

**SPRINGFIELD COMMUNITY PRESERVATION  
FULL APPLICATION COVER SHEET**

**I. PROJECT INFORMATION**

CPA program area - check all that apply:

- community housing       historic preservation       open space       recreation

Project/Program Title: **Magazine Park - Phase 1 of 3**

Brief Project/Program Summary:

**This project is for a major renovation of Magazine Park, located centrally to the McKnight, Old Hill, Upper Hill and Metro neighborhoods. The renovation will take place over a three-year period.**

estimated start date: Fall 2021      estimated completion date: Fall 2024

**II. APPLICANT INFORMATION**

Type of Applicant - check one:

- City of Springfield       Non-Profit Organization       For-Profit Business       Individual

Name of Organization: **McKnight Neighborhood Council**

Name of Contact Person: **Walter Kroll, President**

Mailing Address: **P O Box 90336**

Mailing City/State/Zip: **Springfield, MA 01139**

Phone: 413-246-1766 (Walter Kroll)      Fax: Council 413-455-0301 (no fax/leave message)

Email: **mcknightcouncil@yahoo.com**

Website: **[www.mcknightcouncil.com](http://www.mcknightcouncil.com)**

**III. BUDGET SUMMARY**

Estimated Project Budget: **Phase 1 - \$ 350,000**

CPA Funding Request: **Phase 1 - \$ 250,000**

Will you be seeking multi-year funding       Yes       No

CPA Request as Percentage of Total Project/Program Budget: **72%**

List Other Secured Funding Sources:

**None.**

List Other Prospective Funding Sources:

**The Parks Department is applying for \$100, 000 in CDBG funding from the City to be used in Phase 1 of this project.**

Applicant Signature: Walter J. Kroll      Date Submitted: 3/31/21

## I. GENERAL INFORMATION

Community Preservation Funds are available in four categories. There are some questions that are only relevant to certain categories. Please only answer the questions in this section that relate to the category(s) that are being applied for.

### A. All Categories that involve property (land and/or buildings)

1. Provide the parcel ID number(s) for property included in the project

65 Magazine Street (Parcel ID # 081100040)

2. Does the applicant own the property?

No. The property is currently owned by the City of Springfield, and is under the care and Jurisdiction of the Springfield Parks Commission.

3. If the applicant does not own the property, attach a purchase & sale agreement to purchase the property. N/A

### B. Community Housing Questions N/A

1. What income levels will be the primary target of the project?
2. How will a determination of income-eligibility be made?
3. What marketing will be done to make this program known to the public?

### C. Historic Preservation Questions N/A

Historic preservation projects must follow the Secretary of Interior Standards for Rehabilitation. Assisted properties will be required to be subject to an exterior preservation restriction or to be placed under local historic district protection.

1. What steps will be taken to ensure the work complies with the Secretary's Standards?
2. What is the age of the property?
3. Will the owner agree to a preservation restriction or local historic district designation?

### D. Open Space & Recreation Questions

1. Is this project in a wetland or does it abut a wetland? NO

2. If so, has the Conservation Commission been informed? N/A

3. If the project is on municipal park or conservation land, attached a letter of support from the Park Commission or Conservation Commission.

See Addendum: Letter from Springfield Parks Commission - 3/22/21

**II. NARRATIVE**

**A. Project Summary**

**PROJECT PROPOSAL: Magazine Park Renovation**

**CPA CATEGORY: Recreation**

**GOALS & SCOPE:** Magazine Park is located at the edge of the McKnight neighborhood of Springfield, adjacent to STCC, and central to McKnight/Metro/Old Hill and Upper Hill neighborhoods. It is a 3.1-acre park offering a variety of active and passive recreational opportunities for residents of McKnight and surrounding neighborhoods. The park is bordered by a densely populated, low-income community, and offers for many residents their only means of recreational opportunity.

**Currently the park is in a discouraging state of disrepair, with outworn and broken play equipment, an aged and rough baseball field, no seating for would-be fans, and no scoreboard. The fencing is in disrepair, and the park lacks basic amenities provided at other parks in the city such as benches, covered pavilions, and restrooms.**

**As such, families in the neighborhood are reluctant to use the park, and it has become a magnet for loitering and illicit activities. It remains the go-to place for teenagers in the area, however, and their safety and the influences to which they are exposed is of major concern.**

The amenities proposed for Magazine Park includes a phased approach based on a masterplan, including Baseball field upgrades, concession pavilion, security cameras, LED lighting, new splash pad, play equipment, and site amenities. Encouraging kinesthetic movement, inspiring activity, and walking to and sitting in the park. Providing a destination for both children and parents in the neighborhood, addressing the safety and accessibility needs of all residents who wish to enjoy the park.

