Historic Millyard Revitalization Project
Ware, MA

Senior BSLA Urban Design Studio, Fall 2021
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MLA, DIPL.-ING. Landschaftsarchitekt

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Studio Report prepared for Rick Lotuff, Town of Ware, MA

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We would like to thank our client, Rick Lotuff for generously funding this studio and enthusiastically providing feedback on our designs and guidance during the design process. We also thank him for his hospitality, inviting us to visit the beautiful Ware Millyard, the historic buildings with their electricity-generating turbines and their underground channels. It was a rich and unique experience that we will not forget.

We thank studio collaborators Professor Emeritus John Mullin, LARP Department Chair Robert Ryan, and Alex Ziter, Assistant Planner, Town of Ware, MA (UMass Amherst MRP 2021).

Special thanks to Associate Professor Frank Sleegers for guiding us through this studio project.

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Thank you to everyone who helped us gain an understanding of the site and Town of Ware including Stuart Beckley, Ware Town Manager, Rob Watchilla, Director of the Department of Planning and Community Development in the Town of Ware, Tom Barns, Ware Town Select Board member, Anna Marques, Building Inspector in the Town of Ware, Josh Kusnierz, Ware Town Tree Warden, Luke Wright, Ware Hydropower, and Terry Trudeau, Ware Town Resident Interviewee and LARP Department Manager.

Sincerely,

The students from the Senior Urban Design Studio Fall 2021
Mission Statement

This project’s mission is to provide an all-encompassing destination for the needs of current and future employees, residents, and visitors of the Ware Millyard Historic District and the community of Ware, MA. The project aims to facilitate the revitalization and redevelopment of the Millyard and develop a communal campus which provides employment, housing, goods, services, as well as recreational and social opportunities for the region. The vision of this project is to facilitate the revitalization and redevelopment of the Ware Millyard Historic District by establishing an emerging industry within the site. Incorporating the cannabis industry and all of its major types of establishments throughout the site will provide the cornerstone component while offering new opportunities as a catalyst for other industries.

History

The Ware Millyard Historic District encompasses a 19th-century mill complex and industrial mill village in the Town of Ware, Massachusetts. It is roughly bounded by South Street, the Ware River, the Upper Dam Complex, Park Street, Otis Avenue and Church Street. The Millyard district is comprised of approximately 42 acres and was established in 1825. The area includes surviving mill buildings, the oldest of which date to the 1840’s, and a collection of tenement-style housing built for the mill workers, built between 1845 and 1900. The district was listed on the National Register of Historic Places in 1986. The Ware Millyard District first saw industrial use in the 18th century, when Jabez Olmsted established a sawmill at the falls of the Ware River. Capitalizing on the innovations in textile manufacturing that led to the establishment of Lowell, Massachusetts, investors in 1821 purchased mill privileges at the falls and incorporated the Ware Manufacturing Company in 1823. The Ware Millyard was the region’s largest employer for nearly a century. The site includes direct access to the Ware River and has multiple penstocks running throughout the site that were historically used to power hydraulic systems.

Design Objectives

• Provide places outside that welcome a diversity of people and lifestyles, places to eat, play, and relax outside

• Provide multiple access areas to the underutilized and undervalued Ware River for active and passive recreation

• Improve aesthetic appearance of the Millyard from Main Street

• Provide better walkability and bike-able streets, and link to the planned and existing recreational greenway system

• Apply strategies that limit impervious surfaces/stormwater. Integrate the current plans for the Town of Ware

• Develop and envision business opportunities for small entrepreneurs to create a more equitable economy

• Envision adaptive reuse of vacant buildings on-site

This report displays how the Ware Millyard Historic District is creatively transformed by six design teams to envision new opportunities and life for a wonderful place on the Ware River.
01 Introduction

03 STUDENT PROPOSALS

05-20 Walking on Ware
Wyatt Collins, Andrew Folger, Aidan Murray

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Appendix I  -  Student Introduction Presentation

Appendix II  -  Historic Millyard Revitalization
Project Program Report, UMass-Amherst CED
REGIONAL CONNECTIONS

Ware has the potential to become a unique destination for a diverse population. Being along Route 9 (indicated in red above) provides a large amount of traffic going through Ware and specifically the millyard. We have proposed design improvements to drive this traffic in and get them opening their money to improve Ware’s economy.

TOWN CONNECTIONS

Ware itself needs improved connection between critical areas in the town. Most notably Grenville Park, downtown, and the millyard, all along East Main Street.
MISSION STATEMENT + GOALS

We love the millyard and don’t believe it needs any sort of “reconstructive surgery”, but simply a “facelift”. By “facelift” we mean relatively small and inexpensive design tactics. As long as these tactics get people WALKING ON WARE, having fun, and spending money, the necessary economic resurgence will follow. Propelling the community of Ware to well deserved prosperity. The design tactics proposed focus on the following: creating connections from route nine, downtown, and Grenville Park into the millyard and Ware River; cultivating a new and exciting culture at the millyard that celebrates the history of the local community; and responding to the Town of Ware’s Open Space and Recreation Plan with unique indoor and outdoor recreational activities.

This is done with a pedestrian friendly streetscape that connects downtown, the millyard, Grenville park, and the Ware River. The streetscape will also include ample signage for permanent spaces and cultural events going throughout the year. This will draw people in driving by or biking on Route 9. These improvements are an extension of the ongoing main street revitalization being completed by the Town of Ware.

We also have a focus on art that connects to the budding movement currently going on in Ware. This includes a floating sculpture gallery and sculpture garden on the Northeast lawn space. There are also connections between buildings and the landscape, for example, a cannabis consumption green roof above the dispensary; a beer garden outside the brewery and restaurant; and outdoor climbing on the exterior of the recreation facility.

MASTER PLAN
Phase 1 of Main Street Improvements

Phase 2 of Main Street Improvements
View East from Main Street into the Millyard

Cannabis consumption green roof above the Mill 1 dispensary
Now that we have people coming into the millyard we need them to spend money. This is done by making Ware a vibrant town that outsiders love to visit and locals are proud to call home. We have proposed a series of events in all four seasons that take place at the Millyard. These new and exciting cultural events will drive revenue to Ware and ensure prosperity for the entire community. To go along with this new activity in Ware we wanted to make sure the town’s history is not forgotten. This is accomplished by design interventions that celebrate and tell the story of Ware’s cultural history. Specifically maintaining the architecture of ruins, when possible, to define space, incorporating educational signage, and creating a path going along one of the historic penstocks.
Mindy was driving along Route 9 with a friend on their way to the Berkshires when the millyard caught their eye. They decided to explore the millyard and loved its historic and artistic atmosphere. They came across a concert for “Warestock” and decided to hang around. Mindy decided to post an Instagram in front of the floating art gallery and her phone immediately started blowing up with questions of where to find the destination. Mindy can’t wait to come back for other great events.

Talia recently got a job at the millyard’s dispensary and loves working there. She especially appreciates all the unique niceties the millyard provides her on a daily basis. From lunch breaks on the river to seeing a movie after her shift at the outdoor theatre. Warestock is her favorite event that takes place at the millyard and she’s particularly excited to see her favorite band Skeggs this year with some of her colleagues.

Ware’s very own music festival: Warestock, located on the Southeast oxbow
Andrew is a senior at UMass who comes to the millyard to buy and consume cannabis. He and his friends also often come to get some zip-lining in on warm fall days and whenever a good movie is being projected they make sure to buy tickets in advance. After hearing about other events at the millyard Andrew is very excited for the holiday market. He and his friends plans to have a going away feast at the millyard and pick out secret santa gifts at the marketplace.

George has lived in Ware for decades and is overjoyed with the revitalization of the millyard. He really appreciates how the millyard has been able to celebrate his community’s history and tell the story of the mill. One of George’s favorite activities is bringing his grandkids to the millyard to show them the history of Ware and take in the special events, like the holiday market. George also greatly appreciates the pedestrian friendly extension along main street which makes it easy to walk around Ware.

The Ware Holiday Market located between Mill 2 and the existing fitness center.
With this new and exciting culture going on at the mill yard, we need to ensure the community's history is not forgotten. The terraces utilize the architecture of mill ruins, where possible, to define space and tell the story of Ware's history, while celebrating its evolution.
Perspective section showing the connection between Mill 1 and the Ware River, with seating areas and boardwalk outside the dispensary space.

Larger section showing the connection from the mill yard to the recreation facility across the river.
RECREATION

With the Town of Ware’s ongoing interventions in mind, we also looked at their Open Space and Recreation Plan (OSRP). This made it clear that the town is in need of a broad range of high quality recreational programs. In order to fulfill such a need we have incorporated various recreational activities into our design. Most prominently converting the old power plant building across the river from the mill yard to become an indoor recreation facility and rock climbing on the building’s exterior. Other recreational activities include zip-lining, fishing, an outdoor ice rink in winter, a riverwalk, and space for outdoor exercise adjacent to the existing fitness center.

Fishing is a large part of the river’s history, dating back to when the indigenous Nenameseck people populated the area. We hope to embrace this history and return greater recreational to the river with a boardwalk running along the length of the mill yard’s shore.
Other recreational activities available include zip-lining in warm weather and ice skating in cold weather. The ice rink is located on the Southeast oxbow. The zip-line extends across the river on the Eastern side of the site.
Walking on Ware - Wyatt Collins, Andrew Folger, Aidan Murray

The terraces pictured above define outdoor space by maintaining the footprint of demolished mill ruins. This design creates a space that honors the history of the millyard and Ware’s culture while creating spaces overlooking the Ware River that are active in all seasons.

Event Calendar Programming

- Cannabis Expo
- Lights Festival
- Ice Rink
- Band Skeggs
- Hempfest
- Film Festival
- Car Festival
- Oktoberfest
- Holiday Market
- Music Festival

In order to make Ware a culture town that outsiders love to visit and locals are proud to call home, we wanted to ensure that the town’s history is not forgotten. This is accomplished by design interventions that celebrate and tell the story of Ware’s cultural history. Specifically, maintaining the architecture of ruins, when possible, to define space, incorporating educational signage, and a path going along one penstock.

The boardwalk provides access to the Ware River for people to enjoy recreational activities such as fishing. The boardwalk goes along much of the shore and merges into a paved riverwalk. Don’t worry! In the winter the fun doesn’t stop. This flexible space on the Southeast oxbow becomes an ice rink when it’s too cold for concerts.

Not only do we have recreation going along the river, but also above it. The ziplining circuit pictured above creates an adventurous way to enjoy the millyard.

In order to make Ware a vibrant town that outsiders love to visit and locals are proud to call home, we have proposed a series of events to tell the story of the mill. These include a range of events that will occur in Ware and around the entire community. To go along with this new activity, we have worked to make sure the town’s history is our largest. This is accomplished by design interventions that celebrate and tell the story of Ware’s cultural history. Specifically, maintaining the architecture of ruins, when possible, to define space, incorporating educational signage, and a path going along one penstock.
The terraces pictured above define outdoor space by maintaining the footprint of demolished mill ruins. This design strategy is one of the interventions that celebrate and tell the story of Ware's cultural history. Specifically maintaining the architecture and footprint of the mill ruins, when possible, to define space, incorporating educational signage, and a path going along one penstock.

To fulfill such a need we have incorporated various recreational activities into our design. Not only do we have recreation going along the river, but also above it. The ziplining circuit pictured above creates an adventurous way to enjoy the millyard. The boardwalk provides access to the river and the park, and the Ware River. The streetscape will also include ample signage for permanent spaces and the cultural events taking place.

With the government of Ware's ongoing interventions in mind we also looked at their Open Space and Recreation Plan (OSRP). This made it clear the town is in need of a broad range of high quality recreational programs. In order to accomplish this we incorporated various recreational activities into our design. Not only do we have recreation going along the river, but also above it. The ziplining circuit pictured above creates an adventurous way to enjoy the millyard.

