

# City of Springfield

## ***The New Wave***

*New Planned and Proposed  
Development Projects*



Office of Planning & Economic Development  
March 19, 2019

***The New Wave***

**connect**  
**commerce** **2**  
*springfield*  
Regional Chamber

Nancy Creed, President



# ***The New Wave***



Mayor Domenic J. Sarno

# ***The New Wave***



Kevin Kennedy  
Chief Development Officer

*The New Wave*

# Planned and Proposed New Projects

The background of the slide features several overlapping, wavy lines in shades of light blue and cyan, creating a sense of movement and depth. These lines are positioned primarily in the lower half of the slide, beneath the main title.



# The New Wave

## CRRC Phase II

**Project Cost: \$4M**

### **Details:**

- Construction of new 42,500 s.f. warehouse used to house large components
- First major expansion of CRRC
- CRRC currently has 248 employees
- CRRC also plans to build cars for Philadelphia and Los Angeles





# *The New Wave*

## **Convention Center Garage:**

**Project Cost: \$40M**

### **Details:**

- Civic Center Garage nearing end of useful life
- SPA continues to make repairs
- Parking lot behind TD Bank building at Main & Harrison being examined as potential replacement site
- Financing & Development scenarios being studied
- Lot owned by Springfield Redevelopment Authority



# *The New Wave*

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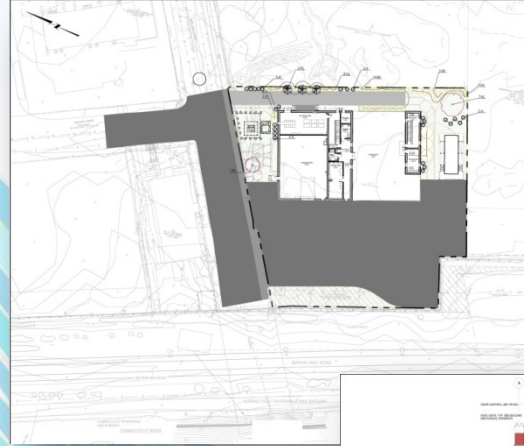
# The New Wave

## York Street Pump Station

**Project Cost: \$100M**

### **Details:**

- Construction of new sixty two (62) million gallon per day (mpg) pump station
- Project to include constructing three (3) new river crossings downstream of the new pump station to carry flows to the Springfield Regional Wastewater Treatment Facility (SRWTF)
- Start date: Spring 2019





# The New Wave

## Riverfront Development:

**Project Cost: \$37M**

### **Details:**

- Former York Street Jail Site
- SRA and Pioneer Valley Hotel Group currently negotiating redevelopment project
- Project would include nationally branded hotel with indoor rock climbing/skydiving center
- Permitting/planning this year, construction would begin next year





# The New Wave

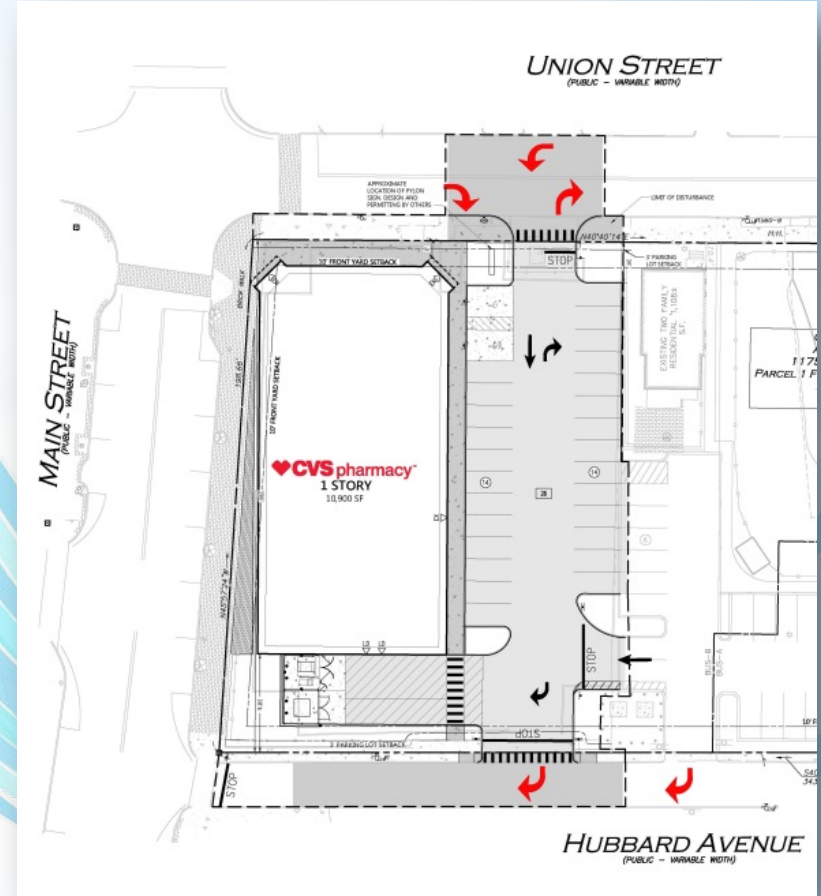
## Way Finders

**Project Cost: \$16.8M**

### **Details:**

- New, 23,338 square foot office building
- Former location of the Peter Pan bus terminal
- Demolition of building complete
- Way Finders has approximately 230 employees with 160 to be located at this new facility
- Proposed opening: Spring 2020





# The New Wave

## Main/Union Street Redevelopment CVS

### Details:

- Urban design, with building up to the street line
- Parking in rear of building
- Windows along Main Street





