

SPRINGFIELD COMMUNITY PRESERVATION PLAN

Revised 1 December 2020

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, preservation, rehabilitation, and restoration of recreation land;
- Acquisition, preservation, rehabilitation, and restoration of historic resources;
- Acquisition, 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 recreational uses/open 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, vet, and recommend projects 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 wards, in every neighborhood, and in 63 of 64 precincts. CPA went into effect on July 1, 2017, and the surcharge appeared on the January 2018 tax bills. The first CPA projects in Springfield were recommended to City Council in autumn 2018; a second group of projects in autumn 2019 and the third most recent group of projects were recommended in autumn 2020. To date the City Council has approved 41 CPA projects.

COMMUNITY PRESERVATION COMMITTEE

A nine-member Community Preservation Committee (CPC) was established by the City Council. It 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
- David Finn, Historical Commission representative
- Juanita Martinez, Conservation Commission representative
- Robert McCarroll, Chair and Springfield Preservation Trust representative
- Terry Mitchell, Neighborhood representative
- Terry Rodriguez, Park Commission representative
- Ralph Slate, Vice Chair and Neighborhood representative
- Willie Thomas, Housing Authority representative

THE 2021 COMMUNITY PRESERVATION PLAN

MGL 44B requires that CPCs create a Community Preservation Plan and revise it 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 Community Preservation Committee will conduct one funding round in 2021 as follows:

Application Workshop	February 2
Application Workshop	March 2
Full Applications due	April 1
Meeting with Applicants	April & May
Deliberations	June & July
Recommendations to City Council*	August

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

Public comments made at the October 6th annual public hearing are located in *Appendix 1*

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 criteria as possible:

- Consistent with priorities identified in the Plan as revised
- 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
- Are endorsed by municipal boards/departments and neighborhood councils/associations.
- Are highly visible
- Utilize Springfield based resources

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 metro median income based on household size.

2020 Housing Income Limits

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

1-person household	\$43,232
2-person household	\$49,408
3-person household	\$55,584
4-person household	\$61,760
5-person household	\$66,700
6-person household	\$71,641
7-person household	\$76,582
8-person household	\$81,523

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

1-person household	\$54,040
2-person household	\$61,760
3-person household	\$69,480
4-person household	\$77,200
5-person household	\$83,376
6-person household	\$89,552
7-person household	\$95,728
8-person household	\$101,904

Source: Moderate Income Limits for Massachusetts

https://www.communitypreservation.org/sites/g/files/vyhli4646/f/uploads/cpa_moderate_income_worksheet_for_2020.pdf

Department of Housing and Community Development
 Chapter 40B Subsidized Housing Inventory (SHI)
 as of December 5, 2014

Community	2010 Census Year Round Housing Units	Total Development Units	SHI Units	%
Springfield	61,556	10,247	9,970	16.2%

Source: U.S. Census Bureau

According to MA Department of Housing and Community Development’s housing subsidized inventory Springfield has 61,556 housing units, with 10,247 units set aside for low-or-moderate income residents -- 16.2% of its housing inventory [latest available state data completed in 2014]. 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. There are different types of rental assistance in Massachusetts. The three largest programs are: The Section 8 Housing Choice Voucher Program (HCVP), the Massachusetts Rental Voucher Program (MRVP), and the Alternative Housing Voucher Program (AHVP). 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.

Denise R. Jordan, Executive Director, Springfield Housing Authority provided the following information: “In HUD’s PIC (Public Indian Housing Center) system we currently have: 3318 Vouchers with 2827 Leased up, leaving 491 vouchers. We do have vouchers in our system that are not in the PIC due to COVID-19 and the inability for folks to find housing. Since last year we have been pulling names off the waitlist, with a very low success rate. We have to be mindful of our annual voucher funding to ensure that we have the necessary funds, to avoid shortfalls.” In addition, Way Finders administers 5,372 Section 8 Housing Choice Vouchers (Way Finders FY19 Financial Report).

²Provided by the Springfield City Office of Housing Geraldine McCafferty, Director
 For Additional Housing Resources see://www.springfield-ma.gov/housing/index.php?id=32

Springfield Housing Authority Sites

Housing data provided by: Denise R. Jordan, Executive Director Springfield Housing Authority (SHA)