We proposed a series of events in all four seasons that take place at the Millyard. These new and exciting cultural events are going throughout the year. We also have a focus on art that connects to the budding movement currently going on in Ware. Also, we have a focus on the history of Ware and engaging the community's history and tell the story of Ware. He really appreciates how the town is bringing his grandkids to the millyard.

With the government of Ware's ongoing interventions in mind we also looked at their Open Space and Recreation Plan (OSRP). This made it clear the town is in need of a broad range of high quality recreational programs. In order to accomplish this we incorporated various recreational activities into our design. Not only do we have recreation going along the river, but also above it. The ziplining circuit pictured above creates an adventurous way to enjoy the millyard.

Don't worry! In the winter the fun doesn't stop. This flexible space on the Southeast oxbow becomes an ice rink when it's too cold for concerts.

The marketplace. We have recreation going along both sides of the main street and have even taken into an ice rink.

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<table>
<thead>
<tr>
<th>Event Calendar Programming</th>
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<tr>
<td><strong>Culture</strong></td>
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<td>Film Festival</td>
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<td>Outdoor Fitness</td>
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<td>Arts Festival</td>
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<td>Fishing Dock</td>
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The boardwalk provides access to the river and the park, and the Ware River. The streetscape will also include ample signage for permanent spaces and the cultural events taking place.

**Regional Context**

- Pedestrian Circulation
- Green Space
- Building Uses
- Vehicular Circulation
- Mill Ruins Plaza

**Town Context**

- Mill Ruins Plaza
- Welcome Center
- Marketplace
- Historical Plaza
- Historic Walk
- Fishing Dock
- Marketplace
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Ware, A Town with Edge

Kevin Herlihy, Kerran Holmes, and Samuel Huntress
CONTEXT

Regional Plan

Ware Loop

Ware, A Town with Edge - Kevin Herlihy, Kerran Holmes, Samuel Huntress
An interactive edge with the Ware River is created by softening its banks to allow access to the water at key spaces. The river walk will bring people along the river and through the mills to view the water and interact with new businesses filling the mills. Locations for cannabis production and distribution are primarily located in Mill 1 and public consumption locations are located along the riverside.

The center of the site is liberated and transformed into terraced gardens and gathering spaces which celebrate the history of the site with old mill equipment on display and are connected by an ADA-accessible path. Below the terraces is the penstock launch, where rafts are stored in the tunnels formerly used for hydro-power. Visitors float along the banks of the millyard and anchor od for public use of cannabis on the water.

The millyard is accessible by vehicle, bike, and walking with connections to the surrounding town strengthened. The river’s edge is on amenity the millyard should embrace. Unique experiences on or around the water will draw people of all ages to Ware. Whether it’s bracing the rapids, using cannabis, taking a walk, or chilling by the bar, every element of the millyard revitalization is made possible and is improved by access to the water’s edge.

MISSION STATEMENT + GOALS

MASTER PLAN
Circulation

Parking

Spaces

Green Infrastructure

Phasing
Major Spaces

- Urban Plaza
- Terraces
- Oxbow Park
- Bar & Restaurant

Programming

1. Rafts
2. Shopping
3. Fishing and Consumption
4. Open Lawn
5. Outdoor Bar Space
Terraced Core

Hotel

View of River

Industrial Artifacts

Brewery

Dam View + Riverwalk
Riverside Bar Space

The river’s edge offers scenic views of the opposing hillside and passers-by on the rafts. A lit-up historic tunnel connects the brewery to the bar and an exposed wall celebrates the site as the foundation of a former mill. The exciting atmosphere is sure to draw users of all ages.
Raft Launch

Adventurous Route

Penstock Launch

Anchor Points
An interactive edge with the Ware River will bring people along the river’s edge for tourism, recreation, and cannabis production and distribution. The center of the site is inclusive and encourages interaction, while the tunnels formerly used for hydropower are connected by an ADA accessible path.

The Millyard is accessible by vehicle, bike, and walking with connections to the surrounding town strengthened. Bicyclists and pedestrians will bring people along the river and through the mills to view the water and interact with new businesses filling the mills. Locations for cannabis production and distribution are primarily located in Mill 1 and public consumption locations are located along the riverside.

The Penstock Raft Launch offers scenic views of the opposing hillside and passers-by on rafts. A lit-up Inviting Mural with Gate Interaction can be seen from the water and attract visitors.

The adventures route offers some rapids while the penstock launch is calm. Rafters can then anchor off by the dam to enjoy the sun, scenic views, and public cannabis use. The river walk between the historic tunnel connects the brewery to the bar and an exposed wall celebrates the site as a historic foundation wall. The exciting atmosphere is sure to draw users of all ages.

The Ware River has been softened to provide for interaction and ecology. Whether it’s bracing some rapids, using cannabis, taking a walk, or chilling at the bar, every element of the Millyard revitalization is made possible and is improved by access to the water’s edge. Unique experiences on or around the water will draw people of all ages to Ware.

The river’s edge is an amenity the Millyard should embrace. There is potential for more unique experiences on or around the water. Ware River has been softened to provide for interaction and ecology. Whether it’s bracing some rapids, using cannabis, taking a walk, or chilling at the bar, every element of the Millyard revitalization is made possible and is improved by access to the water’s edge.
The existing penstock gate is celebrated as interactive seating. The river's edge is an amenity the Millyard should embrace. Unique experiences on or around the water will draw people of all ages to Ware, whether it's bracing some rapids, using cannabis, taking a walk, or chilling at the bar, every element of the Millyard can be improved by access to the water's edge.

The river's edge is an amenity the Millyard should embrace. Unique experiences on or around the water will draw people of all ages to Ware, whether it's bracing some rapids, using cannabis, taking a walk, or chilling at the bar, every element of the Millyard can be improved by access to the water's edge.

The river's edge offers scenic views of the opposing hillside and passers-by on rafts. A lit-up gate interaction facility and mural invites drivers passing by to enter the site. This entrance is where the Millyard interfaces with the cycling community.

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MILLY ART

AN ARTISTIC WAY TO EXPERIENCE THE PAST

Corrina Rossetti, Emily Menard, Harrington Riendeau
Fall 2021
Ware Historic Millyard Revitalization

Studio 497A - Fall 2021

MillyArt is a way to rejuvenate the Town of Ware by integrating old and new activities for the community to come together and enjoy.

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MillyArt - Mission Statement

This design is meant to bring the community of Ware back together at the location it all began. The mills hold a significant amount of historical value, and bringing life back to the river’s edge is an imperative part of the revitalization of Ware. The design will incorporate functional pockets of community gathering with a varied program. Some areas, such as the roof garden above Mill One, are meant for the separated consumption of marijuana products. Other areas do not focus on the cannabis industry or consumption and provide more family-friendly activities such as food, fishing, concerts, and education surrounding the history and the environment of Ware. The tailored program to appeal to multiple populations is key to bringing people of all walks of life to the mills.

This design incorporates a multitude of programming, as mentioned earlier. While some parts of this program, such as marijuana consumption, are targeted at a particular market, other parts of the program are for all to enjoy without interference. Along the river, people can canoe or tube down to the docks. Fishing in multiple spots along the river allow beautiful views of the water and a variety of fish to catch. Further inland, the art walk and gallery provides a space for the budding art community of Ware to display their works and stimulate discussion and appreciation. Inside some of the buildings, particularly the G+G Medical Building, studio space for artists will be available. Also indoors will be classrooms, lots of retail space, and multiple places to eat and drink, including cafes, a brewery, and a restaurant. If you are more drawn to the outdoors than the indoors, there is still much for you to do, including the biking and hiking trails along the eastern and southern side of the river that connect to the developing greenway of Ware. This varied program has much to offer, drawing in everyone of Ware and beyond to experience the Millyard like never before.
Regional Context of Site

We’ve proposed a bike trail connection, noted by the dashed lines, from the existing Mass Central Rail Trail, stringing together the experience of the Ware River, East Main Street, and nearby parks.

We also studied West and East Main street and how improving walkability there will also bring more people in to enjoy the millyard. What we pictured this looking like is including more plantings along the streetscape, and a brick walkway, visually connecting people to the brick mill buildings, that will lead into the site. Along this brick walkway, featured art pieces created by local artists will be placed, as the local art movement is an imperative part of Ware’s culture and presence.
Masterplan

The geometry of our design is based on the flowing outline of the Ware River. This gives our design an open and flowing movement. Starting at Mill 1, this is the main site for marijuana production, and retail. This is where most of the consumption of marajuana products will take place. Leading to Mill 2 is a brick walkway, in which there will be more retail and dining opportunities such as the kids clothing outlet, cafes and other small boutiques. In the town owned building, and retaining wall across from it, there will be an art walk and gallery that displays community members artwork. Moving along we have the sculpture garden next to the former G+G building, where we are proposing studio spaces and classrooms to provide affordable housing, and a space for community members to work on their art projects. Next is the brewery located in Mill 3, which is conveniently across the street from the Restaurant, located in Mill 4, with outdoor eating and activity space in the amphitheater directly below. Moving to the otherside of the river, there will be an open venue for weddings, concerts and more in the large abandoned powerplant, with the eastern portion of the site being a naturally forested area with hiking and mountain biking trails throughout.
Diagrams

This diagram depicts all the kinds of activities that can be attended on the site, and at what times of year these activities would occur.

Programming

This diagram details all the areas of importance on our site.

Green Space

The site is largely impervious paving, so the integration of more green space is detrimental. We added a conservation area to the east side of the river to preserve forest life.
Circulation and Parking

The area is made for both pedestrian and vehicular circulation, and we have created a total of 193 parking spaces, with 238 spaces including flex spaces.

Phasing

For phasing, we focused on the things that would create the most profit first, outlined in green. The second phase (orange) represents the arts on the site. The third phase (blue), would be for the other side of the river, and the red, would represent phase x, to occur when available.

Water Flow

The water flow of the site is constricted unless opened up by the removal of the garage. This encourages water flow and filtration before it enters the river.
Design Progress
Riverwalk and Lawn

Sculpture Garden

History Wall

Entry Point

Marketplace Concept

Educational Wall

Seasonal Interest Concept

Art Walk
20 Scale Model
Sections

Overlook - 1/8th Scale: Depicts what the Overlook and Underground look like

Roadway and Site - 1/8th Scale: Depicts roadway connection with Mill 1 and River

Amphitheater - 1/8th Scale: Depicts connection between Brewery, Amphitheater, and Restaurant

Oxbow Fishing Dock - NTS: Depicts the ecological impact of the site, as well as the relationship to the River
Present Day vs. Proposed

Existing Condition of Dock between Mill 1 & Mill 2

Proposed Design of Dock between Mill 1 & Mill 2

Existing Interior of Town Owned Building

Proposed Interior of Gallery in Town Owned Building

Existing Interior of Mill 3

Proposed Brewery Design of Mill 3
Present Day vs. Proposed

Existing Conditions by Mill 3 and 4

Proposed Amphitheater Design by Mill 3 and 4

Existing Conditions by G&G Building and Entrance

Proposed Entry Design by G&G Building

Existing Conditions by G&G and Ruins

Proposed History Walk Design by G&G and Ruins
Areas of the Site

Dock Entrance between Mill 1 & Mill 2

Marketplace Between Mill 2 and Businesses

Mural Wall and Art Walk

Tubing and Art Installation on River

Campsite on East Side of River

Sculpture Garden and Overlook

Open Space looking out to Brewery

Open Space and River Walk

Fishing on Dock located on Oxbow

Outdoor Space at the Venue
AN ARTISTIC WAY TO EXPLORE HISTORY

The design is meant to bring the community of people back together at the location by bringing life back to the riverside. The design is an important gathering space but also enhances the view and the river. The flood wall design includes local history and the environment of nature. The tailored program appeals to multiple users.

