





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

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 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>

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

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

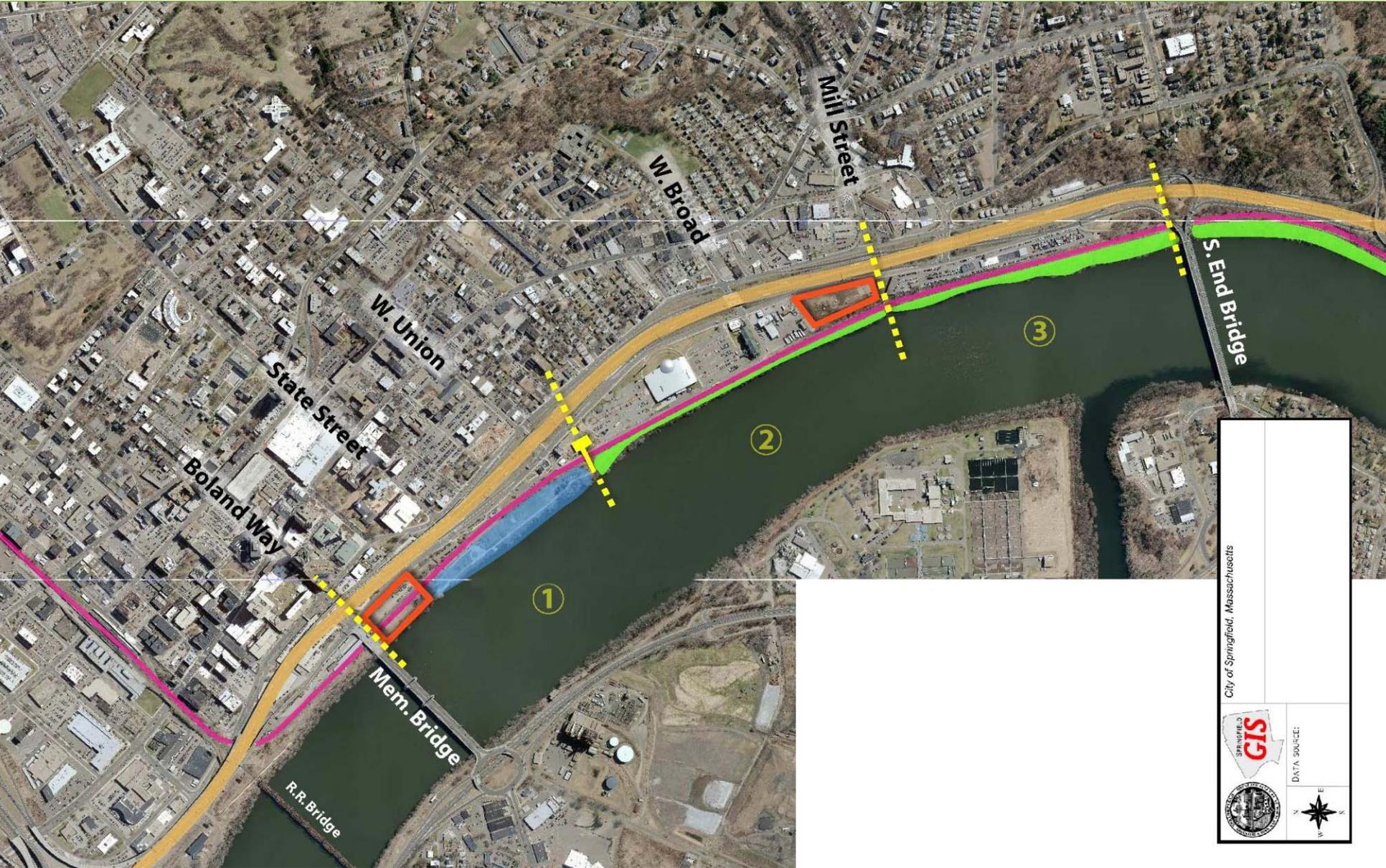
Destination

- 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



City of Springfield, Massachusetts

 **GIS**

DATA SOURCE:





