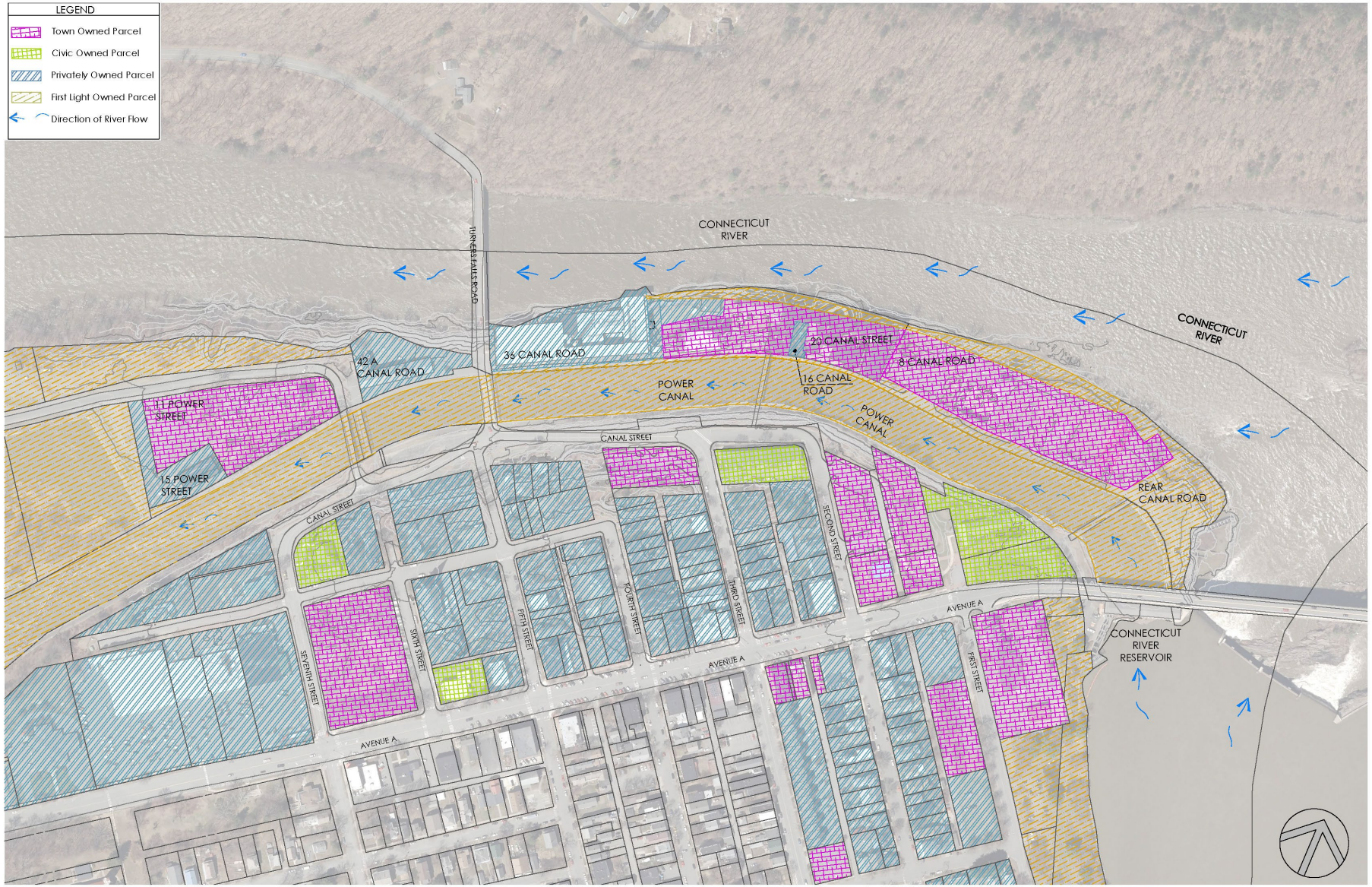
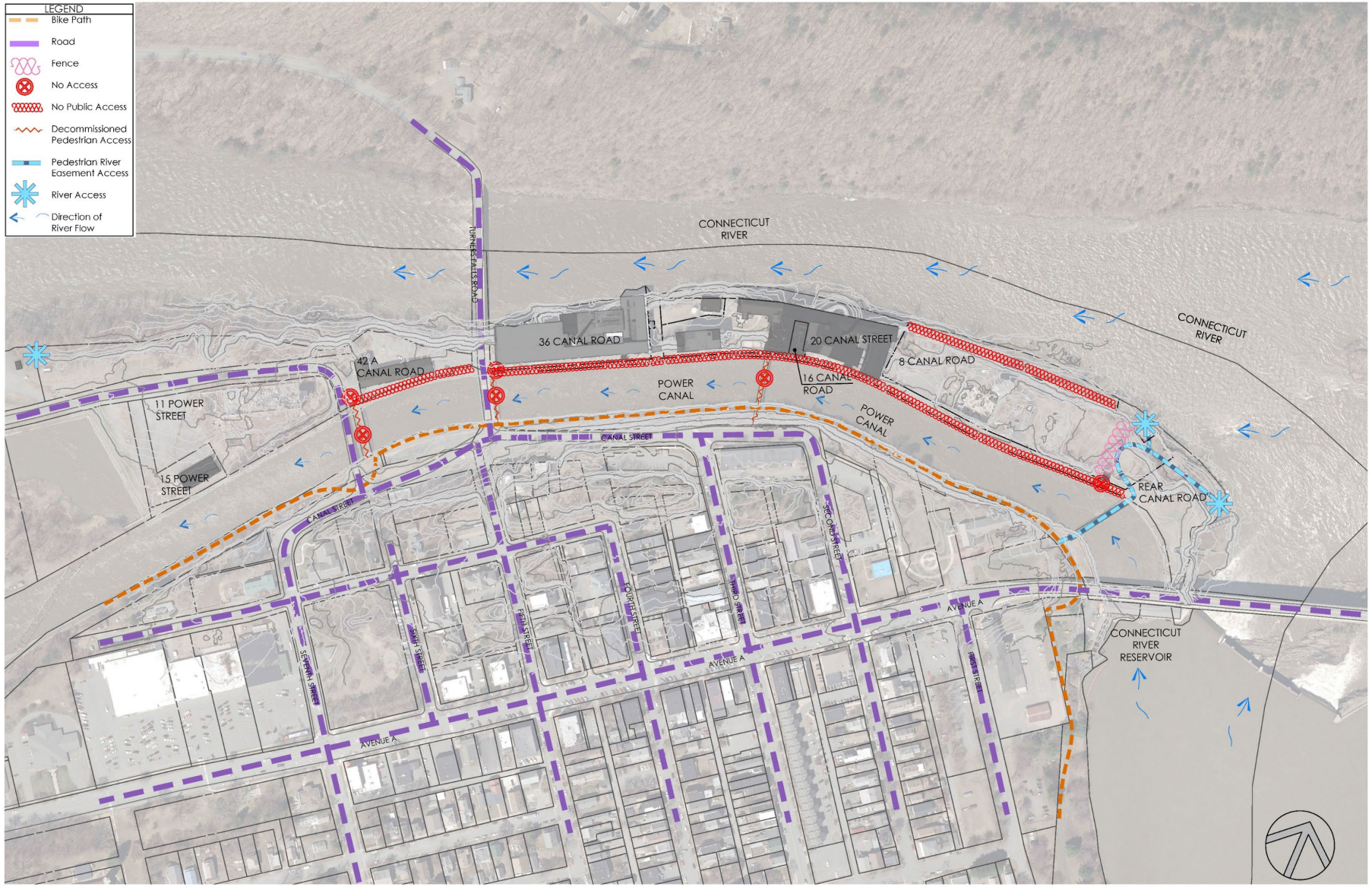
Site Design Options

Existing Conditions: Ownership



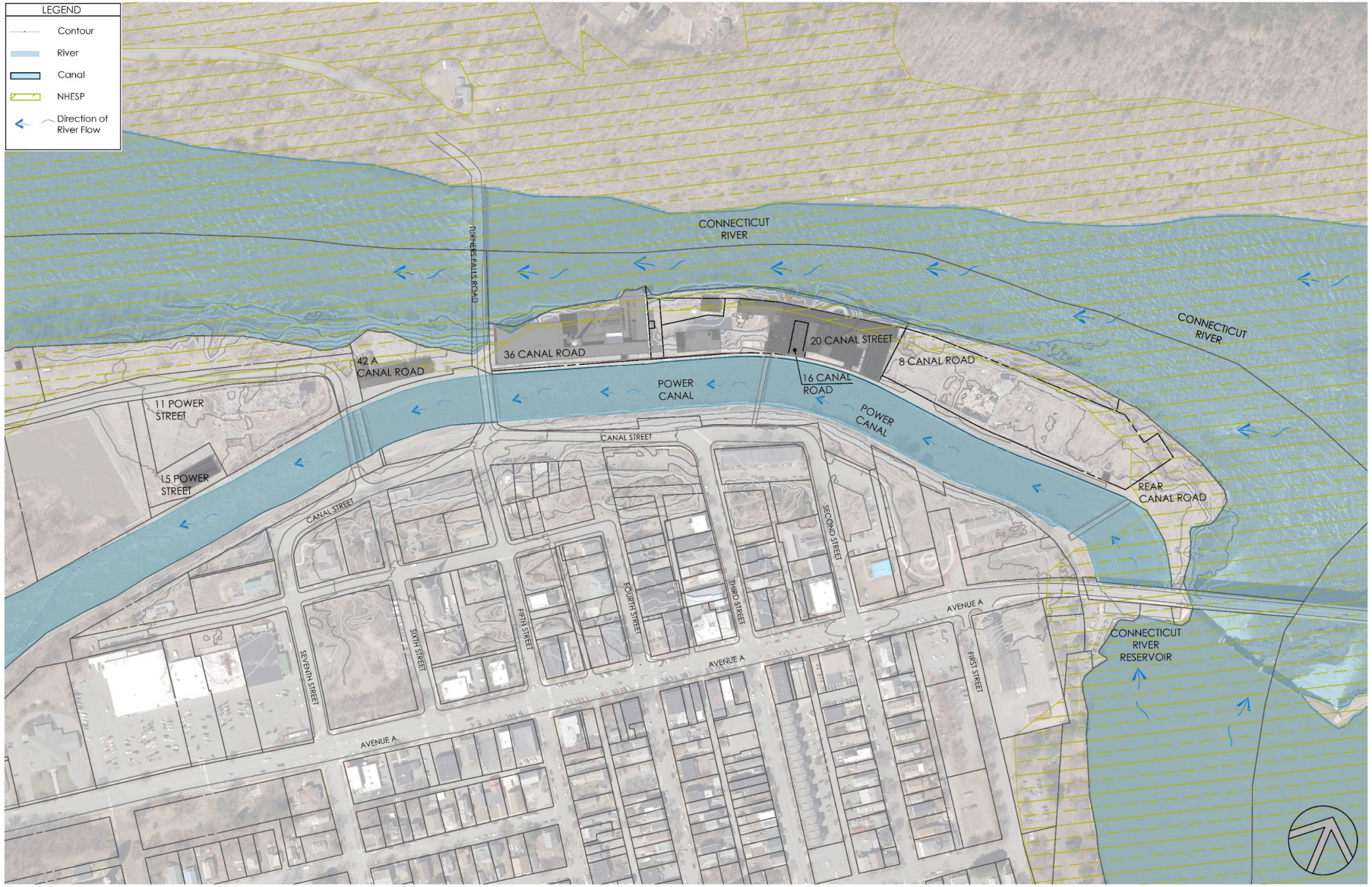
- Patchwork of public and private ownership.
- Some properties have easements and right-of-way agreements in their deeds.
- Publicly owned parcels are isolated and require easements on privately owned parcels for access.