Early Sketch of the History Walk Experience

Sketch of the Pedestrian Sequence

Sketch of the Brewery Interior

Sketch of the Pedestrian and Sculpture Garden

Sketch of the Riverside History Wall and Garden

Perspective demonstrating how the history walk will show artistic interpretations of the spaces.
YART
EXPERIENCE HISTORY

When it all began, the Mills held a significant amount of historical value, and it was where the design began with functional spaces of community gathering. Instead of allowing the consumption of marijuana products, which was one of the main reasons the Mills became a center for legal cannabis production, the regulations key to bringing people of all walks of life to the Mills.

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**SPACE**
- FISHING DOCK
- FOREST TRAILS, BIKE & TUBE RENTAL
- ART MURAL WALK
- GALLERY
- MARKETPLACE
- SOUTH STREET BUILDING
- RETAINING WALL

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**PHASES**
- ECONOMIC VS. SOCIAL
- SECONDARY USES
- SOCIAL AND ECONOMIC
- COMMUNITY ENGAGEMENT
- ARCHITECTURAL VS. MATERIAL

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**ECONOMIES**
- IMPROVED CIRCULATION THAT CONNECTS THE SITE ACROSS THE RIVER AND THROUGH TOWN
- IMPROVED FLEXIBILITY FOR EVENTS AND PROGRAMS

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**SEASONAL INTEREST OF ACTIVITIES ON SITE**
- MUSEUM OF HISTORIC ART AND PLANTING FORMLESS SPACE IN THE SQUARE

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**THE DESIGN**
- DETAIL PLAN (2016-SEAS)
THE WAYPOINT OF WARE

“Somewhere Worth Seeing…”

Team Name - Tharanah Lundi and Meaghan O’Brien
With this project, the main goal is to create a dynamic, stimulating, yet nostalgic experience for the townspeople of Ware, as well those who may pass through. Located in Ware’s Historic Mill District, “The Waypoint of Ware” is designed to become this community’s new core attraction. With the nearby Route 9, Massachusetts’ primary east to west state highway, this project creates a destination that will give new life to a historical landmark. The Waypoint of Ware is an innovative design that combines antique with modern, and nature with indoor space in order to construct an experience that will leave visitors fed, creatively stimulated, and connected with integrated vegetation. What makes “The Waypoint of Ware” a desirable destination to visit is based upon the numerous unique activities scattered throughout the entire site.

Mission Statement

Programming for this project includes an indoor garden, various artistic ventures, dispersed green gathering spaces, shops where consumers can consume both food, drink and gifts to bring home. With this project we wanted to maximize not only parking but pedestrian pathways that are more safe and comfortable to walk through. With wanting to maximize the parking spaces in order to accommodate the new site programming, we were challenged with battling impervious surfaces. In our design we tried to add in vegetation and more pervious surfaces in order to create a more plant friendly environment.
Focus area illustrating the Dispensary Building, its parking lot, the Indoor Glass Smoking Rooms, and the Outdoor Consumption Area.

View from East Main Street looking at the front parking lot and the Indoor Glass Smoking Areas in which visitors can find a place to smoke inside on site. With these glass structures, consumers are given the opportunity to smoke recreationally at the dispensary even during the colder months.
View from the Outdoor Consumption Area looking out onto the Ware River behind Mill 1. This space can be used for visitors interested in recreational smoking with products from the dispensary as well as enjoying the view of the waterfront.

Section view of focus area depicting grade change of the parking lot that is now at the same grade level of the street, as well as the main entrances leading into the dispensary. This change allows for ADA accessibility into the building, and easier access into the parking lot from the main road.
This next focus area is a view of the Cafe Patio that leads into the top floor of the Art Gallery Cafe. On the first floor visitors can enjoy local artists displaying their work who may have rented a space in the nearby art studio building. The cafe is a space designed to maintain the brick charm of the Historical Mill District, as well as give visitors a enclosed outdoor space that is welcoming.
View within the Hidden Indoor Garden where visitors can enjoy beautifully lush plantings that mimic the original overgrowth that once took over the formerly abandoned building.
View looking down the Vendor Corridor with the Hidden Indoor Garden to the left.

View looking down the opposite side of the vendor corridor depicting areas where visitors can sit down to eat and socialize after visiting the Market Place within Mill 2.

View looking into the Hidden Indoor Garden depicting the balconies on which visitors can explore different points of views of the garden.

View from the South Street bridge overlooking the Ware River and the Outdoor Consumption Area.
The Waypoint of Ware

By: Meaghan O’Brien and Tharanah Lundi

With this project, the main goal is to create a dynamic, stimulating, yet nostalgic experience for the townspeople of Ware, as well as those who may pass through. Located in Ware’s Historic Mill District, “The Waypoint of Ware” is designed to become this community’s new core attraction. With the nearby Route 9, Massachusetts’ primary east to west state highway, this project creates a destination that will give new life to a historical landmark. The Waypoint of Ware is an innovative design that combines antique with modern, and nature with indoor space in order to construct an experience that will leave visitors fed, creatively stimulated, and connected with integrated vegetation. What makes “The Waypoint of Ware” a desirable destination to visit is based upon the numerous unique activities scattered throughout the entire site.

View looking down the Vendor Corridor with the Hidden Indoor Garden to your left.

View from East Main Street looking at the front parking lot and the Indoor Glass Smoking Areas to which visitors can find a place to smoke inside on site. With these glass structures, consumers can enjoy the opportunity to smoke recreationally at the dispensary even during the colder months.

Section view of focus area depicting grade change of the parking lot that is now at the same grade level of the street, as well as the main entrances leading into the dispensary. This change allows for ADA accessibility into the building, and easier access into the parking lot from the main road.
Phase 1

Phase 2

Phase 3

View within the Hidden Indoor Garden where visitors can enjoy beautifully lush plantings that mimic the original overgrowth that once took over the formerly abandoned building.

View from the Apartment Brick Pathway looking into the Ivy Tunnel that leads towards the Cafe Patio where visitors enjoy a cup of coffee and good company.

View from the South Street bridge overlooking the Ware River and the Outdoor Consumption Area.

Section view of focus area depicting grade change of the parking lot that is now at the same grade level of the street, as well as the main entrances leading into the dispensary. This change allows for ADA accessibility into the building, and easier access into the parking lot from the main road.

Section view of Cafe Patio that leads into the top floor of the Art Gallery Cafe.

View from the Outdoor Consumption Area looking onto the Ware River behind Mill 1. This space can be used for visitors interested in recreational smoking with products from the dispensary as well as enjoying the view of the waterfront.

By: Meaghan O’Brien and Tharanah Lundi

From the Outdoor Consumption Area looking onto the Ware River behind Mill 1. This space can be used for visitors interested in recreational smoking with products from the dispensary as well as enjoying the view of the waterfront.

View from East Main Street looking at the front parking lot and the Indoor Glass Smoking Areas in which visitors can find a place to smoke inside on site. With these glass structures, consumers are given the opportunity to smoke recreationally at the dispensary even during the colder months.

What makes “The Waypoint of Ware” a desirable destination to visit is based upon the numerous unique activities scattered throughout the entire site.
Main Street Millyard
Andrew Carrano, Omar Eissa, Amelia Scofield
OUR MISSION STATEMENT

In revitalizing Ware Millyard we aim to expand on the town’s existing center of commerce by hosting a diversity of retail and dining experience coupled with social opportunities through recreation and leisure activities. In doing so, we aim to provide a vibrant social hub to the people of Ware that attracts visitors from far and wide.

GOALS AND OBJECTIVES

- Extend the existing commercial center in downtown Ware into the millyard
- Establish a social center with opportunities for recreation, leisure, and commerce
- Use color and light to bring life to the millyard and scale down the industrial space
- Encourage responsible use of cannabis with safe, designated consumption

Local connections

The Millyard is located to the east of Downtown Ware, the town’s pedestrian oriented commercial center. The Millyard is within a 15 minute walking distance from all of Ware’s major recreational parks, including Grenville Park and Downtown Ware. The northwest corner of our site is at the intersection of Ware’s main arterial roadways, meaning that most people traveling through or within Ware will pass the Millyard. Two major bikeways, the Mass Central Rail Trail and Route 9, border our site, making it a destination for local cyclists. The Millyard’s central location makes it the perfect place to create a commercial destination for visitors and a social destination for Ware’s residents.

Regional connections

Ware is an urban center that services its residents and those living in the surrounding forested suburbs. Ware Millyard is located on Route 9, a major east-west throughway in the region, meaning that people driving across the region are likely to pass the Millyard. The Ware River runs through our site and is bordered by a mosaic of agricultural lands, forests and millyards, some retired and some revitalized. Restoration of the Ware Millyard will establish Ware as a destination for travelers and set a precedent for shaping a greenway along the Ware River.
**Concept** Main Street Mill Yard builds upon the site’s existing mill structures to transform the formerly industrious site into a commercial and social hub for the people of Ware and beyond. Main St Millyard serves as an extension of downtown Ware by echoing its architectural details. The juxtaposition of color and lights with the existing historic architecture will give the millyard a lively, vibrant feel and create a coherent design language throughout the site.
PEDESTRIAN CIRCULATION

Pedestrian foot traffic from those shopping in a revitalized Main street and from Grenville park is drawn into the site using our main two passageways. On site circulation generally follows the corridor like patterns that are defined by the existing buildings.

VEHICULAR CIRCULATION

Impervious surfaces are drastically reduced from what exists now on site by using more thoughtfully designed parking areas and access roads. The site features 190 parking spots on site and 30 street parking spots, for a total of 220 spots. The design of the roads allows for easy access to all buildings and increases the functionality of the site.

PROGRAMMING

Spaces between the buildings will be transformed into vibrant streetscapes that juxtapose the mill’s grand industrial architecture with colorful lighting and improved facades. A terraced plaza will serve as a gateway into the complex and as a flexible transition space. Open spaces along the river facilitate recreation and leisure with lawn games, a large pavilion, exercise trails and intimate fire ring terraces. The river itself will host a variety of water sports such as river surfing, foil boarding, kayaking and fishing. Throughout the site will be a few designated smoking areas for cannabis users to enjoy the amenities and atmosphere through a different lens.
PHASING

MSM will be constructed and developed in multiple phases, concentrating on revenue generation in earlier phases and later shifting towards recreation and leisure. Phase 1 includes the renovation of Mill 1 for the construction of the dispensary and growing facility, and the clearing of the open space on the east site of the site to be used for outdoor events. Phase 2 involves the development of more buildings on site and their associated landscapes and parking areas. Phase 3 renovates the non-revenue generating buildings and further develops the open space to be used for specific programming. Phase 4 addresses the space on the other side of the Ware River.

BUILDING USE

Existing buildings will house new retail experiences such as boutiques, clothing stores and a flower shop as well as apartments and a variety of dining experiences ranging from family restaurants to pubs and lounges with performance spaces for live music. Consolidating existing businesses and introducing new retail opportunities allows for our design to be profitable as well as bring new excitement to the town of Ware.

VEGETATION

A line of street trees defines the northern border of the site and transforms East Main street into a greener, more welcoming corridor. Planting beds with understory trees, such as Amelanchier, are nestled between the buildings on site to break up large spaces and to bring the site down to a human scale. Thinly structured canopy trees, such as honeylocust, are used in spaces along the Ware River to create a shaded canopy that doesn’t block views to the river. Floodable spaces along the river are planted with riparian species of trees, shrubs and perennials. Forested areas on the east side of the river are to remain.
**Entrance** Currently, the site's border with East Main St is underwhelming and unwelcoming. Although the Mill buildings stand out in the landscape, there are no notable features that let people know they are at the Millyard or to draw people in.

