October 30th public forum:

- Skepticism – Is this a real project?
- Support for overall revitalization of area. Sense that a better future is possible
- Need for parking. Conflicts between businesses due to unequal distribution of parking along street and subsequent overflow. Moderate parking demand most of the time with big peaks when both bowling alley and hair salon are busy (Thursday night)
- What is the vision and is there leadership?
- Need for additional lighting
- Design so as not to look like a large parking lot, while providing lots of parking close to front doors of businesses
- What to do about crime and homeless
- Issues with bowling alley’s large parking need periodically during the week
- Speeding
- Snow removal

Discussion regarding how many parking spaces would be enough.

- Currently about 135 spots on Walnut St. Extension
- Dillon estimates that we should be able to increase this number with nose in parking on both sides of the street, and parking along Shopping Center Ct
- Larry estimates 50 additional spaces needed. Thursday evening is the busiest time of the week.

Concept chosen: #9 with some alterations (possibly: perpendicular parking vs. angled, fewer bump outs, more urban landscaping) Green infrastructure: tree wells and porous pavement on pedestrian areas. Continue to explore best options for accommodating bikes. MassDOT won’t respond to whether dedicated bike lanes are needed, until there is a plan to respond to.

Expand ROW to front of buildings, so that city can ensure that the full streetscape is built appropriately.

Project limits: Walnut Street Extension to Ramah Circle North/South. Part way up Shopping Center Court from Walnut Street Extension (around 300’)

Once conceptual plan is prepared, who will prepare final plans and specifications? Deb to contact MassDevelopment. Chris to check on MassWork eligible expenditures.

Making Walnut St. Extension a special place:

- Public Art Space-- Deb to contact Bill Kadis of the Cultural Council.
- Possible space for farmer’s market, vendor trucks (food trucks, farm truck)
- Small town aesthetic

MEETING NOTES, DECEMBER 2, 2014

Notes from December 2, 2014 Walnut Street Extension Advisory Committee Meeting

Attendees:

Committee:
Chris Golba
Michelle Chase
Larry White
Tricia O’Grady-Howard

Staff
Debbie Dachos

Consultants
Chris Curtis
Dillon Sussman

Guests
David Rattner (property owner)
David Gardner (property owner)
Maryellen Sullivan (Agawam Cultural Council)

Deborah Dachos reviewed the project history and status. She presented a grant application that she completed for Downtown Technical Assistance from DHCD. The goal of additional funding would be to refine the streetscape design—especially the pedestrian realm (sidewalks, pocket parks, etc).

Dillon Sussman presented a draft concept plan for streetscape improvements. The plan focuses on moving parking to the public realm with shared onstreet parking. Overall, more parking is provided. In addition shared parking should better utilize the spaces, especially during peak times. Sidewalks are widened and unified throughout the street. Widened sidewalks and a pocket park provide amenities throughout the street. Widened sidewalks will provide space for on sidewalk dining, display etc--especially for 322-340 Walnut St. Ext, current locations of EB’s and Blue Reis restaraunts, and 333/339 Walnut St. Ext. The proposed plan saves all existing trees and proposes planting a significant number of new street trees.

Attendees voiced general support for the plan and the vision behind it. Specific concerns raised were:
Loading

- Loading dock access for David Rattner’s property at 351 Walnut St. Ext.
- Loading access (rear of building) for 365/385 Walnut St. Ext
- Side of building access between 351 and 359 Walnut St. Ext.
- Concerns about these access points stressed need to accommodate large trucks.

Need for a curb cut on south side of Shopping Center Ct for future use of 346/350 Walnut St. Ext. The location of this curb cut would be based on a yet-to-be-determined redevelopment plan, but it was acknowledged that one would probably be necessary.

Need to add crosswalks throughout the street.

Need to show handicap parking

Concern about maintenance of green space. Consider a more urban form for these areas, possibly with decorative pavers and raised planters. Consider permeable pavers, tree box filters and/or other green infrastructure.