SHA Development Name	Year of Construction	Units	Address
Ashley Apartments	1983	16	100 Ashley Street and 4 Gerrish Street
Carpe Diem Apartments	1957	75	12-90 Barney Lane and 4-102 Trafton Road
Central Apartments	1972	44	347-367 Central Street
Central Family	2017	4	421-423, 425-427 Central Street
Clarendon Apartments	1983	16	235-237 Bay Street and 151-155 Sherman Street
Duggan Park Apartments	1952	196	Arthur Picard Circle/Goodwin Street/Rodney Smith Circle/Layzon Brothers Road
Forest Park Manor Apts	1964	116	1228-1240 Carew Street and 15-131 Shaine Cir
Harry Hogan Apartments	1961	32	63-71 Florida Street and 138-142 Saint James Ave
Jennie Lane Apartments	1972	96	1118-1122 St. James Avenue
John L. Sullivan Apartments	1970	96	160-196 Nursery and Stafford Streets
John Robinson Gardens	1951	136	1430-1460 Bay Street
Johnny Appleseed Apts	1972	60	500 Hancock Street
Joseph Gentile Apartments	1978	102	85 William Street
Kathryn Jones Apartments	1972	32	35-49 Pendleton Avenue
Manilla Apartments	1970	34	13-55 Manilla Avenue – 72-78 Ralph Street
Morgan Manor Apartments	1972	52	31-51 Morgan Street
Moxon Apartments	1972	52	22–68 Healy & Moxon Streets
Orchard Manor Apartments	1966	40	1-57 Milton Court
Patrick Harrigan Apartments	1970	32	59-81 Woodside Terrace
Pendleton Apartments	1975	19	178-186-194 Pendleton Avenue
Pine Renee Apartments	1972	48	43-121 Renee Circle and 231-239 Pine Street
Pine-James Apartments	1970	42	21-45 Pine Street
Reed Village Apartments	1949	200	527-617 Bay St and 32-86 Edmund Wynne Circle
Riverview Apartments	1963	344	82-105 Division Street
Robert O. Morris Apts	1988	19	45 Dewey Street
Robert O. Morris Apts II	1992	45	603 Berkshire Avenue
Stephen Collins Tri-Towers	1968/1985	288	17–19 Saab CT
Central Family	2017	4	Central Street
705 Scattered Sites	1982-1992	42	Scattered
689 Barrier Free	1983	10	Scattered
689 Group Homes	1989-1990	36	Group
SHA housing total units		2324	

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 Tenure of Occupied Housing Units*).

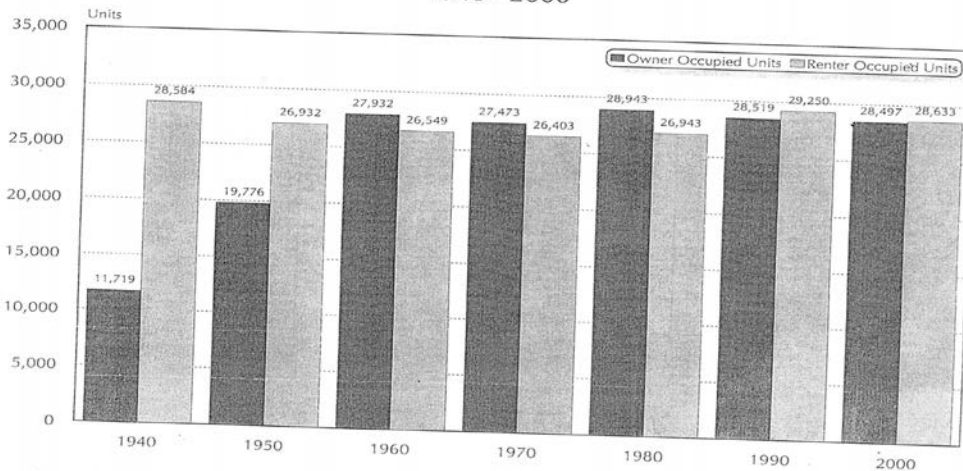
The following owner-occupancy figures were computed from Federal Census/ACS data (latest available). The US Census estimated the owner-occupied housing unit rate in Springfield was 45.8% in 2014-2018*.

Tenure of Occupied Housing Units ³					
Neighborhood	2000	2009	2015	2012-2016	2014-2018
Bay	30.10%	40.60%	36.80%	31.20%	
Boston Road	70.40%	74.60%	68.60%	67.30%	
Brightwood	16.10%	13.60%	20.80%	22.90%	
East Forest Park	89.10%	88.90%	84.70%	85.40%	
East Springfield	67.70%	68.40%	64.80%	62.10%	
Forest Park	45.10%	45.00%	40.30%	40.00%	
Indian Orchard	42.80%	44.10%	35.20%	42.10%	
Liberty Heights	47.70%	54.30%	43.70%	42.50%	
McKnight	41.60%	38.40%	39.70%	37.20%	
Memorial Square	8.40%	11.70%	6.50%	3.10%	
Metro Center	4.00%	2.60%	4.70%	4.10%	
Old Hill	32.40%	47.00%	35.80%	31.90%	
Pine Point	64.40%	63.70%	65.80%	65.90%	
Six Corners	16.00%	18.90%	14.90%	16.00%	
Sixteen Acres	77.90%	78.70%	77.00%	76.40%	
South End	11.80%	6.20%	14.10%	14.90%	
Upper Hill	43.60%	43.60%	41.80%	40.70%	
City	41.71%	43.55%	47.80%	47.20%	*45.80%

³https://www.springfield-ma.gov/planning/fileadmin/Planning_files/Springfield_and_its_Neighborhoods_4-8-19.pdf

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.