**BUDGET: Phase 1 - \$ 350,000**

**B. Proposal Description**

**1. Describe the proposal and how it will benefit Springfield. (200 words or less)**

Renovations to Magazine Park will provide residents a safe and functional park that would greatly supplement the revitalization efforts being put forth by the City in this area. The park is located a half-mile from the tornado path that damaged our community and offers a tremendous opportunity in terms of real estate value and recreational opportunities. The funding for the improvements of this park will be a sound investment that will benefit future generations in the McKnight neighborhood and surrounding areas.

**2. Identify what CPA criteria this proposal achieves and how they are accomplished.**

The Park proposal is consistent with the criteria for Open Space and Recreation Priorities; and the project is practical and feasible from the standpoint of budget and timeline considerations:

The Park project will leverage additional public funds available through CDBG funding. The Council will be applying for funding from the Neighborhood Stabilization Fund established from cannabis revenue in the city. This funding will become available to apply for in early 2022 and is a likely source to help finance Phases 2 and 3.

The Park project has received the endorsement of the Springfield Parks Commission.

3. Describe the need that this proposal will address.

**Magazine Park will serve the families who live in the Metro/McKnight/Old Hill/Upper Hill areas. Teenagers from this area are currently the residents who most frequently make use of the park because of the basketball courts there. Correcting the current conditions which have attracted crime to the park will help to ensure their safety, and help to control the negative influences to which they are currently being exposed.**

4. What is the expected outcome of this proposal?

**The successful completion of this project will provide a well-managed, safe, and appropriate recreation area for teenagers and families. It will help uplift the area, reduce crime, and improve the overall health and well-being of neighborhood residents.**

### **C. Feasibility & Sustainability**

1. What other funding sources have been secured or are being pursued?

The Parks Department is applying to the City for CDBG funding in the amount of \$ 100,000 to be used in Phase 1 of the project.

2. Once the proposal is complete how will it be sustained/maintained?

The Park renovations have been planned in accordance with Springfield Parks Department guidelines and requirements. As with other city parks in Springfield, Magazine Park is under the jurisdiction of the Parks Commission in perpetuity for care and maintenance.

3. Is there an operating pro forma for when the proposal is complete and what is the basis?

Not at this time. The operating pro forma will be determined by the Springfield Parks Department in accordance with their management guidelines—see previous question.

### **D. Applicant Experience**

1. What similar projects/programs has the applicant successfully completed?

The McKnight Neighborhood Council has been in existence since 1958, and has managed numerous programs in partnership with the City of Springfield over many years. For the past eleven years the Council has sponsored an annual block party which brings together law enforcement, local non-profits, representatives from schools, churches, and vendors.

In 2004, the Council began working on an initiative to build a hiking/biking trail on the abandoned Highland railway bed that traverses the McKnight neighborhood. The Council was granted CDBG funds in 2011 for a feasibility study which was successfully completed, and the project is now tentatively approved for \$500,000 in construction costs by MassDOT. The Council received a \$230,000 grant in partnership with the City of Springfield, and was awarded \$200,000 from 2018 CPA funds, to complete the Design phase for the trail. Currently the project has been placed on the DOT construction schedule for 2023.

Additionally, Council members have gained considerable experience through working with the Parks Department in the planning and execution of the Westminster Street Children s Park which will be completed this year.

2. Describe the professional experience of the applicant/project team.

The Project Team is comprised Council members Walter Kroll and James Johnson, working with Deputy Director of Parks, Patrick Sullivan, and his senior management team.

Walter Kroll, McKnight Council President, has played a key role in developing the Rail Trail initiative, and has been the chief liaison in the development of Westminster Park working with Pride Stores and the Parks Department.

James Johnson, Chairperson of Housing and Code for the McKnight Council, has been working on the renovation plan for Magazine Park for the last three years—cleaning the park, interviewing park users, assessing the overall use and condition of the park, and working with the police to address the ongoing safety issues occurring there.

### III. TIMELINE

<b>Magazine Park Renovation Timeline</b>	
<b>Phase 1</b>	
<b>Development of Master Renovation Plan</b>	<b>Fall 2021/Spring 2022</b>
Site Plan--Engineering & Design Specifications	
<b>Renovation of Baseball Field</b>	<b>Spring thru Fall 2022</b>
Grading, Irrigation, Resurfacing, and Over-seeding	
<b>Playground Equipment Installation</b>	<b>Spring thru Fall 2022</b>
<b>Park Amenities</b>	<b>Spring thru Fall 2022</b>
Ball Park Bleachers, Scoreboard, Benches, LED Lighting	
Trash Cans, Plantings, Fence Repair	
<b>Cameras/Security System</b>	<b>Spring thru Fall 2022</b>
<b>Phase 2</b>	<b>Spring thru Fall 2023</b>
Pavilion, Concession Stand, Restrooms	
<b>Phase 3</b>	<b>Spring thru Fall 2024</b>
Installation of New Splash Pad	