Possible theme for the street: 50’s retro, inclusion of public art (Maryellen will discuss best locations with Cultural Council as well as ideas about overall look and feel of the street).

MEETING NOTES, DECEMBER 16, 2014

Notes from December 16, 2014 Walnut Street Extension Advisory Committee Meeting

Attendees:

Michelle Chase
Larry White
Tricia O’Grady-Howard
Chris Curtis
Dillon Sussman
Maryellen Sullivan (Agawam Cultural Council)

1) Design Theme

Ideas for a possible design them were discussed. No current theme exists for the district, so a new theme should be discussed. Committee members supported funding sculptural elements at the entrance or greenspaces, and would like to see art that is useable (shelters, sitting areas, sound barriers). CPA funds for historic preservation should be considered.

2) Conceptual Plans

Dillon presented 2 updated conceptual plans that address the comments made by property owners, including: handicapped parking; truck access; employee parking; maintenance; walking distances fo elderly persons. The Committee, by consensus, preferred “Alternative 1”, the alternative with more useable greenspace in front of the corner lot building – with the understanding that the town will own and maintain common spaces. Issues to consider are: who maintains the greenspace, persuading landowners that the greenspace will add value to their buildings.

3) Design Guidelines

The Committee will review the draft Agawam Design Guidelines Handbook prepared by PVPC, and will consider how to add a design theme concept into the guidelines.

4) Next Steps

Next steps include: reviewing the conceptual plans with MassWorks; using potential Downtown grant consultant to add details to the design plans (site distances, turning radius, utilities, grading); meeting with business owners again (small meeting focused only on owners). Larry offered to coordinate this meeting and utilize his conference room.

Chris noted that PVPC is considering Agawam’s DLTa request for next year, and hopes to provide ongoing assistance.

5) Next Meeting Date

Tuesday, January 13 at 10:30am.

PUBLIC INPUT RECEIVED VIA EMAIL

From: David Gardner [<mailto:gardner.consulting@yahoo.com>]
Sent: Thursday, December 04, 2014 9:55 AM
To: Deborah Dachos
Subject: Walnut Street Extension Parking Proposal

Good Morning Deborah,

I've spent some time reviewing the parking proposal along with showing it to my business partner, Thomas Garbarino & I want to share our thoughts with you.

First, its important to understand that Thomas & I are all for making Walnut Street Extension a desired destination for the town of Agawam & the area as a whole, but there are some concerns that we have with the current design that was given to me on Tuesday.

They are:

1) The design does not bring into consideration handicap accessibility parking to our building or the surrounding buildings that will be impacted by the new parking proposal.

2) The design does not bring into consideration that many of the current patrons that come to our plaza are baby boomers & elderly. With this current design, the town is asking for those patrons to walk further to our building (whether by the street parking or by the inner parking. Plus, if the town is asking this age group to walk this further distance in the snow with possible ground ice present, it could turn away customers. Just in our short time of owning the building here in Agawam, that parking area requires a lot of sanding and de-icing during the winter months which also will be challenging. With the more ground to de-ice & sand, the more challenging it is to maintain the safety of walking pedestrians. That said, I would prefer the concrete patio areas to be reduced (particularly, in front of 365 & 385) so that we can have more parking closer to the building.

3) As I stated in the Tuesday meeting, the current design does not bring into consideration how either Trash Trucks or delivery trucks will be able to access the back side of 365-385 Walnut Street Extension. Currently, the design takes away access next to EB's (with a large concrete seating area) & instead calls for a shared access point with our property and the property on the corner of Suffield Street (owned by Kimball Realty Group, LLC). With this current design, you will lose a considerable amount of parking spaces if trucks have to enter through the back on the shared driveway due to the large truck rotation and just basic access. This is a necessity that needs to be addressed and corrected.