According to the City of Springfield Office of Housing there is a need for more incentives.

The City of Springfield Office of Housing allocates approximately \$250,000⁴ annually toward forgivable loans for down payment/closing costs to households earning <80% AMI. This funding comes from HUD's Home Investment Partnerships Program (the HOME Program).

At one time the Springfield Housing Authority administered a small program that assisted SHA tenants to become homeowners but that program is not currently operating. The SHA refers residents to Springfield Neighborhood Services and Home City Housing for any homeowner incentive programs.

In 2018, the CPC recommended, and the City Council approved funding of \$100,000 for the Springfield Office of Housing to use as down payment assistance for households making above 80% but below 100% AMI. The program was successfully implemented in 2019 but exhausted funding in November 2020.

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. [Chart (r) 2012-2016 American Community Survey].

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.

⁴2020 data according to Robert DeMusis, Deputy Director, City of Springfield Office of Housing

Neighborhood	Total Occupied Housing Units	Owner-Occupied Housing Units	Renter-Occupied Housing Units
Bay	1,265	395	870
Boston Road	1,595	1,074	521
Brightwood	1,583	362	1,221
East Forest Park	4,141	3,537	604
East Springfield	2,559	1,588	971
Forest Park	9,274	3,709	5,565
Indian Orchard	3,567	1,500	2,067
Liberty Heights	6,605	2,806	3,799
McKnight	1,629	606	1,023
Memorial Square	1,714	53	1,661
Metro Center	2,845	118	2,727
Old Hill	1,159	370	789
Pine Point	3,904	2,571	1,333
Six Corners	2,777	443	2,334
Sixteen Acres	8,359	6,389	1,970
South End	1,168	174	994
Upper Hill	1,777	724	1,053
City of Springfield	55,921	26,419	29,502

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 2010⁵

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 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.

City / Town	Total Units 2000	Total Units 2010	Percent Change Total Units	Occupied Units 2000	Occupied Units 2010	Percent Change Occupied Units	Vacant Units 2000	Vacant Units 2010	Vacant Units %	%Change Vacant Units	% Owner Occupied Units 2010
Springfield	61172	61706	0.9	57130	56752	-0.7	4042	4954	8	22.6	49.8

⁵ Source: U.S. Census Bureau Massachusetts Housing Data for cities and towns

VACANT HOUSES

Some neighborhoods are blighted by vacant, deteriorated houses. The City of Springfield Office of Code Enforcement provided the following breakdown of vacant houses. It is only a snapshot 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.

Vacancies by Neighborhood

City of Springfield Neighborhood data provided by the Springfield Planning Department.

<u>Neighborhood</u>	<u>2019</u>	<u>2020</u>
Pine Point	29	34
Indian Orchard	18	25
Bay	30	30
Sixteen Acres	16	19
Old Hill	28	34
Liberty Heights	27	26
Six Corners	39	37
McKnight	19	26
Forest Park	48	67
East Springfield	19	26
East Forest Park	14	12
Upper Hill	21	26
Memorial Square	8	8
Brightwood	5	3
Metro Center	11	18
Boston Road	8	15
South End	10	1
No Associated Neighborhood		3
Total Vacancies	353	421

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.

2020 CPA AFFORDABLE HOUSING MODERATE INCOME LIMITS									
Moderate Income is 100% of Areawide Median Income									
Census Area Designation	Areawide Median Income for a Family of Four	Moderate Income Limits Household Size: 1	Moderate Income Limits Household Size: 2	Moderate Income Limits Household Size: 3	Moderate Income Limits Household Size: 4	Moderate Income Limits Household Size: 5	Moderate Income Limits Household Size: 6	Moderate Income Limits Household Size: 7	Moderate Income Limits Household Size: 8
Springfield MSA, Springfield HMFA	77,200	54,040	61,760	69,480	77,200	83,376	89,552	95,728	101,904

Moderate Income Limits for Massachusetts

https://www.communitypreservation.org/sites/g/files/vyhlf4646/f/uploads/cpa_moderate_income_worksheet_for_2020.pdf

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.

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 (MCC) 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.