Existing Conditions: Access



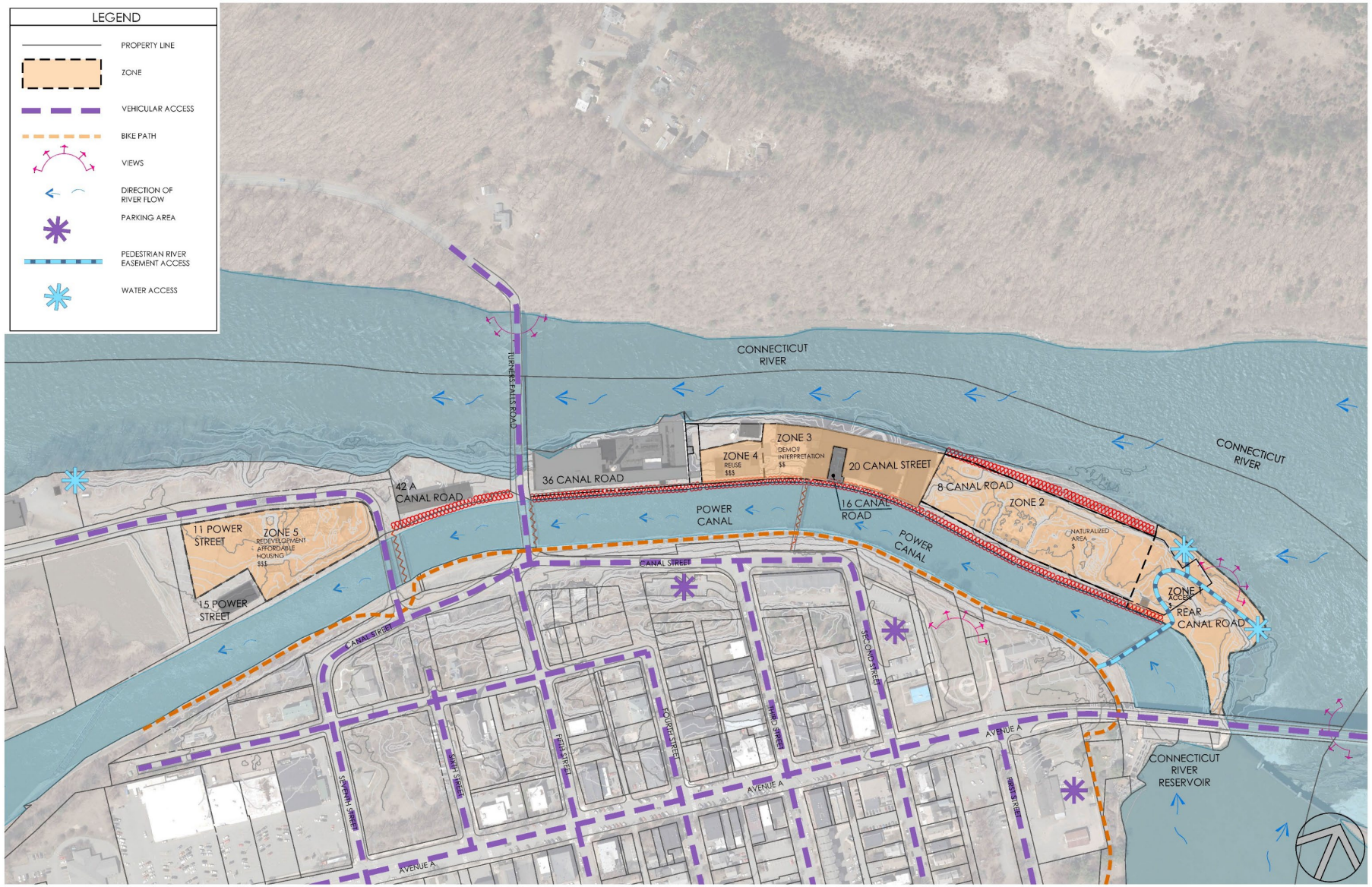
- Limited and restricted access throughout the district.
- One main vehicular access point from Turners Falls Road along easement or right-of-way through 36 Canal Road.
- One main pedestrian access across First Light owned bridge near Great Falls Discovery Center.
- Several decommissioned crossings limit access.
- Waterfront access is limited.

Existing Conditions: Natural Resources



- Connecticut River includes 200-foot protected riverfront area.
- Rare and endangered species are present along the river and its banks.
- Vegetation is a mix of large canopy shade trees, disturbed areas, and opportunistic invasive species.
- River flows fluctuate based on energy production.

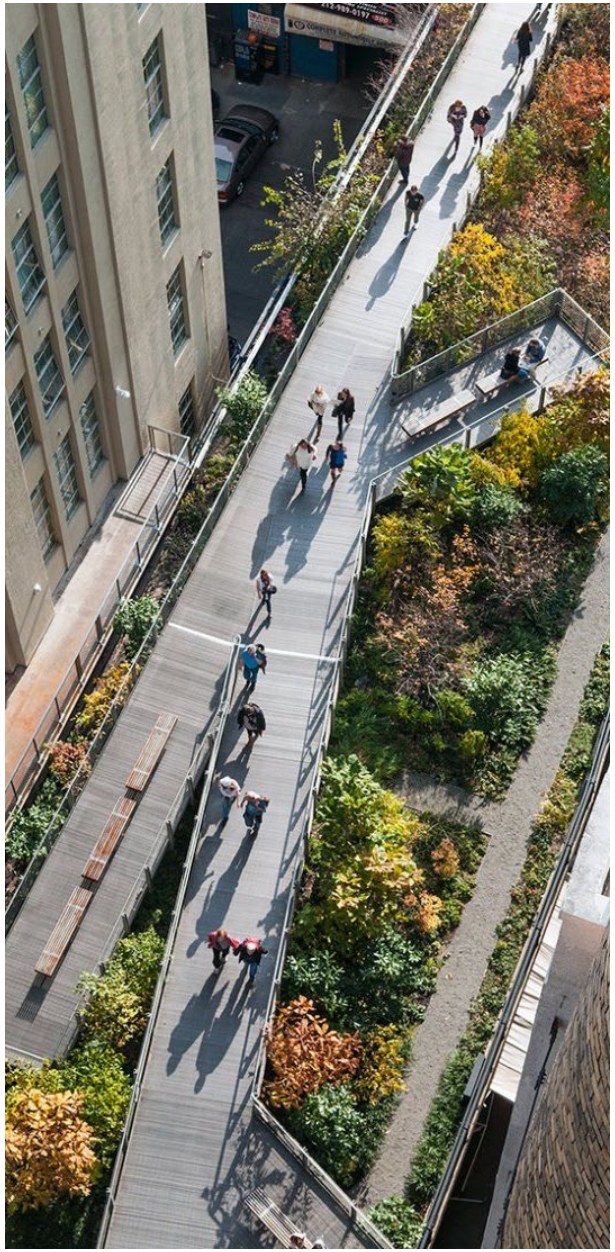
Existing Conditions: Opportunities and Constraints



- 5 Zones identified for different types of redevelopment and reuse.
- Limited vehicular and pedestrian access throughout the district.
- Limited riverfront access.
- Several decommissioned crossings limit access.
- Parking areas south of the Canal.
- Canalside Rail Trail provides recreation and views of the Canal District.