Tower

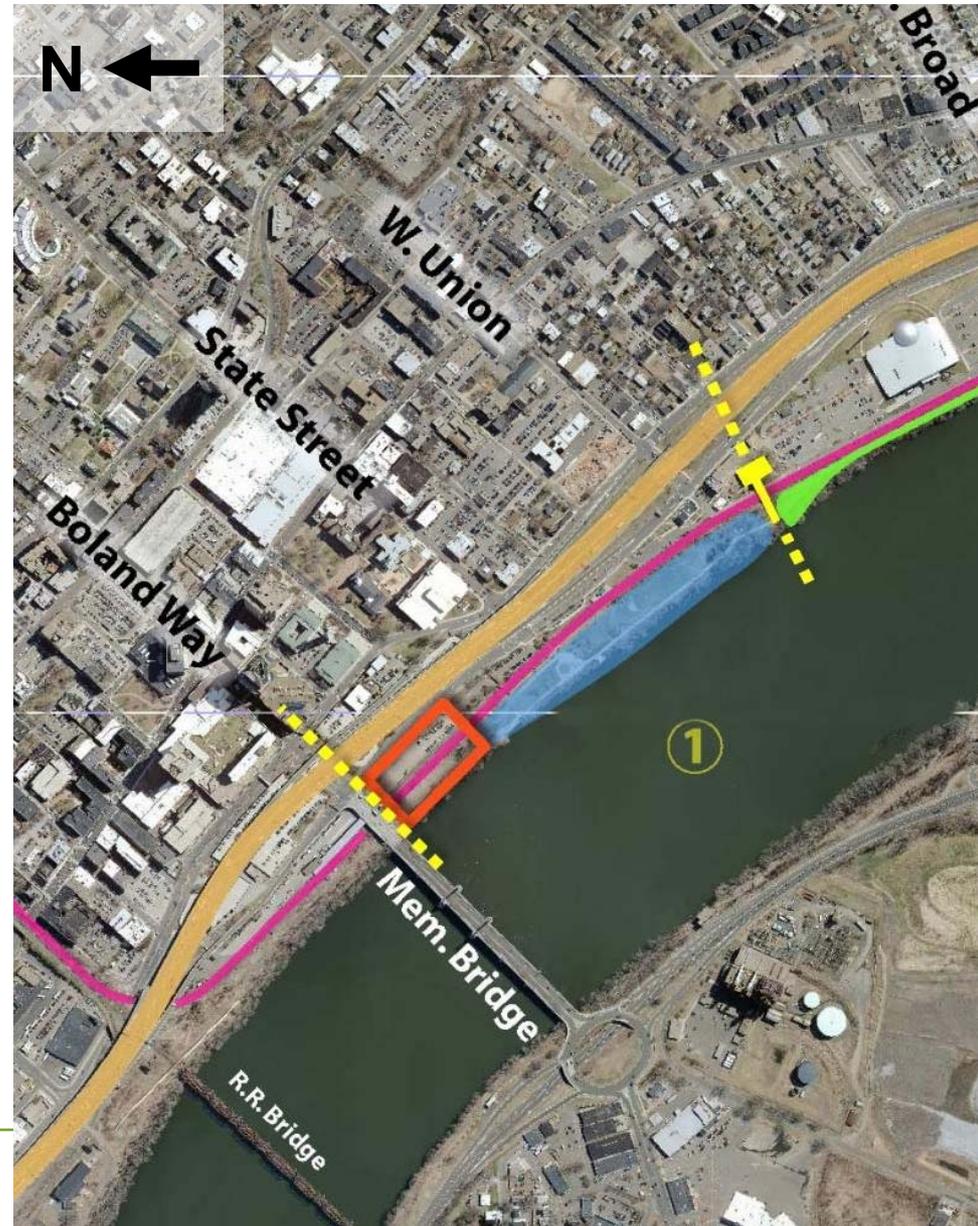
- Higher density market-rate residential
- Signature tower with downtown and riverfront views
- 1 & 2 bedroom flats