To draw in pedestrians and drivers, Main Street Millyard's northern edge has a well defined, inviting edge with clear entrances that uses vibrant colors and large, clear signage to welcome visitors to the Mill yard. We use materiality that imitates the materials found on Main st, such as this green color of the oxidized copper in town that we used for the fencing.
A Cannabis Campus

A newly constructed cannabis cultivation, processing, and retail facility will be one of the first renovations done to the millyard. Main Street Millyard promotes social, safe, and responsible use of cannabis, as it features an on-site consumption area that we call the riverside lounge. It has monitored access through the dispensary and offers spectacular views of water tumbling over the dam on site. This space is great to relax in and connects people to the river using a raised deck and steps down to the rocky shoreline.
Market Street

Although Downtown Ware has a commercial presence, it lacks variety when it comes to shopping options and sit-down dining experiences. The existing architecture provides ample space for new businesses. The stone Mill offers vacant floor space at 2 levels that could be transformed into a marketplace.

A New Life

Vibrant colors, distinct geometry and overhead structures are used to bring a new energy and to bring the site down to a human scale. Some of the shops that might line this corridor, which we call Market Street, are a flower shop with a riverside cutting garden, an ice cream shop, and a shop where MSM artists can display and sell their masterpieces.

Seasonality

Market St has seasonal versatility and can be decorated to fit the spirit of the season, giving the millyard year-round appeal.

Inspo

The addition of new business, lively lighting and color to the Market St. corridor will bring the energy of a typical Main Street into the millyard.
Focus Plan

The terraced plaza is the central hub for pedestrian connections on our site. The plaza provides views across the river of the old power plant and is a flexible space that can host an array of activities.
**Terraces** These terraces offer a flexible array of programming opportunities such as yoga, workout sessions, seating, and a telescope to capture views from the river.

The central plaza is composed of terraces that are supported by existing retaining walls from demolished mill buildings. We used the terraces, stairs, and ramps to solve the grading challenges and provide ADA accessibility between the pedestrian corridors.
Building Reuse

The old buildings on site house unique spaces that would make for intriguing dining experiences. For example, Mill 4 offers sweeping views of the adjacent Ware River, high ceilings, and a secluded courtyard framed by a retaining wall. It would serve as the perfect space for a cannabis friendly riverside dining experience as well as a separate secluded patio with seating and a stage for live music.
Recreation

The eastern portion of the site serves as an open park space with a diversity of recreation and leisure experiences. On the northeastern portion of the site, The Green features terraced fire rings, pavilions, lawn games, and open lawn provide opportunities for family oriented leisure. Its landform cascades down from the road to capture views of the Ware river from every programmed area. On the opposite side of the river, hiking and biking trails run through the rugged forested areas to offer another form of active recreation. The Southeastern oxbow portion of the site features The Boardwalk which allows for swimming and boating access to the river and fishing.

The Boardwalk

The Boardwalk connects visitors with the Ware River. Visitors are welcome to fish off of the boardwalk. A series of interpretive playscapes nestled into native floodplain plantings connect users to the site's history and to the ecology of the Ware River. A beach and kayak / canoe launch offers visitors direct access to the river.
Main Street Millyard

**OUR MISSION STATEMENT**

Revitalizing Ware Millyard we aim to expand on the town's existing center of commerce by hosting a diversity of retail and dining experiences coupled with social opportunities through recreation and leisure activities. By doing so, we aim to provide a vibrant social hub to the people of Ware that attracts visitors from far and wide.

**GOALS AND OBJECTIVES:**

- **Designate a Social Hub:** Ware into the millyard
- **Establish a Local Center:** New opportunities for recreation, leisure, and commerce
- **Use Village and Light to Bring Life to the Millyard**
- **Shape Down the Industrial Space**
- **Encourage Responsible Use of Cannabis with Safe, Designated Smoking Areas**
- **Bring a New Excitement:** Ware will be a destination for travellers and set a precedent for shaping a vibrant streetscape that juxtaposes the mill's grand industrial architecture.

**LOCAL CONNECTIONS:**

Ware Millyard is connected to Route 9, bordering our site, making it a destination for both locals and tourists. Ware Millyard is within a 15-minute walking distance from all of Ware's major recreational parks and services its residents and those living in the surrounding forested suburbs. Ware Millyard is located to the east of Market St., Winter on Market St., Mill 1 - Section, and further develops the open space of the site to be used for outdoor events. Phase 2 involves the development of a building that will house new retail experiences.

**REGIONAL CONNECTIONS:**

Ware Millyard was designed to be connected to the Mass Central Rail Trail and Route 9, bordering our site, making it a destination for all of Ware's major recreational parks, services its residents and those living in the surrounding forested suburbs. Ware Millyard is located to the east of Market St., Winter on Market St., Mill 1 - Section, and further develops the open space of the site to be used for outdoor events. Phase 2 involves the development of a building that will house new retail experiences.

**VEHICULAR CIRCULATION:**

Ware Millyard was designed to be connected to the Mass Central Rail Trail and Route 9, bordering our site, making it a destination for all of Ware's major recreational parks, services its residents and those living in the surrounding forested suburbs. Ware Millyard is located to the east of Market St., Winter on Market St., Mill 1 - Section, and further develops the open space of the site to be used for outdoor events. Phase 2 involves the development of a building that will house new retail experiences.

**VEGETATION:**

Ware Millyard was designed to be connected to the Mass Central Rail Trail and Route 9, bordering our site, making it a destination for all of Ware's major recreational parks, services its residents and those living in the surrounding forested suburbs. Ware Millyard is located to the east of Market St., Winter on Market St., Mill 1 - Section, and further develops the open space of the site to be used for outdoor events. Phase 2 involves the development of a building that will house new retail experiences.

**PONDING:**

Ware Millyard was designed to be connected to the Mass Central Rail Trail and Route 9, bordering our site, making it a destination for all of Ware's major recreational parks, services its residents and those living in the surrounding forested suburbs. Ware Millyard is located to the east of Market St., Winter on Market St., Mill 1 - Section, and further develops the open space of the site to be used for outdoor events. Phase 2 involves the development of a building that will house new retail experiences.

**MASTERPLAN:**

Ware Millyard was designed to be connected to the Mass Central Rail Trail and Route 9, bordering our site, making it a destination for all of Ware's major recreational parks, services its residents and those living in the surrounding forested suburbs. Ware Millyard is located to the east of Market St., Winter on Market St., Mill 1 - Section, and further develops the open space of the site to be used for outdoor events. Phase 2 involves the development of a building that will house new retail experiences.

**ENTRANCE FROM EAST MAIN ST.:**

Ware Millyard was designed to be connected to the Mass Central Rail Trail and Route 9, bordering our site, making it a destination for all of Ware's major recreational parks, services its residents and those living in the surrounding forested suburbs. Ware Millyard is located to the east of Market St., Winter on Market St., Mill 1 - Section, and further develops the open space of the site to be used for outdoor events. Phase 2 involves the development of a building that will house new retail experiences.

**MARKET ST.:**

Ware Millyard was designed to be connected to the Mass Central Rail Trail and Route 9, bordering our site, making it a destination for all of Ware's major recreational parks, services its residents and those living in the surrounding forested suburbs. Ware Millyard is located to the east of Market St., Winter on Market St., Mill 1 - Section, and further develops the open space of the site to be used for outdoor events. Phase 2 involves the development of a building that will house new retail experiences.

**WINTER ON MARKET ST.:**

Ware Millyard was designed to be connected to the Mass Central Rail Trail and Route 9, bordering our site, making it a destination for all of Ware's major recreational parks, services its residents and those living in the surrounding forested suburbs. Ware Millyard is located to the east of Market St., Winter on Market St., Mill 1 - Section, and further develops the open space of the site to be used for outdoor events. Phase 2 involves the development of a building that will house new retail experiences.

**MILL 1 - SECTION:**

Ware Millyard was designed to be connected to the Mass Central Rail Trail and Route 9, bordering our site, making it a destination for all of Ware's major recreational parks, services its residents and those living in the surrounding forested suburbs. Ware Millyard is located to the east of Market St., Winter on Market St., Mill 1 - Section, and further develops the open space of the site to be used for outdoor events. Phase 2 involves the development of a building that will house new retail experiences.
OUR MISSION STATEMENT: In revitalizing the Ware Millyard we aim to expand on the town's recreation, leisure, and commerce goals and objectives. The Millyard is located to the east of the Ware River.

Regional connections: Ware is an urban center that runs through our site and is bordered by a mosaic of agricultural lands, forests, and millyards, some retired and some revitalized. Restoration of the Ware Millyard will establish Ware as a destination for travelers and set a precedent for shaping a greenway along the Ware River.

PRODUCED BY AN AUTODESK STUDENT VERSION

RESTAURANT + SOCIAL CONSUMPTION SPACE

PLAZA • SECTION

PLANTING CHARACTER

THE GREEN • SECTION

FOCUS PLAN

EAST MAIN STREET

NENAMESECK PARK

SOUTH STREET

OTIS AVENUE

MAIN STREET

PARKING AREAS

EXISTING BUSINESS

NAMES OF BUILDINGS

MAIN STREET MILLYARD PLANTING CHARACTER BOARD

PRODUCED BY AN AUTODESK STUDENT VERSION

BOARDWALK AREA FLOODPLAIN PLANTINGS

PEDESTRIAN AVENUE PLANTING BEDS

FACILITIES AND BUILDINGS

SPECIAL ZONES

SPECIAL AREAS

ROADWAYS AND PLACES

WAYFINDING AND GUIDANCE

PEDESTRIAN CIRCULATION: Pedestrian foot traffic from corridor-like patterns that are defined by the existing buildings.

_EXTENSION: Extend the existing commercial center in downtown for easy access to all buildings and increases the functionality of the site.

350' 400' 410' 420' 422' 424' 426' 428' 430' 432' 434' 436' 438' 440' 442' 444' 446' 448' 450' 452' 454' 456' 458' 460' 462' 464' 466' 468' 470' 472' 474' 476' 478' 480' 482' 484' 486' 488' 490' 492' 494' 496' 498' 500' 502' 504' 506' 508' 510' 512' 514' 516' 518' 520' 522' 524' 526' 528' 530' 532' 534' 536' 538' 540' 542' 544' 546' 548' 550' 552' 554' 556' 558' 560' 562' 564' 566' 568' 570' 572' 574' 576' 578' 580' 582' 584' 586' 588' 590' 592' 594' 596' 598' 600' 602' 604' 606' 608' 610' 612' 614' 616' 618' 620' 622' 624' 626' 628' 630' 632' 634' 636' 638' 640' 642' 644' 646' 648' 650' 652' 654' 656' 658' 660' 662' 664' 666' 668' 670' 672' 674' 676' 678' 680' 682' 684' 686' 688' 690' 692' 694' 696' 698' 700' 702' 704' 706' 708' 710' 712' 714' 716' 718' 720' 722' 724' 726' 728' 730' 732' 734' 736' 738' 740' 742' 744' 746' 748' 750' 752' 754' 756' 758' 760' 762' 764' 766' 768' 770' 772' 774' 776' 778' 780' 782' 784' 786' 788' 790' 792' 794' 796' 798' 800' 802' 804' 806' 808' 810' 812' 814' 816' 818' 820' 822' 824' 826' 828' 830' 832' 834' 836' 838' 840' 842' 844' 846' 848' 850' 852' 854' 856' 858' 860' 862' 864' 866' 868' 870' 872' 874' 876' 878' 880' 882' 884' 886' 888' 890' 892' 894' 896' 898' 900' 902' 904' 906' 908' 910' 912' 914' 916' 918' 920' 922' 924' 926' 928' 930' 932' 934' 936' 938' 940' 942' 944' 946' 948' 950' 952' 954' 956' 958' 960' 962' 964' 966' 968' 970' 972' 974' 976' 978' 980' 982' 984' 986' 988' 990' 992' 994' 996' 998' 1000'
Mission Statement

The Mill Ribbon is a landscape reconstruction design of the Millyard in the Town of Ware. The major idea of this design is the association of quiescence and dynamics. A ribbon structure connects and forms contrast between motion and quietness, new and worn, young and old, technology and art, nature and human activities. The Ribbon bands activities, education of cannabis and hydro-power, markets, dining, cannabis cultivation and many more together. We aim to create an all-ages friendly site, with cannabis cultivation, residential, and markets to boost the local economy, while developing play, events, and sports areas to gather the local community.

