

Urban Agenda Grant Project Utility Service Evaluation

To: Holyoke Housing Authority
FROM: Jay Viamari, Joshua Soper
DATE: June 29, 2017

The City of Holyoke (City) and Holyoke Housing Authority (HHA) are currently collaborating on due diligence tasks associated with the potential development of residential housing upon eighteen parcels within the South Holyoke section of the City. One portion of the due diligence scope of work is the evaluation of public utilities that will be required to serve the proposed development parcels. To that end, Tighe & Bond has prepared this brief technical memorandum which provides a summary of the findings of our desktop assessment of water, sewer, gas, and electric utilities adjacent to the proposed parcels. The following sections summarize our review of existing information regarding the status of the various utilities on Clemente St., South Bridge St., South East St. and Hamilton St, as well as our conversations with individuals from the relevant departments.

Gas and Electric

The Holyoke Gas & Electric Department was contacted regarding the existing gas and electric infrastructure in the project area. Electric service in the South Holyoke area is generally overhead via utility poles. The electric division noted that they do not have any current plans to upgrade or augment the electric infrastructure in the project area. They also did not foresee any issues with providing electric service to new residential units on the potential 18 parcels under consideration. A figure provided by HG&E depicting the location of overhead electric services and utility poles is included as an attachment to this memorandum.

The gas division was also queried on potential issues with development of the project parcels. There are currently existing gas mains in all the adjacent streets suitable for providing service to all the vacant lots. The gas division also indicated that they do not currently have any natural gas infrastructure upgrades planned that would affect the project.

