

SPRINGFIELD COMMUNITY PRESERVATION PLAN

Adopted 6 February 2018

Amended 3 April 2018

THE COMMUNITY PRESERVATION ACT (CPA)

Massachusetts General Law Chapter 44B, known as the Community Preservation Act (CPA), was created in 2000. It allows municipalities to adopt the Act and create a local Community Preservation Fund through a surcharge of up to 3% of the real estate tax levy on real property. The Act also creates a state matching fund. CPA funds may be used for:

- Acquisition, creation, and preservation of open space;
- Acquisition, creation, preservation, rehabilitation, and restoration of recreation land;
- Acquisition, preservation, rehabilitation, and restoration of historic resources;
- Acquisition, creation, preservation, and support of community housing;
- Rehabilitation or restoration of open space or community housing acquired or created by CPA.

CPA funds cannot be used for maintenance.

Each fiscal year, 10% of a municipality's CPA revenues must be spent or set aside for open and recreational space, 10% for historic resources, and 10% for community housing. Up to 5% may be spent on administration. The remainder may be allocated to any one or a combination of the three main uses.

MGL 44B stipulates that decisions regarding allocation of CPA funds are made by a local Community Preservation Committee (CPC) whose task is to receive, review, and vet applications and to make recommendations to the local legislative body, e.g. City Council, which makes the final allocations.

CPA in SPRINGFIELD

In autumn 2016, Springfield voters adopted CPA with a 1.5% surcharge. The ballot question was passed citywide by 62% and was approved in all eight wards, in every neighborhood, and in 63 of 64 precincts. CPA went into effect on July 1, 2017, and the first surcharge appeared on the January 2018 tax bills.

COMMUNITY PRESERVATION COMMITTEE

A nine-member Community Preservation Committee (CPC) was established by the City Council. The CPC consists of one representative each from the Historical Commission, Conservation Commission, Housing Authority, Planning Board, Park Board, Springfield Preservation Trust, and three representatives chosen by the President of the City Council from names submitted by neighborhood councils and associations. Current members are:

- Lamar Cook, Neighborhood representative
- Gloria DeFillipo, Planning Board representative
- Juanita Martinez, Conservation Commission representative
- Robert McCarroll, Chair and Springfield Preservation Trust representative
- Terry Mitchell, Neighborhood representative
- Benjamin Murphy, Historical Commission representative
- Angela Robles, Housing Authority representative
- Brian Santaniello, Park Commission representative
- Ralph Slate, Vice Chair and Neighborhood representative

THE 2018 COMMUNITY PRESERVATION PLAN

MGL 44B requires that CPCs create a Community Preservation Plan, which is to be revised annually. This Plan serves as a guide to the types of projects that are eligible for CPA funding and that are in keeping with the needs and priorities that have been identified.

The general purposes of the Plan are:

- Establish clear criteria that form the basis of the CPC's evaluation of applications.
- Establish processes and timelines that the CPC will use in its review of applications.
- Provide application forms and background information for applicants
- Inform applicants and the public of the CPC's goals and commitment to an open and transparent approach to reach its recommendations
- Provide City Council with background information needed to review CPC's recommendations

SCHEDULE AND PROJECT REVIEW PROCESS

The CPC will conduct one funding round in calendar year 2018 as follows:

- Preliminary Applications due March 31
- CPC Eligibility Determination April 3
- Full Applications due June 1
- CPC Recommendations to City Council September 4

Note: The CPC cannot predict the time for the City Council approval process.

The CPC may, under extraordinary circumstances, vote to accept applications that require consideration outside of the normal funding cycles because of emergencies or market opportunities. Potential applicants who believe that their circumstances call for such unusual action may contact the CPC chair to discuss the possible submission of an off-cycle submission.

The CPC also recognizes that, in some cases, preliminary work must be undertaken in order to complete a viable application. When this is the case, the CPC will consider applications for study grants that can be used to test feasibility and develop work plans that would result in a stronger project.

Please note that all proposals may not be funded even if funds are available and that in a given year funds may be carried over to subsequent years for future projects.

GENERAL EVALUATION CRITERIA

The CPC gives preference to proposals which address as many of the following general evaluation criteria as possible:

- Consistent with priorities identified in the 2018 Plan
- Preserve and enhance the essential character of Springfield
- Protect resources that would be otherwise threatened
- Serve more than one CPA purpose
- Demonstrate practicality and feasibility to be implemented within budget and on schedule
- Produce an advantageous cost/benefit value
- Leverage other public and/or private funds or voluntary contributions of goods and services
- Endorsed by municipal boards/departments and neighborhood councils/associations.
- Are highly visible
- Utilize Springfield based resources

A summary of the October 3, 2017 public hearing is *Introduction--Appendix 1*

COMMUNITY HOUSING

Springfield has long been called “The City of Homes.” Its nickname comes from the city’s development history which favored houses rather than apartment buildings. Today, more than 26,000 of its approximate 61,000 dwelling units are in single-family houses. Another 13,000 units are in two-family houses.

Housing needs in Springfield differ from communities in the eastern part of the state. In areas near Boston, a large population and robust economy creates a substantial demand for housing. This demand creates a large gap between market housing prices and what a family at the median income level can afford, with constant upward pressure to increase rents or to convert once-affordable units into more expensive units.

Springfield does not have this type of pressure. The city’s pressures are on the other end of the spectrum. Low housing demand causes stagnant property values and disinvestment in neighborhoods, resulting in poor housing conditions for everyone, including the lower-income residents that often occupy substandard housing.

AFFORDABLE HOUSING

The Commonwealth has set a goal that all municipalities have 10% of housing units legally restricted to be accessible to households making 80% or less of metropolitan median income based on household size. *See Community Housing Appendix 1-- MA Housing Income Limits.*

According to MA Department of Housing and Community Development’s housing inventory as of September 14, 2017¹, Springfield has 61,556 housing units, with 10,192 units set aside for low-or-moderate income residents -- 16.6% of its housing inventory. Springfield provides the second highest number of legally affordable units in the state (behind Boston) and ranks 6th of 351 municipalities in the percentage of restricted housing units. These figures do not include portable housing vouchers, such as Section 8 certificates. Currently, there are approximately 3,000 such vouchers in the city administered by the Housing Authority and another 3,400 administered by Wayfinders. The Springfield Office of Housing estimates that half of all rental units in Springfield have some sort of subsidy². This figure does not include the general abundance of lower-cost rental housing available in the city.