4) The current design does not take into consideration the amount of tenants that currently work at the 365-385 Walnut Street Extension. At any time we have 35 individuals that work at the property (this does not include patrons). Granted, not all work at the same time, but the amount of parking needed to fulfill this need with delivery & trash trucks entering & exiting the back space could be very difficult. This needs to be addressed.

5) As I also stated in the Tuesday meeting, my concerns are also with the maintenance of these new street parking spaces along with the green areas. Who will be maintaining these areas? Over the last three years, we've maintained the entire green area which runs from the bowling alley to the end of EB's. The majority of that green area is owned by the Town of Agawam. We are not asked to do this by the town. We do it because the town does not do it & it looks bad on us when it is not maintained. Also, the last three years we've cleaned & plowed the parking lot area that the town currently owns. Again, we do it because the town does not. Therefore, I have deep concerns that if these issues are not addressed & sorted well beforehand with the current design as to who maintains the sidewalks, inner roads, & green areas then the burden will be solely upon the property owners.

6) Finally, both Tom & I feel its very important that the design be shown to our neighbor on Suffield Street (owned by Kimball Realty Group). The current design means that there will be some issues for them & us with regard to access points, easements, right of ways, and shared parking. It's important that all affected be involved in this conversation.

That all said, Debbie, its important that the town understands that these issues must be considered and addressed if this is to be a successful redevelopment. I know first hand a lot of my tenants are not going to like this proposal because they are losing all their frontage parking (not to mention their disdain with having a dilapidated building still standing across the street), but if the town is focused and has a clear and decisive vision for the future for Walnut Street Extension, then it will be a long term win for everybody.

Thanks again for inviting me to the meeting. And feel free to call me if you have any questions with any of the points I brought up.