**IV. BUDGET**

<b>Magazine Park Renovation Budget</b>	
<b>Phase 1</b>	
<b>Development of Master Renovation Plan</b>	<b>\$50,000</b>
	Site Plan--Engineering & Design Specifications
<b>Renovation of Baseball Field</b>	<b>\$80,000</b>
	Grading, Irrigation, Resurfacing, and Over-seeding
<b>Playground Equipment</b>	<b>\$80,000</b>
<b>Park Amenities</b>	<b>\$90,000</b>
	Ball Park Bleachers, Scoreboard, Benches, LED Lighting
	Trash Cans, Plantings, Fence Repair
<b>Cameras/Security System</b>	<b>\$50,000</b>
	<b>Total</b>
	<b>\$350,000</b>
<b>Phase 2</b>	<b>\$600,000</b>
	Pavilion, Concession Stand, Restrooms
<b>Phase 3</b>	<b>\$250,000</b>
	Installation of New Splash Pad

**V. ATTACHMENTS**

**For all proposals**

A. Commitment letters for revenue sources identified in the budget  
N/A

B. Letters of Support

1. **Springfield Parks Commission -3/22/21**

**For projects that involve property (land/buildings)**

C. Letters of Support from Neighborhood Council/Association where project is located

1. **McKnight Neighborhood Council - 3/9/21**

D. Maps

1. **Project location on citywide map**
2. **Plot map (from City GIS) with the project parcel outlined and showing all abutting property parcels and the closest major intersection with streets labeled**

E. Architectural/Engineer Plans/Elevations/Site Plans

N/A

F. Photographs

1. **Aerial View of Magazine Park**

G. Operating Pro Forma (for project after it is complete) - *Not available at this time*

H. Proof of ownership/control of property such as deed(s), executed purchase & sale agreement, option, lease agreement, etc.

1. **Assessors Property Card - City of Springfield - 2021**



City of Springfield  
***Parks, Buildings, and Recreation Management***

March 22, 2021

Community Preservation Committee  
36 Court Street  
Springfield, MA 01103

Dear Committee Members,

The Board of Park Commissioners convened a meeting on March 18, 2021 to hear requests from citizens and community organizations relating to Community Preservation Act grant applications.

The Springfield Park Commission enthusiastically supports the McKnight Neighborhood Council's park and recreation application for improvements to Magazine Park.

The Park Commission feels this project is aligned not only with Park Department priorities and needs for improvements to neighborhood parks city-wide, but with the Community Preservation Act priorities to provide recreational opportunities for Springfield residents.

We are available to answer any questions and look forward to working with the Community Preservation Committee and the McKnight Neighborhood Council to implement this project.

Sincerely,

*Milagros Rodriguez (kmc)*

Milagros Terry Rodriguez,  
Board of Park Commissioners, Chairwoman

cc: Patrick Sullivan, Executive Director DPBRM  
Walter Kroll, President, McKnight Neighborhood Council





# McKnight

Neighborhood Council, Inc.

P. O. Box 90336  
Springfield MA 01139  
(413) 455-0301

FIRST ASSOCIATION - 1957

INCORPORATED - 1978

MEMBERSHIP 4,881

[www.mcknightcouncil.com](http://www.mcknightcouncil.com)

March 9, 2021

RE: Magazine Park Renovation Project

To Whom It May Concern:

Please be advised that the McKnight Neighborhood Council has reviewed the renovation plan for Magazine Park developed by Board members and enthusiastically supports the plan.

Magazine Park is central to four neighborhoods in the heart of the city, and currently it is the principal recreation area for teenagers in the area. The Council has been working long-term to resolve safety issues at the Park, and the improvement of facilities there will help greatly in that effort.

Upgrading park amenities will also increase the use of the park by families with children of all ages, and expand access to healthy recreation options in an urban area where many families lack easy transportation to other parks in the city.

The Council is committed to working diligently with the Springfield Parks Department to bring about these much-needed repairs and improvements.