OWNER-OCCUPANCY

Owner-occupancy has declined in the city. In the 1980 census, owner-occupied units accounted for 51.8% of all housing units. By the 1990 census, owner-occupied units were outnumbered by renter-occupied units. *See Community Housing Appendix 2-- Tenure of Occupied Housing Units.* This trend has continued to today. The US Census estimated in 2015 that 47.8% of housing units were owner-occupied. Based on this three percent decline, more than 2,400 owner-occupied units have been lost in the past 35 years--greater than all the housing units in the town of Hampden.

¹ <http://www.mass.gov/hed/docs/dhcd/hd/shi/shiinventory.pdf>

² Presentation by Gerry McCafferty, Director of the Springfield Office of Housing to CPC on 5 July 2017

The following owner-occupancy figures were computed from Federal Census/ACS data.

| Neighborhood | 2000 | 2009 | 2015 |
|------------------|-------|-------|-------|
| Bay | 30.1% | 40.6% | 36.8% |
| Boston Road | 70.4% | 74.6% | 68.6% |
| Brightwood | 16.1% | 13.6% | 20.8% |
| East Forest Park | 89.1% | 88.9% | 84.7% |
| East Springfield | 67.7% | 68.4% | 64.8% |
| Forest Park | 45.1% | 45.0% | 40.3% |
| Indian Orchard | 42.8% | 44.1% | 35.2% |
| Liberty Heights | 47.7% | 54.3% | 43.7% |
| McKnight | 41.6% | 38.4% | 39.7% |
| Memorial Square | 8.4% | 11.7% | 6.5% |
| Metro Center | 4.0% | 2.6% | 4.7% |
| Old Hill | 32.4% | 47.0% | 35.8% |
| Pine Point | 64.4% | 63.7% | 65.8% |
| Six Corners | 16.0% | 18.9% | 14.9% |
| Sixteen Acres | 77.9% | 78.7% | 77.0% |
| South End | 11.8% | 6.2% | 14.1% |
| Upper Hill | 43.6% | 43.6% | 41.8% |
| City (overall) | | | 47.8% |

Currently, the City allocates \$250,000 a year on first-time home buyer incentives which target households earning 80% or less of metropolitan median income. The Housing Authority also operates a small program which aids SHA tenants to become owners. The Office of Housing has said that there is a need for more incentives.

The CPC believes that owner-occupancy correlates with strong neighborhoods and increased capital investment since homeowners do not focus on the return on investment as much as investor-owners and therefore will improve the conditions of their properties beyond what may be economically warranted.

The CPC sees another potential benefit to owner-occupancy of properties: lower rents. An investor-owner is focused on achieving the highest possible return on their property. Anecdotal information suggests that owner-occupants are not as focused on the investment side of their rental unit. They assign most of the high utility value of their property to the unit they occupy as their residence, and view their ancillary units as “bonus income”. They value long-term tenants whom they come to know personally over time.

HOUSING REHABILITATION

In September 2006, The Urban Land Institute Advisory Services Panel reported “Springfield’s reasonable housing costs discourage new residential construction or substantial privately financed rehabilitation and modernization of older housing units.” The 2008 housing crisis exacerbated this situation. Springfield saw an increase of nearly 1,000 vacant units from 2000 to 2010, increasing from an already high figure of 4,042 vacant units in 2000 to 4,954 vacant units in 2010³. Economic conditions have not changed. Current housing values in many Springfield neighborhoods are not high enough to support new construction or substantial rehabilitation of neglected properties. In some cases, abandonment of properties occurs because renovation cost exceeds the value of the property.

Existing state and federal programs are regularly used to renovate larger housing projects. For example, Outing Park Apartments, a \$73 million project in the South End, received millions of government assistance to rehabilitate 23 apartment buildings with 316 income-restricted units.

There are few programs available for two and three-family houses.

VACANT HOUSES

Some neighborhoods are blighted by vacant, deteriorated houses. The Office of Code Enforcement provided a breakdown of vacant houses in 2014/2015. *See Community Housing Appendix 3—Vacant Housing by Neighborhood*. It is only a snap shot in time since some houses are rehabilitated and occupied, some are demolished, and other houses become vacant; but it gives an overview of the neighborhoods with most vacant houses.

The City pursues foreclosure for back taxes and then auctions houses for rehabilitation. In terms of financial resources, however, it allocates more resources for demolition than for incentives for rehabilitation. This results in fewer opportunities for housing in the city.

³ https://docs.google.com/spreadsheets/d/1qCAnuQAS8P5OI_UDCIpSv1IUynINtUIH2-ZRfE0n8K4/edit?hl=en_US&hl=en_US#gid=0

CPA HOUSING USES

CPA can assist with acquisition, creation, preservation and support of community housing; and rehabilitation or restoration of community housing that is acquired or created by CPA.

Community housing is defined as low and moderate-income housing for individuals and families. Moderate income housing is defined as housing for those persons and families whose annual income is less than 100 per cent of the area-wide median income as determined by the United States Department of Housing and Urban Development.

See Community Housing Appendix 1—CPA Housing Limits

The Springfield Community Preservation Committee believes that it would have the most impact focusing its limited resources in three major housing areas in the coming year:

- Rehabilitating vacant, deteriorated houses to sell to income-eligible buyers.
- Providing first-time home buyer incentives to increase owner-occupancy, especially of two and three-family houses and in neighborhoods with low owner-occupancy.
- Assisting income-eligible owner-occupants with repairs, especially owners of two and three-family houses, provided an affordability restriction is placed on the assisted unit.