Efforts by volunteers, private or public entities

The City of Springfield has not been completely surveyed and it is likely there could be historic resources which lie “off the radar”

In an effort to document Springfield’s homes and buildings, the Springfield Preservation Trust has uploaded 1939 Works Progress Administration (WPA) to its web site. <https://www.springfieldpreservation.org/wpa/>

Presently the Massachusetts Historic Commission (MHC) is entering the statewide inventory into the Massachusetts Cultural Resource Information System (MACRIS), an interactive computerized database to search properties which have been surveyed. <http://mhc-macris.net/>

See this link to review the Massachusetts State Historic Plan for 2018-2020
<https://www.sec.state.ma.us/mhc/mhcpdf/statepresplan20182022webversion.pdf>

“A Statewide Reconnaissance Survey conducted between 1979 and 1987 documented the historical development of each of the Commonwealth’s municipalities. Each report contains an historic overview, a description of topography, and political boundaries. Each report evaluates the town’s existing historic properties inventory, highlights significant historic buildings and settlement patterns, and presents threats to these resources. A bibliography lists key secondary resources. These reports are two decades or more old. No attempt has been made to update this information”. Source: <https://www.sec.state.ma.us/mhc/mhchpp/TownSurveyRpts.htm>

More information may be found on the Preservation Planning Division page on the Secretary of State website
<https://www.sec.state.ma.us/mhc/mhchpp/ppdhpp.htm>

Status of Historic Surveys by Neighborhood as of December 2019*

- 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

*Provided by Springfield Preservation Trust

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.

Historic Resources—Appendix 1

Historic Buildings Lost Since 2000

compiled by the Springfield Preservation Trust, summer 2017, updated 2019

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 (MCDI)

33-51 Central Street (Gemini Building)

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 Avenue

121&125 Garfield Street (FP Middle School)

90 Carew Street (Carew Street Baptist Church)

Lost to Demolition by City

SS West York St (Hampden County Jail)

1300 State Street (Trade High School)

141 Chestnut St (Stevens Duryea Showroom)

158-162 Rifle Street (Lincoln Hall)

14 Buckingham Street

62 Bowdoin Street

74 Yale Street

71 Thompson Street

293 Bay Street

69 Bowdoin Street

25/27 Elliot Street

803 Liberty Street

59-61 Avon Place

166 Princeton Street

107 Harvard Street

43-45 Berkeley Street

267 Central Street

Lost to Demolition by Private Owner

SS Carew Street (Allis Mansion)

221 Main Street, IO (St Jude's Church)

112 Garfield Street carriage house

658 Berkshire Avenue (Kibbe Candy Company)

60 Byers Street

240 Longhill Street

To Be Vacated

Brightwood School, Plainfield Street

Lincoln School, Chestnut Street

Homer Street School, Homer Street

Historic Resources—Appendix 2

Deteriorated Historic Buildings

Compiled by the Springfield Preservation Trust, summer 2017 partially updated January 2020

Vacant & Deteriorated Nonresidential

Knox Automobile Co., 53 Wilbraham Road
MCDI, 140 Wilbraham Avenue
Indian Orchard Fire Station, 97 Oak Street, IO
Campanile, Court Street
Fire & Marine Insurance Company, 195 State St
Court Square Building, 31 Elm Street
Chapman & Brooks Block, 139-141 Lyman St
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 Block, 477 Walnut Street
Sunshine Art, 45 Warwick Street
Holy Temple Church, 145 Bay Street
Hampden Savings Bank, 1665 Main Street
Chapin National Bank, 1675 Main Street

Marginally Used & Deteriorated

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

Vacant Houses (includes marginally used Carriage Houses)

29 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
99 Central Street
63 Mulberry Street
116 Mulberry Street
38 School Street
51-53 Bay Street
138 Bay Street
111 Bowles Street
45 Florida Street
152 Florida Street
120 Harvard Street
58 Madison Avenue
82 Marion Street
97 Marion Street
74 Monmouth Street
88 Monmouth Street
171 St James Avenue
172 St James Avenue
294 St James Avenue
47 Westminster Street
95 Westminster Street
173 Westminster Street
1119 Worthington Street
125 Yale Street
31 Salem Street
60 Byers Street
240 Longhill Street

To Be Vacated

Brightwood School, Plainfield Street
Lincoln School, Chestnut Street
Homer Street School, 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.

Quadrangle/Mattoon [4]

Lower Maple & Ridgewood [1]

Maple Hill [2]

McKnight [90]

Forest Park Heights [21]

Colony Hills [Not surveyed]

OPEN SPACE & RECREATIONAL LAND

Springfield is fortunate to have considerable acreage dedicated open and recreational space.

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 Plan (see map) is an 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. It can be viewed here:

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

The 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.

In a letter (see the last page of the Public Comments appendix) the Executive Director of Parks, Building, and Recreation Management sees the renovation of smaller green spaces, open space, passive city-wide parks as a priority. The invasive plant species that threaten conservation areas, local historic monuments, and recreational activities also remain a priority.