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



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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*

Riverfront Lofts



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



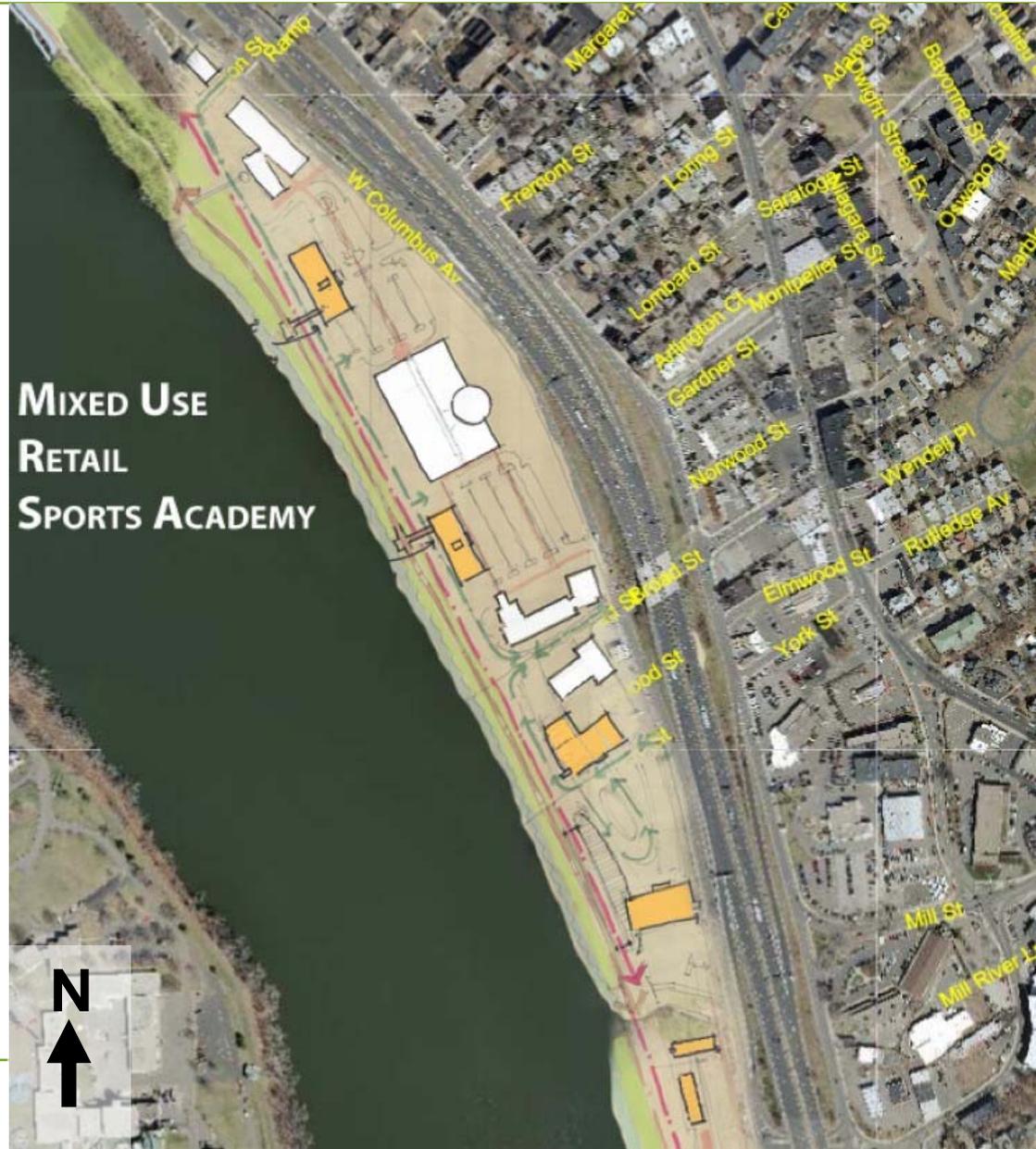
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Transit Oriented Development