Post Industrial Parks

The High Line, NYC

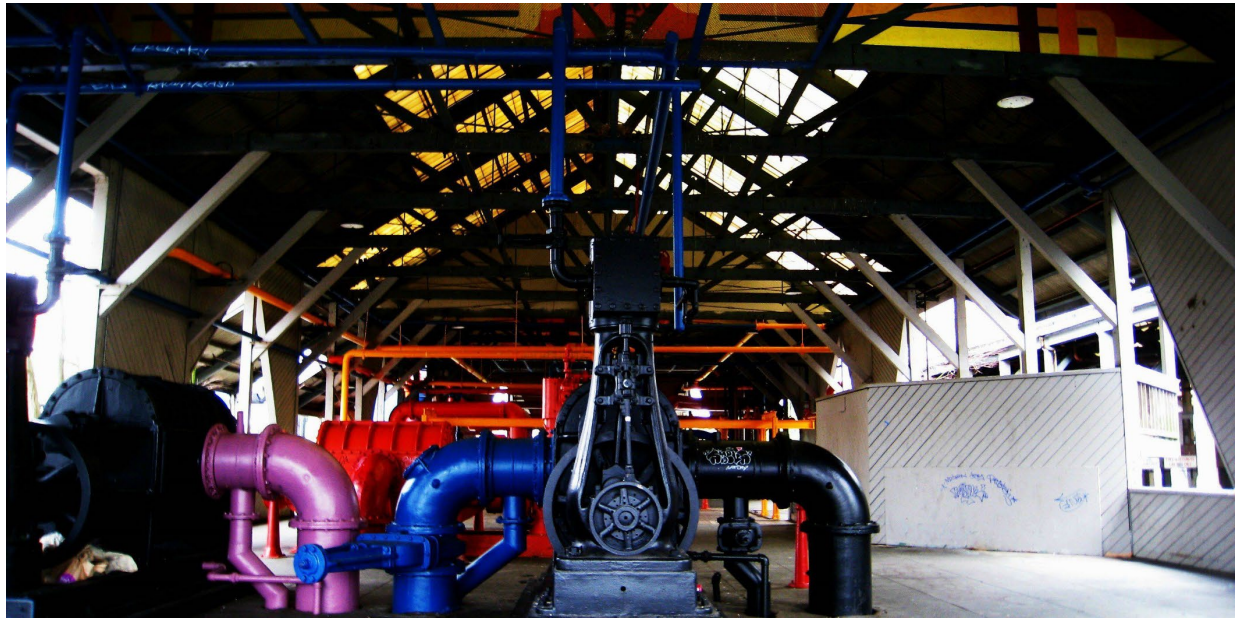


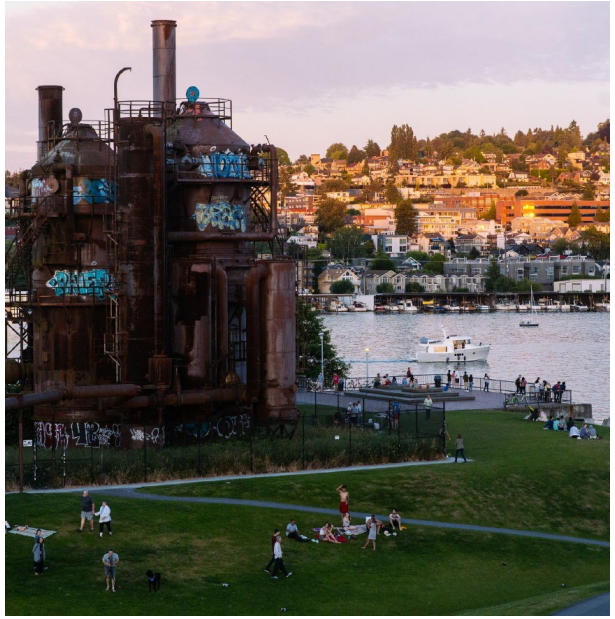
Post Industrial Parks

Domino Park, Brooklyn, NY

Post Industrial Parks

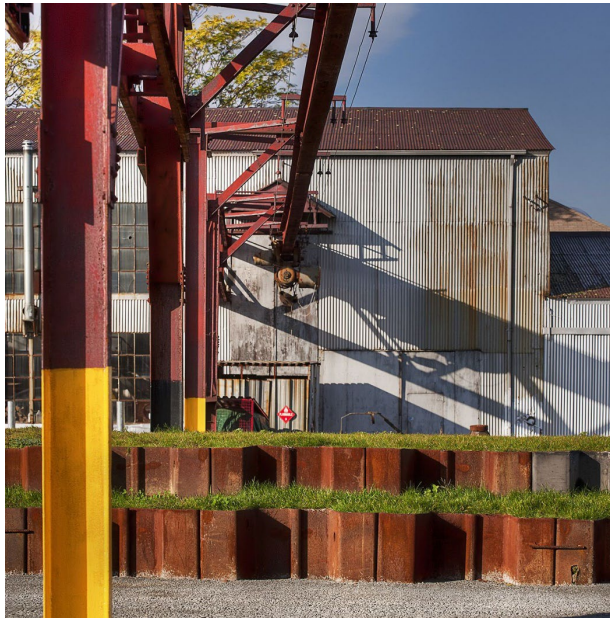
Gas Works Park, Seattle, WA





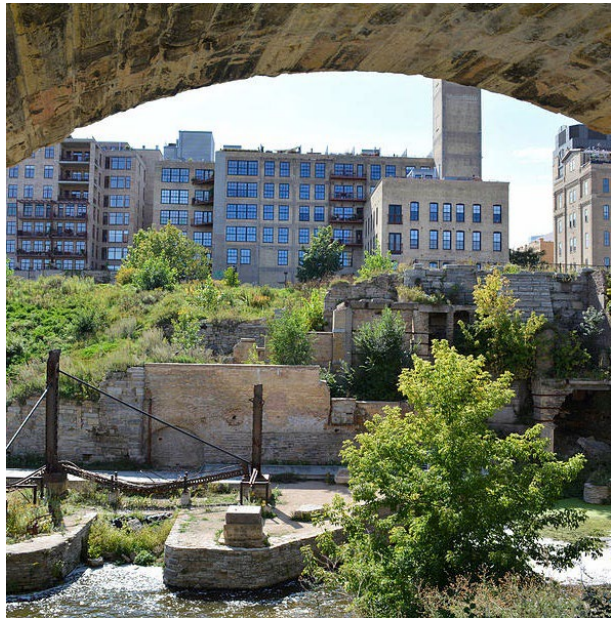
Post Industrial Parks

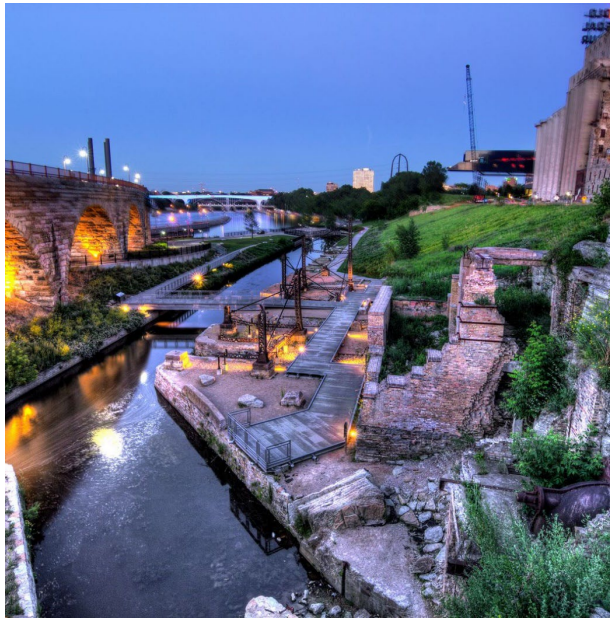
The Steel Yard, Providence, RI

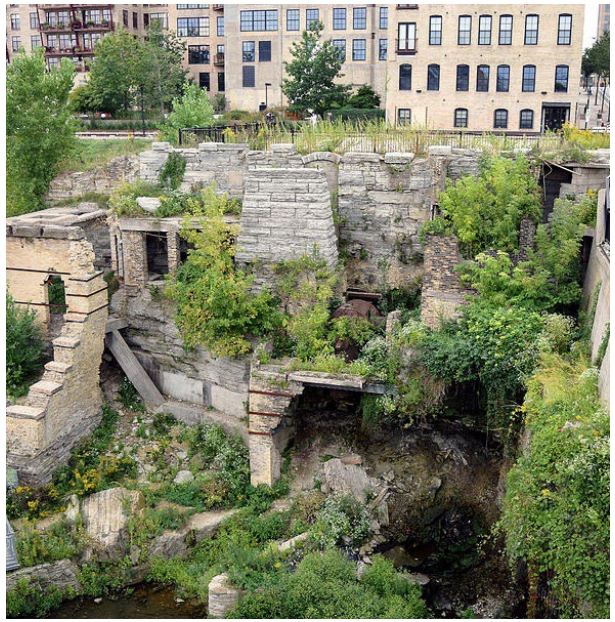


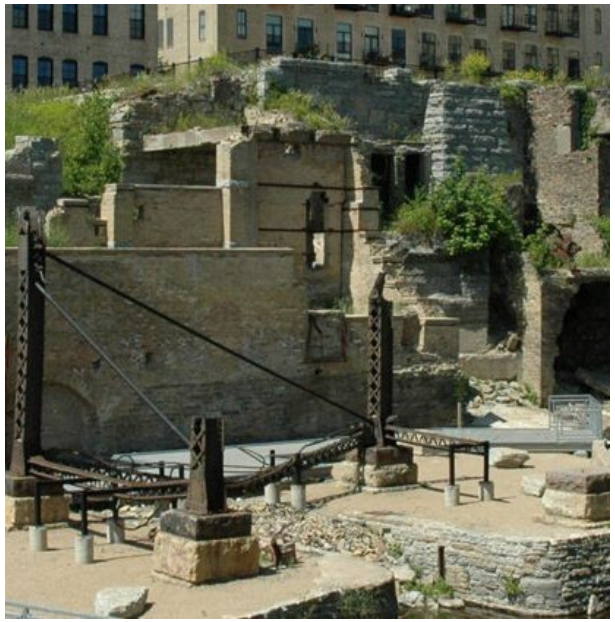
Post Industrial Parks

Mill Ruins, Minneapolis, MN



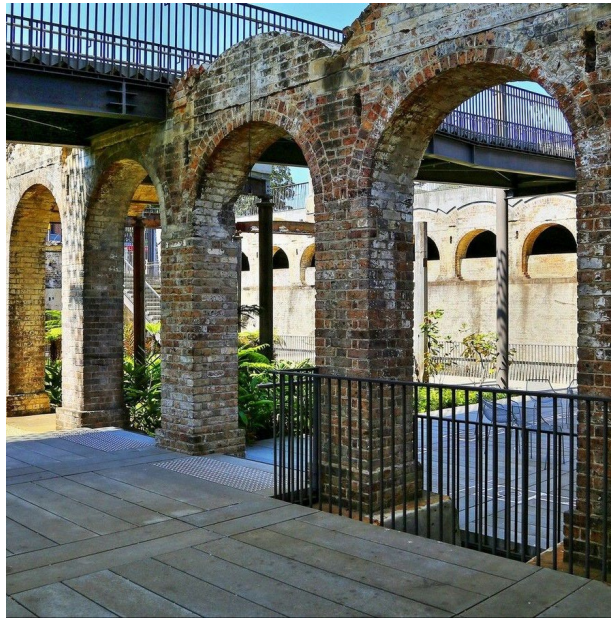


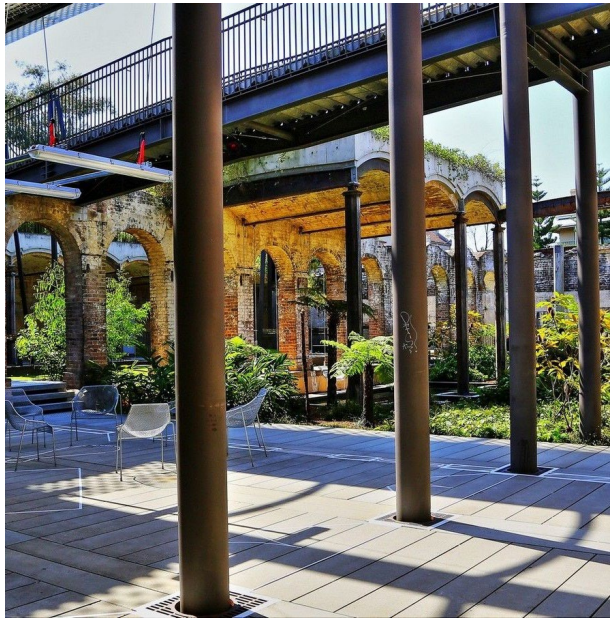


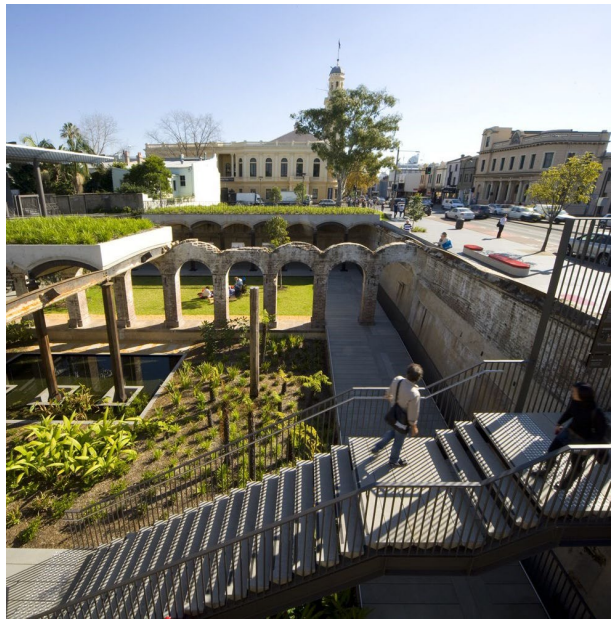


Post Industrial Parks

Paddington Reservoir Gardens
Sydney, Australia



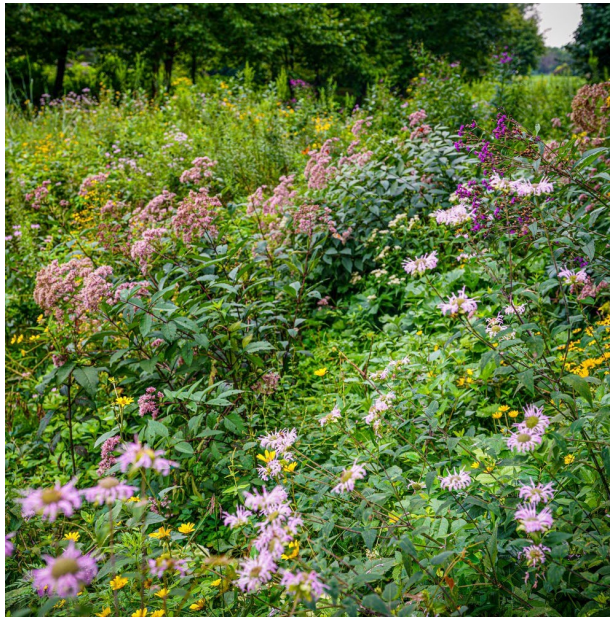




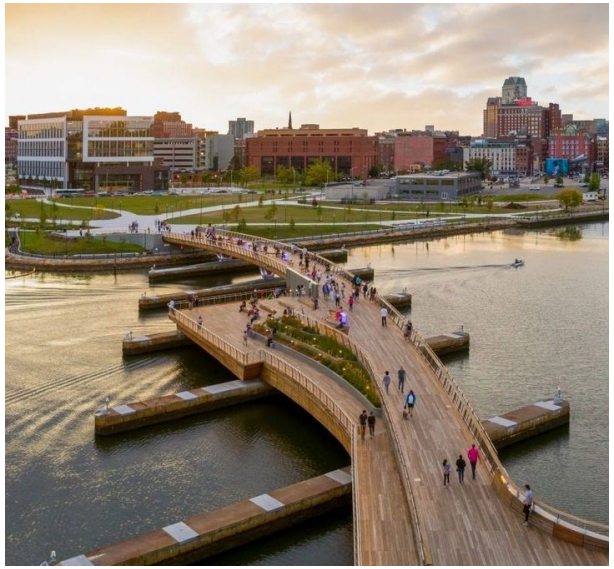
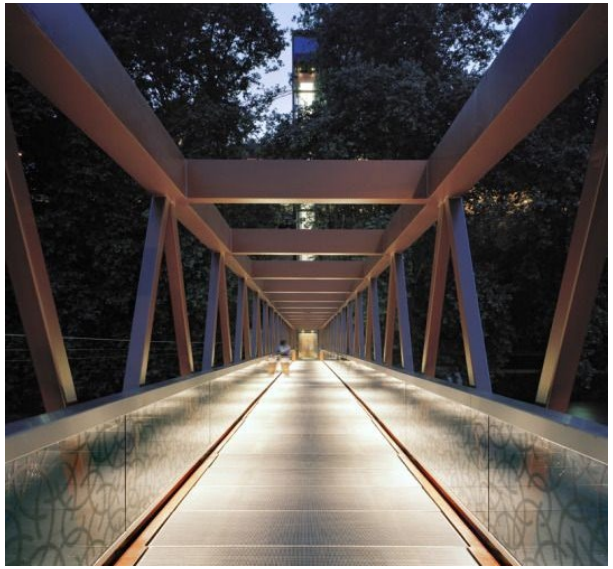
Post Industrial Parks