HISTORIC RESOURCES

WHY IS HISTORIC PRESERVATION IMPORTANT?

Historic structures in Springfield are community assets well worth preserving. Numerous consultants have come to this city and cited its older buildings as one of its great assets. Historic preservation is crucial to tourism and economic development and creating a unique sense of place. It's a means of creating jobs, attracting investment, generating tax revenue, and supporting small business. Historic buildings in Springfield are critical to the future success of the city and are a key part of economic development.

Successful 21st century cities have appealing downtowns that attract people and talent—especially young people and entrepreneurs. As the urban center of the Pioneer Valley with unique historic character, a revitalized downtown Springfield has the opportunity to become a marketable draw for new residents and new economic activity in the city. Springfield's historic and attractive building stock, especially in downtown and many of the older neighborhoods, is an important piece of attracting new residents and visitors along with encouraging young people to move into or stay in Springfield.

Historic preservation is also an important part of tourism. The Massachusetts Cultural Council reports that historic/cultural tourism generated nearly \$2 billion in 2006. Tourism is the third largest industry in Massachusetts supporting 120,000 jobs. Findings by MCC conclude that tax dollars in Massachusetts when invested in historic/cultural travel have a more than 5:1 return on investment. Cultural tourism is the fastest growing sector of the travel industry. Cultural tourists spend considerably more per day than other tourists and stay one half day longer at each destination.

HISTORY OF HISTORIC PRESERVATION IN SPRINGFIELD

Established in 1636 as a trading and fur-collecting post, Springfield is the oldest and largest community in Western Massachusetts. The establishment of the Federal Armory in 1794 was the catalyst for growth of the town into a city. Springfield saw its greatest growth between the Civil War and the Great Depression. During this period, much of the historic structures of the colonial period and early 19th century were lost to new development. Like most American cities, Springfield went through economic decline in the decades following WWII with the growth of suburbs and industrial jobs moving out of the region. During this period, urban renewal and highway building continued the loss of historic structures. Most notable losses were the Barney Mansion in Forest Park--lost for an I-91 exit ramp--and abolitionist John Brown's house in the old North End--lost to urban renewal. A soft economic market continues to hinder Springfield, which makes redevelopment in the city's historic neighborhoods difficult due low sale prices and market rents that make it challenging to renovate historic structures or build new structures, which in turn leads to further urban decay.

SPRINGFIELD'S HISTORIC RESOURCES

The oldest researched structure remaining in the city is a 1790s house, now greatly altered, on Mill Street. Springfield has less than 50 documented structures that pre-date 1850, primarily in Downtown, South End, and Indian Orchard. This dearth of structures from the city's first 200 years of history stands in stark contrast to Boston, Providence, and Worcester, which have preserved their heritage. It is important that these vintage buildings be persevered because of their limited numbers.

Currently, the historic building stock that survives within the city dates from the late 19th and early 20th century. Thirteen local historic districts have been created in Springfield to protect the integrity of certain historic neighborhoods and landmark buildings. The Forest Park, McKnight, Ridgewood, Maple Hill, and Colony Hills districts are made up of primarily large single-family homes. The Mattoon and Lower Maple districts are more urban in character but also primarily have housing as the focus of the districts. The Apremont Triangle district is made up of significant early 20th century commercial structures. Other districts are single building districts meant to protect landmark buildings.

The city has not been completely surveyed, so there could be historic resources which lie "off the radar." See *Historic Resources Appendix 4* for a breakdown by neighborhood.

CURRENT ENVIRONMENT FOR HISTORIC PRESERVATION

The combined disasters of the mortgage crisis, 2011 tornado, and continuing soft economic climate have had a troubling effect on historic buildings. More than 40 historic structures (*Historic Resources Appendix 1*) have been lost since 2000. Some have been lost due to neglect, others to development, still others to disaster. About half were demolished by City action. Springfield's heritage continues to atrophy. Currently there is continued concern of the lack of restoration of buildings damaged by the tornado. There is also concern about continued loss of historic resources in the South End as development pressure has brought about speculative demolition, further eroding one of the city's oldest neighborhoods. Loss of early 20th century commercial buildings in the city center is also of concern.

Municipal funding for historic preservation has been scant in recent decades. A small annual allocation from the Community Development Block Grant Program has aided the renovation of ten vacant, severely deteriorated houses. That modest program, however, was not funded in FY18. There is currently no municipal funds budgeted to aid historic resources despite the significant number of deteriorated historic structures, both vacant and marginally-used. (*Historic Resources Appendix 2*). CPA can help provide the additional preservation resources.

Local historic districts protect properties from inappropriate alteration but not from neglect and deterioration which threaten their continuance. Distressed properties can be found in all the districts but are most prevalent in McKnight (*Historic Resources Appendix 3*). There is a need to preserve historic buildings within local historic districts, which specifically are character defining features such as windows, doors, porches, and other prominent design elements. The Historical Commission has found that deferred maintenance has caused hardships in maintaining some historic structures and consideration should be made to make funds available for exterior restoration of homes.

Restoration of historic structures in the city's historic neighborhoods can be more advantageous than new construction when incentives such as historic tax credits and funding sources like CPA can fill the financing gap. Historic preservation also has the added benefit of supporting more local skilled craftsman and artisans than new construction. Springfield has seen significant investment in historic apartment blocks by use of both the Federal and State historic tax credits bundled with housing tax credits. These types of development incentives, however, are not worthwhile enough to renovate historic commercial buildings and one, two, or three family homes. There is a need for funding sources that help with renovations to smaller scale projects.

HISTORIC PRESERVATION GOALS

- Protect, preserve, and/or restore historic properties and sites throughout Springfield of historical, architectural, archeological, and cultural significance. Work to assist owners with adaptive re-use of historic properties.
- Protect threatened properties of particular historical significance.
- Preserve historic character of the city, including, but not limited to, residential districts, turn of the last century commercial districts, markers & monuments, streetscapes, and scenic vistas.
- Work to maintain the urban character of Springfield.
- Continuously update and maintain the existing Historic Properties Survey Forms, Springfield Cultural Resource List and archival records.

