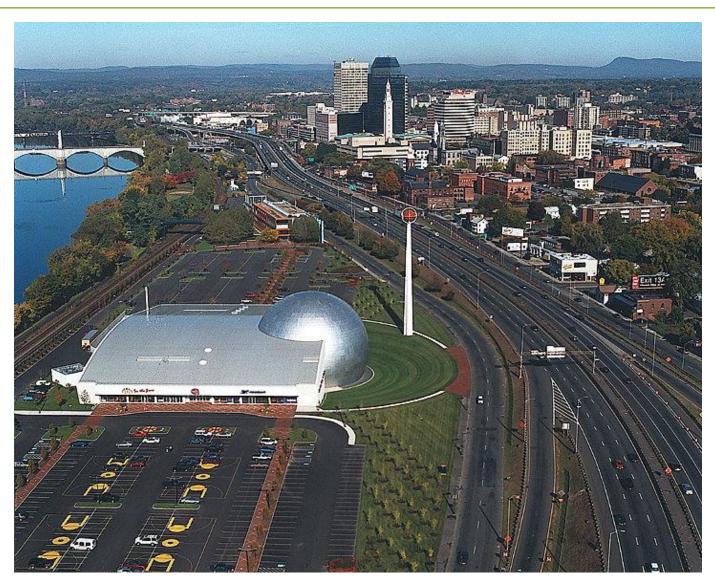


Urban Land SPRINGFIELD, MA TAP **Institute**



Urban Land Presentation Outline

ULI Boston
Technical Assistance Panel (TAP) Program
TAP Panelists
Introduction of Site
Stakeholder Input
Site and Context Analysis
Design Guidelines and Goals
Site Redevelopment Options
Conclusions
Recommendations
Q & A

ULI – the Urban Land Institute

Mission

To provide leadership in the responsible use of land and in creating and sustaining thriving communities worldwide.

ULI is a non-advocacy research and education institution with over 35,000 members worldwide representing the entire spectrum of land use and real estate development disciplines, working in private enterprise and public service.

ULI Boston – Serving the Six New England States

ULI at the local level

•1,100 Members—developers, architects, planners, public officials, financiers, students, etc.

Emphasis on sharing best practices and providing outreach to community

- Over 2,000 attendees last year
- Urban Marketplace
- UrbanPlan High School Program
- Technical Assistance Panels
- Trends in Real Estate Conference

Technical Assistance Panels (TAPs)

The City of Springfield requested that ULI Boston conduct a TAP to examine the short- and long-term development potential of two riverfront parcels and how to improve the connections of the riverfront to various attractions and nearby neighborhoods

Panelists have donated their time— to examine

ULI Boston is committed to supporting the communities of New England in making sound land use decisions and creating better places. A Technical Assistance Panel (TAP) brings together of a group of ULI members with a range of professional expertise to provide focused, collaborative consultation to a local government or qualifying non-profit organization.

This TAP

- Sponsored by the City of Springfield
- This panel looked at the full range of options from an unbiased perspective.
- Panelists include experts in the fields of architecture, development, construction, engineering, planning, and landscape architecture
- Final Deliverable Written report (within 6 weeks) will be available at http://boston.uli.org



TAP Panelists

TAP Co-Chairs

Lynn Carlton – Sasaki Associates

Steve Heikin – ICON architecture

TAP Panelists

Jason Barosso – Tighe and Bond, Inc.

Joel Breuer – Breuer Property Group

Nancy Denig – Denig Design Associates

Doug Landry – VHB

Arthur Jemison – GLC Development

John Rufo - Arrowstreet

Caitlin Bowler - TAP Writer

Michelle Landers – ULI Boston Manager

Stephanie Wasser – ULI Boston Executive Director



Introduction of Site

The study area consists of:

- 1. York Street Site four-acres; former home of the York Street Jail
- 2. Riverfront Park -



Stakeholder Input

Panel interviewed stakeholders today

- Commercial Abutters
- City Residents
- City Officials
- Regional Officials

Common Themes Identified

- Lack of access to Riverfront Park from Downtown and South End
- Negative Perception of Springfield



Site and Context Analysis



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Historic Context



Site and Context Analysis

Traffic



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Demographics



Site and Context Analysis



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Land Valuation



Design Guidelines and Goals



Redevelopment Options



Development Option One



Vision Public Realm Improvements



Development Option One



Development Option Two



Development Option Three



Conclusions



Recommendations

Recommendations



Q&A