CPA OPEN SPACE AND RECREATION SPACE USES

CPA can help with:

Acquisition, creation and preservation of open space;

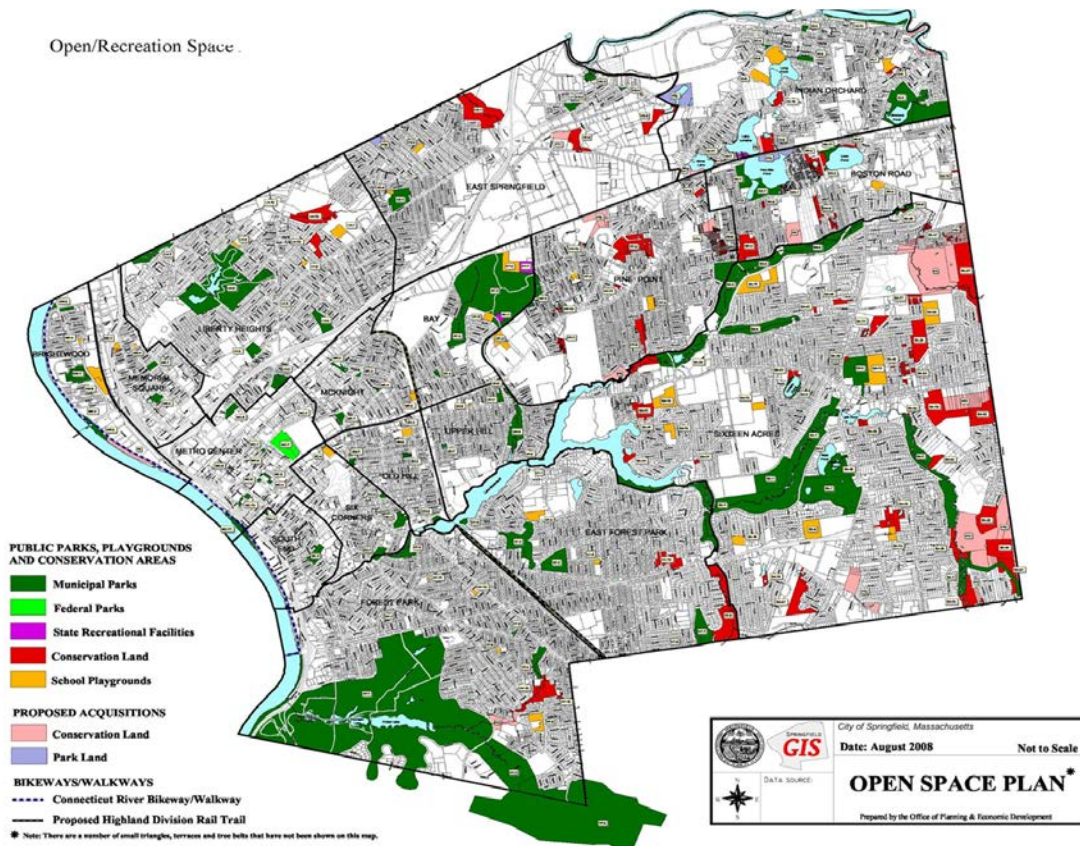
Acquisition, creation, preservation, rehabilitation and restoration of land for recreational use;

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 Appendix, Public Comments*), the CPC has identified as its Open/Recreation goals for the as helping in:

- Renovating small neighborhood playgrounds and green spaces
- Creating/improving community gardens
- Create & enhancing opportunities for bikeways/walkways/trails on park & conservation land
- Controlling invasive plant species on park and conservation land
- Improving Access to the Connecticut River and other water bodies for water-based recreation

Open/Recreation Space



Appendix

Public Comments

Due to the continued threat of the Covid-19 virus and the current pandemic, all Springfield Community Preservation Committee (SCPC) meetings since April 2020 were held remotely by Zoom conferencing. A public hearing was held on October 6, 2020 to solicit SCPC needs and opportunities from residents. Notice: three (3) legal ads ran in the Springfield Republican newspaper in addition to press releases and digital articles in Masslive, ElPueblo and AfAMPoint of View. Email notices were mailed to all neighborhood groups listed on the city web site and to a list of interested parties and community groups. Additional outreach was placed on the SCPC city web page and content was placed on the SCPC Facebook page. A video recording of the annual meeting can be viewed:
<https://www.youtube.com/playlist?list=PLoIIYDZfz1YIh5SiXJXppYWJIVSmFt0X7> and/or
https://www.facebook.com/pg/SpringfieldCommunityPreservationCommittee/videos/?ref=page_internal

Written public comments were accepted until October 31, 2020.

Public Comments e-mailed and read at the Annual meeting on October 6, 2020

From: carol costa [REDACTED]
Sent: Thursday, September 10, 2020 4:05 PM
To: Community Preservation <cpc@springfieldcityhall.com>
Subject: [External] Preservation Projects 2020 and more

Dear Committee Members,

I was delighted to see the list of 15 recommended projects to be funded by preservation funds. Your selections emphasized projects across the City and prioritized improvements to parks and public spaces, low income housing areas and projects, nonprofit organizations, and historic renovations to monuments and museums. These recommended projects are truly in the best spirit of the preservation committee mission.