CPA HISTORIC RESOURCES USES

CPA can help with acquisition, preservation, rehabilitation and restoration of historic resources.

Funding for historic properties should focus on the following criteria in priority order

- Structure is deteriorated
- Structure is in imminent danger of demolition
- Structure is vacant
- Structure will not be renovated without CPA funding
- Structure was constructed before 1850
- Structure is a landmark with significant historic, architectural or civic importance.

OPEN SPACE & RECREATIONAL LAND

Springfield is fortunate to have considerable acreage dedicated open and recreational space. (See *Open/Recreation Space Addendum 1* for map.)

There are more than 2,600 acres of park land, of which 1,081 acres are contained in four large community parks: Forest Park, Blunt Park, Van Horn Park, and Hubbard Park. The remaining acreage is divided among 35 neighborhood recreation areas, two 18-hole golf courses, 160 small triangles, terraces, circles, and several undeveloped open space areas such as the greenways along the North and South Branch of the Mill River. Additionally, there are 34 municipal school playgrounds.

Another 570 acres in approximately 50 areas are under control of the Conservation Commission. About one third of the areas have walking trails of varying conditions from eroded to stable. Eroded trails need to be redesigned to deal with the erosion. Several properties do not have trails but would be enhanced by their creation. Most conservation areas as well as parks have some level of invasive species. This is ubiquitous throughout the city.

The City's Open Space & Recovery Action Plan⁴ is ambitious seven-year plan which expands on the concept that a well-maintained system of parks, playgrounds and natural areas play a vital role in the quality of urban life. This plan contains the following elements:

- Continue restoration of parks/playgrounds with emphasis on high use facilities in densely populated neighborhoods.
- Continued implementation of the Forest Park Master Plan.
- Continuation of the lakes and ponds restoration program.
- Management of point source water pollution and compliance with NPDES regulations.
- Implementation of the Bike and Pedestrian Complete Streets Master Plan.
- Promote maturation and continued growth of community gardens and urban agriculture.
- Implementation of a non-native/invasive species vegetation management program.
- Initiation/implementation of programs that will promote recreational uses of the Connecticut River Walk/Bikeway as well as planning for connections to existing recreational facilities and other destinations.
- Conservation Commission acquisition of land with wetland or wildlife value, forest management, as well as trail and hazard tree maintenance on existing properties.

⁴ https://www.springfield-ma.gov/planning/fileadmin/Planning_files/Open_Space_Plan/OpenSpace_DRAFT2015_KC.pdf

At a presentation to the CPC, Patrick Sullivan, Executive Director of Parks, Buildings, and Recreation Management, mentioned that CPA could be helpful with renovation of smaller green spaces which would never receive outside funding or “bubble up” on the Capital Improvement Program. He provided a list (*Open/Recreation Space Appendix 2*) and also mentioned that the proposed McKnight bike trail could get outside funding for construction but needed local design funding. Kevin Chaffee, staff for the Conservation Commission, said conservation areas need rehabilitation or creation of walking trails, including trail heads and signage. He also said that invasive plant species threaten conservation areas. (*Open/Recreation Space Appendix 3*)

CPA OPEN SPACE AND RECREATION SPACE USES

CPA can help with:

Acquisition, creation and preservation of open space;

Acquisition, creation, preservation, rehabilitation and restoration of land for recreational use;

Rehabilitation or restoration of open space acquired or created by CPA.

Based on information from Park and Conservation staff as well as from residents made as part of the public comment process (*See Introduction Appendix 1*), the CPC has identified as its Open/Recreation goals for the 2018 calendar year as helping in:

- Renovating small neighborhood green spaces
- Creating more community gardens
- Improving the Connecticut River Bikeway/Walkway
- Designing the McKnight Bikeway/Walkway
- Creating or renovating walking trails in conservation areas
- Controlling invasive plant species
- Improving Access to the Connecticut River for water-based recreation
- Improving degraded ponds and their surroundings for recreation use, such as fishing, non-motorized boating, and hiking

Introduction—Appendix 1

Public Comments Received

A public hearing to hear concerns within the three-eligible CPA areas was held on October 3, 2017. Below is a summary of comments.

Zaida Govan of the Indian Orchard Citizen Council would like to see Godfrey Triangle and its World War I Memorial revitalized.

Betsy Johnson of the Food Policy Council said funds were needed for fences, soil, and water lines to create community gardens. She said that the minimum cost per space would be \$1,000 to \$2,500.

She then spoke as a member of Walk/Bike Springfield on maintenance of Riverwalk. Paving repair, overgrowth control, signage, and a southern exit are needed. Also, converting the abandoned rail line in McKnight to a walk/bike trail needs money for design in order to access state construction funding.

Ben Quick, Director of Pioneer Valley Riverfront Club stated Riverfront Park needs improvement and improved river access with a dock and ramp are needed.

Colleen Moynihan of Campus Neighbors of Sixteen Acres said that Breckwood Pond and Venture Pond need attention for outdoor space and in order to make them attractive to wildlife,

Doug Johnson stated that invasive plants on parts of the Riverwalk make it nearly unusable. Forest Park needs treatment of invasive plants also.

Matthew Dovell said it would be good to work on parks and recreation areas.

Written comments were received from:

The Trustees of the Springfield Historic Preservation Trust Fund urged making rehabilitation of threatened historic buildings a high priority for CPA funding.

The Springfield Preservation Trust, Inc. wrote that historic resources are the most in need of CPA assistance of the three eligible categories since local government allocates little or nothing for historic properties.

Denise Moccia wrote about the need to fund historic preservation, especially buildings most endangered and especially the tax-foreclosed Knox Automobile Factory

E-mail comments were received from John Foley, Laurie Campbell, Ruth Griffiths, and Jonathan Moss regarding the need for improved access to the Connecticut River for water-oriented recreation.

