





ULI

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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



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 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

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 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



The study area consists of:

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

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





Historic Context

Traffic



Demographics



Land Valuation



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Design Guidelines and Goals





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Development Option One



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Vision Public Realm Improvements



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Development Option One



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Development Option Two



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Development Option Three



Conclusions



Recommendations



Q & A