Regards,

David Gardner
Walnut Plaza LLC
978-766-9815

INVENTORY OF EXISTING BUSINESSES AND PARKING

MAP_PAR_ID	M005Asse10	Street #	Street Name	Suite No.	Business Name	Phone
J15 4 4	333 339 WALNUT ST EX	333	Walnut Street Extension		Sebastian I Hair Salon	
J15 4 4	333 339 WALNUT ST EX	339	Walnut Street Extension		Salon Tres Chic Day Spa	
					Counseling office of: David J. Maisey, M.ED, LICSW; Jennifer	
J15 4 4	333 339 WALNUT ST EX	335	Walnut Street Extension		200 Sullivan-Brunault, LICSW; Deb Hunter, LMHC	
J15 4 4	333 339 WALNUT ST EX	335	Walnut Street Extension		201 The Q99.7	
J15 4 3	325 327 WALNUT ST EX	325	Walnut Street Extension		205 MITEM Corporation	
J15 4 3	325 327 WALNUT ST EX	327	Walnut Street Extension		Once Around Fine used Furniture and Accessories	413-786-0266
J15 4 2	35 SPRINGFIELD ST	35	Springfield St.		Second Wind Yoga	
J15 4 1	7 19 SPRINGFIELD ST	17	Springfield St.		Penfield Productions	
J15 4 1	7 19 SPRINGFIELD ST	10	Springfield St.		Rite Aid	
J15 4 1	7 19 SPRINGFIELD ST	19	Springfield St.		Rocky's Ace Hardware	(413) 786-6776
J15 1 3	53 57 SPRINGFIELD ST	53?	Springfield St.		Friendly's	
J15 1 3	53 57 SPRINGFIELD ST	53	Springfield St.	2nd floor	Vacant	617-256-0660
J15 1 3	53 57 SPRINGFIELD ST	53	Springfield St.		Vacant?	617-256-0660
J15 1 2	322 340 WALNUT ST EX	322	Walnut Street Extension		Dollar General	
J15 1 2	322 340 WALNUT ST EX	324	Walnut Street Extension		New York Alterations	347-681-0202
J15 1 2	322 340 WALNUT ST EX	326	Walnut Street Extension		Castillian Hair Cutters	413-786-9500
J15 1 2	322 340 WALNUT ST EX	330	Walnut Street Extension		Agawam Music Center	413-789-3775
J15 1 2	322 340 WALNUT ST EX	332	Walnut Street Extension		Clark Family Chiropractic	
J15 1 2	322 340 WALNUT ST EX	334	Walnut Street Extension		Liberty Pizza	
J15 1 2	322 340 WALNUT ST EX	336	Walnut Street Extension		Dr. Andrew E. Boraski Optometrist	413-789-0031
J15 1 2	322 340 WALNUT ST EX	338	Walnut Street Extension		Rose Nails	
J15 1 2	322 340 WALNUT ST EX	340	Walnut Street Extension		Agawam Opticians	
J15 1 1	63 79 SPRINGFIELD ST	79	Springfield St.		Dental Group LLC	
J15 1 1	63 79 SPRINGFIELD ST	71	Springfield St.		Napa Auto Parts	
J15 1 1	63 79 SPRINGFIELD ST	67	Springfield St.		U.S. Taekwondoo	
J15 1 1	63 79 SPRINGFIELD ST	65	Springfield St.		Vacant-Building Permit from June 2014 for a yogurt store	
					Salvation Army	
					YMCA of Greater Springfield, Y-Express, contact: Kate Weiss	
J15 1 1	63 79 SPRINGFIELD ST	63?	Springfield St.		413-206-5653	
J15 1 1	63 79 SPRINGFIELD ST	63?	Springfield St.		Vacant- for lease	617-256-0660
J14 4 9	36 SUFFIELD ST				residential?	
J14 4 8	46 SUFFIELD ST	46	SUFFIELD ST		Law offices of David A. Ladizki	
J14 4 8	46 SUFFIELD ST	46	SUFFIELD ST		Clinical Psychology Assoc.	
J14 4 8	46 SUFFIELD ST	46	SUFFIELD ST		Tom D. Fielding CPA	
J14 4 8	46 SUFFIELD ST	46	SUFFIELD ST		Pure Massage and Bodywork	
J14 4 8	46 SUFFIELD ST	46	SUFFIELD ST		Stevens Travel	
J14 4 7	54 SUFFIELD ST				residential?	
J14 4 6	62 SUFFIELD ST				Kitchens by Custom Cabinetry	
J14 4 5	0 SUFFIELD ST				Vacant land	
J14 4 3	365 385 WALNUT ST EX	365	Walnut Street Extension		Blue Reis Pizzeria	41-786-0141
J14 4 3	365 385 WALNUT ST EX	369	Walnut Street Extension		1st Stop Café	
J14 4 3	365 385 WALNUT ST EX	371	Walnut Street Extension		? (door may lead to space shared with another entrance?)	
J14 4 3	365 385 WALNUT ST EX	?	Walnut Street Extension		Vacant: contact Nicky 413-539-0896	
				Second Floor		
				(suites		
J14 4 3	365 385 WALNUT ST EX	375	Walnut Street Extension	unavailable)	Bisgrove Construction	
				Second Floor		
				(suites		
J14 4 3	365 385 WALNUT ST EX	375	Walnut Street Extension	unavailable)	Earmasters	
				Second Floor		
				(suites		
J14 4 3	365 385 WALNUT ST EX	375	Walnut Street Extension	unavailable)	Anderson Associates	
				Second Floor		
				(suites		
J14 4 3	365 385 WALNUT ST EX	375	Walnut Street Extension	unavailable)	Piano Loft	
J14 4 3	365 385 WALNUT ST EX	377	Walnut Street Extension		Agawam Medical Center (Franklin H. Carrington, M.D.)	
J14 4 3	365 385 WALNUT ST EX	379	Walnut Street Extension		Life Laboratories	
J14 4 3	365 385 WALNUT ST EX	381	Walnut Street Extension		Hair & Company	
J14 4 3	365 385 WALNUT ST EX	383	Walnut Street Extension		Letalien Jewelers	
J14 4 3	365 385 WALNUT ST EX	385	Walnut Street Extension		EB's Specialty Chicken Restaurant	
J14 4 2	359 WALNUT ST EX	359, 361,	Walnut Street Extension		Agawam Bowl	
J14 4 1	351 WALNUT ST EX	351	Walnut Street Extension		Vacant: NAI Plotking Commercial Real Estate	413-781-8000
J14 4 1	351 WALNUT ST EX	353	Walnut Street Extension		The Pilates Studio, MELT Massage T.R.X.	
J14 3 7	0 AGAWAM SHOPPING CT				?	
J14 3 5	25 AGAWAM SHOPPING CT	25	Agawam Shopping CT		Goodwill Accounting (possibly vacant?)	
J14 3 4	346 350 WALNUT ST EX				Vacant (former Games and Lanes)	
					unclear: internet search shows Packard Motor Car Service,	
					Inc (from Internet) and/or Affordable Tree Care and/or	
					United Rentals	
J14 3 3	28 RAMAH CIR NORTH				Dave's Soda and Pet Food City	
I15 9 1	151 153 155 SPRINGFIELD ST	151	Springfield St.		Stick Time Sports	
I15 9 1	151 153 155 SPRINGFIELD ST	153	Springfield St.		BGL Corporation	
I14 5 34	65 AGAWAM SHOPPING CT	65	Agawam Shopping CT			

