



## SPRINGFIELD, MA Technical Assistance Panel (TAP)





**Urban Land  
Institute**

**ULI – the Urban Land Institute**

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### **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
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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

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
  - Panelists have donated their time
  - Final Deliverable – Written report (within 6 weeks) will be available at <http://boston.uli.org>
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## **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

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## **Panel interviewed stakeholders today including:**

- Riverfront Property Owners
- Commercial Abutters
- City Officials
- City Staff
- City Residents
- Park Users





## **Findings Agenda**

- Thematic Framework (Issues and Goals)
- Long Term Vision
  1. Downtown Riverfront
  2. Hall of Fame TOD
  3. Southern Riverfront
- Short Term Priorities
- Questions?



## Perception

- Marketing, image, safety, identity

## Connection

- City, water, bikeway, neighbors, trains

## Attraction

- Basketball Hall of Fame, “Hoops,” Boathouse

## Animation

- Programming— festivals, music, dining
- Institutional tenant/partner; TOD Housing

## Recreation

- Leisure, boating, skating, seasonal

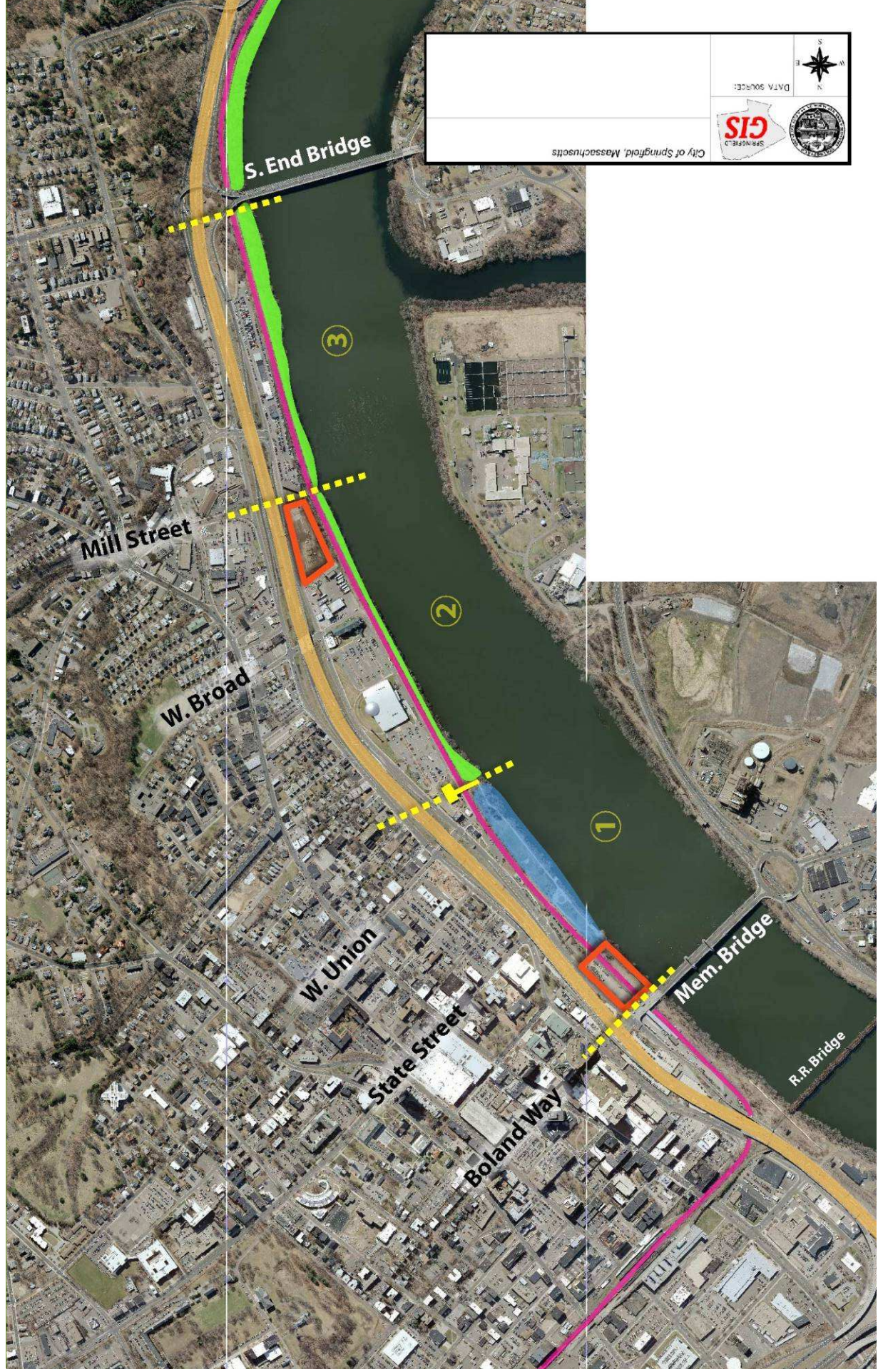
## Destination

- Locals to water; Regional “Hoop”; Intimate park / social spaces

The study area has been divided into the following sections:

1. Downtown Waterfront
  2. Hall of Fame Transit Oriented Development (TOD)
  3. Southern Riverfront
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### Tower

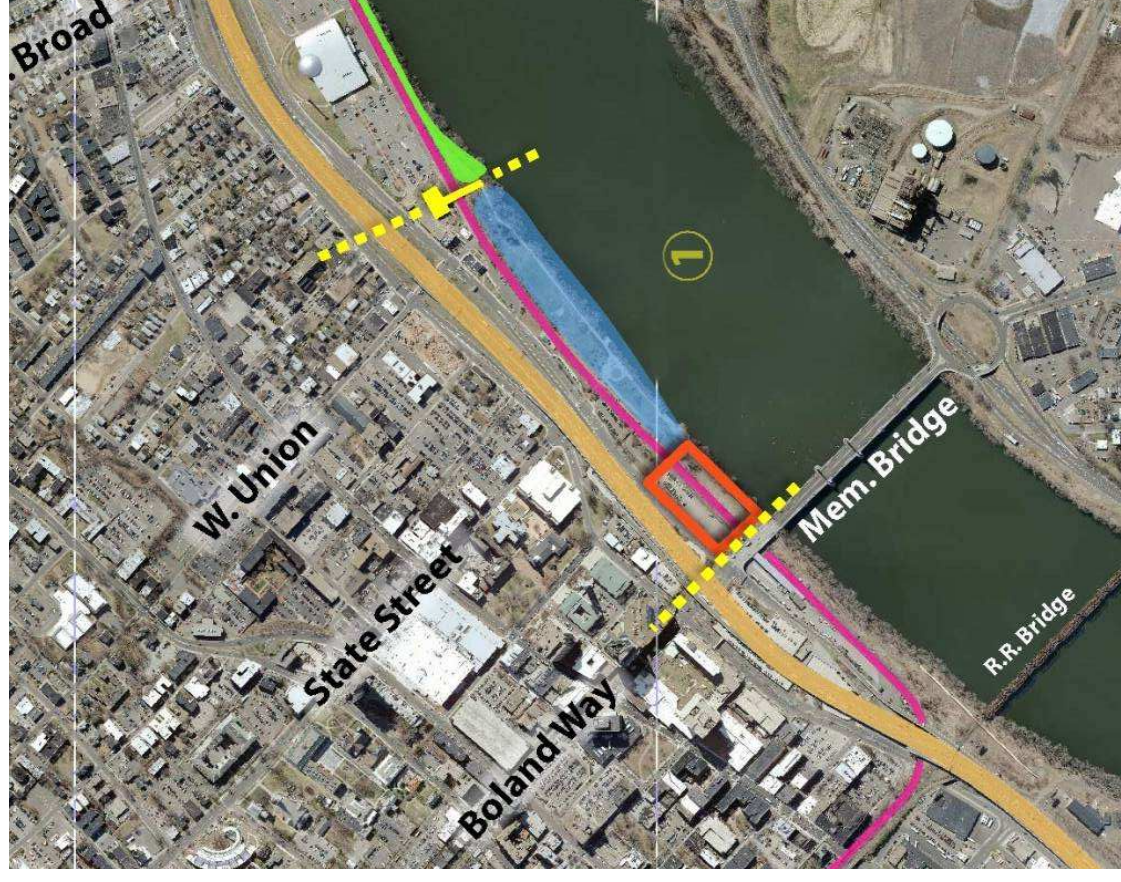
- Higher density market-rate residential
- Signature tower with downtown and riverfront views
- 1 & 2 bedroom flats