- Utilizes a ribbon-like walkway to create event space, resting areas, sports fields, and other possibilities
- Creates an all-ages friendly site
- Cannabis cultivation to boost the local economy
- Connects with the town’s existing rail trail
- Takes advantage of the Ware River for activities and hydro-power
- 43% reduction in impervious surfaces in the mill yard
This map shows the commercial, institution, infrastructure, industry, manufacturing, green public space, and nearby destinations around the Town of Ware. However, after interviewing residents of Ware, we realized that the town lacks restaurants, shops, and space where people can gather together. We also consider the connection of the millyard to Walmart, Route 9, the Mass Central Rail Trail, Quabbin Reservoir, and the Grenville Park. We would like to keep the site’s rich history and utilize the natural water resources. All of this will be included in our design.
**Mill 1:**
**Brick Mill**

The Brick Mill is our main cannabis production facility. Cannabis production could bring financial benefits to the Town of Ware.

The design surrounding Mill 1 connects East Main Street, Mill 1, and the Ware River; transforms the retaining wall into a sloped garden; and creates a welcoming street edge with a staired slope welcoming pedestrians.

Behind Mill 1 there is part of our ribbon walk with a peaceful resting area with a gorgeous view of the old dam and waterfall. The seating area has a connection from the street and through Mill 1. The interior could potentially be used as gift shops or for cannabis sales.

The top of Mill 1 is already accessible, we designed a quiet rooftop garden here. This could potentially become a place of cannabis consumption.
Mill II: 
**Granite Mill & Ribbon Bridge**

- Provides sheltered parking and marketplace
- Fishing and event deck located behind the Granite Mill
- Indoor markets and restaurants

Mill 2 Front

There is a built out deck perfect for small events and fishing.

Create Indoor markets and restaurants. Through this, we are able to create more jobs and attractions, and allow the town’s community to gather.

Mill 2 Back Eastern part of Mill 2

- Provides sheltered parking and marketplace
- Fishing and event deck located behind the Granite Mill
- Indoor markets and restaurants

Mill III and IV

- The brewery is on the left side in Mill 3 on the right hand side is the restaurant of Mill 4 with outdoor bar and dining available.
- On the eastern side of Mill 4, there is a wooden deck that serves as outdoor dining and viewing platform
- Between Meadow Walk and Mill 4, there is also a quiet seating area

Mill 4

Wooden Deck

Quiet seating area
Central Square

The above section shows spaces around the Central Square including the G&G hotel and housing, Mezzanine Brewery, and new yoga office. This area has a large slope change towards the river, but we believe that it will provide more opportunities for people to experience the river.

The design adapts and reuses the vacant mill buildings, giving the Square a historic character and making the site more educational. At the same time, sculptural structure is created to contrast between modern and historic aspects. The Square can have entertainment structures or could potentially show old mill technology, so that people will understand more about the rich history of the site.

Grand Stair Platform

The grand stair platform descends into the riverfront, providing natural play area where water, stone, and vegetation create fun, nature-based experience for all ages. This feature provides access for swimming and other water activity.

Heritage Bridge

The top of the town building is removed and the structure is turned it into a viewing platform connected to the markets. The old bridge is renovated, inspired by the Ware-Hardwick Covered Bridge, which is listed on the National Register of Historic Places since 1986. The bridge provides connection to the new cannabis research, cultivation and education facilities across the river.
The Meadow Walk is located along the ribbon path, between the Mezzanine Brewery in Mill 3 and Brewery Restaurant in Mill 4.

The Meadow Walk provides a peaceful space used by the Yoga Studio and other recreational activities.

Large platform stairs connect the meadow area to the water, providing a space for fishing and gathering.
**Eastern Side**

The Northeast part of the site is our focus area of redesign with amphitheater and open sloped lawn. Beyond the amphitheater there is a connection between the site and Greenville Park, which is one of the most important surrounding destinations to visit. Crossing the river, over the bridge, there is a million-dollar view towards the amphitheater.
The amphitheater areas is created from a redesigned sloped lawn space and provides a space for sitting, recreation, and events. Its elevated position offers a viewing area overlooking the eastern side of the site.
Ribbon Walk and Bike Trail

The Ribbon Walk provides a quiet space along the Ware River for relaxing and walking.

A public bike trail winds through the site, eventually connecting to the Mass Central trail beyond the site.

The Sharp Bend Cafe is located on the southern oxbow. The space provides a panoramic view looking out over the site.
**PHASE 1**

Phase 1 involves the development of the cannabis production, experimentation, and educational areas, producing income and economic growth for the client and Town of Ware.

**PHASE 2**

Phase 2 is the reconstruction of active public space on the site: building a local market, central square, and sports facility, which will create more job opportunities and spaces that bring the community together.

**PHASE 3**

Phase 3 involves the development of public green spaces, a new restaurant, and connecting the Ribbon Walk forming a whole loop for the campus, and connections to the surrounding area.
**Before and After**

**Existing**
- Backside of Mill 1
- Mill 1 Roof Top
- Heritage Bridge
- Mill 4 Outdoor
- Indoor Market

**Propose**
- Backside of Mill 1
- Town Building
- Mill 1 Roof Top
- Heritage Bridge
- Mill 4 Outdoor
- Indoor Market

Senior BSLA Urban Design Studio • Fall 2021
The Mill Ribbon is a landscape reconstruction design of the Mill Yard in town of Ware.

The major idea of this design is the association of quiescent and dynamic. A ribbon structure connects and forms contrast between motion and quietness, new and worn, young and old, technology and art, and nature and human activities. The Ribbon bands activities, education of cannabis and hydropower, markets, dining, cannabis cultivation and many more together.

The site is designed to be pedestrian-friendly, with plenty open space, while increasing connectivity through the Ribbon, and a diverse use for 246 parking spots.

Phase 1 is the development for the cannabis production, experiment and education facility, producing income and economic growth for the client and town of Ware.

Phase 2 is the reconstruction of the center of the site, building a local market, central square and the sports facility, which will create more job opportunities and would bring the community together.

Phase 3 is the added public green space, and a brand new restaurant, and support accessibility around the town, and connects the Ribbon forming a whole loop for the campus and connections to the surrounding area.

The new Amphitheater and surrounding development create a year-round neighborhood and attractions allowing seasonal events and augment the existing interactions.

Goals

- The Mill Ribbon is a landscape reconstruction design of the Mill Yard in town of Ware.
- The major idea of this design is the association of quiescent and dynamic.
- A ribbon structure connects and forms contrast between motion and quietness, new and worn, young and old, technology and art, and nature and human activities.

Context

- The Ribbon bands the site with its history, its future with the people, place, nature, and cannabis. This Proposal suggests ambitious development while providing realistic short-term strategies and allows a community to be built around it.

This Proposal bolsters the existing retaining wall by situating it into a sloped garden and allowing separated access for vehicular, pedestrian and handicapped.

Circulation / Parking

Green Infrastructure

Programming Concept

The sustainable design has been integrated to every scale of the existing site, from utilizing the river, to amending runoff, from cannabis production to district wide green space.

Phasing Plan

The Ribbon bands the site with its history, its future with the people, place, nature, and cannabis. This Proposal suggests ambitious development while providing realistic short-term strategies and allows a community to be built around it.
This Proposal bolsters the existing retaining wall by situating it into a sloped garden and allowing separated access for vehicular, pedestrian, and handicapped.

The new Amphitheater and surrounding development create a year-round neighborhood and attractions allowing seasonal events and augment the existing interactions.

The new Central Square sits atop the site and provides a critical public space link between historic and modern. This public open space allows access to local market such as food vendors and restaurants. It also plays the critical role of human and nature interactions through the staired river access.

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Appendix I

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Historic Millyard Revitalization
Ware, MA
Senior Studio Fall 2021
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Design Objectives

- Health
- Places
- Biking
- Walkability
- Opportunities
- Stormwater
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Takeaways:

- Connect to the river
- Utilize the Hydro Power and Water Play
- Remnants of mill structures
- Activities
- Adjacency to downtown and geographical features
- Small town economy
- Recreation throughout residential areas
- Aesthetics and Structure
- Revitalize historic properties
Interview With Resident

Takeaways:
- movie theater
- new restaurants
- space for youth
- excited about economic opportunity for the town
Collaborators

John Mullin
Professor Emeritus

Frank Sleegers
Associate Professor

Robert Ryan
Professor
LARP Department Chair

Alex Ziter
Assistant Department of Planning & Community Development, Town of Ware
Guest Critics

The Lotuff Family

Rachel Loeffler
Principal, Berkshire Design Group

Tia Novak
Associate, Dodson & Flinker

Bo Carpen
Digital Material Development

Terry Trudeau
Town Resident Interview

Thank You

Stuart Beckley
Ware Town Manager

Rob Watchilla
Director Department of Planning & Community Development, Town of Ware

Tom Barnes
Ware Town Select Board

Anna Marques
Building Inspector, Town of Ware

Josh Kusnierz
Ware Town Tree Warden

Luke Wright
Ware Hydropower
CANNABIS IN THE MILLYARD
Vertical Integration

Consolidates cultivation,
processing, packaging, and retail under one roof

Quality Control

Lower cost to consumer
How will a cannabis company benefit Ware?

- 19% decrease in crime in Denver, CO (Adams, 2018)
- $23 million investment yielded $35 million in profits in Pueblo County, CO (Jimenez, 2020)
- Foot traffic boosts adjacent businesses
- Attracts a young, lively demographic
- Job opportunities
- Center for community outreach initiatives
On-site consumption precedents

Summit Cafe, Worcester MA
Lowell Cafe, Los Angeles CA
HISTORY OF WARE
# History of the Town of Ware

## Timeline

<table>
<thead>
<tr>
<th>Year</th>
<th>Event</th>
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<tbody>
<tr>
<td>BEFORE 1716</td>
<td>Nenameseck</td>
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<tr>
<td>1716</td>
<td>John Read</td>
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<tr>
<td>1729</td>
<td>First mills</td>
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<tr>
<td>1742</td>
<td>Ware River Precinct</td>
</tr>
<tr>
<td>1813</td>
<td>Textile</td>
</tr>
<tr>
<td>1824</td>
<td>First dam</td>
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HISTORY OF THE TOWN OF WARE
HISTORY OF THE TOWN OF WARE

1800’s
Growth

1930’s
Depression

1950’s
Post-War Prosperity

1970’s
Decline

2016
Main Street Fire
1821 1823 1829 1837 1839
Buildings Stone Mill Hampshire Manufacturing Crash Otis Company
HISTORY OF THE MILLYARD

1841
Gilbert & Stevens

1851
Gilbert & Stevens Dissolve

Post WWI
Can’t Be Licked
HISTORIC LANDMARKS
DEMOGRAPHICS
ETHNICITY BREAKDOWN

- White: 86.6%
- White Hispanic: 9.44%
- Black or African American: 1.49%
- Two or more races: 1.24%
- Other race: 0.747%
- Asian: 0.22%
TOWN STATISTICS

- Female: 51.18%
- Male: 48.82%
- Overall poverty rate: 13.29%
- Population growth since 2010: 2.83%
REAL ESTATE IN WARE

Average rent per unit: $865
(US average: $1098)

Average cost one-family house: $179,500
(US average: $374,900)
History
Takeaways

- History and Identity of Ware
- Significant Architecture
- Arts and Academia
Opportunity Zone
Downtown Commercial and Millyard Districts
Floodplain Insurance Districts
Restrictions on Site

No RV campgrounds, drive thrus, wind energy, off road vehicle tracks, race tracks, car sales or car washes on our site.
Parking Regulations

- 1 Tree per 8 Spots
- 15' buffer from road
- 150 Parking Spots
Zoning and Planning Districts

