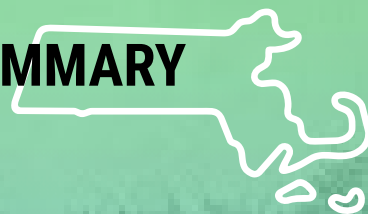




THE GRACY HOUSE



Proposed Community Center or Professional Offices & Farmers' Market

PROPERTY INFORMATION

Address: 325 Zoar Road, Rowe, MA
 Property Size: 2.2 acres
 Current Zoning: Residential-Agricultural (R-A)

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Site History

The Gracy House was originally built in 1847 as tenement housing for workers of the Satinet Factory. In 2004, the property became fully owned by the Town, and the Gracy House became a multi-purpose building utilized by the town for events and monthly meetings for groups. In 2018, the building was closed for public use due to issues with mold found within the structure.

Considerations

The target site, located in the Residential-Agricultural District, faces significant flood risks due to its proximity to a 100-year floodplain and multiple water bodies. Flood-resilient design features and stormwater mitigation techniques are necessary to address these risks.

Reuse Alternative

Scenario A is the total remediation of the Gracy House and increased parking. **Scenario B** is the partial remediation of the Gracy House with a smaller parking area. **Scenario C** is the total demolition of the Gracy House, the construction of a new professional building and the creation of a space for a local farmers market and a covered bus stop.

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