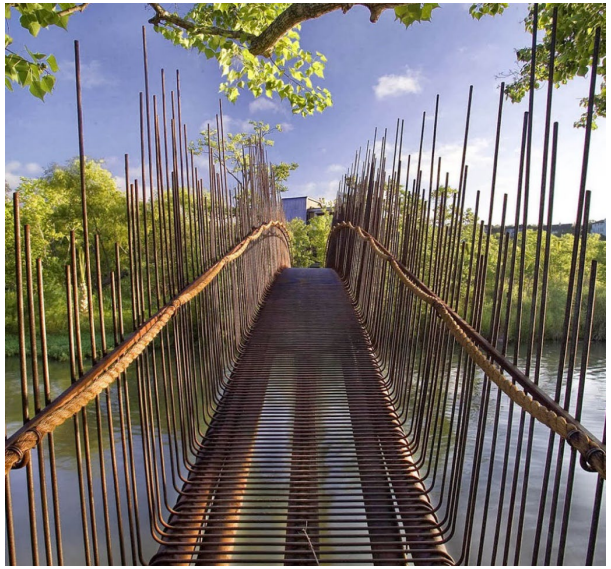
C-m!ne, Genk, Belgium

Restored Landscapes

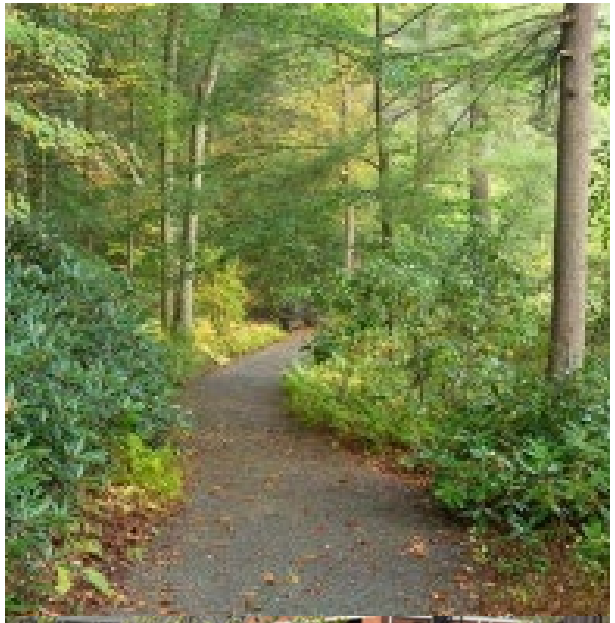


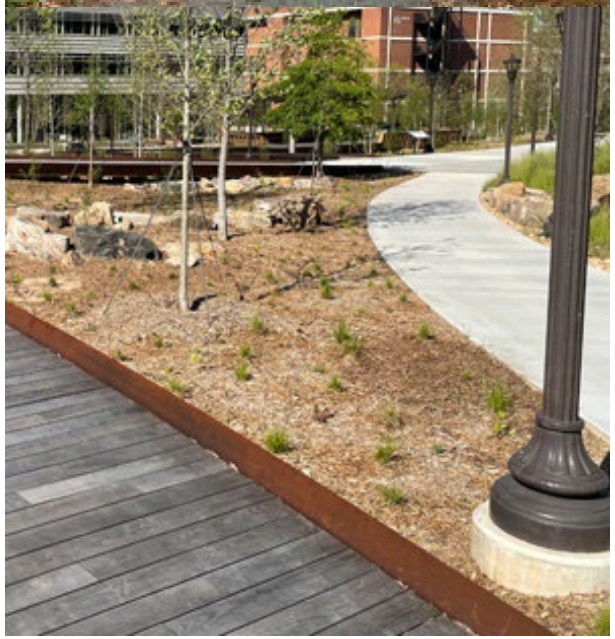
Pedestrian Bridges



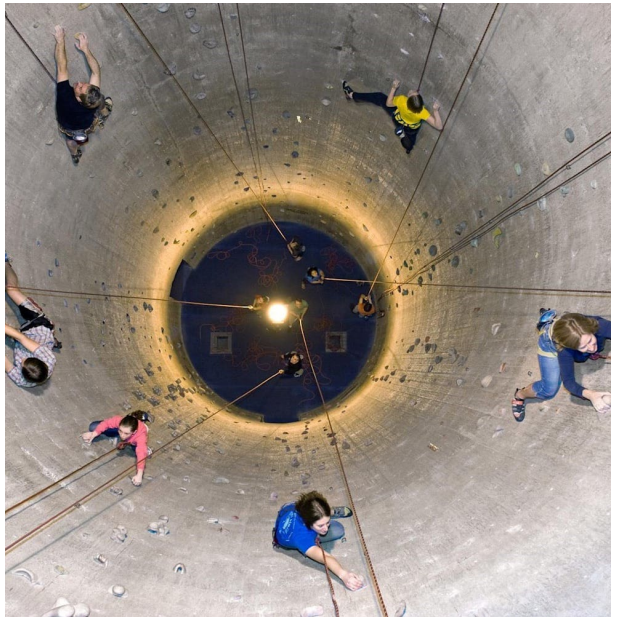
Trails

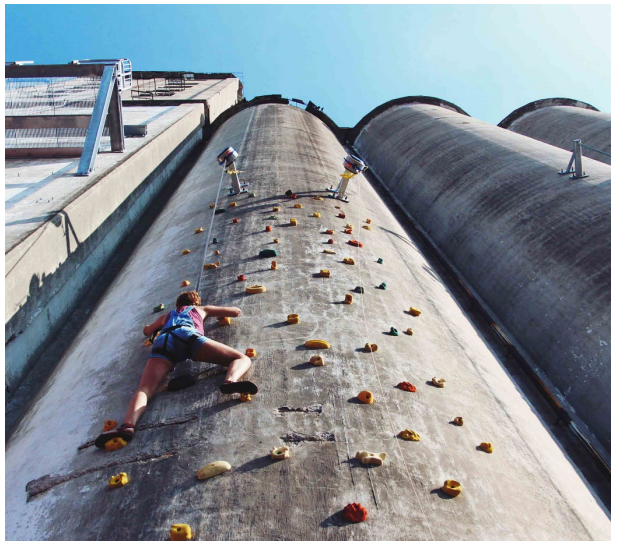




Canoe & Kayak Launch

Recreation

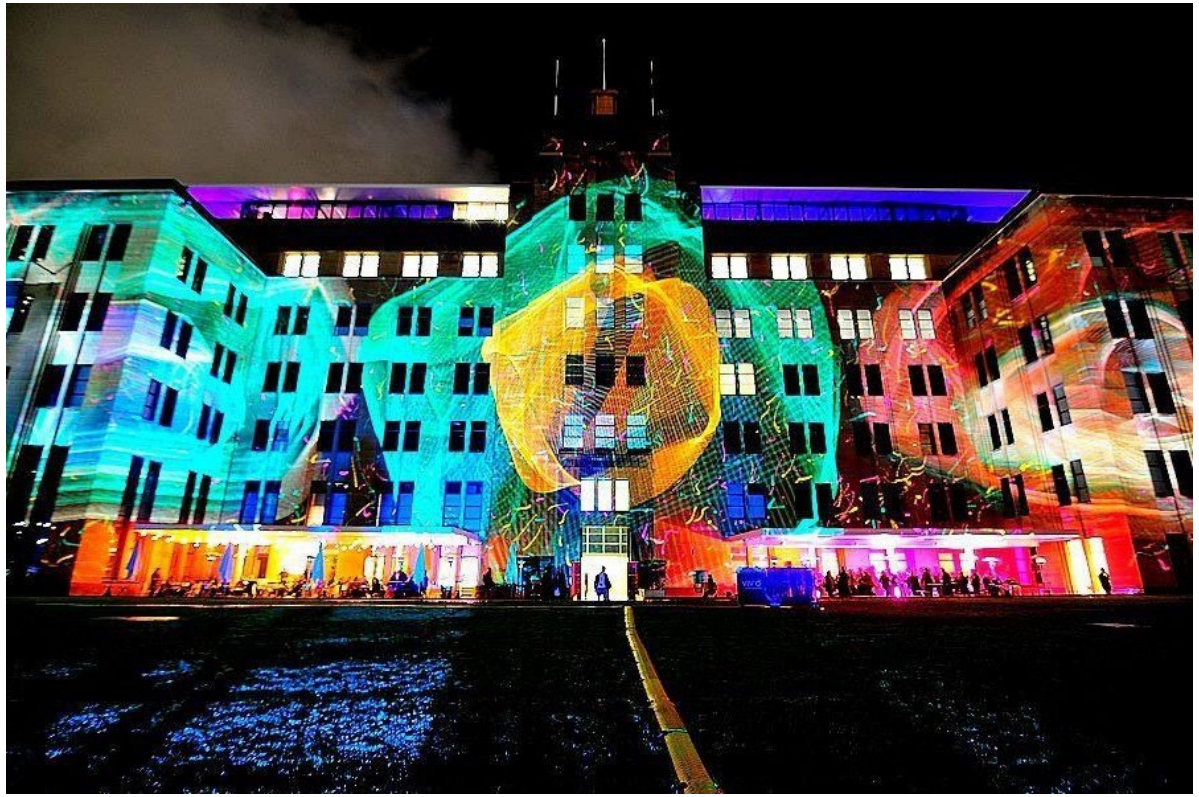


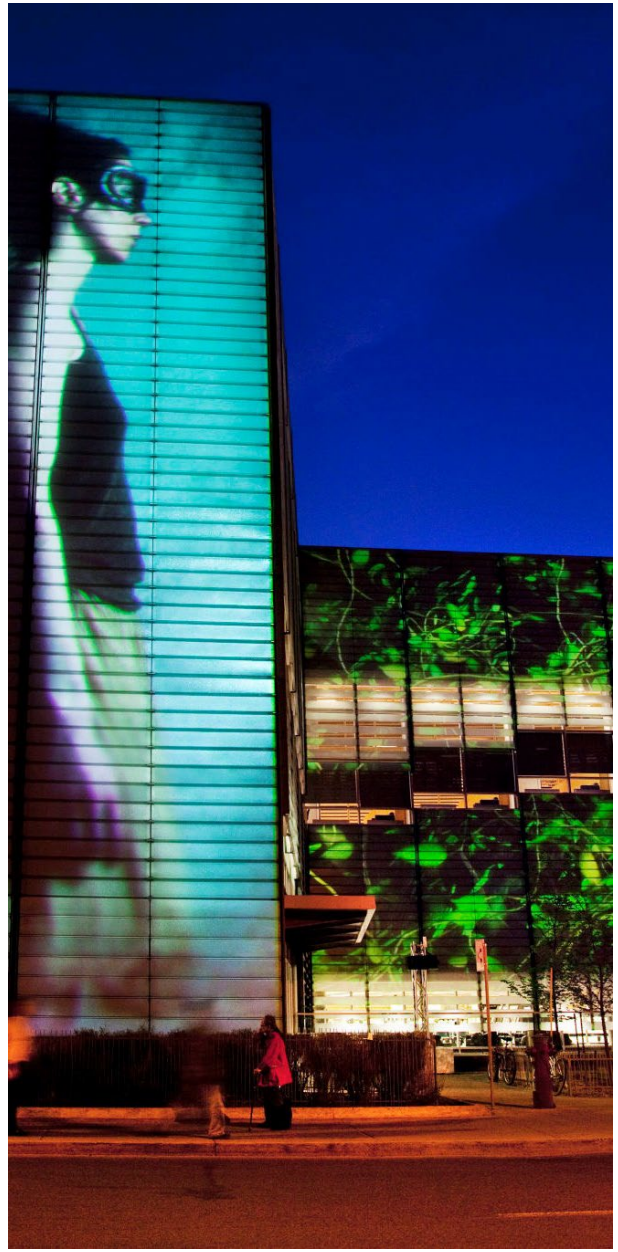


Entertainment Venue

Interpretation

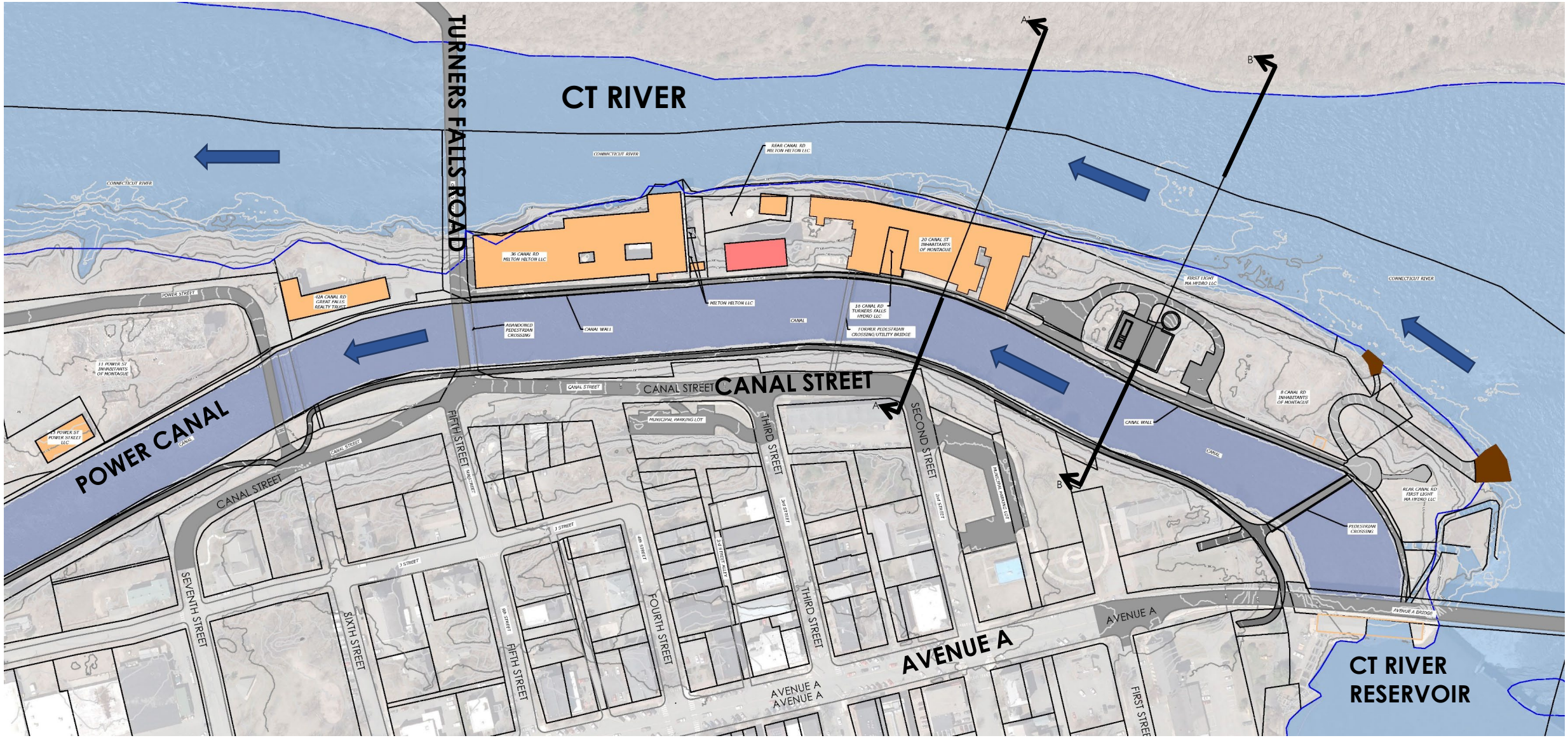
Illumination



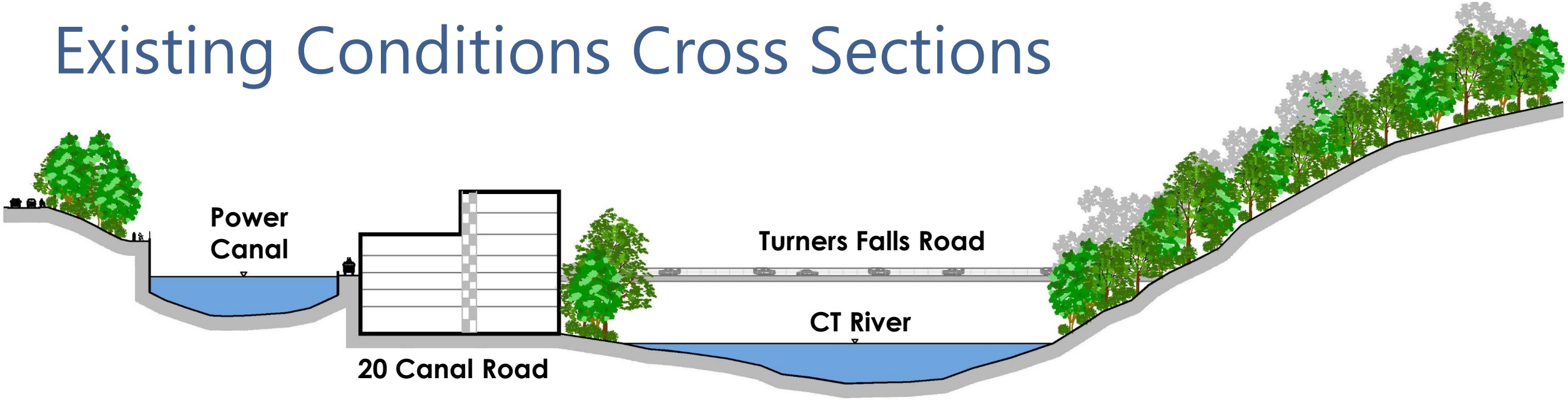