Regarding the Classical application, which I strongly spoke against, I still maintain that as a private development with funds allocated for ongoing maintenance projects, Classical did not meet the criteria for SPC funds, regardless of Classical's inclusion in a historic district.

Maintenance like painting and pointing is one thing, historic preservation is clearly another. I am hopeful that Classical might apply at some time in the future for funds to restore historic details on the State Street facade, with a project to clean the stone and highlight the beautiful relief work at the two entrances, along the roof line, and around the faux balconies. At some point, I hope to have that discussion with Historic Classical, Inc., and with the Classical Condominium Board. That would truly be a great historic preservation endeavor

I have looked at the AQCA neighborhood recently, and I have some thoughts for potential future projects. If you think any of these projects is worthy of pursuit, I would be happy to meet with your group to discuss how I might coordinate with others to come up with specific proposals. The following are some of my thoughts:

1. The Apremont Triangle (the little park). Ironically, a recent article identified the Apremont Triangle area as a focus for redevelopment, but i have long wished something could be done to improve the actual park at the Triangle. This park commemorates WWI veterans from Springfield and should be a proud and decorated site.

Currently, it is unsightly. I know restoration of the park at the Triangle is part of the newly identified project, but I wonder if the restoration could be done separate from (and in advance of) that new project. The little park does, in fact, stand alone, and I think it could be renovated without waiting for other community improvements. I would be happy to meet with you, with Parks, and whomever to come up with a proposal.

2. The Merrick Park site. I have long wished improvements could be made to the walkways and plantings (including irrigation) that surround the Puritan statue by the Museums and Library. And I believe the site could use some elegant lighting to illuminate the beauty of the statue (and make the area feel safer). Again, I would be happy to meet with you, with Parks, and whomever to come up with a proposal.

3. The historic berm that is adjacent to the Armory site along State Street. This berm is a total mess. It needs new plantings, irrigation, and a design that prevents erosion from occurring in certain areas. As it is, this berm does nothing to enhance the Springfield Armory National Historic site. Again, I would be happy to meet with you and any other parties to develop a proposal.

4. Historic lighting and improvement to sidewalks on Temple Street. Temple Street is the only street in this downtown area that never received new historic lighting, and it should not have been overlooked. Some areas of sidewalk are a mess, too, and trees are missing. Again, I would be happy to meet with you and any other parties to develop a proposal.

5. Armoury Common at Pearl and Spring Streets. This little gem of a park has been underutilized and a hub for crime for many years. I would like to see a study completed to determine ways to make the park more neighborhood friendly and safe. I would be happy to meet with anyone about this. I hope you can consider my ideas. I would really like to be involved.

Respectfully,
Carol Costa

From: Lisa [REDACTED]
Sent: Sunday, October 4, 2020 8:37 PM
To: Community Preservation <cpc@springfieldcityhall.com>
Subject: [External] Forest Park Outdoor Exercise/Fitness Area

Hello,
Please consider utilizing funds for the Forest Park outdoor exercise/fitness area located across from the old monkey house and next to the volleyball net.
This area, utilized for pushups, pull-ups, sit-ups, climbing, and other types of physically challenging, strength building, exercises would be a fantastic upgrade to Forest Park.
Please consider this upgrade. In the spirit of strengthening Springfield. Thank you. Lisa Berry

From: jamie rodriguez [REDACTED]
Sent: Sunday, October 4, 2020 10:26 PM
To: Community Preservation <cpc@springfieldcityhall.com>
Subject: [External]

I was wondering why do you all always upgrade existing parks when we have park like gurdon bill park witch was only upgrade with new benches and lights. has nothing in it for activities for kids and adults a upgrade is definitely need as i been living there for 8 years and the park has yet to change thank you for your time hope you all look into this park. Jamie

From: Ron Davis [REDACTED]
Sent: Monday, October 5, 2020 2:33 PM
To: Community Preservation <cpc@springfieldcityhall.com>
Subject: [External] Preservation Committee

Back in March I spoke to Patrick Sullivan about the poor condition of the tennis courts at Blunt Park. Patrick assured me that he would have Palmer Paving to come out and provide a quote to repair the courts. I assumed that this would be done and did not follow-up, I even sent a letter to Mayor Sarno thanking Patrick.

At this point the courts are still in a poor condition and should have the same attention as other parks. I still have the message from Patrick assuring me that Palmer Paving would be coming out to provide a quote. This needs to be addressed.

Thank you.
Ron Davis

From: Jay Latorre [REDACTED]
Sent: Monday, October 5, 2020 10:23 PM
To: Community Preservation <cpc@springfieldcityhall.com>
Cc: Williams, Marcus <marcusjw88@gmail.com>
Subject: [External] Questions About the CPC

Good evening CPC -

I was hoping you could provide me some additional detail on the language I've pasted below related to the CPC within the Municipal Code.