PARKING SPACE COUNT FOR WALNUT ST. EXT.

MAP_PAR_LOC_ID	M005Asse10	Parking_spaces	Parking_Spaces	Notes
J15 4 4	M_106607_333 339 WALNUT ST EX		19	
J15 4 2	M_106609_35 SPRINGFIELD ST		8	approx, unmarked
J15 4 1	M_106678_7 19 SPRINGFIELD ST		172	
J15 1 1	M_106414_63 79 SPRINGFIELD ST		460	approx
I15 9 1	M_106236_151 153 155 SPRINGFIELD ST		20	approx.--uses parking on J15 1 1
J14 4 5	M_106653_0 SUFFIELD ST		0	vacant land
J15 1 3	M_106551_53 57 SPRINGFIELD ST		32	
J14 3 4	M_106505_346 350 WALNUT ST EX	?		could fit approx 265 cars if entire parcel was used for parking
J14 4 9	M_106681_36 SUFFIELD ST	?		
J15 1 2	M_106552_322 340 WALNUT ST EX		29	plus alley parking approx 5
J14 3 7	M_106367_0 AGAWAM SHOPPING CT	?		
J15 4 3	M_106609_325 327 WALNUT ST EX		0	1-2 with inadequate turning space
J14 4 3	M_106599_365 385 WALNUT ST EX		33	Included one spot in parcel count that is shared with J14 4 7. Also uses parking in town ROW.
J14 4 1	M_106613_351 WALNUT ST EX		12	
J14 3 3	M_106437_28 RAMAH CIR NORTH	?		
J14 3 5	M_106471_25 AGAWAM SHOPPING CT		2	approx
J14 4 8	M_106669_46 SUFFIELD ST	?		
I14 5 34	M_106244_65 AGAWAM SHOPPING CT	?		
J14 4 2	M_106601_359 WALNUT ST EX		10	contains 1/2 of one space shared with J14 4 3
J14 4 7	M_106659_54 SUFFIELD ST	?		
J14 4 6	M_106651_62 SUFFIELD ST	?		
ROW	Intersection of Walnut St. Ext and F		32	Parking at intersection of Walnut St. Ext. and Ramah Circle North
			829	District Total
			135	Walnut St Ext

PARKING SURVEY RESULTS

TOWN OF AGAWAM Fax 14137869927 Oct 16 2014 02:54pm P002/015

Walnut Street Extension Parking Survey

Name and Address of Business: AGAWAM BOWL
359-363 WALNUT ST. EXT.
AGAWAM, MA 01001