### Riverfront Park

- Continuous Public Access / Bike Pedestrian Trail
- State Street Terminus Park
- Water feature / Skating Rink
- Riverfront Dining

### Low-Rise Residential

- Stacked duplexes facing river





# Riverfront Park

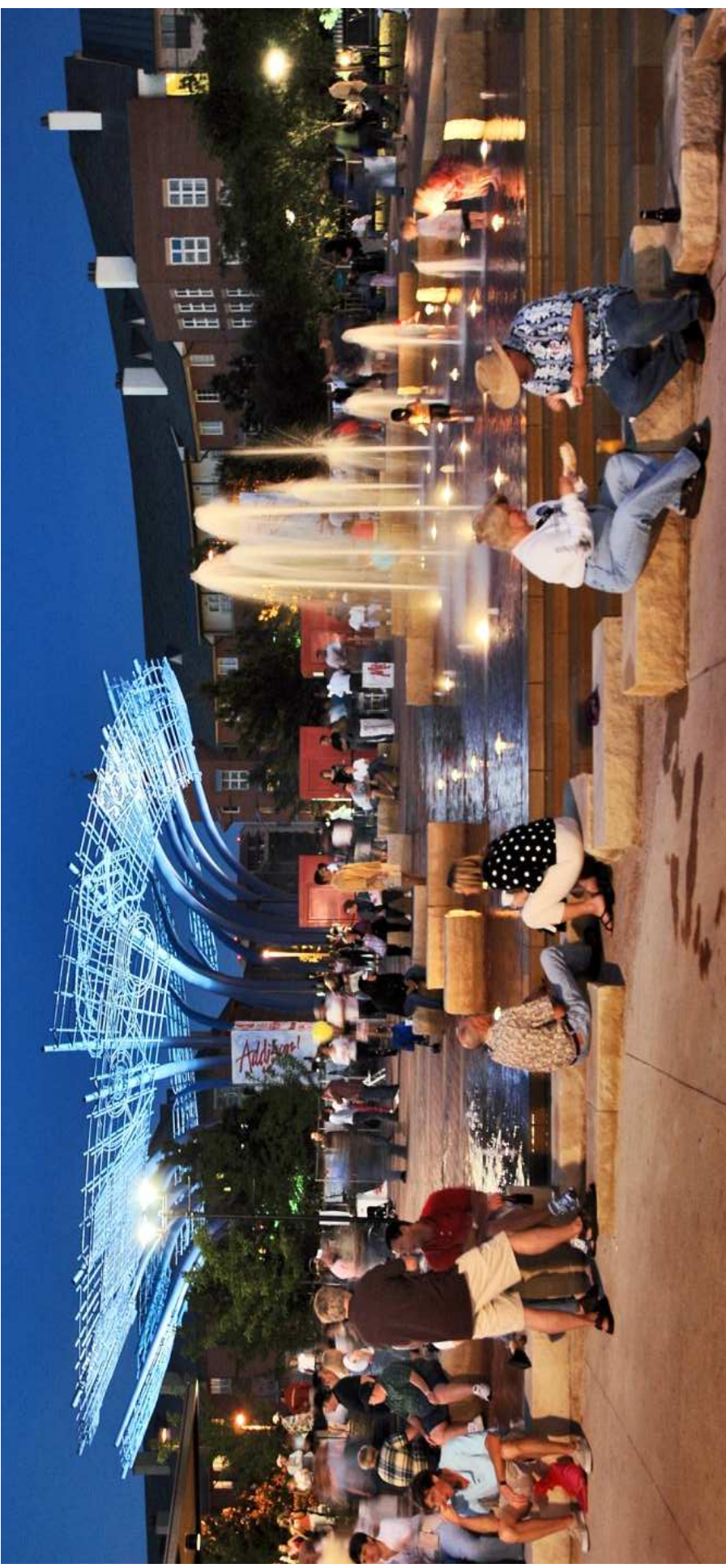


**Civic plaza surrounded by low rise housing and retail**

*Addison Park, Texas  
Sasaki Associates*



# Riverfront Park



**Civic plaza surrounded by low rise housing and retail**

*Addison Park, Texas  
Sasaki Associates*



# Riverfront Park



**Festival Plaza transforms into winter time ice skating rink**



*Reston, VA  
Sasaki Associates*