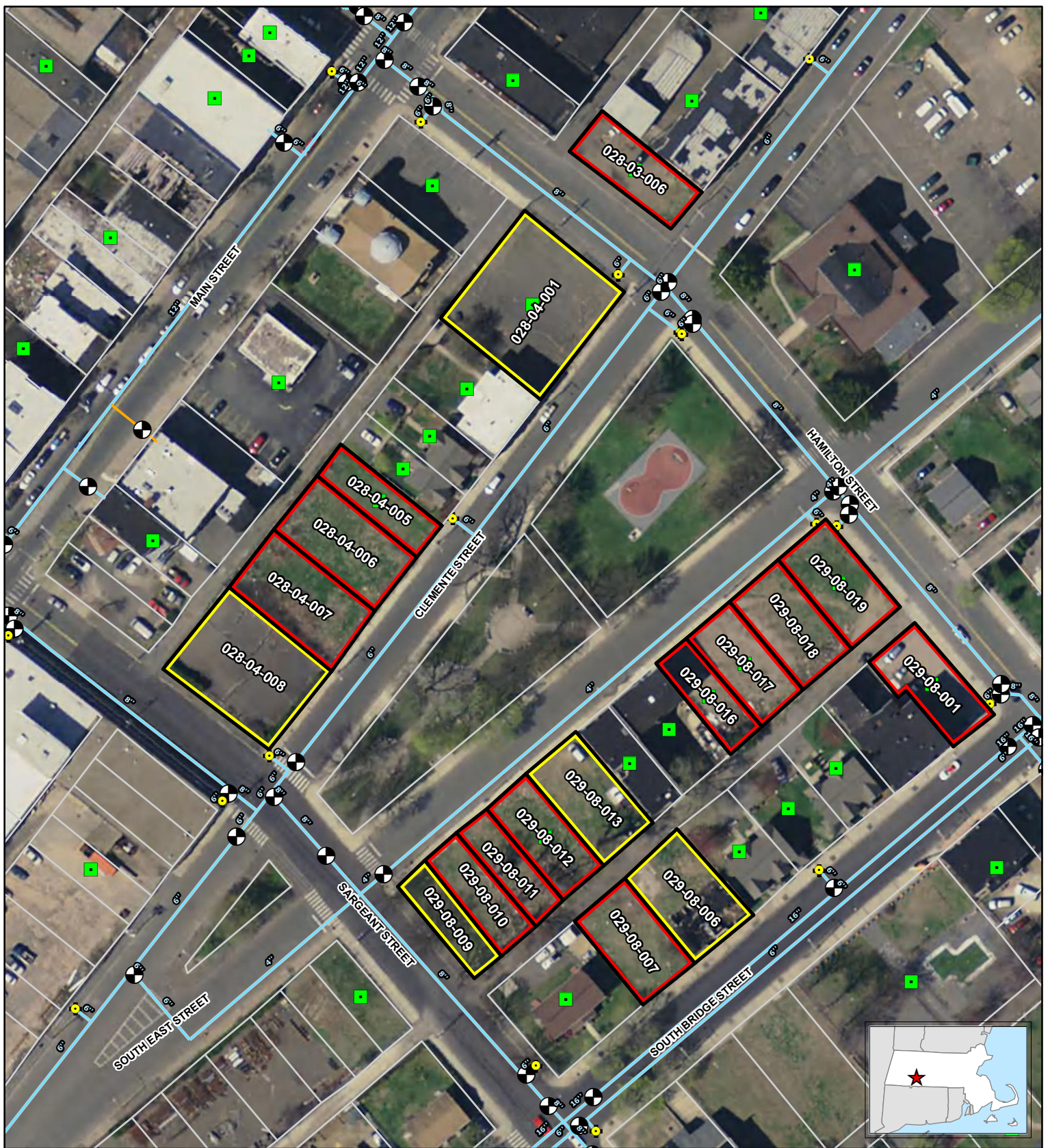
Water

The Holyoke Water Works was contacted for information regarding the existing water main infrastructure in the project area. Currently there is an 8-inch water main on Hamilton Street, a 6-inch water main on Clemente Street, a 4-inch water main on South East Street, and a 16-inch water main on South Bridge Street. The Holyoke Water Works does not currently have any plans for water main upgrades in the project area, however the 4-inch and 6-inch mains will require further evaluation as part of the design process for the new buildings, given their small size and age.

It is anticipated that the 8-inch main on Hamilton Street and the 16-inch main on South Bridge Street have suitable capacity to serve potential project needs, however, given the small size of the mains on Clemente and South East Street, it would be prudent to anticipate the need to upgrade those mains to 8-inch as part of the future project to provide adequate domestic and fire flows. See attached figure for existing water main location and sizes.

Sewer

Information obtained from the completed field survey, as well as in-house record information was reviewed regarding the existing sewer infrastructure adjacent to the parcels. As is the case with the majority of the downtown area, the sewer mains are located in the back alleys between Clemente Street and Main Street, and between South East Street and South Bridge Street. Our review indicates that the sewer mains within the alleys range from 8-inch to 12-inch in diameter, and consist of a mix of old vitrified clay and newer polyvinyl chloride (PVC). The sewer mains running in the alleys appear to discharge to a larger sewer main located in Sargent street which run in a southerly direction. Given the size of the existing mains (8-12 inch diameter), and the fact that these mains most likely serviced the previous residential housing, it is not anticipated that there will be capacity problems that would preclude development of the subject parcels. However, since some of the existing sewer main is old vitrified clay, additional evaluation regarding the condition of the piping may be required as the proposed project moves forward.



Legend

Site Parcels

Not Owned by City

Owned by City

Approximate Parcel Boundary

Curb Box

Hydrant

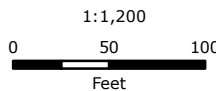
Gate Valve

Lateral

Water Main

Tighe & Bond
Engineers | Environmental Specialists

Based on MassGIS Color Orthophotography (2013).
Holyoke Parcels (2012) downloaded from MassGIS
and are approximate.