Name and Title of Individual Completing Survey: JAMES M. FEELEY, GENERAL MANAGER

Type of Business: RECREATION- BOWLING CENTER

Number of Employees: 1

Number of Employees per shift: 1

Hours of Operation: VARIES BETWEEN 9 AM AND 11 PM

Days of Operation: MOST EXCEPT MAJOR HOLIDAYS AND SOME SUMMER

Average number of customers per hours: 4 TO 80 (PEAK)

Number of parking spaces used by your patrons adjacent to your building: 11

Do you consider your parking to be adequate? (yes) ☒ (no)

If no, please explain. SMALL LOT FROM EX-GONE DAYS OF FAR
FEWER VEHICLES, AND INCREASED RELIANCE OF NON-FOOT TRAFFIC.
WE MANAGE BY SHARING PARKING WITH NEIGHBORS, BUT THERE
ARE OCCASIONAL OVERFLOWS. WE WORRY WHAT WILL HAPPEN WHEN THE
GAMES + LANES PROPERTY IS DEVELOPED.

If you feel that your parking needs are currently not met, which of the following would you support?

- Reconfiguration of the parking adjacent to your building
- ? Additional on-street parking
- ✓ Public parking lot
- ✓ Shared parking

TOWN OF AGAWAM Fax 14137869927 Oct 16 2014 02:54pm P003/015

Walnut Street Extension Parking Survey

Name and Address of Business: Once Around
325 Walnut St. Ext.
Agc Ma 01001

Name and Title of Individual Completing Survey: MARIA KUSELIAS - OWNER

Type of Business: Used Furn - collectibles

Number of Employees: Self

Number of Employees per shift:

Hours of Operation: 10-4 Tues-Sat.

Days of Operation: 5

Average number of customers per hours: 3-4

Number of parking spaces used by your patrons adjacent to your building: 4-

Do you consider your parking to be adequate? (yes) ☒ (no)

If no, please explain. No- because of sidewalks
which no one walks on - Wasted
space - people always hitting their tires
ON SIDE - This is business zoned - No one
uses sidewalks !!

If you feel that your parking needs are currently not met, which of the following would you support?

- ✓ Reconfiguration of the parking adjacent to your building
- Additional on-street parking
- ✓ Public parking lot
- ✓ Shared parking

Walnut Street Extension Parking Survey

Name and Address of Business: The Pilates Studio
353 Walnut St Ext
Agawam, Ma 01001

Name and Title of Individual Completing Survey:
Shelly Pirroni, Pilates Studio Owner

Type of Business: Pilates Training Studio (Fitness/Wellness Space)

Number of Employees: 4

Number of Employees per shift: 1-2

Hours of Operation: By Appointment Only Monday - Sunday

Days of Operation: Monday - Sunday 8am - 9:00pm

Average number of customers per hours: 1 - 20 people

Number of parking spaces used by your patrons adjacent to your building:

Do you consider your parking to be adequate? (yes) (no)

If no, please explain. Sometimes. See Attached

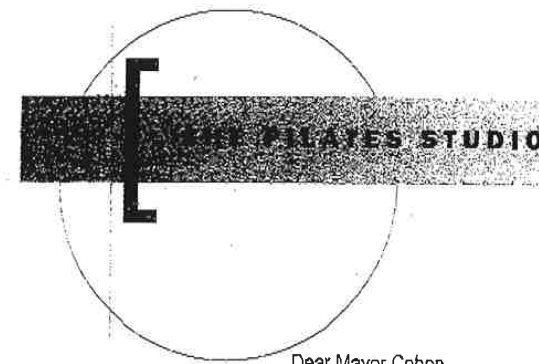
If you feel that your parking needs are currently not met, which of the following would you support?