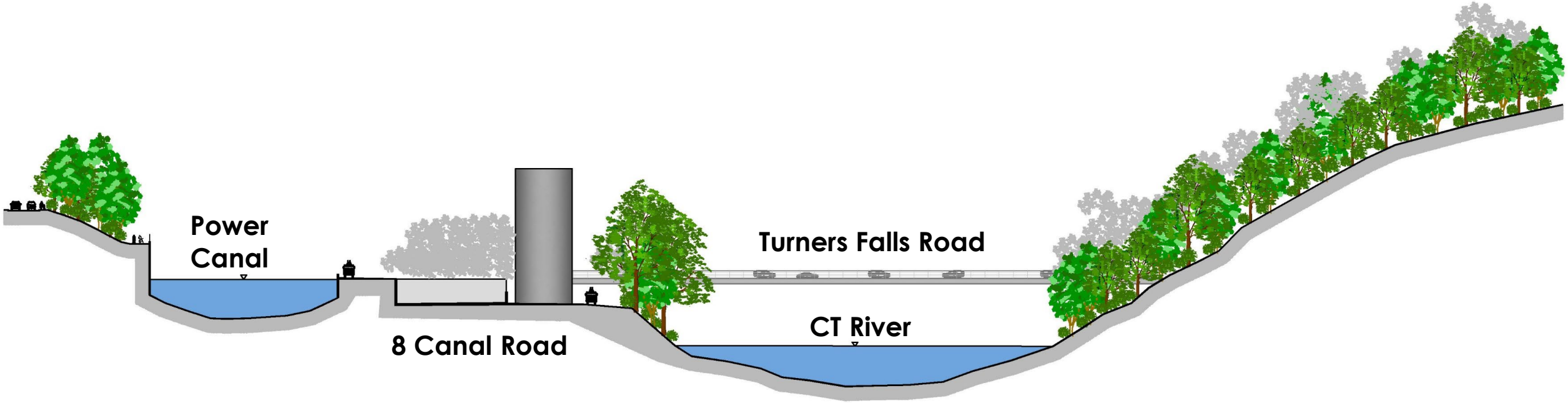
Illumination

Existing Conditions

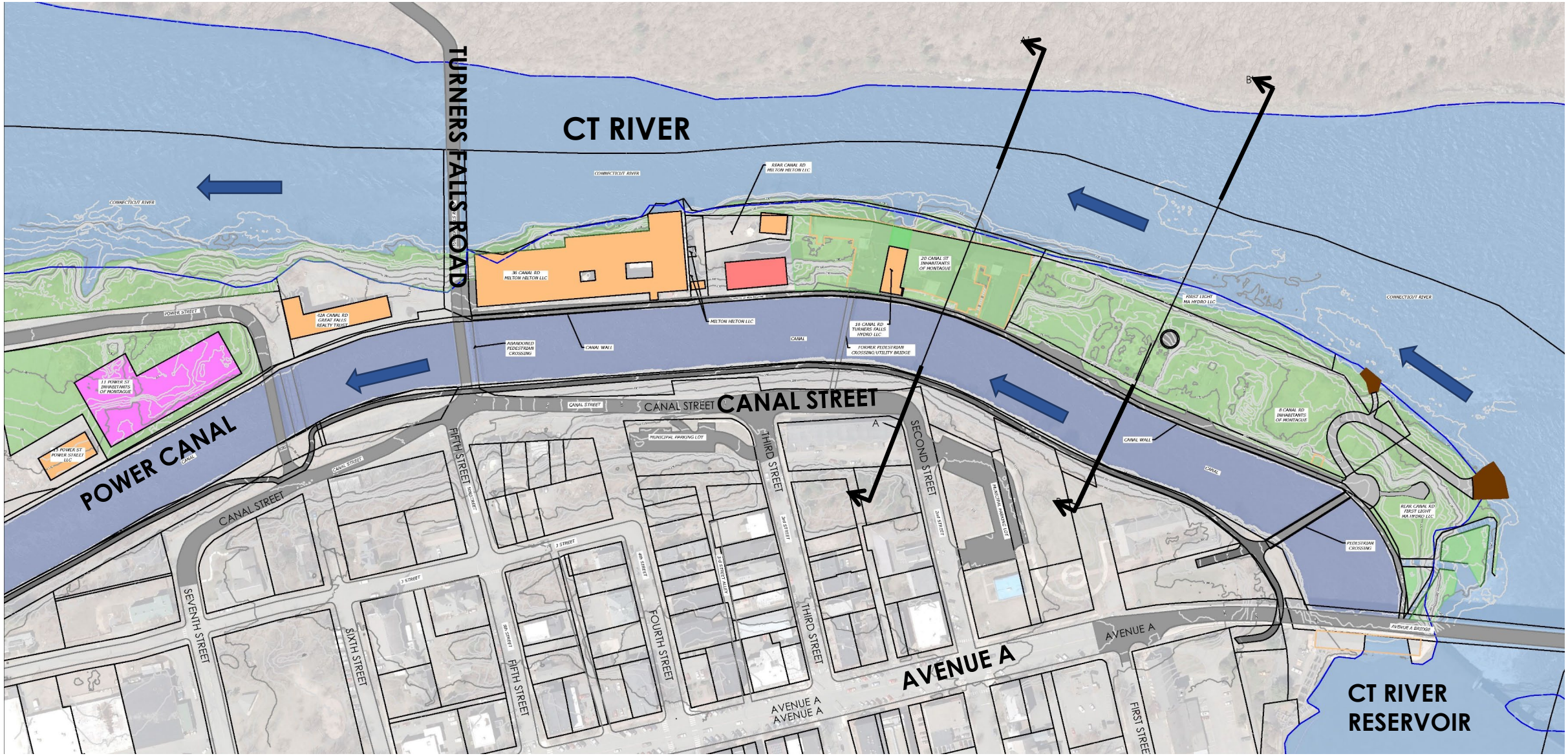


Existing Conditions Cross Sections

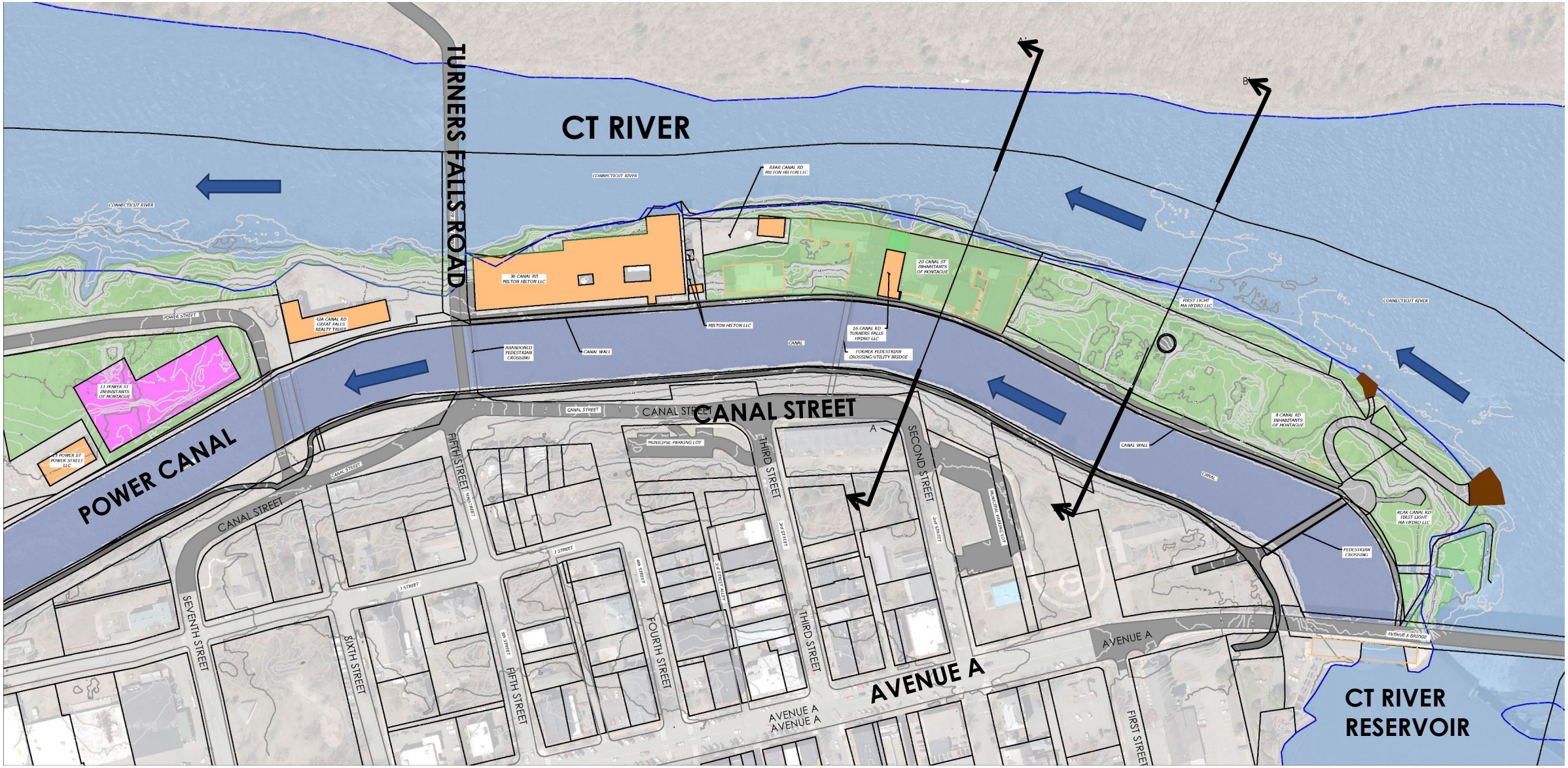




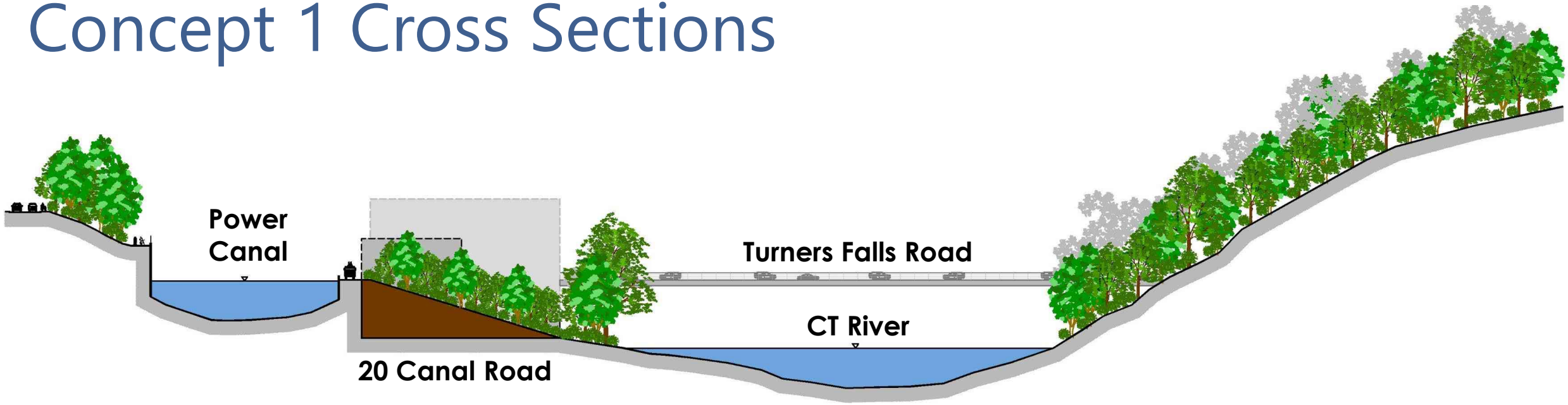
Concept 1

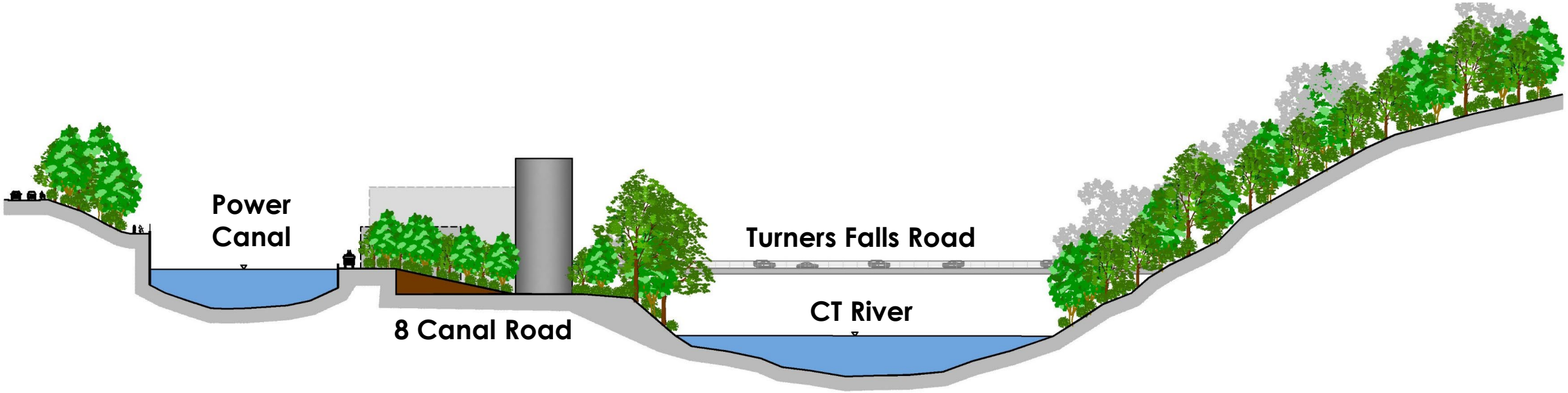

CT RIVER
TURNERS FALLS ROAD
POWER CANAL
CANAL STREET
AVENUE A
CT RIVER RESERVOIR
CONNECTICUT RIVER
POWER STREET
REAR CANAL RD MILTON HILTON LLC
36 CANAL RD MILTON HILTON LLC
42A CANAL RD GREAT FALLS REALTY TRUST
11 POWER ST INHABITANTS OF MONTAGUE
15 POWER ST POWER STREET LLC
ABANDONED PEDESTRIAN CROSSING
CANAL WALL
MILTON HILTON LLC
CANAL
20 CANAL ST INHABITANTS OF MONTAGUE
16 CANAL RD TURNERS FALLS HYDRO LLC
FORMER PEDESTRIAN CROSSING/UTILITY BRIDGE
FIRST LIGHT MA HYDRO LLC
8 CANAL RD INHABITANTS OF MONTAGUE
REAR CANAL RD FIRST LIGHT MA HYDRO LLC
PEDESTRIAN CROSSING
AVENUE A BRIDGE
MUNICIPAL PARKING LOT
SEVENTH STREET
SIXTH STREET
FIFTH STREET
FOURTH STREET
THIRD STREET
SECOND STREET
FIRST STREET
J STREET
4th STREET
3rd STREET
2nd STREET
3rd STREET ALLEY
A
B