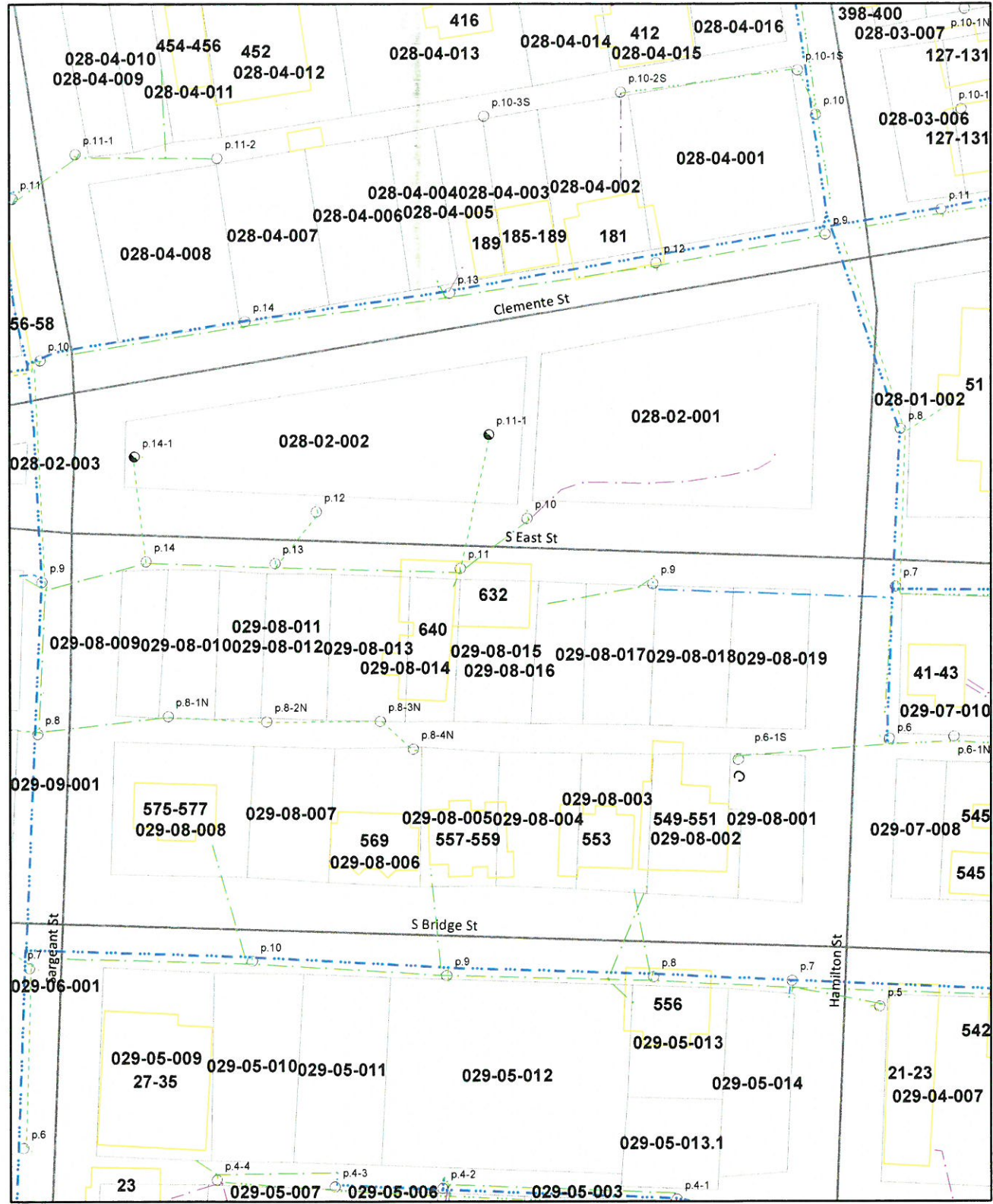
**FIGURE 3
ORTHOGRAPH**

Holyoke Urban Agenda Grant
Phase I Environmental Site
Assessment
Holyoke, Massachusetts

June 2017



1 inch = 92 feet



Primary Overhead wire is blue
 Primary Underground wire is red

Secondary Overhead wire is green
 Secondary Underground wire is purple