 Reconfiguration of the parking adjacent to your building

☒ **Additional on-street parking**

☒ **Public parking lot**

 Shared parking



Dear Mayor Cohen,

Thank you for taking the time and effort to create the Walnut Street Extension Parking Survey. I recently became a member of the Walnut Street Extension Business community on January 1, 2013. Since this time parking has been one of my greatest challenges and obstacles.

The space I lease on 353 Walnut St Ext has adequate parking spaces for my clientele most of the time except for when I hold larger classes. When I host larger events I direct my clients to park in the empty lot across the street. However my first year in business I ran into many problems when patrons of the Agawam Bowling Alley would park in my lot not allowing for my customers to have spaces to park in. This continues to be a problem throughout my normally scheduled business hours.

When I first opened my studio I introduced myself to the Bowling Alley and provided flyers for them to hang in their building notifying their customers not to park in the spaces in front of my building as I recognized it had been vacant for some time. In addition I clearly posted signs (Professionally created by Moren Signs) on the building and in-front of spaces that are allocated to my building indicating that parking was reserved for *Pilates Studio Members only*. Still these signs were and continue to be ignored. I had numerous conversations with the Bowling Alley managers as well which at times were confrontational and uncomfortable. As a result I approached both my landlord Dave Rattner, as well as the Agawam Police department regarding the issue. Even after my landlord approached the Agawam Bowling Alley many of the patrons continue to park in the spaces allocated for my clients. As a result of this my clients have had to park further away from my building to attend their regularly scheduled appointments. This is a significant safety concern especially when the client happens to be female and their appointment is in the evening hours.

I would be very supportive of creating more parking for Walnut Street Ext businesses and be more than happy to discuss this issue with you at greater length if you have any further questions.

Thank you again for taking the initiative to reviewing a important part of helping Agawam local businesses become more positive and prosperous!

Sincerely,

Shelly Pirroni
 Shelly Pirroni
 Pilates Studio Owner and Director

353 Walnut St Ext
 Agawam, Ma 01001
 413-867-6073
 413-224-0335
www.facebook.com/pilatesstudioagawam
pilatesstudioagawam.com
walleyepilates.com

Walnut Street Extension Parking Survey

Name and Address of Business: ANDERSON ASSOCIATES

375 WALNUT ST. EXT.

AGAWAM, MA

Name and Title of Individual Completing Survey:

RONALD R. HUOT PLS (OWNER)

Type of Business: LAND SURVEYING

Number of Employees: 2

Number of Employees per shift: _____

Hours of Operation: 7:00 to 5:00

Days of Operation: 5 DAY

Average number of customers per hours: LESS THAN 1

Number of parking spaces used by your patrons adjacent to your building:

20+

Do you consider your parking to be adequate? X (yes) _____ (no)

If no, please explain. _____

If you feel that your parking needs are currently not met, which of the following would you support?

 Reconfiguration of the parking adjacent to your building

 Additional on-street parking

X **Public parking lot**

X **Shared parking**

Walnut Street Extension Parking Survey

Name and Address of Business: _____

Stevens Travel
46 Suffield Street
Agawam, MA 01001
413-786-4301

Name and Title of Individual Completing Survey:

Type of Business: Travel Agency

Number of Employees: 4

Number of Employees per shift: 2

Hours of Operation: 9am - 5pm

Days of Operation: Monday - Friday

Average number of customers per hours: _____

Number of parking spaces used by your patrons adjacent to your building:

1 plus 2 for employees

Do you consider your parking to be adequate? ☒ (yes) ☐ (no)

If no, please explain.

If you feel that your parking needs are currently not met, which of the following would you support?