01
MARIJUANA RETAIL/CULTIVATION RULES
300' from parks
500' from schools
Security Plan

02
UNDER THE SPECIAL PERMIT:
No nuisances: Excessive noise, lights, vibration, or odor
Landscaping improvements
Zoning and Planning Takeaways

- Ware encourages new development
- Vacant lots are opportunity for business
- Mixed use zoning allows for any program
NATURAL SYSTEMS AND PUBLIC GREEN SPACE
Regional Context

- Chicopee River Watershed, Quabbin
- Valleys carved by glaciers
- The Ware River valley
Surrounding Hiking & Biking Trail Access

Coy Hill
Grenville Park
Goodnaugh Dike
Palmer Wildlife Area
Existing Recreation and Open Space

Park Facilities

- Handicapped Piers
- Baseball
- Memorial Fields
- Grenville Park/Reservoir
Surrounding Water Resources

Two large water resources for downtown Ware:

Snow Pond

Ware River Reservoir

Snow Pond
Ware River Reservoir
Boat Ramp at Grenville Park
Ware River Water Quality

- Routine nutrient monitoring
- 22 surface water testing sites
- Safe for fishing and boating
Topography

- Steep slopes by river
- Open space
- Permeable along river
- Large Permeable area on north side
- 70% Impermeable area on site
Natural Systems
Takeaways

- Town has many natural amenities
- Extend Ware River Greenway
- Focus on older population
- Reduce impervious surfaces
- Connect to Grenville Park
CIRCULATION
Vehicular Access
Pedestrian Access
Bicycle Lanes
Destinations in 15 min Walking Distance

Legend:
1. Ware Fire Department
2. Dulak's Service Station
3. Nat Falk Inc
4. Antique 1889 Inn Bed & Breakfast
5. Young Men's Library Association
6. Lazer's Pizza & Roast Beef
7. ArtWorks Gallery
8. This N That 2
10. Hanna Devine's
11. Otto Florists & Gifts
12. Dioguardi Jewelers
13. Ware Police Department
14. Ware Town Hall
15. Debbie Wong
16. CVS Pharmacy
17. McDonald's
18. Dunkins
19. Big Y

Symbols:
- Services
- Shops
- Restaurants
- Mass Central Rail Trail
- Walmart (9 mins away)
ASSESSMENT OF CONDITIONS OF DOWNTOWN WALKABILITY
DOWNTOWN FACADE IMPROVEMENTS

Sketches: UMass Design Center
The Main Street Improvement Project is scheduled to begin in Spring 2020 and continue through Summer 2020. Final completion is expected in Spring/Summer 2020.

A full set of plans and scheduling information can be found on the Planning Department webpage under the link "Main Street Improvement Project". Please contact the Planning & Community Development Department if you have any questions about the project.
Circulation Takeaways

- Street presence unwelcoming
- Vehicular access dominates
- Connect to revitalized Main Street
- Integrate modes of transportation - Complete Street
ARCHITECTURE OF THE MILLYARD
SECTION C

MILL RUNS
Mill Ruins

MILL 3
Mill 3

MILL 4
Mill 4
Architecture Takeaways

- Significant altitude change
- Water runoff
- Rich in History
- Vacant Architecture provides opportunities
Studio Process
Studio Process
Final Takeaways
THANK YOU!
CITATIONS

- https://worldpopulationreview.com/us-cities/ware-ma-population
- https://www.townofware.com/visitors/about_ware/a_brief_history.php
- https://drive.google.com/drive/u/1/folders/1sHfEQbgymrbgZk2Fhs9UgNdn9utvVsRq
- www.townofware.com
- Open Space & Recreation Plan Town of Ware Massachusetts
- Ware, MA Historic Millyard Revitalization Project Program, Alex Ziter, LARP

Cannabis Slides Citations:


Appendix II

Historic Millyard Revitalization Project Program Report,
UMass-Amherst Center for Economic Development
Ware, MA Historic Millyard Revitalization Project Program

University of Massachusetts, Amherst Center for Economic Development
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Project Statements

Mission Statement

To ensure the longevity and prosperity of Ware’s Historic Millyard District there must be an adaptation to the existing conditions and uses of the site. In doing so, the revitalizing of the District will resonate throughout the community and provide a deeper sense of connection with this historic site. This project’s mission is to provide an all-encompassing destination for the needs of current and future employees, residents, and visitors of the District, and community of Ware.

Visionary Statement

The vision of this project is to facilitate the revitalization and redevelopment of the Historic Millyard District by establishing an emerging industry within the site. Incorporating the cannabis industry and all of its major types of establishments throughout the site will provide the cornerstone component of this project. In doing so, the vision of the project is to develop a communal cannabis campus which provides employment, housing, goods, services, as well as recreational and social opportunities for the region.

Sustainability Statement

This project aims to create a community campus which promotes the sustainable uses of the built and natural environment throughout the entirety of the site. The creation of economic opportunities through the development of new industry is one aim. Another is the expansion of environmental design and planning practices to ensure the longevity and communal connectivity to natural amenities. Lastly, this project aims to include and improve upon aspects of equality through the provision of social and cultural gathering sites. Incorporating areas for community engagement and social enrichment will be focused on to increase the overall sustainability of the project.
Ware, MA Historic Mill Yard Site Overview

Site Background

The Ware Mill Yard Historic District encompasses a 19th-century mill complex and industrial mill village in the town of Ware, Massachusetts. It is roughly bounded by South Street, the Ware River, Upper Dam Complex, Park Street, Otis Avenue and Church Street. The Mill yard district is comprised of approximately 42 acres and was established in 1825. The area includes surviving mill buildings, the oldest of which date to the 1840s, and a collection of tenement-style housing built for the millworkers, built between 1845 and the 1900. The district was listed on the National Register of Historic Places in 1986 (National Park Service, 2021).

The Ware Mill Yard District first saw industrial use in the 18th century, when Jabez Olmsted established a sawmill at the falls of the Ware River. Capitalizing on the innovations in textile manufacturing that led to the establishment of Lowell, Massachusetts, investors in 1821 purchased mill privileges at the falls, and incorporated the Ware Manufacturing Company in 1823. The Ware Mill Yard was the region’s largest employer for nearly a century. The site includes direct access to the Ware River and has multiple penstocks which run throughout the site which were historically used to power hydraulic systems.

Existing Site Conditions

Figure 1 shows the entirety of the Ware Historic Mill Yard District, outlined in yellow, with the to be redeveloped mill buildings labeled numerically in red. Currently, the site has two hydroelectric turbines which are owned and operated by Pioneer Hydro. These turbines located on the lower level of Mill #1, which is found slightly northeast to the South Street Bridge, and just below East Main Street. The site’s general existing condition is fair, and the overall quality of the mill buildings being conducive for a redevelopment project without major demolition of historic structures. The Mill yard District contains multiple private owners and currently, there is an easement which runs horizontally from the East Main St. entryway through the length of the pavement of the site to allow access & transportation. The owner of the parcel which has the easement is Mr. Tim Smith, who owns a business in the Mill yard.

The Mill yard District is connected to the town water and sewer lines for some of the facilities already, however there will be a need to connect this infrastructure to all standing structures during this project. Mills #1 & 2 are connected, whereas Mills #3 & 4 will need to connect via the nearest junction which is located by the East Main St. bridge in the northeast of the site. The site is currently comprised of 8 individual mill buildings, some occupied and some vacant, as well as a larger undeveloped open space in the northeast area of the district. The project’s focus for redevelopment is on the four identified mills in Figure 1, as well as the site’s natural and built landscapes.
Overview of Existing Millyard Buildings

Figure 1. Aerial Overview of the Historic Millyard Site in Ware, MA.

Figure 1 Source: Google.com

Mill #1 - Cedar Roots

Mill #1 is located just east of South St. and south of East Main St. The building is a long rectangular design that has five square protrusions and one long rectangular protrusion. This mill is three stories tall and consists of an undeveloped basement level with concrete floors, first & second levels with hardwood floors and a flat roof made from tar and gravel. The basement level is 21,644.33 sqft, the first floor is 21,644.33 sqft, and second floor is 21,644.33 sqft, accumulating to a gross building area of 64,933 sqft. Mill #1 consists of red brick exterior walls and a wood framed interior and it was originally constructed in the year 1890. Mill #1 also contains an elevator shaft which runs from the basement to the rooftop level landing. Additionally, Mill #1 contains the two hydro powered turbines located in the basement level which are found in the southern most protrusion, closest the Ware River. This mill is currently connected to the town’s water and sewer infrastructure and is occupied by Wilton’s Children’s Store, a children’s clothing store outlet on the first floor, with a proposed cannabis cultivation facility for the unoccupied basement and second floor levels. The town currently has this mill building accessed at the value of $249,500 and have given the building condition labeled as fair.

Figure 2. Floor plan of Mill Building #1

Figure 2 Source: Town of Ware, MA
Mill #2: Stone Mill Marketplace

Mill #2 is located just east of Mill #1 and is south of East Main St. This mill building is designed with a vertical rectangle protrusion running the height of the structure and can be found at the center of the building in both the front and back. Mill #2 is unique to the rest of the mill buildings on site due to its building material. It was originally constructed in 1851 using granite stone and brick for exterior walls and wood for framing the interior walls. This mill is also the tallest in the site, being five stories tall, and having a basement level, first floor, second floor, and third floor. Additionally, Mill #2 was designed to have a long rectangular annex, it is shorter in height at 2 stories and has a natural bend in its brick wall construction. The interior levels of Mill #2 contain some concrete floors as well as hardwood floors, with lots of glass windows and a sloped tar & gravel roof on the stone portion of the mill, and a flat tar and gravel roof for the brick-built extension. The first & second levels are finished with hardwood floors and a flat roof made from tar and gravel. The basement level is 17,507 sqft, the first floor is 17,507 sqft, second floor is 17,507 sqft and the third floor is 17,507 sqft. This accumulates to a gross building area of 70,028 sqft. Mill #2 currently is occupied by Berkshire Blanket on a few of the floors in the stone mill section. This company has office space, as well as a sales/display floor and storage area within the Mill. Conditionally, Mill #2 is connected to the town of Ware’s sewer and public water lines. Ware has this building assessed at a value of $520,800 with a rating of average.

Figure 3. Floor Plan of Mill Building #2.

Figure 3 Source: Town of Ware, MA
Mill #3- Mezzanine

Mill #3 is located east of Mill #2 by a few hundred yards, and south of East Main St. The building is a rectangular design with a single long rectangular protrusion. This mill was built in the year 1900, it was constructed of red brick for exterior walls and wooden framed interiors. Mill #3 has a flat rooftop which is a combination of tar & gravel as well as metal. This mill building is a singular story structure, with a first floor made of concrete and a second level mezzanine which is need of repair to become accessible. The gross building area for Mill #3 is 40,369 sqft, it has been assessed by the town and given a value of $221,700 and a building condition rating of poor. Additionally, this mill is currently unoccupied and is not connected to any town infrastructure lines for water or sewer.

Mill #4- Riverside

Mill #4 is located closest to the river on the most eastern side of the site, adjacent to Mill #3. This mill building is south of East Main St. and closest to the undeveloped open space below the East Main St. Bridge. Mill #4 is a 4 story building with a first, second, third and fourth floors. The accumulative gross building area is 15,541 sqft. The mill was constructed using brick for the exterior walls and wood for the interior frames. The roof is flat and is made from a tar & gravel material and is in need of replacement. Due to the building’s long standing vacancy and proximity to the river causing continuously wet, and damp conditions, the fourth floor will need to be replaced as well. Mill #4 is currently unoccupied and is not connected to any town infrastructure for water or sewer access. The town does not currently have an assessed value for this building, nor current condition rating for this structure.
Figure 6 shows the same image as Figure 1 with the addition of mill buildings which are currently planned to be redeveloped. They are found labeled alphabetically in blue. These buildings are occupied by independent owners not associated with this redevelopment project but have an ongoing working relationship with the other Millyard district owners.