Acquisition, creation, preservation, and support for community housing; and rehabilitation or restoration of community housing acquired or created by this section;

- 1) How is community housing defined? Is that housing owned by the City of Springfield and managed by the SHA? Are there other examples?
- 2) I want to better understand the authority of the CPC as it relates to the language of "community housing acquired or created by this section." Could the City come to the CPC with a request to use CPC funds to acquire land (developed or otherwise) which might serve as the future site for community housing?
- 3) Could you speak briefly in regards to the 2020 proposals that were voted on - do any in your opinion represent the CPC "acquiring" or "creating" any particular space or project? To me, all of the projects seem related to preservation, restoration, and support - all of which seem like the most appropriate language within the municipal code.

Thank you in advance for your presentations. I am watching the entire presentation tonight and thought it was very detailed and well organized. Given that these are additional funds that the residents agreed to be taxed in order to raise, I am happy that there are many non-City of Springfield petitions. I feel the CPC should continue to focus as often as possible on requests made by residents, in-city non-profits, and neighborhood organizations.

I hope to join the call tomorrow to learn more about potential future projects.

Thank you,
Juan F Latorre III
Springfield, MA 01128

From: Jay Latorre <[REDACTED]>
Sent: Wednesday, October 7, 2020 11:31 PM
To: Bob McCarroll <bobmccarroll@verizon.net>
Cc: Williams, Marcus <marcusjw88@gmail.com>; Lee, Karen <KLee@springfieldcityhall.com>
Subject: [External] Re: CPA

Good evening Bob,

Thanks so much for taking the time to put this together. I had no idea about the State Laws governing this process, nor did I realize the role that surcharges at the Registry of Deeds play into the overall budget. I thought the CPA was strictly about the surcharge placed on valuations over \$100,000 and that this was strictly a pool of money from Springfield residents for Springfield residents.

I appreciate your insight on the discussion of creation and acquisition. Reading the MGL it's clear the CPC has that authority.

I regretfully didn't get to participate in the presentation yesterday but I look forward to watching it. I agree with the comments from the Councilors, the presentation before the City Council was one of the most thorough I've seen in a long time. Kudos to you all on your work here.

Thanks,
- Jay

From: Elizabeth Begley <[REDACTED]>
Sent: Tuesday, October 6, 2020 11:14 AM
To: Community Preservation <cpc@springfieldcityhall.com>
Subject: [External] Community Preservation Suggestion

I read online that public input was being sought regarding the use of Community Preservation funds. A playground and/or splash pad would be wonderful in the vicinity of Greenleaf and the Sixteen Acres Library. They would complement the basketball courts, tennis courts, and community center nicely, and provide some fun for younger kids. In pre-pandemic times, there were library programs for young children which drew many families, and I could imagine the families continuing to play out on a playground nearby. Thanks for asking for input! Elizabeth Begley

From: [REDACTED]
Sent: Tuesday, October 6, 2020 12:33 PM
To: Community Preservation <cpc@springfieldcityhall.com>
Subject: [External] Tennis courts

Good afternoon,

My name is, Andrew Cade a longtime resident of Springfield and a tennis player. I am interested in the Preservation Committee exploring the possibility of revitalizing the tennis courts adjacent to the Springfield Girls Club on Acorn Street. This would be a benefit to the Girls Club, AIC and the community. The courts, historically were the best in the City.

Please let me know if I can be of any assistance to restore the courts back for the neighborhood.

I can be reached at [REDACTED]

Thank you, Andrew

From: [REDACTED]
Sent: Tuesday, October 6, 2020 2:06 PM
To: Community Preservation <cpc@springfieldcityhall.com>
Subject: [External] asking to make a presentation for Jay Griffin at the zoom meeting tonite

Good afternoon,

I spoke to Jay Griffin today and he asked me if I could make a presentation for Stone Soul on tonite's meeting taking place at 6 pm. Please let me know if this is possible by emailing me back before the meeting tonite. Ed Cohen

From: Gerard Obrien <[REDACTED]>
Sent: Tuesday, October 6, 2020 3:47 PM
To: Community Preservation <cpc@springfieldcityhall.com>
Subject: [External] CPA Grants

I may be a little late but I have a concern over the I.O. proposal for the expenditure of money to study Long Pond as a swimming alternative.

I've lived in I.O. for 64 years and Long Pond is a swamp plain and simple. It was never considered for swimming anytime. There is a pond with much seaweed and an island(bog) used for wildlife that comprises Long Pond.

Lake Lorraine and Loon Pond however are the spring fed cold water bodies in I.O. that have always had swimming for its residents. Springfield owns the Pasco Rd. park and beach(Loon Pond)which was always a swimming spot for residents. Just open it up. Lake Lorraine has always had K of C Beach and Lake Lorraine State Park adjacent to the RR tracks, two excellent beaches. Springfield should seek to acquire the closed State Park(2008) from MA, and set up a swimming facility for its residents. These 2 swim spots, used for years do not need to be studied for swimming. Thank you for your consideration. Gerry O'Brien

Individuals who spoke at the CPC public hearing.

