

# Collinsville Axe Factory

## ADAPTIVE REUSE: Project Overview

July 2021

Project Team:

Sheldon Stein, Developer (Ranger Properties)

Phil Doyle, Landscape and Planner (LADA)

Fernando Pastor, Architect (327 Architects)

Christopher Smith, Land Use Attorney (Alter Pearson)



**LADA, P.C.**  
Land Planners

**327GROUP**  
ARCHITECTURE

**ALTER & PEARSON, LLC**



**RANGER PROPERTIES**

# Introduction

- *We are very appreciative of the Boards' and general public's time in considering our presentation.*
- *We cannot stress enough the gravity with which we undertake this assignment and the importance of saving the history of the Collins Company legacy at the site.*
- *More than half the site's structures are already lost. The remaining ones are severely compromised. The town of Canton has the opportunity now to support a path to rehabilitate them for the benefit of future generations.*



# Sample Existing Conditions



*Cellar of Granite Building - Evident Structural Compromise from Water Intrusion*



*Collapsing Façade - from Interior of Granite Building*










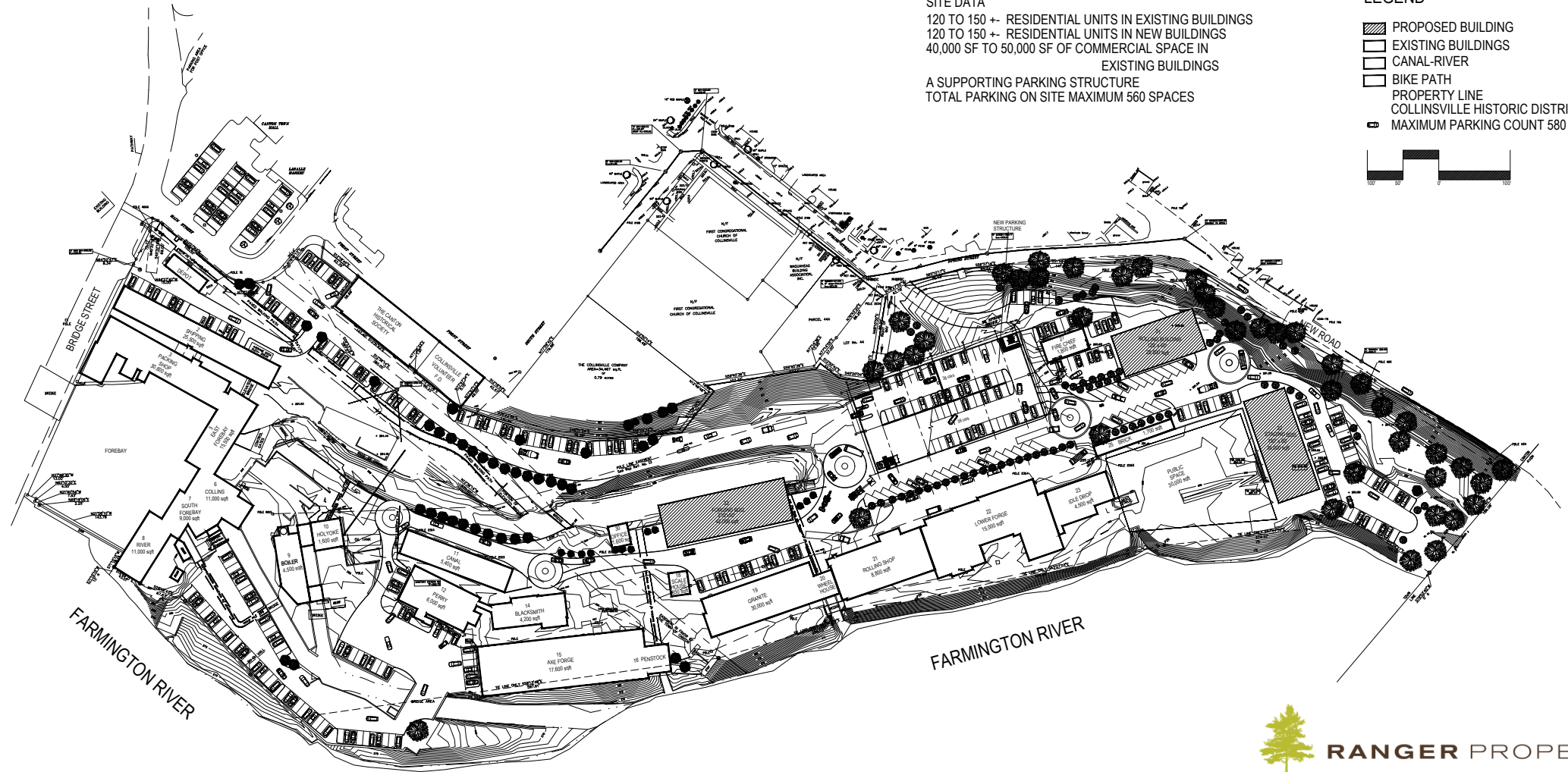
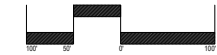
# Preliminary Concept Plan