**Optometrist**

This mill building can be found on Figure 6 labeled as A; this mill is a two story building made of brick exterior and a slated shingle roof. It is currently occupied by an optometrist, Dr. Thomas A. Shultz, and has an approximate square footage of 5,280 sqft per floor.

**D&D Fitness Factory and Canterbury Trails Veterinary Clinic**

The mill building labeled as B in Figure 6 and currently is occupied by one of the town’s only gyms in D&D Fitness Factory, as well as a Veterinary Clinic. This mill building is constructed of brick exterior walls, and a flat white rubber material roof. This mill has two floors with an approximate square footage of 6,800 per floor.

**G&G Medical Products Manufacturer**

This mill building is located closest to East Main St. and directly across from the old Ware Fire station building. This mill is currently owned by G&G Medical Products, a Chinese owned manufacturer. This mill is labeled as C in Figure 6, a three story building, constructed of brick exterior walls, with a flat white rubber roof material and
is approximately 21,340sqft of building area. This mill is connected to the town’s water and sewer infrastructure and is potentially going to be up for sale, as the current owner does not have any business operations ongoing.

Backyard Kustoms

Figure 6 shows a building labeled as D, this mill is an independently owned and occupied as a car workshop & garage. The owner of this mill has the easement which allows access and travel from the northwestern entrance of East Main St. to this mill building. This building is two stories in height is constructed of brick exterior, with a flat white rubber roof material, and is approximately 5,802 sqft of building area.

Existing structures to be repurposed or demolished

The site currently contains a few structures which are likely to be repurposed or demolished. The area includes overgrown mill ruins between Building B and Mill #3 as seen in Figure 6. This structure is owned by the project’s client and is included in the redevelopment of the site. This area also includes the old turbine room building which is located directly south of Building and east of Mill #2. This building is owned by the town and provides access to the old power plant via the covered bridge which crosses the Ware River. This structure has no roof but standing brick exterior walls with an area of approximately 2,460sqft.

Existing Millyard District Parking

- Mill # 1 - approx. 58 spaces existing (not all are marked with lines)
- Mill # 2 - approx. 30 spaces existing (not all are marked with lines)
- Mill # 3 - Zero existing
- Mill # 4 - Zero existing
- G&G Medical – approx. 10 spaces existing.
- D&D Fitness & Vet Clinic – approx.. 35 spaces existing
- Optometrist - approx. 18 spaces existing
- Backyard Kustoms - Zero existing

Thus, there is a total of approximately 151 existing parking spaces on the site. An estimated 120-150 spaces is the minimum amount for any of the intended mixed uses including housing, light industrial, retail, commercial, and manufacturing which means that the site has enough existing on-site parking to meet these demands depending upon the ultimate uses of the buildings. The existing parking can meet these needs, with room to allocate additional spaces as needed with continued development.

Existing Open Space
Southeast Oxbow River Bend

Located directly east to Building D, is an undeveloped open space which bends with the Ware River. This oxbow area is independently owned from the project and there
is a proposal for a cannabis cultivation facility to be constructed there. Access to the oxbow area is private and transportation must use the easement which runs the length of the Millyard. The area provides the best accessibility to the river and is located within the flood plain zone.

**Northeast Loop Nearest East St. Bridge**

Located directly north of Mills #3 & 4 is a large undeveloped area which historically housed a 100,000sqft mill building. This area is closest to the East Main St bridge and can be accessed by the Millyard district entryway on East Main St. This large parcel of land is mostly covered by soil and vegetation, with some asphalt and concrete slabs remaining from the demolished structure.

**Existing Landscape, Natural Resources & Streetscape**

**Landscape**

The Millyard district follows the slope of the Ware River which forms the site boundaries to the east and south, with multiple changes in elevation. As you walk from West to East from Mill #1 to Building B there is an incline, and then descends as you proceed eastward toward Mill #4 and the oxbow area. The surrounding landscape along the Ware River’s edge is loose rock and silty sand, with short vegetation. As you move further up the banks of the river short trees and shrubs are more pronounced. The majority of the non-developed areas are hard compacted soil, with little to any grass or vegetation.

**Ware River**

The Millyard district is encompassed by the Ware River as it flows downward in elevation throughout the site. At the Northeast section of the district it is at its highest point and cascades past two working dams. The river flows from north to west and was historically used to power the mills’ manufacturing needs. Currently, the existing condition of the Ware River is good, with passive recreation activities such as flyfishing commonly occurring in the area. Likewise, the Ware River now powers the two hydro-powered turbines owned and operated by Pioneer Hydro Station. The eastern side of the river is also owned by the client and the river banks are completely forested and covered with vegetation. This area provides a natural barrier for the Millyard district and contains a rich diversity of plant life. The Ware River water is free of any contaminants and is safe for recreational use but is not potable, due to the high amounts of silt sediment. The view of the dams provides a nice scenic aspect to Millyard and furthers the use and connection of the Ware River.

Amongst the property is a closed off pedestrian bridge which is connected to the town owned building within the Millyard. This river crossing was once used as access into the abandoned power plant which is located directly south of the Millyard across the river. Additionally, there is an access point for infrastructure such as water and sewer pipelines which is located nearest the East Main St. bridge, which passes over the river just after the first dam in the northeast most corner of the Millyard District.
Streetscape

The East Main St. road is higher by a significant grade on the northwestern entry way above Mill #1, this creates a grade change of around 20% for the main access point. The streetscape throughout the Millyard is pavement with loose segments and some areas with significant damage. The sidewalks along South St. are steep due to the incline, but in good condition. Likewise, the main stretch of sidewalk along the East Main St. corridor is well maintained, with significant amount street trees. The slope grades down from the northeastern most area of the district nearest the East Main St. Bridge and continues downward to the northwestern entry way where the traffic must slow to accommodate the steep grade of the main access point to the Millyard.

Adjacent Land Uses and Neighboring Structures

Adjacent Land Uses

Ware’s Historic Millyard District is within the opportunity zone for the community, with its location being directly adjacent to multiple land uses within the surrounding area. The district itself is zoned by its own land use as “Millyard” or “MY” and is engulfed by “Industrial” land use to the northeast, east and south. The Millyard district is also adjacent to the “Downtown Commercial” and “Downtown Residential” land uses to the west and north, with a relative proximity to Route 9’s “Highway Commercial” land use and “Suburban Residential” to the south.

Neighboring Structures

Along the opposite side of East Main St to the north of the Millyard district there are numerous structures and businesses including a bar, auto repair shop, furniture store, plumbing business, and residential homes. To the east of the district across the river and over the forested banks are railroad tracks as well as a towing company. The neighboring structures to the south include an auto body shop, and the manufacturer Quabbin Wire and Cable Co Inc. Continuing southwest of the district, there is a large business, American Athletic Shoe Co Inc on the western side of South St, and a baseball park named Memorial Park. Directly west of the Millyard district, nearly connected in fact, is a Center for Human Development building which focuses on mental health for youth. Further northwest of the district there is a pizza restaurant, bank, ceramic studio, package store, antiques store, and clothing store.
Town Documents Summarized

Master Plan:
The town of Ware started their Master Plan process in 2012 and had a UMass Amherst Landscape Architecture and Regional Planning studio involved in the process. In 2013 the town hired a consulting firm to aid in creation of the master plan. The plan was finished and provided for public viewing in 2016. This comprehensive plan has a total of five sections including an introduction, where the history of planning & implementation in Ware are presented. The second section of the master plan is entitled a “Snap Shot of Ware”, this section includes the many significant details of the town. The snap shot includes:

- Demographics of the community
- Housing Statistics
- Economic data
- Natural resources
- Recreation & open space
- Transportation
- Public Utilities

The third section of Ware’s master plan document is their vision and aspirations. This is an area which will be the most impactful for the trajectory of the Millyard project and focuses on the town’s future goals for development and planning. Ware’s vision statement is:

“Ware, Massachusetts is a vibrant and growing community where our citizens are proud of the town we call home. Our hometown is one where we meet at unique shops and businesses in our revitalized downtown, where a growing diverse economy is being cultivated, where we respect the land and enjoy unrivaled outdoor recreation opportunities, and where our government and its partners work together to provide efficient and up-to-date services for all of our citizens. We are committed to revitalize and improve our community.”

Some considerations particularly for this project within the Town’s vision and aspirations is the Downtown section, which aim is to become more visibly pleasant, diverse in its establishments, and made to be more connected and pedestrian friendly.

The Millyard project should seek to attract a variety of businesses and tenants, as well as improve the connections to the natural amenities such as the river, which will the fulfill town’s adventure aspirations. Increasing walkability of the downtown is another important factor for project. Additionally, the project should attempt to have a community gathering space, which will align with the aspirations of the master plan.
**Zoning Bylaw:**

Article 3- Establishment of Districts in the zoning bylaws for the town of Ware states that the municipality has 11 distinct districts. One of which section 3.1.8, is identified as MY- Mill Yard, this section of the bylaws states:

“This district encompasses the area of the old industrial center of Ware that is in close proximity to the downtown, which the Town has envisioned as a mixed use area for many years. To accomplish that goal, one step is to create a regulatory environment that encourages all types of uses – high density multi-family residential, commercial, institutional, and some light industrial uses as well.”

The implications from the Flood Plain zone for the project only pertain to the southeastern oxbow area of the Millyard district, which creates limitations for any development. The district is permitted to develop 25ft away from the riverfront as mandated by the bylaw.

The permitted use table aligns with this bylaw, where in zone MY, most uses are permissible. Some uses to note in particular for this project are as follows:

- Special Permit is necessary for Research Facilities
- Special Permit is necessary for Eatery specializing in Alcohol
- Special Permit is necessary for Hotel
- Special Permit is necessary for Inn; B&B: Tourist House
- Special Permit is necessary for Outdoor Recreational Facility
- Special Permit is necessary for Industry, Light
- Special Permit is necessary for Marijuana Cultivation Facility
- Special Permit is necessary for Medical, Recreational, or Hybrid Marijuana Sales

*Figure 7. Zoning Map of the Center of Ware,*

*Figure 7 Source: Town of Ware, MA*
Open Space and Recreation:
The town of Ware updated their 2007 Open Space and Recreation Plan (OSRP) in 2013, and it was finalized for public viewing in 2016. The OSRP for Ware includes nine sections ranging from regional context to natural resources assessments and the analysis of the town’s needs and goals. The summary section states that the town has identified four overarching goals, they are as follows:

1. Provide a broad range of high quality recreational programs.
2. Manage open space and recreation cohesively and effectively.
3. Preserve town’s rural characteristics.
4. Increase public awareness of open space and recreation resources.

Additionally, the community has a vision statement for the open space and recreation for the town, it states that “The Town of Ware seeks to provide a broad range of high quality recreational opportunities for people of all ages in a cohesive, well publicized, and effectively managed format that preserve’s the town’s rural characteristics.” (p.85)

Similarly to the Master Plan, the OSRP includes information such as population demographics, growth and development patterns, and existing transportation. Ware’s OSRP contains details regarding the standing of the town’s water supply and management of infrastructure including sewage systems, solid waste, and storm water. Additionally, the OSRP includes information on the two overlay zones of the town which include the “Floodplain Overlay Zone District” and the “Aquifer Protection Overlay District. Additionally, the OSRP includes detailed analysis of the geology soils, and topography of the town, including information regarding the different landscape characteristics, vegetation, wildlife, and resources.

Significant Areas and Actions for the Millyard Project Regarding OSRP:

- **Scenic Resources & Unique Environments:**
  - The dams near East and South Streets are very popular scenic spots. These dams could serve as trail nodes or designated picnic areas, but currently all surrounding land is in private ownership. Public safety should be considered if improvements are made (p.65).
  - The historic elements of the Millyard and it’s buildings should be kept intact and highlighted as a Unique built and natural environment.