(transcript and all video meetings are available <http://fb.me/SpringfieldCommunityPreservationCommittee>)

Laura Walsh from the Parks Department (lwalsh@springfieldcityhall.com) (413)-301-5674
Springfield Resident Andrew Cade- [REDACTED]
Candejah Pink from Chess Angels [REDACTED]
~~Richard Johnson from Chess Angels [REDACTED]~~
Springfield Resident Russ Seeig [REDACTED]
Ed Cohen from Stone Soul [REDACTED]

Additional Comments sent in after the meeting.

From: Matthew Dovell <[REDACTED]>
Sent: Wednesday, October 14, 2020 6:13 PM
To: Community Preservation <cpc@springfieldcityhall.com>
Subject: [External] CPC Funding Idea - Commonwealth Academy
Dear Community Preservation Committee,

I would like to suggest a potential discussion on a historical project within the City. That being the restoration of the doors and windows of Commonwealth Academy. When you look up from Maple Street up the hill to Central or Maple Street the school is a focal point. When the 2011 tornado happened it removed much of the trees on the hill and of course severely damaged the building. The property is directly across several historical homes on Maple Street, 169 Maple Street and the row house. Being a private school makes the Commonwealth Academy ineligible for Massachusetts School Building Authority funding. However, I would argue that given the focal point of the building relative to the neighborhood as well as the potential to improve property values that this could be worth examining. To be clear I have no connections to the property nor its owners/operators but it is noticeable living in the area that it can remain in such a condition for so long. Thank you for your time.

Sincerely, Matthew Dovell
Springfield



Department of Parks, Buildings and Recreation Management

Administrative Office, Forest Park

October 30, 2020

Community Preservation Committee
Budget Office, Room 412
Springfield City Hall
36 Court Street
Springfield, MA 01103

Dear Community Preservation Committee:

Since the establishment of the Community Preservation Act (CPA) in 2017, and including the recently approved 2020 projects, the Department of Parks, Buildings and Recreation Management (PBRM) has collaborated with the Community Preservation Committee (CPC) and neighborhood organizations to implement \$1.8 million dollars in public open space and recreation improvements city wide. The Department of Park, Buildings and Recreation Management thanks the Community Preservation Committee for their allocation of CPA funds and looks forward to continued collaborations in the coming year.

PBRM is pleased to submit the recommendations below for Community Preservation Act funding priorities for the 2021 Annual CPA Plan. These recommendations have been compiled through community input and consideration of growing recreational trends, and PBRM highly recommends the following type and/or specific projects for inclusion in the 2021 Community Preservation Act Plan:

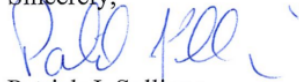
- Continue development of neighborhood parks;
- Continued implementation of the Duggan Park community development project;
- Increased access to Springfield waterways, including lakes, ponds, and rivers for recreational purposes;
- Increased access to, and quantity of, recreational amenities such as picnic tables, benches, game tables, playground equipment and other site amenities in city parks;
- Continued support to enhance open space terraces and passive parks city-wide;
- City-wide improvements to, and/or development of, park recreational infrastructures such as picnic pavilions, playgrounds, splash pads, basketball courts, tennis courts, outdoor fitness equipment and sports fields, especially in the city's largest parks: Forest Park, Blunt Park, Hubbard Park, Van Horn Park and Greenleaf Park;
- Improvements to walking and biking trails within the city's park system;
- Preservation plans and treatments for the restoration of city-owned monuments, historic markers and historically significant open space properties city-wide;
- Creation of master plans and feasibility studies for city parks and recreational assets;
- Establishment of a Stone Soul Remembrance Garden in Blunt Park in collaboration with the Stone Soul, Inc., and the Bay Area Neighborhood Council;
- Installation of historic fencing for the Zoo at Forest Park.

200 Trafton Road, Springfield MA 01108
(413) 787-7770

PBRM also requests the CPC continue to encourage community members and organizations to contact the Board of Park Commissioners with their recommendations for Community Preservation Act projects during the initial stages of the application. All interested parties shall present project proposals to the Board of Park Commissioners for approval, with letters of support to be included in their application.

It is the hope of PBRM that these recommendations will be reviewed favorably by the Community Preservation Committee. If I may be of further assistance, or if any additional information is needed, please do not hesitate to contact my office via email at PSullivan@springfieldcityhall.com or phone at (413) 787-7770.

Sincerely,

A handwritten signature in blue ink, appearing to read "Patrick J. Sullivan".

Patrick J. Sullivan
Executive Director of PBRM

cc: Board of Park Commissioners