4 story housing fronting onto a bike path

# Riverfront Housing



Low rise housing fronting onto river promenade

Greenville, SC



Mixed-Use Redevelopment

- Sports academies
- Retail

Commuter Rail Station

- Platform
- Mixed-Use Office / Retail
- Parking

Connections to the Bike Path



# Transit Oriented Development



**Mid rise housing adjacent to commuter rail**



*Arbor Point at Woodland Station, MA*





## Residential

- Townhouse development

## Open Space Nodes

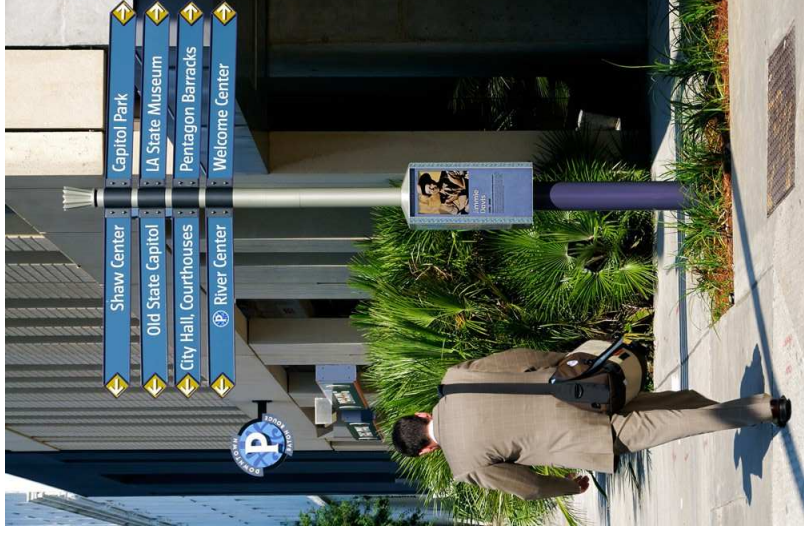
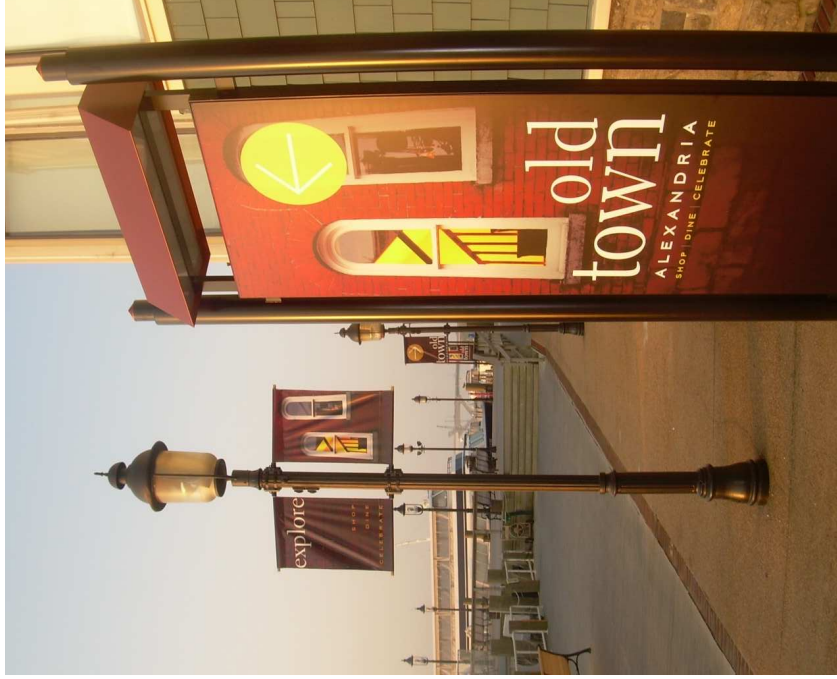
- Bike Trail Connection to South End Bridge and Forest Park