- **Development the Ware River Greenway & Recreational Amenities:**
  - Develop open space to provide further connectivity to the town-wide greenway and incorporate community engagement within site.
  - Provide an indoor recreational facility within a Mill for community.
Develop a space for residents that is social and promotes art & culture.

Case Studies of Revitalization & Uses

Examples of redevelopment for the Ware’s Historic Millyard District

Issue
Revitalization of historic mill building districts is a unique attribute to post-industrial communities in the Northeast; Ware is no different in this regard. There is significant value to the redevelopment of old mill yard districts and individual mill buildings. Elements of historic preservation and community pride are highlighted throughout the process, while simultaneously creating opportunities for economic development in sectors including art, commerce, manufacturing, and recreation. Ware should look to other successful examples of historic mill yard revitalization projects in the region for guidance with its own historical mill district. Additionally, there are specific uses for mill buildings which are currently being successfully applied. These uses should be assessed by Ware to see which, if any best align with their community vision.

Case Studies of Municipal Historic Millyard District Revitalization

Easthampton, MA

The city of Easthampton is a town that has succeeded over the past 15 years with mill revitalization and economic development initiatives primarily focused on supporting local culture and arts through mixed use developments. Easthampton positioned itself around arts and culture and embraced new adult use industries like micro-breweries and cannabis, while advocating for connections between the old mills and the community’s goals. Businesses known for quality throughout the region such as INSA, a cannabis company, which has cultivation, processing, manufacturing, and retail inside a repurposed mill building. INSA employs hundreds of people in the region and utilizes the revitalized mill building in Easthampton to incorporate multiple areas within an emerging industry.

Likewise, the breweries New City Brewery and Abandoned Building Brewery are named after the historic mill yard surroundings. These businesses host outdoor events with food trucks and other vendors between the mill yard’s pond and the other outdoor recreational areas. This furthers efforts in fostering a relationship between the historic mill building district and the values of the community. Additionally, Easthampton’s historic mill district contains the Department of Motor Vehicles, an indoor park, video game arcade, restaurants, and many artist spaces as well as luxury apartments. This historic district also provides active and passive recreational opportunities with direct access to an outdoor amphitheater, exercise equipment, art installations, a children’s play park and the Manhan Rail Trail, which rides along the river bend of the district. This bike path promotes connectivity.
throughout the district and provides alternative transportation routes to the adjacent neighborhoods, and communities. All of these further the mixed-use goal which the municipality aspired to when envisioning the revitalization of their historic mill yard district. In Figures 1-4 below you can see images of the unique district of businesses and amenities which provides the town, and residents of Easthampton with significant opportunities for accommodation, commerce, employment, and recreation.

Figure 8. Image of Mill180 Park, an indoor park within a revitalized mill building in Easthampton, MA.

![Image of Mill180 Park](https://www.mill180park.com/)

Figure 8 Source: https://www.mill180park.com/

Figure 9. Image of INSA headquarters located in a revitalized mill building in Easthampton, MA

![Image of INSA headquarters](https://insa.com/)

Figure 9 Source: https://insa.com/
Figure 10. Image of a community event outside the breweries and cannabis businesses within the Millyard.

Figure 10 Source: https://www.gazettenet.com/

Figure 11. Google map image of the entire Historic Mill Yard District of Easthampton, MA outlined in red.

Figure 11 Source: https://www.google.com
**Manchester, NH**

In Manchester, New Hampshire a similar mill revitalization project has been unfolding over the past 20 years in the Historic Amoskeag Mill yard along the Merrimack River. A rock-climbing gym named Vertical Dreams opened in the historic district in 2001 and utilizes an elevator shaft within the mill. While making use of Manchester’s historic buildings, the climbing gym at Amoskeag also builds off of the city’s proximity to the White Mountains. Indoor rock climbing is a community and confidence building exercise and a recreational use that can contribute to a community’s economic development. While steel prefabricated buildings have become the norm in the corporate climbing gym construction, Amoskeag’s historic surroundings make it a unique and attractive draw.

Adding to that historic draw, the Amoskeag historic mill district includes the Millyard Museum, which highlights the historical significance of mill manufacturing in New England during the 19th and 20th centuries. This museum features a to scale replica LEGO Millyard of what it had looked like in the year 1900, during the prime of industrialization in New England. Along with the museum and rock-climbing gym, the Amoskeag mill yard also includes renovated apartment units within the auxiliary buildings originally used to house the mill workers. By renovating historic structures and using them to provide residents an area of great community value will further connect the community to the historic site. The revitalization approach taken by the Amoskeag Millyard District promotes the history of the site and harnesses the unique building structures to provide opportunities for education, housing, and recreation.

*Figure 12. Image of mill building #3, where the Millyard Museum is located in the Amoskeag Historic Mill District.*

*Figure 12 Source: https://www.manchesterhistoric.org/millyard-museum/about*

*Figure 13. Image of LEGO replica of Amoskeag Millyard as it was in the year 1900, found in the Millyard Museum.*

*Figure 13 Source: https://see-sciencecenter.org/the-lego-millyard-project/
Figure 14. Image of a rock climber at Vertical Dreams, a unique recreational indoor climbing facility.

Figure 14 Source: https://verticaldreams.com/

Figure 15. Image of Amoskeag Apartments building which was once housed mill workers.

Figure 15 Source: https://www.apartments.com/amoskeag-apartments-manchester-nh/n69g3yn/
Case Studies of Specific Uses for Revitalized Mill Buildings

Cannabis Cultivation

Revitalized mill buildings are a perfect fit for the emerging industry of cannabis cultivation. The open floor space, and design is favorable and easily adaptable for cultivation. This specific use for revitalized mills is currently attracting many different cannabis companies, who are looking to establish themselves in Massachusetts, and New England as the industry continues to develop. The previous example of INSA in Easthampton is just one of many companies who are making their choice to operate in mill buildings. Municipalities throughout the commonwealth are now seeing their once depreciating assets becoming areas for their greatest economic opportunity.

Communities like Holyoke and Fitchburg have been on the forefront of this trend. Recreational cannabis is an industry which is rapidly expanding throughout the region, many cultivation facilities will continue to follow other successful operations established by the earlier companies such as Green Thumb Industries (GTI), which has tapped its roots into the old paper mills of Holyoke. GTI is a national company based in Chicago, Illinois, which has found that Holyoke’s lower electrical rates, and abundant mill buildings to be ideal for their company’s operation in Massachusetts. GTI invested an estimated $10 Million to renovate a mill building and are expecting to expand. Similarly, in Fitchburg a company Revolutionary Clinics has their cannabis cultivation operations within an old, abandoned mill building. This has been quoted to be an economic opportunity case study and has been analyzed by the town. The results state in a 2020 article by MassLive that “In the last three years, Revolutionary Clinics has created more than 100 new jobs and has generated more than $700,000 in tax revenue”. Currently Rev Clinics operates in a 140,000 sqft building and are looking to expand.

Figure 16. Image of the Mill building in Fitchburg, MA where Revolutionary Clinics operates.

Figure 16 Source: https://www.masslive.com
Recreational Activities

Another viable and favorable option for repurposed mill buildings is the inclusion of recreational activities and businesses which facilitate them, such as the museum, and rock climbing gym in Manchester, NH or the indoor urban park in Easthampton, MA. Creating a space which fosters recreational activities within mill buildings will provide the local and regional communities a newly found appreciation for the repurposing the mill buildings themselves and preserving its historic value. Taking advantage of the mill buildings, and their general proximity to water is a common formula for recreational community events; with many happening on the public spaces around these mill buildings, and natural amenities. Having a creative use of space which facilitates recreational activity is a unique way to incorporate the community engagement aspect of mill building revitalization projects.

Business Hubs & Consumerism

One of the most common applications of modern day mill buildings is business office space. The reasoning for this is similar to that of cannabis cultivation, the open layout is conducive for commercial businesses. The renovation for offices is likely to be expensive, however the costs of old mill buildings tend to be the more favorable option than constructing from the ground up. Many businesses have already established themselves within the mill buildings throughout the New England area. These businesses can range from start-ups renting space to co-ops to large international companies. Recognizing that historic mill buildings and mill yard districts can be revitalized to reinvigorate its attractiveness towards businesses is a key example of a specifically successful use.

Similarly to business hubs, consumer based product companies such as breweries, dispensaries, distilleries, and restaurants are ideal for revitalized mill buildings. Consumer based businesses will generate revenue for the town by providing residents and visitors alike a place to enjoy the renovated mill buildings with modern selection of consumables. Having an open space to develop a floor plan provides these business with a blank canvas to design their production and distribution of product. Consumer based business utilize the mill building specifically for their needs, while providing the consumer with a unique experience.

Housing

Lastly, an example of specific use for mill buildings is the housing of short-term and long term residents. The ability to renovate and reinvigorate the once industrial buildings of the past into housing is a great asset. As mentioned before, both communities of Easthampton, MA and Manchester, NH have utilized this thinking in their revitalization projects. There are additional communities which have also converted their mill buildings into successful inns, such as the Common Man Inn in Claremont, NH or the Mill Street Inn in Newport, RI. Both of these short-term
accommodation businesses utilize the historical aspect as well as their proximity to waterways to entice patrons and set themselves apart from standard hotels. Both establishments lean on their history and culture as a mill for unique selling points.

Figure 17. Image of a Suite at the Common Man Inn, in Claremont, NH.

Figure 18. Image of guest checking in at the Mill Street Inn, in Newport RI.
Lessons for Ware’s Historic Millyard District

**Economic Opportunities**

Easthampton’s zoning bylaws state that the purpose for the creation of their historic mill building and mixed use district is to generate pride and confidence in the historic mills. To do so their aim is to restore and revitalize the buildings in a way that maintains a high level of design quality, promotes compatibility with varying uses, and improves the connectivity between the built and natural environments such as the surrounding mill ponds and the Manhan Rail Trail. The mixed use district goals of both Easthampton, MA and Manchester, NH are all related to the improvement of the historic mill buildings themselves as well as the long term goals of economic development. This creates an opportunity for Ware to follow suit, and by doing so the town can increase the versatility and diversification of businesses within the community and provide incentives for new economic opportunities. These are the elements and values of district redevelopment that Ware should look to as examples if they wish to implement this revitalization effort within their community.
Project Site Basemap
Cartography by Bo Carpen
Envisioning Site Plan for Project
# Preliminary Project SWOT Analysis

## Strengths:
- Supportive Millyard zoning for multiple-uses including cannabis.
- Location in downtown Main St./Rte. 9.
- Renewable energy-working hydroelectric power generation.
- Ware River as scenic location and natural asset.
- Historic Architecture for the major part in good or very good condition.
  - On National Historic Places register

## Weaknesses:
- Relatively high distance to Interstate Highway system and economic hotspots in the Pioneer Valley.
- Buildings to the east without sewer and within 100-year flood zone.
- Multiple ownership requires coordination.
- Infrastructure investments needed, especially for lower mills.
- Abandoned sections of mills needed demolition.

## Opportunities:
- The project, through the creation of trails along the riverbanks and open spaces in the Millyard could become a destination for Ware citizens and visitors.
- The project would contribute additional tax revenue and jobs to the economic investment within the town.
- The project could become a model for sustainable development in New England mill towns through landscape adaptation, solar applications, and hydropower.
- Could become one the first designed cannabis campus, intended for cannabis education, employment, and enjoyment opportunities.
- The project would stimulate downtown revitalization.

## Threats:
- Potential flooding on the lower site within the floodplain zone.
- Need for town-wide support for large-scale project.
- Saturation of cannabis industry statewide & over-reliance on one industry.
- Traffic flow studies including entrances and exits into Millyard site are necessary for the redevelopment.
- Complicated ownership of site, with access to easements across parcel.
  - Uncertainty of the G&G building and Oxbow development partnership with project.
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