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

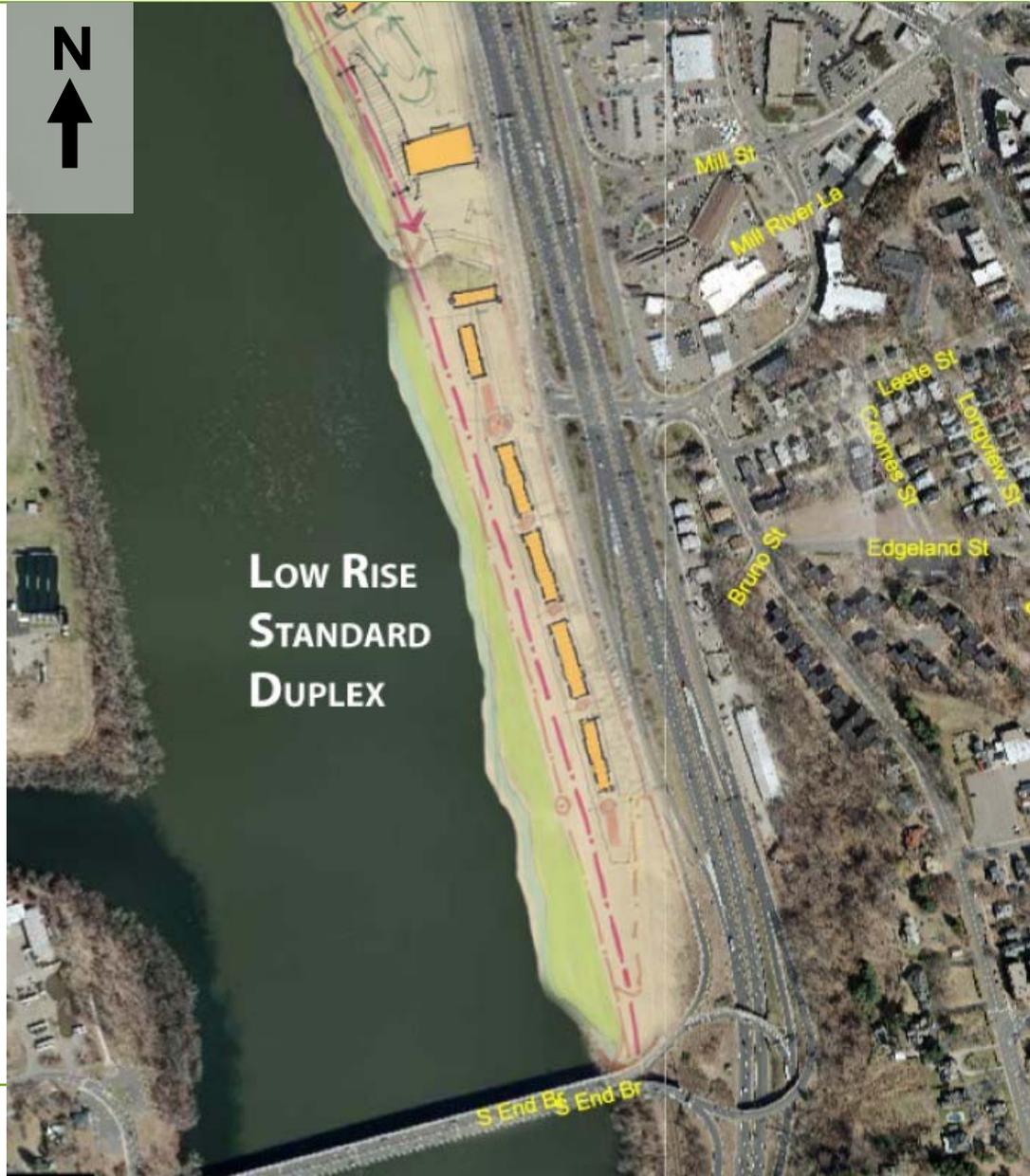


Residential

- Townhouse development

Open Space Nodes

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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