1. Way Finding / Signage
2. PR Campaign
3. River Vegetation Demolition / Rivers Edge Stabilization
4. Underpass Lighting / Installation / Art
5. Park Programming
6. Regional Efforts / Knowledge Corridor, Rail
7. Leasing / Proposals

# Wayfinding/Signage



Proper signage helps promote wayfinding

Alexandria, VA & Baton Rouge, LA  
Sasaki Associates

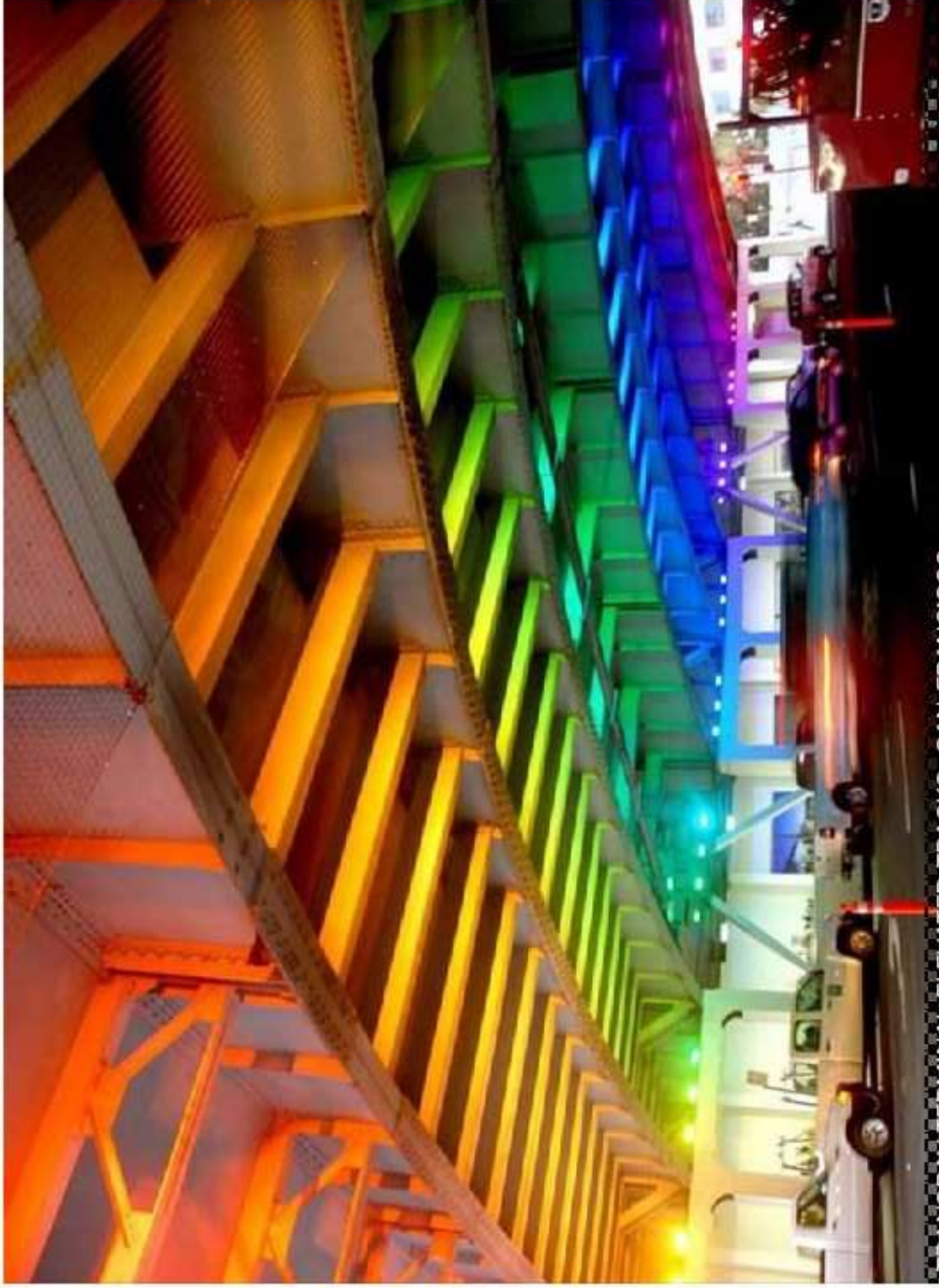