Planning & Economic Development

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December 15, 2017

Community Preservation Committee
Springfield City Hall
36 Court Street,
Springfield MA 01103

Dear Community Preservation Committee Members:

After consultation with Mayor Domenic J. Sarno, please consider this memorandum as our feedback on potential Community Preservation Act (CPA) priority projects and focus areas in Springfield.

As we understand, CPA funding can be allocated to the following:

- *Acquisition, creation, and preservation of open space and rehabilitation or restoration of open space acquired or created by this section;*
- *Acquisition, creation, rehabilitation, restoration, and preservation of land for recreational use;*
- *Acquisition, preservation, rehabilitation, and restoration of historic resources;*
- *Acquisition, creation, preservation, and support for community housing; and rehabilitation or restoration of community housing acquired or created by this section; and*
- *With respect to community housing, the Committee shall recommend, wherever possible, the reuse of existing buildings or the construction of new buildings on previously developed sites.*

These priorities are generally grouped in three categories – Historic Preservation, Open Space & Recreation, and Community Housing. Potential projects for each category are listed below. This should not be considered a comprehensive list of potential projects, but rather a sample of projects or program concepts that we believe should be considered as priorities.

Historic Preservation

- **Old First Church** – This is a key historic resource in a prominent location that comes

with significant maintenance costs and without a major revenue source. In addition to any existing structural needs, in order to secure the buildings future it needs to be made fully accessible – the addition of an elevator is essential to the future productive use of the property.

- **Court Square/3-7 Elm Street/13-31 Elm Street** – These properties are currently owned by the Springfield Redevelopment Authority, and are some of the most important commercial blocks in the city. A redevelopment plan is moving forward and is currently in the stages of a financing plan. Funding could be utilized to assist in this important venture.
- **The Campanile** – While the restoration of this Springfield landmark is at a significant financial scale, potentially a concept of CPA funding to assist in funding a larger debt service for the restoration would be useful to save this community asset.
- **77 Maple Street** – The redevelopment of this property by DevelopSpringfield recently received an important grant from the Economic Development Administration. CPA funding could be utilized to help match and preserve this oldest schoolhouse in Springfield.
- **Pilot Historic District program** – A program that would allow residents in historic districts to apply for grant funding for appropriate exterior improvements such as roof and siding repair. Many of these buildings are very costly to maintain and come with local restrictions; such a program would help ease that burden.
- **Redeveloping currently vacant historic assets** – There are several properties that have been difficult to redevelop recently due to financing gaps. Examples of such are the Knox Building, Gunn Block, Indian Orchard Fire Station, Maple Street Rowhouses, 60 Byers Street. Incentives through CPA to insure redevelopment of these important structures would be useful. Some of these may cross goals into Community Housing as well, depending on redevelopment plans.

Community Housing

- **Infill Homeownership Development** - A program to fund development of affordable homeownership single-family homes in core City neighborhoods—similar to single-family home development taking place on Central Street. The program would fund new home development on vacant lots or rehabilitation of vacant homes to be sold to homeowners.
- **Rental Assistance Program for Homeless and At-Risk Households** - A program to provide security deposits and time-limited rental assistance for households that are either moving from homelessness into housing, or are at risk of eviction due to non-payment of rent. Payments would be made directly to landlords. This program would be operated by a community non-profit, several of which run existing programs for this assistance but do not have enough funds to meet the demand. This program would provide housing stability to existing Springfield residents.
- **Downpayment Assistance for Moderate Income Households** - The City's existing downpayment assistance program provides \$2500 to qualifying households with income up to 80% area median income. CPA funds could extend the program to households with incomes at 80-100% of area median income. We do not know the demand for this assistance at this income level, because we have never been able to assist these households in the past—the City would want to try this on a pilot basis.

Open Space & Recreation

- **Creation and restoration of hiking trails** – This work provides the public with access to passive recreational opportunities (walk/bike/hike) in local Conservation Commission held properties. Evaluations of proper trail locations, erosion control measures, abandonment of existing problem trails, mapping, plan creation and implementation are examples of needs at the following: Delta Hills Conservation Area (East Springfield), Venture Pond and Garvey Drive Promontory (Sixteen Acres), Abbey Brook (Liberty Heights) and White Cedar Bog (Pine Point), Indian Leap/Chicopee River access (Indian Orchard).
- **Restoration of impacted conservation properties** – City owned properties have been impacted by historic misuse of open space and the introduction of invasive plant species. Examples of need include: restoring trails and restricting motorized vehicle access to properties impacted by illegal ATV use at Abbey Brook (Liberty Heights), Dougan School woodland (Sixteen Acres), Tinkham and Wilbraham Road woodland; invasive species mitigation work at conservation properties across the City; erosion and sedimentation prevention and stream restoration at Delta Hills Conservation Area (East Springfield).
- **Trailhead creation and signage** – Many open space areas around the City don't have proper signage letting residents know that recreational opportunities exist in their neighborhood. Needs include the creation of kiosks, signage and parking areas.
- **Create programming and opportunities for public engagement of open space** – This work includes interpretive trail signage, educational nature walks with experts, creation of an arboretum, etc. Needs for this run across the City but particular examples include: White Cedar Bog (Pine Point), Schneelock Brook (East Forest Park), S. Branch of Mill River Corridor (Sixteen Acres), Abbey Brook (East Springfield).

We appreciate your consideration on these matters. Should you have further questions, please contact our Principal Planner, Scott Hanson, at 413-787-6527.