### SITE DATA

120 TO 150 +- RESIDENTIAL UNITS IN EXISTING BUILDINGS  
 120 TO 150 +- RESIDENTIAL UNITS IN NEW BUILDINGS  
 40,000 SF TO 50,000 SF OF COMMERCIAL SPACE IN EXISTING BUILDINGS  
 A SUPPORTING PARKING STRUCTURE  
 TOTAL PARKING ON SITE MAXIMUM 560 SPACES

### LEGEND

-  PROPOSED BUILDING
-  EXISTING BUILDINGS
-  CANAL-RIVER
-  BIKE PATH
-  PROPERTY LINE
-  COLLINSVILLE HISTORIC DISTRICT
-  MAXIMUM PARKING COUNT 580 CAR SPACES



# Project Benefits

- *The proposed plan is almost entirely within the guidelines of the IH-1 Special Zoning District for the property, as minimally modified.*
- *The conditions of most structures are borderline unstable and extremely vulnerable and not likely to withstand much more neglect.*
- *This proposal saves almost all existing historic structures (only “sheds” in flood plain and Building 26, Grinding, are removed) and rehabilitates them immediately.*
- *This is unlike prior approved proposals for the site which scrapped many of the historic buildings.*



# Project Benefits

- *Investment in the property revitalizes a long neglected and disinvested property, arresting a long-term deterioration of important town history and assets.*
- *Addition of 300-space parking garage opens up the potential for the site by providing the parking for businesses to occupy the buildings at the south end of the site.*





# Public Benefits

- *River access via new boulevard.*
- *New plaza with an acre of waterfront open area for public events and congregation.*
- *Possible access to the Farmington River with walkway open to the public, subject to applicable local, state, and federal approvals.*
- *Parking areas to expand visitor parking for access to Rail Trail and other town activities.*
- *Revitalization of the site represents a catalyst for investment in the town and will draw significant increase in visitation, visibility, and vitality to other local businesses and properties.*
- *Meets goals of POCD strategic town plan for site.*



# Financial Benefits

- *Ratable for the property increases assessment by more than \$33 Million or more than \$1 Million in annual tax revenue.*
- *Tax Increment Financing (“TIF”) is potentially supported by half of the new property taxes and fully self-supported with no town credit enhancement or other financial subsidy, subject to underwriting and municipal approval.*





# Project Details

- *Only two existing buildings will be removed in addition to a handful of minor sheds and small outbuildings.*
- *On-site parking is provided for almost 600 spaces, or at least 1.5 spaces/apartment proposed, exceeding the zoning requirement.*
- *Existing utilities, as applicable, will be replaced, improved, and augmented as required to minimize site disturbance.*
- *Overhead electric lines will be re-worked for new structures consistent with the industrial style of the site.*
- *Water and sewer will tie into town facilities.*
- *Existing roadways will be repaved and improved without massive removal and replacement to conform to new site plan. Selective work minimizes historic disturbances, disruption to local flora and animal habitats, and trucking nuisances and wetland exposures.*



# Project Details

- *Wetlands will remain entirely untouched.*
- *Water courses and wetlands will remain as is, subject only to reduction of water flow previously agreed to by @Collinsville and the hydro plant operator.*
- *Water courses, streams, and canals will be cleaned of debris and repaired, as warranted, to arrest deterioration and collapses.*
- *Water quality will be improved with new catch-basins and filtering of impurities.*
- *Invasive weeds and plants will be removed.*
- *New landscaping materials will be installed.*

# Project Details

- *Hard surfaces will be reduced by approximately 1 acre from the existing conditions to 7.2 acres, to be finalized in final site plan approval. This compares favorably to 2004 approval with 9.42 acres and 2010 approval of 7.5 acres (existing is approximately 8.2 acres).*
- **Grading and Flood Plain Management:**
  - *Regrading shall maintain existing grades and surface flow direction.*
  - *No added encroachments into the flood plain.*
  - *New structures are well outside the flood zone.*
  - *One large structure inside flood plain shall be removed.*
  - *All new structures are well above the 500 year flood zone elevation.*





# About the Developer

- *Ranger Properties, LLC is an established development firm with \$350 million in development projects underway.*
- *Its team has extensive experience with multi-family and commercial construction. It also has refined a specialty in historic rehabilitation into multi-family acting as a general contractor and self-performing much of the work.*
- *The firm's lender and investor relationships provide a pathway to finance this project and complete the TIF (Tax Increment Financing) process.*
- *To see a recently completed rehabilitation by the company of a historic silk ribbon factory into 67 apartments go to: [ribbonfactorylofts.com](http://ribbonfactorylofts.com).*



*Ribbon Factory Lofts by Ranger Properties in Quakertown, PA*

*The following pages represent similar successful large scale adaptive reuse projects by other developers.*

# Case Study: Boott Mills – Lowell, MA





# Case Study: Mass MoCA – North Adams, MA



MASS MoCA CAMPUS DEVELOPMENT





# Case Study: The Roundhouse – Beacon, NY





# Case Study: Montgomery Mills – Windsor Locks, CT





# Case Study: Cheney Mill – Manchester, CT





# Case Study: Winchester Lofts – New Haven, CT

