

CHICOPEE

RiverMills Phase IV



THE CHALLENGE

The former Uniroyal Tire factory has remained largely vacant since production ended in the 1980s, leaving one of Chicopee's most historically significant industrial sites underutilized and a deterrent to surrounding development. The City acquired it in 2009 along with the neighboring Facemate textile mills, creating the RiverMills redevelopment area



PROJECT DESCRIPTION

The site has potential for as many 500 residential units with commercial and recreation space. The City will work with a private developer to transform four buildings consisting of 570,000 square feet on 9.58 acres. Following the creation of a senior center, assisted living facility, and 105-unit apartment tower in the previous phases, Phase IV will continue to catalyze economic growth in the historic Chicopee Falls neighborhood.

Current View - Former Uniroyal Property



RiverMills Phase III - Current Construction



\$40M

already invested
for site preparation



570,000 SF

of historic mill
buildings to be
repurposed



500+

potential new
residential units



Completed

RiverMills Senior
Center and
Assisted living
facility



2026

completion of
environmental
cleanup

TOOLS & FINANCING

- City of Chicopee owns and manages the redevelopment site
- \$40M+ invested in demolition, stabilization, and environmental remediation
- Housing Development Incentive Program Zone
- Opportunity Zone
- Part 1 NPS Historic Tax Credit application complete
- Low-Income Housing Tax Credit potential

PROJECT STATUS

The City's previous development agreement has expired, and a new competitive RFP will select a developer for Phase IV.

Three previous RiverMills phases have already been completed or are under construction, demonstrating continued momentum for the site.



**Developer
Procurement**