Sincerely,


Kevin Kennedy
Chief Development Officer

Community Housing –Appendix 1

2017 Housing Income Limits

MA Affordable Housing Income Limits (80% of HUD Metropolitan Median Income)

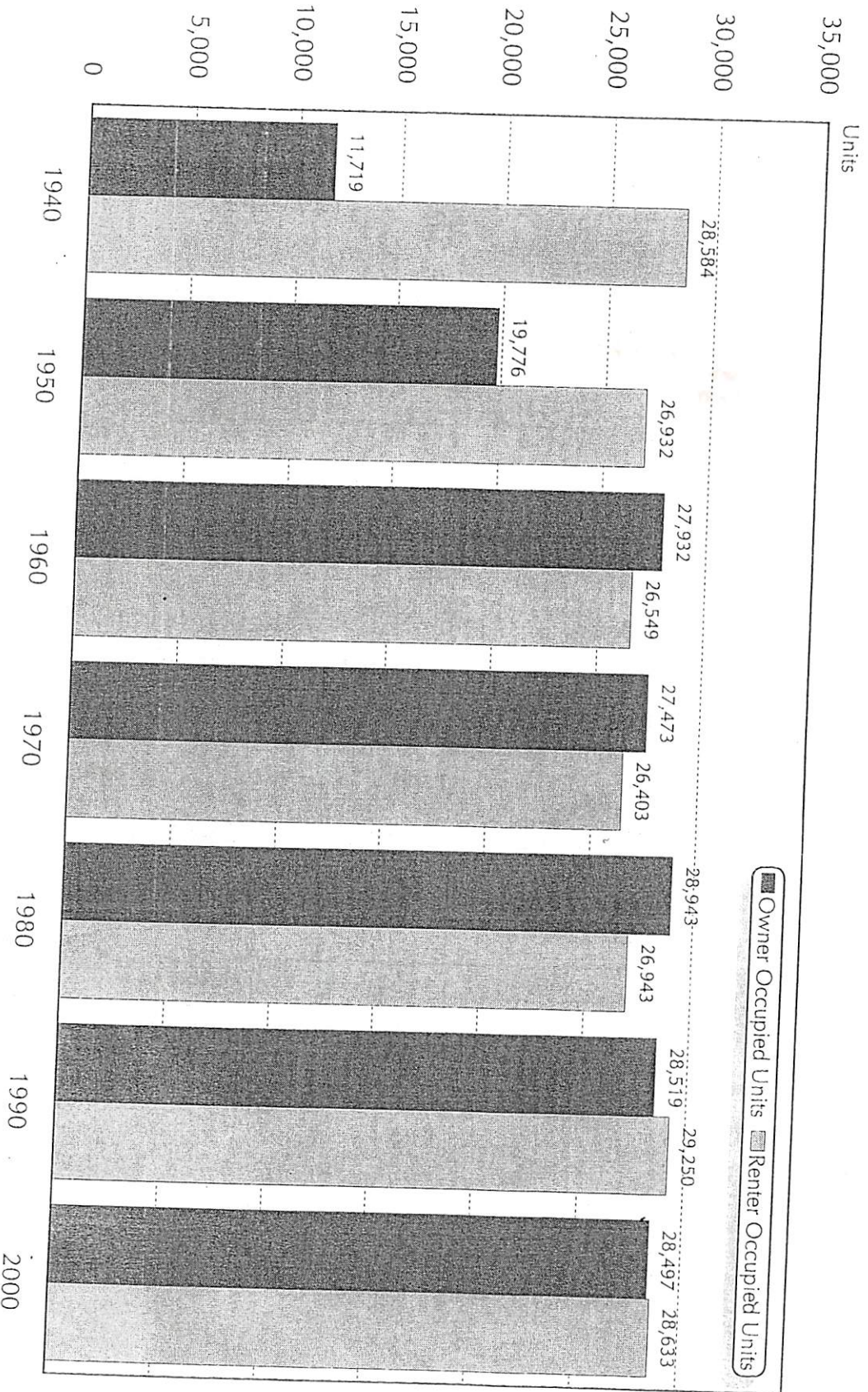
1-person household \$37,296
2-person household \$42,624
3-person household \$47,952
4-person household \$53,280
5-person household \$57,542
6-person household \$61,805
7-person household \$66,067
8-person household \$70,330

CPA Housing Income Limits (100% of HUD Metropolitan Median Income)

1-person household \$46,620
2-person household \$53,280
3-person household \$59,940
4-person household \$66,600
5-person household \$71,928
6-person household \$77,256
7-person household \$82,584
8-person household \$87,912

Tenure of Occupied Housing Units

1940 - 2000



Source: 1990 & 2000 Census (Data based on sample and subject to sampling variability)
 Chart prepared by the Springfield Planning Department
 *Neighborhood boundaries do not exactly match - see page 1 for details.

Community Housing –Appendix 3

Vacancies by Neighborhood
7/1/2014 to 6/26/2015
(provided by Code Enforcement Department)

245 Addresses

| Neighborhood | Record Count |
|----------------------------|--------------|
| No Neighborhood Associated | 1 |
| Forest Park | 29 |
| Bay | 15 |
| Indian Orchard | 12 |
| Pine Point | 23 |
| McKnight | 18 |
| Memorial Square | 4 |
| East Springfield | 9 |
| Six Corners | 36 |
| Old Hill | 23 |
| Upper Hill | 8 |
| Sixteen Acres | 12 |
| Liberty Heights | 25 |
| Brightwood | 2 |
| East Forest Park | 14 |
| Metro Center | 3 |
| Boston Road | 2 |

Historic Resources—Appendix 1

Historic Buildings Lost Since 2000

compiled by the Springfield Preservation Trust, summer 2017

Lost to Tornado

943-947 Main Street (Square One)
957-965 Main Street
969-985 Main Street
989-991 Main Street
Houses on Central, Pine, & Hancock Street

Lost to Arson

495 Union Street (Strickland School)
409 Union Street

Lost to Neglect and Arson

ES Chestnut Street (Chestnut Junior High)
140 Wilbraham Avenue (MCIDI)
33-51 Central Street (Gemini Building)
3664 Main Street (American Bosch)

Lost to Development

SS Howard Street (Saint Joseph's Church)
53 Elliot Street (Technical High School)
29 Howard Street (rear of State Armory)
22-30 Howard Street (YWCA)
SS Howard Street (Howard Street School)
73 State Street (United Electric Building)
1132-1142 Main Street (Union House)
1156-1176 Main Street (Edisonia Block)
103 William Street (Springfield Day Nursery)
382 White Street (White Street School)
332 Bay Street
180 Belmont
121 & 125 Garfield Street houses