Concept 1A

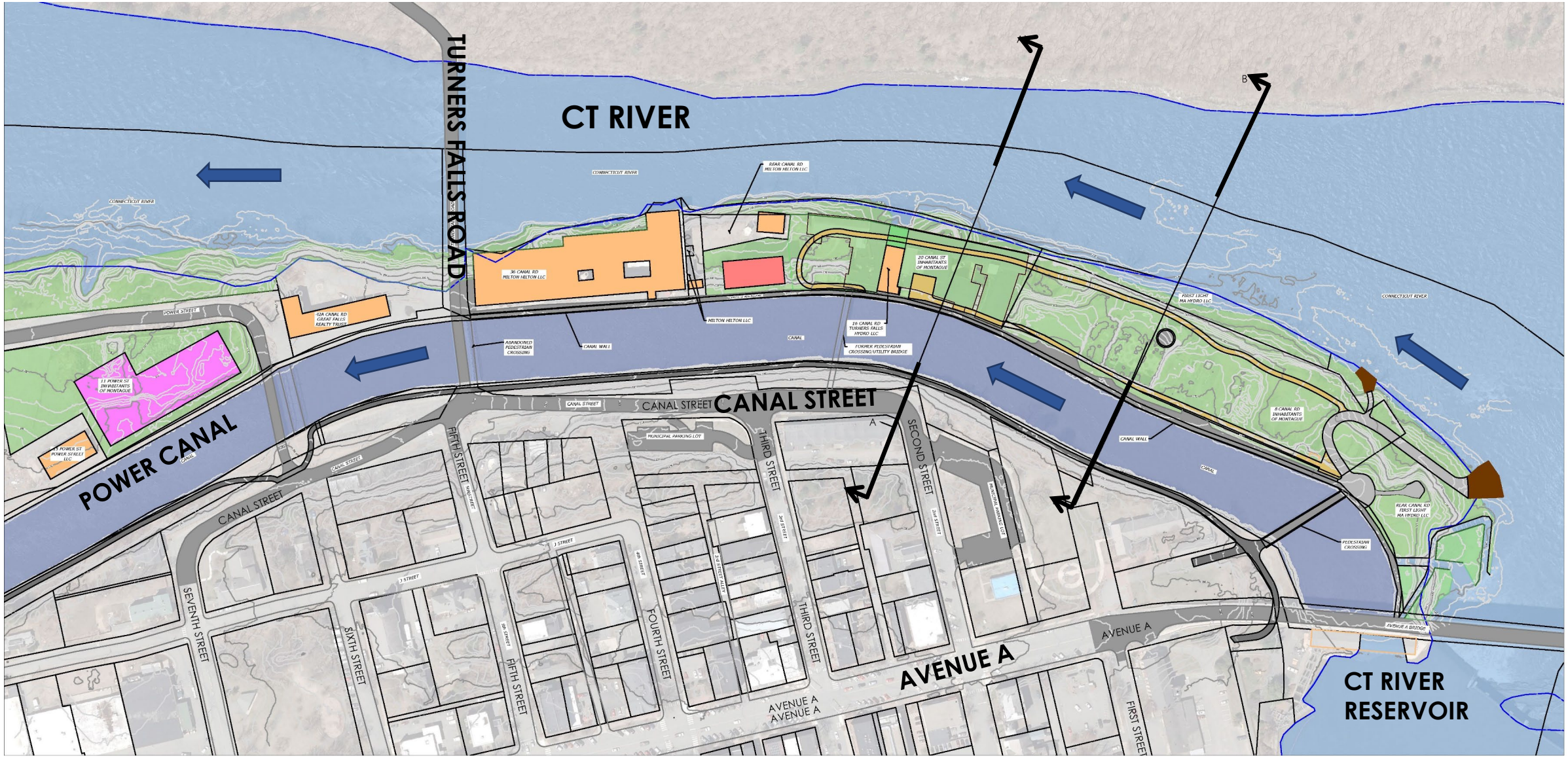

CT RIVER
TURNERS FALLS ROAD
POWER CANAL
CANAL STREET
AVENUE A
CT RIVER RESERVOIR
CONNECTICUT RIVER
POWER STREET
42A CANAL RD GREAT FALLS REALTY TRUST
36 CANAL RD MILTON HILTON LLC
REAR CANAL RD MILTON HILTON LLC
20 CANAL ST INHABITANTS OF MONTAGUE
16 CANAL RD TURNERS FALLS HYDRO LLC
FORMER PEDESTRIAN CROSSING/UTILITY BRIDGE
MILTON HILTON LLC
ABANDONED PEDESTRIAN CROSSING
CANAL WALL
CANAL
11 POWER ST INHABITANTS OF MONTAGUE
15 POWER ST POWER STREET LLC
MUNICIPAL PARKING LOT
FIRST LIGHT MA HYDRO LLC
8 CANAL RD INHABITANTS OF MONTAGUE
REAR CANAL RD FIRST LIGHT MA HYDRO LLC
PEDESTRIAN CROSSING
AVENUE A BRIDGE
SEVENTH STREET
SIXTH STREET
FIFTH STREET
FOURTH STREET
THIRD STREET
SECOND STREET
FIRST STREET
J STREET
A
B

Concept 1 Cross Sections

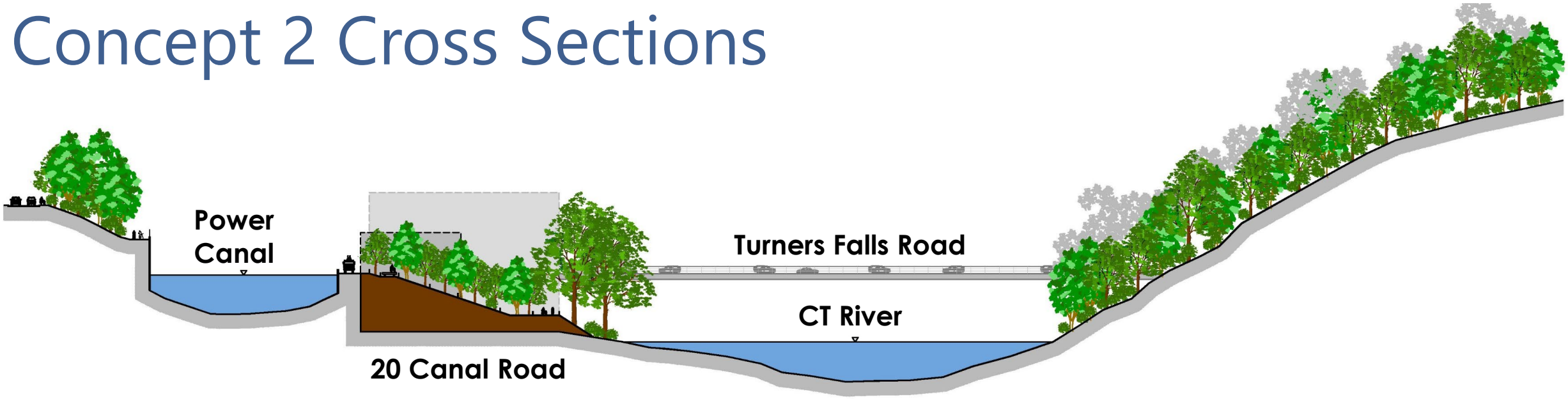


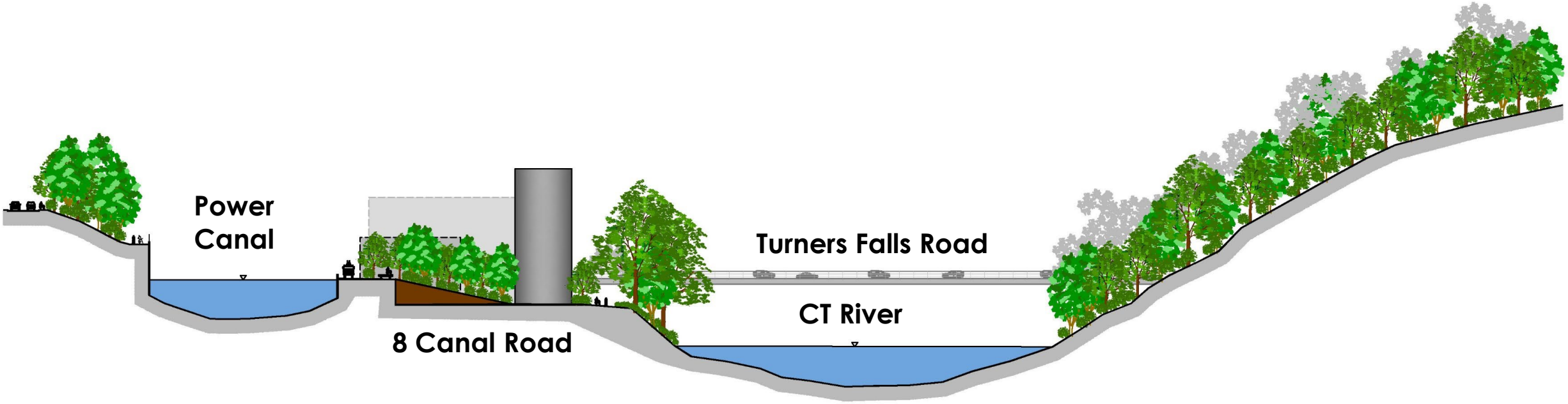


Concept 2

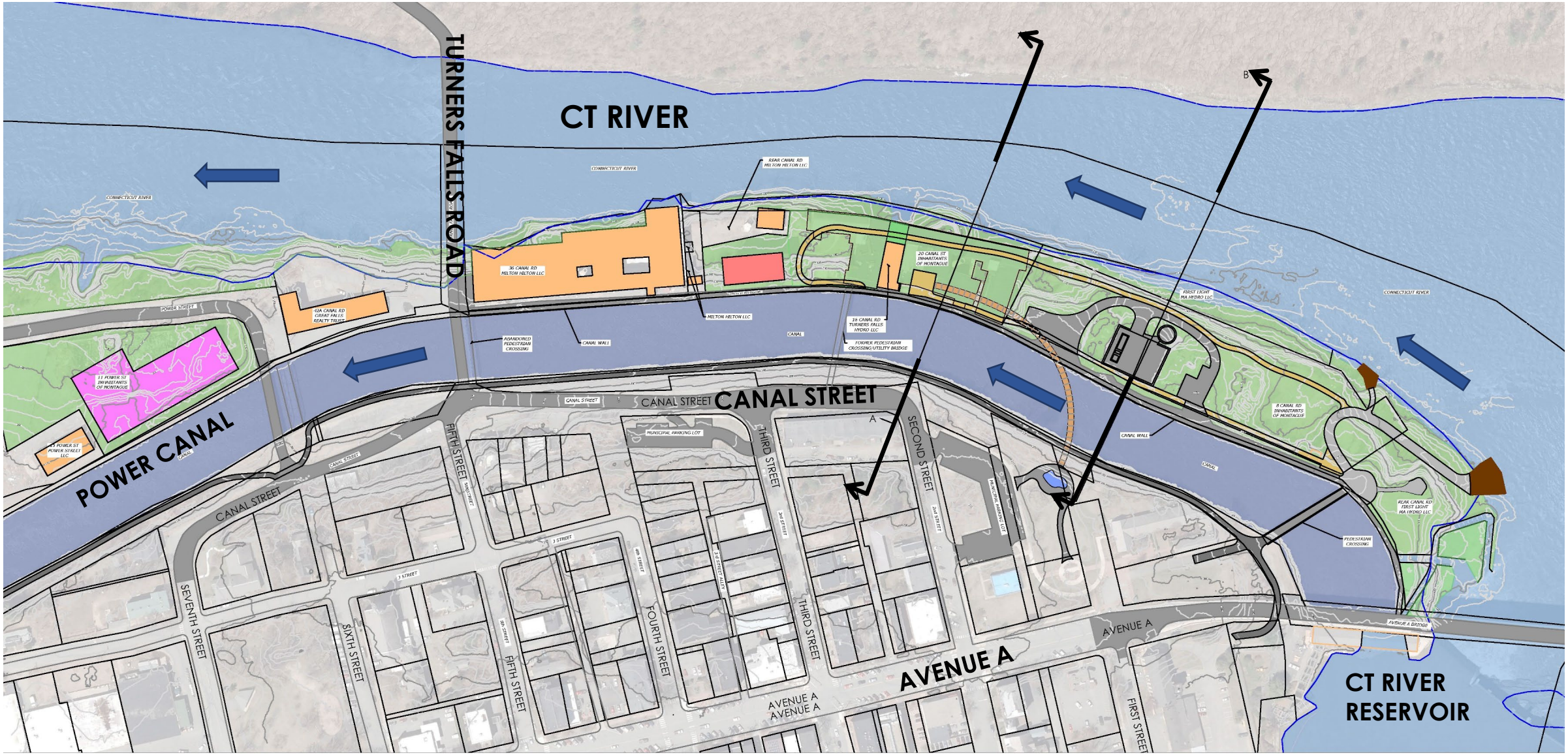

CT RIVER
TURNERS FALLS ROAD
POWER CANAL
CANAL STREET
AVENUE A
CT RIVER RESERVOIR
CONNECTICUT RIVER
POWER STREET
12A CANAL RD GREAT FALLS REALTY TRUST
36 CANAL RD MILTON HILTON LLC
REAR CANAL RD MILTON HILTON LLC
MILTON HILTON LLC
ABANDONED PEDESTRIAN CROSSING
CANAL WALL
CANAL
16 CANAL RD TURNERS FALLS HYDRO LLC
FORMER PEDESTRIAN CROSSING/UTILITY BRIDGE
20 CANAL ST INHABITANTS OF MONTAGUE
FIRST LIGHT MA HYDRO LLC
11 POWER ST INHABITANTS OF MONTAGUE
13 POWER ST POWER STREET LLC
MUNICIPAL PARKING LOT
FIFTH STREET
THIRD STREET
SECOND STREET
SEVENTH STREET
SIXTH STREET
FOURTH STREET
J STREET
AVENUE A BRIDGE
PEDESTRIAN CROSSING
REAR CANAL RD FIRST LIGHT MA HYDRO LLC
8 CANAL RD INHABITANTS OF MONTAGUE
A
B

