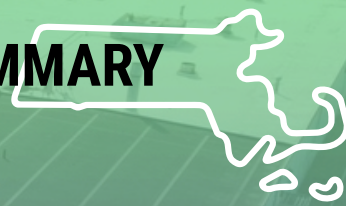


BROWNFIELD SITE REUSE ASSESSMENT SUMMARY



70 MAPLE ST.

Proposed Mixed-Use Redevelopment



SPRING 2025 MUNICIPAL ASSISTANCE PROGRAM

PROPERTY INFORMATION

Address: 70 Maple Street
East Longmeadow, MA
Property Size: 4.1 acres
Current Zoning: Industrial (I)

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Site History

This site consists of 2 tracts of land, the larger of which contains a vacant 80,000 SF single-story building wherein Carlin Combustion Technologies manufactured engine electronics and fuel delivery system components for nearly 40 years. Both properties were acquired by the town in 2023 due to back taxes.

Considerations

Town officials indicated a strong desire for conceptual redevelopment to be mixed residential and commercial uses with recreational amenities to compliment the adjacent Redstone Rail Trail and a parking lot to serve the Center Town District. Context-appropriate building scale(s), provision of adequate parking, pedestrian connectivity, and community space(s) were all important considerations.

Reuse Alternative

Mixed-use. 3 buildings with 20,000 SF of ground-floor commercial/restaurant space and 40 multi-family residential units ranging in size from 600-1,000 SF on the 2nd and 3rd floors. Amenities include a gazebo, pickleball courts, picnic area, playground and parking lot.

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UConn TAB worked with the Town of East Longmeadow to develop a conceptual reuse plan for this brownfield site.