Lost to Demolition by City

SS West York Street (Hampden County Jail)
1300 State Street (Trade High School)
141 Chestnut Street (Stevens Duryea Showroom)
158-162 Rifle Street (Lincoln Hall)
14 Buckingham
62 Bowdoin
74 Yale
71 Thompson
293 Bay St
69 Bowdoin St
25/27 Elliot Street
803 Liberty Street
59-61 Avon Place
166 Princeton St
107 Harvard
43-45 Berkeley

Lost to Demolition by Private Owner

SS Carew Street (Allis Mansion)
221 Main Street, IO (St Jude's Church)
112 Garfield Street carriage house

Historic Resources—Appendix 2

Deteriorated Historic Buildings

compiled by the Springfield Preservation Trust, summer 2017

Vacant & Deteriorated Nonresidential

Knox Automobile Company, 53 Wilbraham Road
MCDI, 140 Wilbraham Avenue
Indian Orchard Fire Station, 97 Oak Street, IO
Campanile, Court Street
Willys-Overland Building, 151 Chestnut Street,
Fire & Marine Insurance Company, 195 State St
Court Square Building, 31 Elm Street
Chapman & Brooks Block, 139-141 Lyman Street
Smith Carriage Company, 24 Park Street
National Needle Building, 55 Emery Street
Isolation Hospital, 1414 State Street
Morse Brothers Block, 925-939 Main Street
Gunn/Hubbard Block, 477 Walnut Street
Carew Street Baptist Church, 90 Carew Street
Sunshine Art, 45 Warwick Street
Holy Temple Church, 145 Bay Street
Hampden Savings Bank, 1675 Main Street

Marginally Used & Deteriorated

Underwood Building, 282-302 Worthington Street
Shean Block, 1208-1220 Main Street
Massasoit Block/Paramount, 1676-1708 Main
Our Lady of Hope Church, 474 Armory Street
Chapin National Bank, 1665 Main Street
Kibbe Candy Company, 658 Berkshire Avenue
Collins Block, 162-168 Lyman Street
Collins Warehouse, 170-172 Lyman Street
Brown & Company Block, 180-182 Lyman Street
447-451 State Street
60-62 High Street
Woman's Club, 43 Spring Street
Produce Exchange Building, 194-206 Chestnut St.
Harris & Green Buildings, 452-496 Bridge Street
Birnie Building, 109-121 Chestnut Street
Buckwheat Hall, 218 Walnut Street

Vacant Houses & Carriage Houses

29 George Street
37 George Street
77 Maple Street
174-184 Maple Street
169 Maple Street
241 Maple Street, Ames House,
275 Maple Street, McDuffie Carriage House
165 Central Street, Wallace House
267 Central Street
99 Central Street
63 Mulberry Street carriage house
38 School Street
51-53 Bay Street
72 Bay Street
111 Bay Street
111 Bowles Street
62 Catherine Street
94 Catherine St
62 Clarendon St
41 Florida St
82 Marion St
97 Marion St
88 Monmouth Street
171 St James Ave
103 Thompson St
47 Westminster St
95 Westminster St
173 Westminster St
1030 Worthington Street
1119 Worthington Street
125 Yale Street
31 Salem Street
60 Byers Street
240 Longhill Street

To Be Vacated

Brightwood School, Plainfield Street
Homer Street Schools, Homer Street

Historic Resources—Appendix 3

Historic District Housing Condition Survey

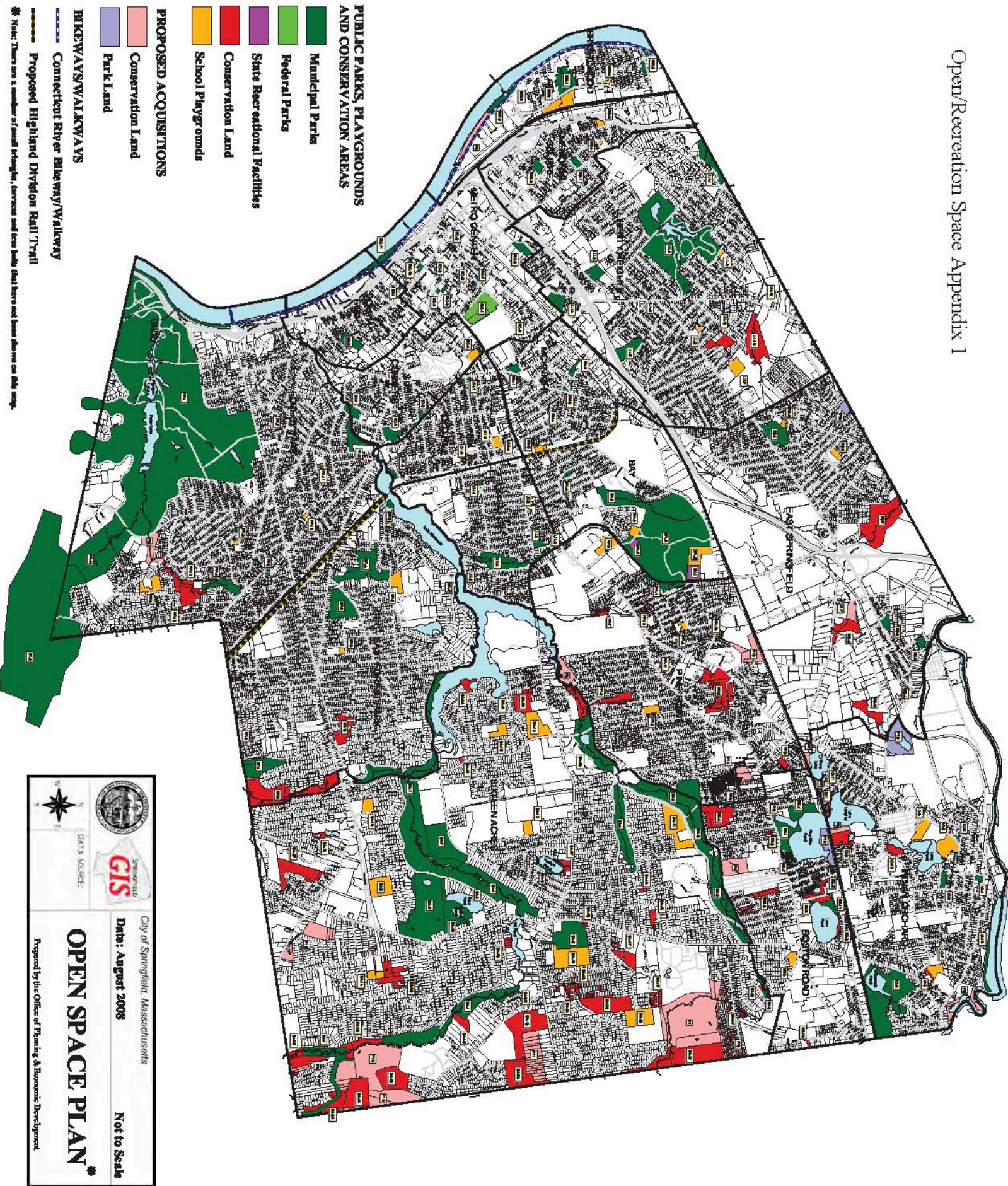
In summer 2017, the Springfield Preservation Trust Board of Directors surveyed districts listed on the National Register of Historic Places for exterior conditions. Below is a summary of occupied houses with significant delayed maintenance on chimneys, roofs, eaves, walls, porches, or foundations. The summary does not include vacant houses needing significant exterior work; they have been added to the Vacant Historic Building List.