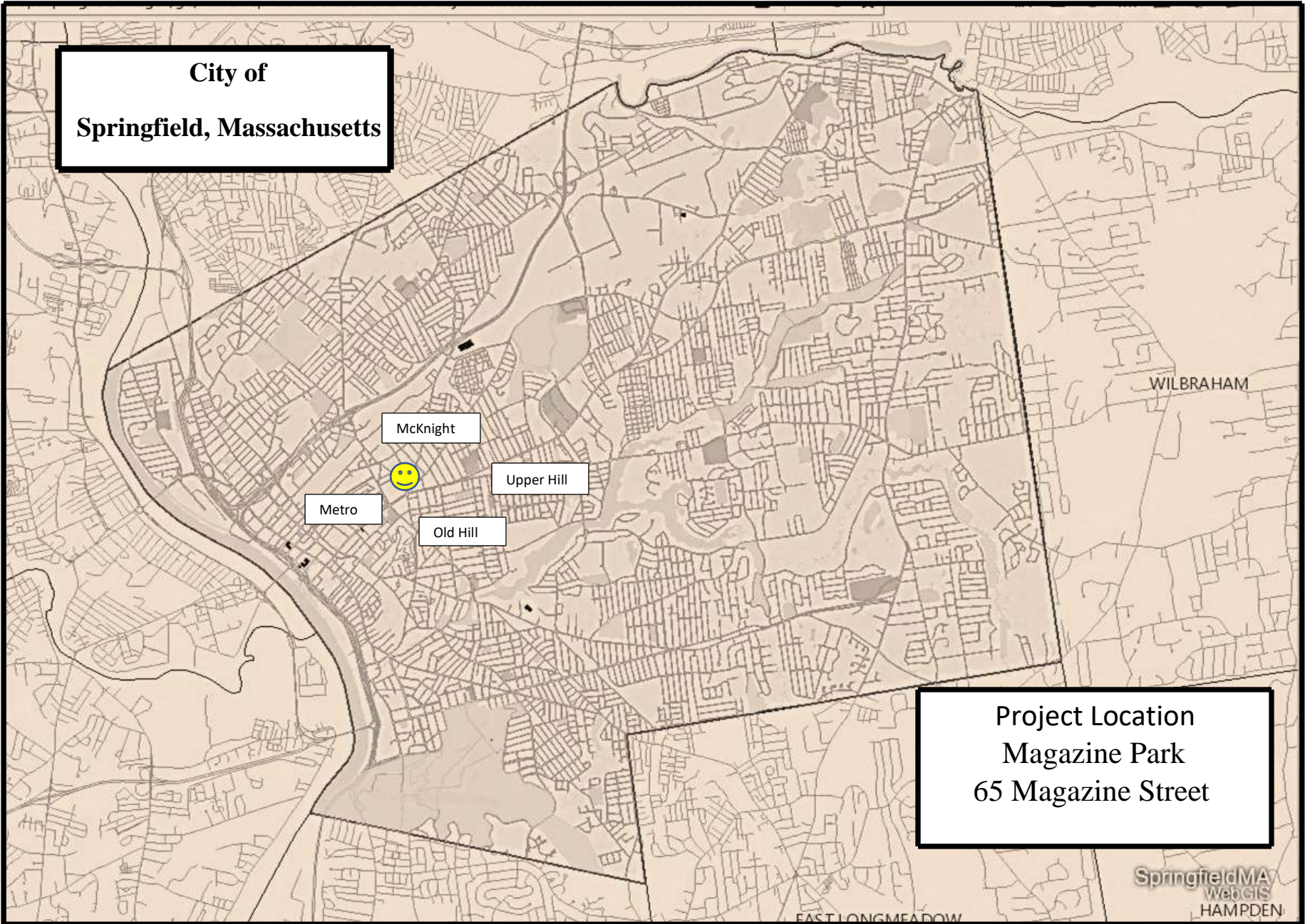
Sincerely,

Walter J. Kroll, President

McKnight Neighborhood Council, Inc



**City of  
Springfield, Massachusetts**



**Project Location  
Magazine Park  
65 Magazine Street**



Plot Map  
Magazine Park  
65 Magazine Street [Parcel ID # 081100040]  
Land Area (SqFt): 136,778





**Aerial View of Magazine Park**

**COMMERCIAL PROPERTY RECORD  
CARD**

**CITY OF SPRINGFIELD**

**Situs:** 65 MAGAZINE

**ST**

**Map ID:** [081100040](#)

**Class:**

**Card:** 1 of 1

Assessed Owner

General Information

SPRINGFIELD CITY OF  
MAGAZINE PARK

**Living Units:**

**Neighborhood:** 114

**Alternate:**

SPRINGFIELD MA 01109

**Zoning:** OS

**Class:** EXEMPT

Assessment Information

	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	30,000	30,000	30,000	30,000	0
<b>Building</b>	0	0	0	-30,000	0
<b>Total</b>	30,000	30,000	30,000	0	

**Value Flag:** COST APPROACH

**Manual Override Reason:**

Entrance Information

Permit Information

Date	ID	Entry Code	Source	Date Issued	Number	Price	Purpose	% Complete
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Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Ref.	Deed Type	Grantee
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Building Other Features

**Line Type +/- Meas1 Meas2 # Stops Ident Units**

**FY 2021 data: property descriptions as of June 30, 2020, and values as of Jan 1, 2020**

*Page last updated: Tuesday March 30, 2021 09:58:10 PM*