Reconfiguration of the parking adjacent to your building

Additional on-street parking

Public parking lot

Shared parking

Walnut Street Extension Parking Survey

Name and Address of Business: Agawam Opticians
338 Walnut St EXT
Agawam

Name and Title of Individual Completing Survey: Aaron Vanderhoof / owner

Type of Business: Optical store

Number of Employees: 2

Number of Employees per shift: 2

Hours of Operation: 9:30 - 5:30

Days of Operation: M - SAT

Average number of customers per hours: 4

Number of parking spaces used by your patrons adjacent to your building:
10 - 15

Do you consider your parking to be adequate? ☒ (yes) ☐ (no)

If no, please explain. Across the street is not.
They frequently park in our lot.

If you feel that your parking needs are currently not met, which of the following would you support?

☐ Reconfiguration of the parking adjacent to your building

☐ Additional on-street parking

☒ Public parking lot

☐ Shared parking

Walnut Street Extension Parking Survey

Name and Address of Business: Kitchens By Custom Cabine
62 Suffield Street
Agawam, MA 01001

Name and Title of Individual Completing Survey: Garrett Kimball - owner

Type of Business: Remodeling

Number of Employees: 3

Number of Employees per shift: 3

Hours of Operation: 7 - 5

Days of Operation: M - F

Average number of customers per hours: 1

Number of parking spaces used by your patrons adjacent to your building:
5

Do you consider your parking to be adequate? ☒ (yes) ☐ (no)

If no, please explain. _____

If you feel that your parking needs are currently not met, which of the following would you support?

☐ Reconfiguration of the parking adjacent to your building

☐ Additional on-street parking

☐ Public parking lot

☐ Shared parking

Walnut Street Extension Parking Survey

Name and Address of Business:

Salon Ties Chic + Day Spa LLC
337-339 Walnut St. Ext.
Agawam, MA 01001

Name and Title of Individual Completing Survey:

Mary Ann Gioielli - owner

Type of Business:

Salon + Day Spa

Number of Employees:

15

Number of Employees per shift:

10

Hours of Operation:

9am to 8pm

Days of Operation:

Tues - Sat

Average number of customers per hours:

up to 20

Number of parking spaces used by your patrons adjacent to your building:

20

Do you consider your parking to be adequate? ☐ (yes) ☒ (no)

If no, please explain.

just enough for employees

If you feel that your parking needs are currently not met, which of the following would you support?

☐ Reconfiguration of the parking adjacent to your building

☒ Additional on-street parking

☒ Public parking lot

☒ Shared parking

Walnut Street Extension Parking Survey

Name and Address of Business:

A Dental Group
340 Walnut St Ext
Agawam MA 01001

Name and Title of Individual Completing Survey:

Vitaly Krachenko

Type of Business:

Dental office

Number of Employees:

4

Number of Employees per shift:

4

Hours of Operation:

8-5

Days of Operation:

5

Average number of customers per hours:

2

Number of parking spaces used by your patrons adjacent to your building:

4

Do you consider your parking to be adequate? ☒ (yes) ☐ (no)

If no, please explain.

If you feel that your parking needs are currently not met, which of the following would you support?

☐ Reconfiguration of the parking adjacent to your building

☐ Additional on-street parking

☐ Public parking lot

☐ Shared parking

Walnut Street Extension
Parking Survey

Name and Address of Business:

Hair 3 Co
381 Walnut St Ext
Ag

Name and Title of Individual Completing Survey:

Cornelia Kelley, manager

Type of Business:

Salon

Number of Employees:

6

Number of Employees per shift:

4

Hours of Operation:

Tues - Sat 10-8

Days of Operation:

Average number of customers per hours:

50

Number of parking spaces used by your patrons adjacent to your building:

10

Do you consider your parking to be adequate? ☐ (yes) ☒ (no)

If no, please explain. When only have 2 spaces specifically for our salon. At times the parking is OK but should the surrounding businesses get busier or actually open there would NOT be enough parking.

If you feel that your parking needs are currently not met, which of the following would you support?

☒ Reconfiguration of the parking adjacent to your building

☐ Additional on-street parking

☒ Public parking lot

☒ Shared parking