| District | Count |
|-------------------------|--------------|
| Quadrangle/Mattoon | 4 |
| Lower Maple & Ridgewood | 1 |
| Maple Hill | 2 |
| McKnight | 90 |
| Forest Park Heights | 21 |
| Colony Hills | Not surveyed |

Historic Resources—Appendix 4

Status of Historic Surveys by Neighborhood as of December 2017

| Neighborhood | Status |
|------------------|----------------------------------------------------|
| Atwater | Not surveyed |
| Bay | Surveyed in 1991 |
| Brightwood | Surveyed in 1983; needs updating |
| Boston Road | Not surveyed |
| East Forest Park | Not surveyed |
| East Springfield | Not surveyed |
| Forest Park | Partially surveyed in 1999; needs more survey work |
| Indian Orchard | Surveyed in 1984; needs updating |
| Liberty Heights | Partially surveyed in 2001; needs more survey work |
| Old Hill | Not surveyed |
| McKnight | Surveyed in 1976; forms incomplete |
| Memorial Square | Surveyed 1983; needs updating |
| Metro Center | Surveyed in 1981; needs updating |
| Pine Point | Surveyed in 1991 |
| Six Corners | Partially surveyed in 2016; needs more survey work |
| Sixteen Acres. | Not surveyed |
| South End | Surveyed in 1983; needs updating |
| Upper Hill | Not surveyed |



* Note: There are a number of small catchments, services and fees listed that have not been shown on this map.



Springfield
GIS

City of Springfield, Massachusetts

Date: August 2008

Prepared by the Office of Planning & Economic Development

Not to Scale

DATA SOURCE:

OPEN SPACE PLAN*



Department of Parks, Buildings and Recreation Management

Administrative Office, Forest Park

January 23, 2018

The Department of Parks, Buildings and Recreation have been contacted by various Neighborhood Councils and Civic Associations to assist them in preparing plans for their neighborhood parks in anticipation for applying for funding from the Community Preservation Act Account. The department welcomes working with the councils and civic association on developing master plans for their neighborhood parks. It has brought to the fore front their neighborhood needs and the desire to continue to improve the open space in the City of Springfield. We look forward to continue to develop the master plans for the respected parks and hope to work to achieve the goals set by the residents of Springfield. Below is a listing of the proposed project requests.

1. Fountain – Caseland and Cunningham in Atwater
2. War Memorial – Godfrey Triangle in Indian Orchard
3. Splash Pad – Donna Blake Park in Old Hill
4. General Site Improvements – Adams Park in Upper Hill
5. Gurdon Bill Park - Liberty Heights
6. Hennessey Park – Bay
7. Calhoun Park - North End
8. Olmsted Island – Colony Hills
9. Horticulture Learning Center - Forest Park
10. Angelina Park - East Springfield
11. Emily Bill Park - Lower Liberty Heights
12. Kenefick Park - Brightwood
13. Picnic Pavilion in Blunt Park - Bay



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

City of Springfield Open Space

The following are examples of projects the Conservation Commission and Office of Planning desire to complete. They apply to most open space parcels across the City including the Abbey Brook Conservation Area where we are currently partnering with Springfield school students and teachers, federal agencies and others to bring an educational component to our restoration efforts.

- Creation and restoration of hiking trails (Delta Hills, Venture Pond, Garvey Drive Promontory, Abbey Brook, White Cedar Bog)
- Restoration of impacted conservation land (Dugan School Property, Wilbraham Rd. ATV dirt jumps, Delta Hills erosion/stream restoration)
- Creation of an arboretum
- Aquatic weed management at lakes (Bass Pond, Quarry Pond, Venture Pond, Mill Pond, etc.)
- Invasive plant management (forested open space lots along the S. Branch of the Mill River, Abbey Brook, Delta Hills, White Cedar Bog)
- Funding trail and trailhead work/invasive management through the Student Conservation Corps program which has been very successful thus far in Springfield.
- Fund trail evaluations and creation of plans for trail development
- Community garden siting and construction
- Funding signage for open space areas
- Another 16 acres hot spot is the Conservation parcel on Wilbraham Rd and it stretches to Tinkham Rd. There is a lot of “undesirable” activity there like ATV’s and parties. We would look at the creation of a management plan to deal with non-native plant species, do trail work and curb illegal access.
- Energize the Chicopee River walking trail near “Indian Leap”. This is a great section of woods along the river and it is underutilized to say the least.