Concept 2 Cross Sections

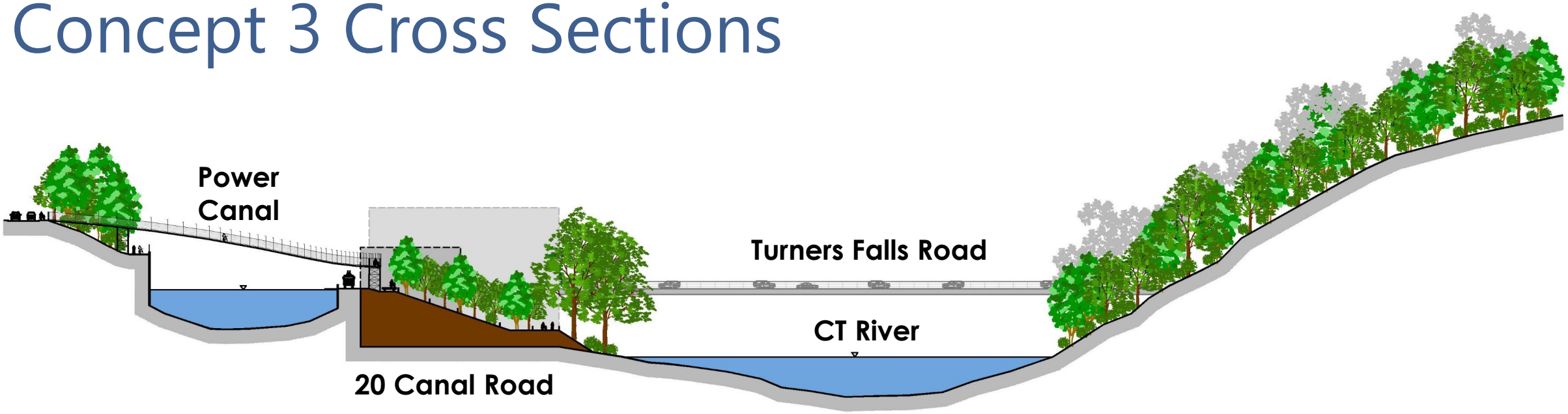


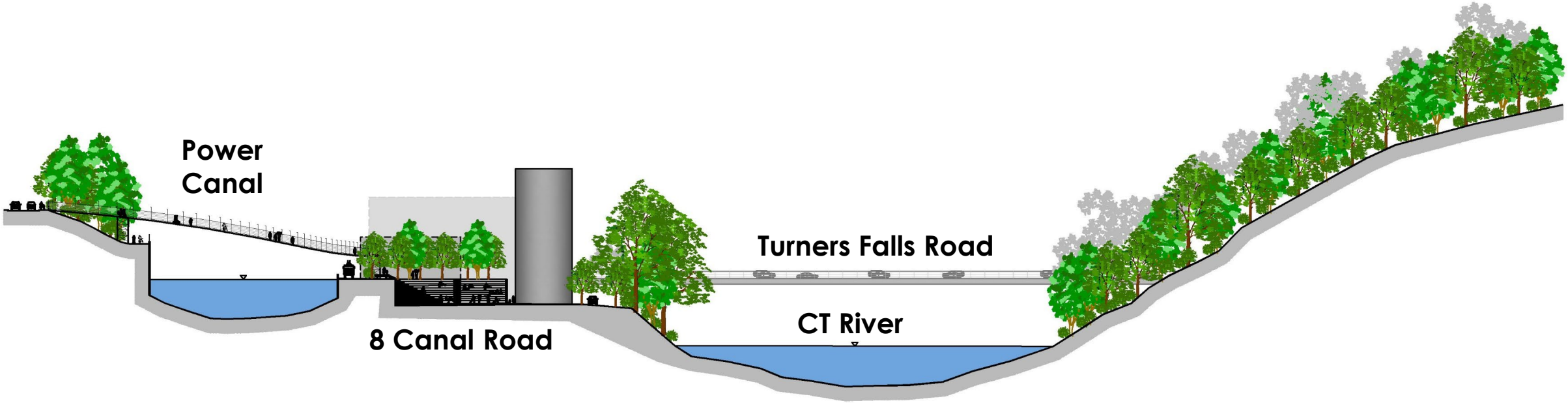


Concept 3


CT RIVER
TURNERS FALLS ROAD
POWER CANAL
CANAL STREET
AVENUE A
CT RIVER RESERVOIR
CONNECTICUT RIVER
POWER STREET
CANAL STREET
SEVENTH STREET
SIXTH STREET
FIFTH STREET
FOURTH STREET
THIRD STREET
SECOND STREET
FIRST STREET
AVENUE A
AVENUE A BRIDGE
CANAL WALL
CANAL
MUNICIPAL PARKING LOT
PEDESTRIAN CROSSING
A
B

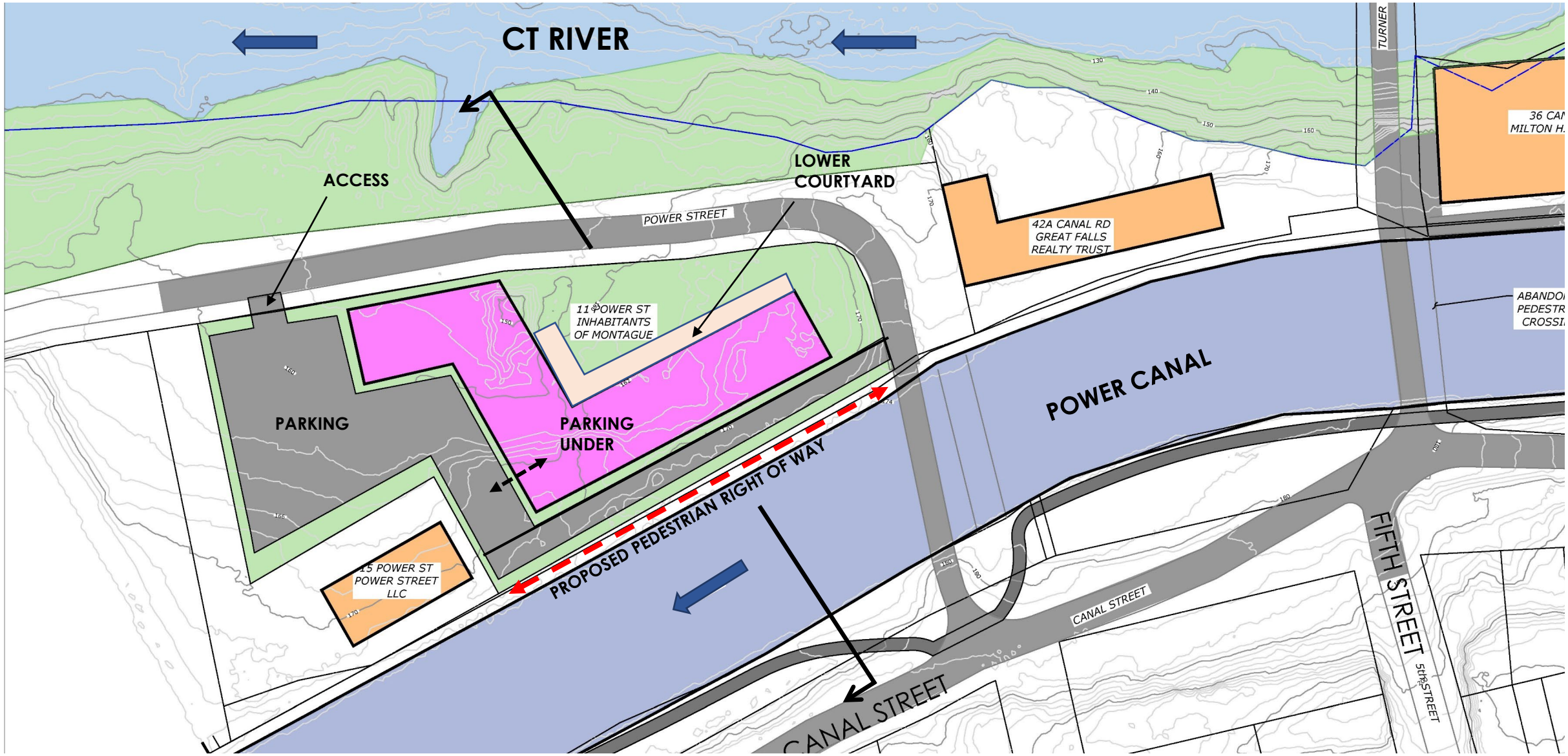
Concept 3 Cross Sections



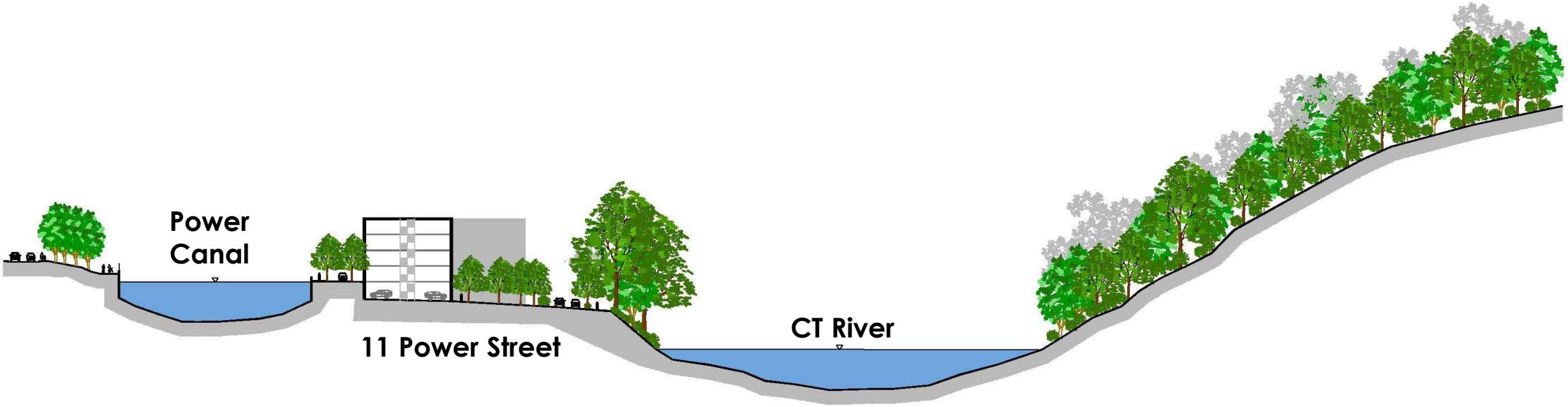


Affordable Housing

Zone 5 Concept



Zone 5 Concept Cross Section



Next Steps

Next Steps

Visioning Phase

- Incorporate your feedback
- Refine Design Concepts
- Engineer's review for feasibility and constructability
- Estimator's review for magnitude of cost opinion
- Market Analyst's review for financial feasibility
- Community Workshop No.3 – Date T.B.D.

Discussion

Thank you.

DIETZ & CO. Architects