# Underpass Design



Design minimizes presence of highway overhead

# Underpass Lighting

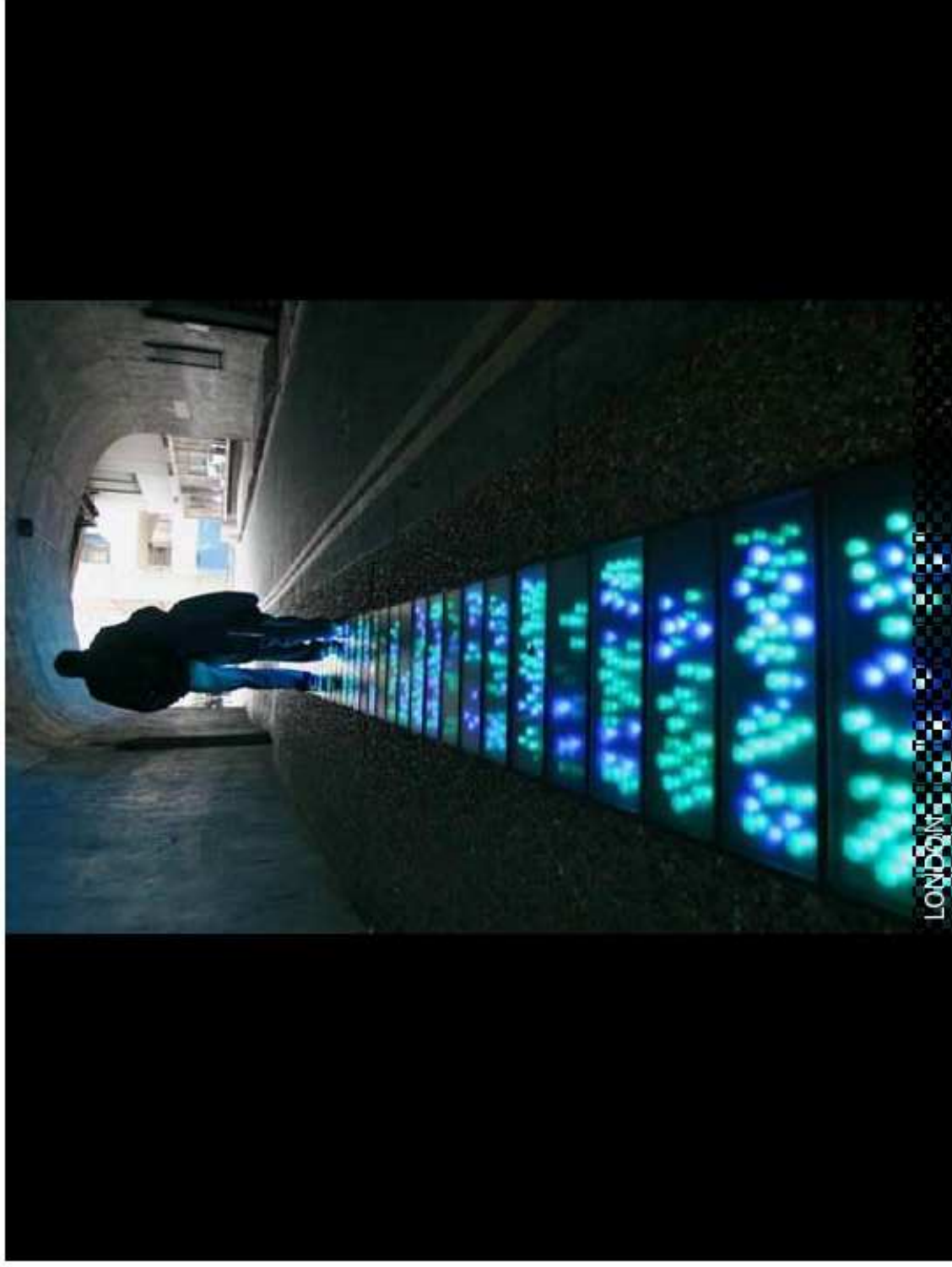


Lighting brightens underpass

*TransBay Terminal, San Francisco*



# Underpass Lighting



Ground lighting brightens underpass

*London, England*

# Underpass Lighting



Lights and local art installations can enliven underpasses





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Questions?

