

significant industrial development advantage because the property is one of the largest available near the core of the city. The town has created a redevelopment authority which is specifically authorized to buy the property and select the investor or group who will develop it. Because of the prime nature of the real estate, the officials of the redevelopment authority will have a choice of several attractive alternatives. Since the major criterion for the selection of the developer will be the net contribution to the town's tax base, a light industry or office complex will probably be favored over a residential development which might necessitate new school construction. A shopping center will probably not be considered because it would create more competition for downtown merchants. Representatives of light manufacturing and insurance firms have shown substantial interest with one developer anticipating the employment of 5,000 workers. Thus the town may achieve its reuse objectives with little effort.

THE SPRINGFIELD ARMORY

The Defense Department has also announced that the Springfield Armory will close in the spring of 1968. This decision was particularly difficult to accept because the workers have relatively few opportunities for comparable government jobs within commuting distance. Consequently, most workers will have to choose between moving or leaving government employment.

Fortunately, the current prosperity may make the transition relatively painless for the community and for many of the workers. Located in western Massachusetts, the Springfield-Holyoke-Chicopee complex is a medium-size metropolitan area with nonagricultural employment of 181,000 workers. It has a large, diversified and growing manufacturing base and armory workers represent only 3 percent of the area's manufacturing employment.

Because many skills are in short supply, area employers may be able to hire most workers who choose to take early retirement or severance pay. Average weekly earnings in manufacturing at \$105 in 1964 reflect a pay scale and fringe benefits only slightly lower than at the armory.

In addition to employers already located in the area, the combination of a pool of skilled workers and the possible availability of scarce machine tools may encourage an outside firm to take over part of the 100 acres of land and buildings that belong to the armory. Several large firms are reported to be interested.

Other uses for parts of the vacated land are also being seriously considered. One is the creation of a tourist attraction in the form of a small arms museum to include specimens made at the armory since the Revolutionary War. An expansion of the community's technical institute is under study for another complex of buildings. Moreover, a large lake with 11 acres of frontage on the armory's grounds may be used for the development of community recreation facilities. Thus, despite a slow start, Springfield may be able to make a satisfactory adjustment to the loss of the armory.

DOW AIR FORCE BASE

Dow, a Strategic Air Command base, established before World War II, is located in the outskirts of Bangor, Maine. The base occupies