# The New Wave

## Tower Square:

**Project Cost: \$27M**

### **Details:**

- Full upgrades and renovations to hotel to be re-branded back to a Marriott Hotel
  - To include upgrades to HVAC, IT and electrical systems
  - Renovation will also include the rooftop garden
  - 226 Rooms
  - Currently 70 employees/100 when renovations are completed
- New location of White Lion Brewery





# *The New Wave*

## Springfield Performing Arts Academy:

**Project Cost: \$14M**

### **Details:**

- Complete renovation of the six (6) story, 85,380 s.f. building - former Masonic Temple
- Renovations to include new classrooms, offices, library space and the re-use of the existing auditorium
- Renovations also include parking at the rear of the building



# The New Wave

## Springfield Culinary & Nutrition Center – Cadwell Drive

**Project Cost: \$21M**

### **Details:**

- 58,000 s.f. state-of-the-art facility designed to produce high-quality food to the Springfield Public Schools and surrounding communities
- Incorporates local purchasing, Farm to School and student education
- Includes:
  - Production and catering kitchen
  - Produce cutting and process room
  - Bakery
  - Test kitchens
  - Cold and dry storage
- Renovations completed January 2019





# The New Wave

## Redevelopment of former RMV Site

**Project Cost: \$3M**

### **Details:**

- Former Registry of Motor Vehicles site
- 165 Liberty Street
- New Cumberland Farms
- Offer prepared and fresh foods
- Neighborhood underserved for gas/convenience



***The New Wave***

# MGM Springfield

Update

A large, stylized graphic of several overlapping waves in shades of blue and teal, flowing from the left side of the slide towards the bottom right corner.



***The New Wave***

# Project Updates



# The New Wave

## Policing & Visitor's Center

- Dedicated unit assigned to the Downtown staffed with 41 officers and supervisors
- Increased walking patrols particularly in the evenings and weekends
- Includes new police equipment, including cruisers
- New surveillance equipment
- Springfield Regional Visitors Center now fully staffed and home to the new offices of the Business Improvement District (BID)





# The New Wave

## Union Station/New Rail Service

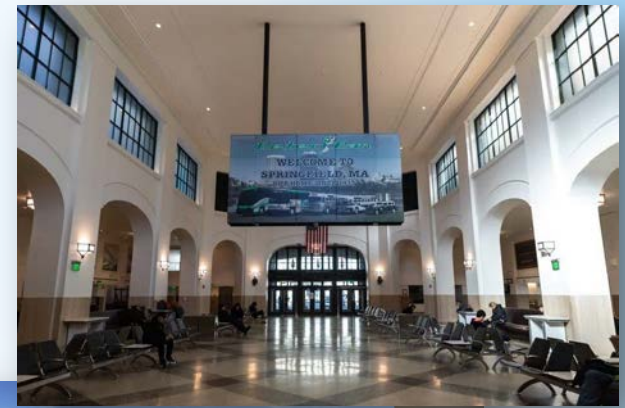
- 2018/19 Annual Ridership: 3M

### **Expanded Rail Service**

- New, expanded rail service to Holyoke, Northampton and Greenfield to start in July 2019
- To include two (2) round trips daily
- New service expected to draw 24,000 passengers a year

### **East-West Study**

- Governor Baker has announced \$1M East-West Commuter Rail Study
- East-West Passenger Rail Study Advisory Committee established – includes more than 30 politicians/planners from across the state





# The New Wave

## Brightwood/Lincoln School

**Project Cost: \$70.2M**

### **Details:**

- Proposed to replace the existing Brightwood and Lincoln Elementary Schools
- Located adjacent to the existing Chestnut Middle School on Plainfield Street
- Total of 150,500 s.f./800 students
- BID to go to out: August 2019
- Proposed Opening: August 2021



# *The New Wave*

## Big Y Distribution Center

**Project Cost: \$46M**

### **Details:**

- Planned 232,000 s.f. expansion of the current distribution center for a total of 425,000 s.f.
- Will service all of Big Y's supermarkets and an additional 32 full-time employees
- New center will make it more efficient for local farmers to deliver fresh food and produce
- Completion date: 2019





# The New Wave

## MassMutual

### Details:

- Founded in 1851 in Springfield
- Relocating 1,500 employees to Springfield
- Springfield workforce will increase to over 4,500 employees
- MassMutual will spend \$300M in Massachusetts (\$50M in Springfield)
- Project complete in 2021





# The New Wave

## Educare

**Project Cost: \$14M**

### **Details:**

- 27,000 s.f. state-of-the-art building located in the Old Hill Neighborhood
- Educare Springfield will be the 25<sup>th</sup> Educare across the country and the only one in Massachusetts
- Joint partnership between Holyoke, Chicopee, Springfield Head Start, The Davis Foundation and Springfield College
- Will serve 141 children
- Expected completion in August 2019 – opening September 2019



# The New Wave

## Willy's Overland Redevelopment

**Project Cost: \$13.8M**

### **Details:**

- Proposed 60 market-rate studio, 1 and 2-bedroom units
- Construction to start in April
- 12 month construction period





# The New Wave

## Baystate Medical

**Project Cost: \$92.2M**

### **Details:**

- Cogeneration Plant fully operational in 2018 producing a significant portion of the hospitals electric and thermal energy needs
- Pediatric Procedures Unit opens, Baystate Children's Hospital 2018.
- D'Amour Center for Cancer Care Linear Accelerators, operational in 2019
- Baystate Orthopedic Surgery Center (2 additional operating rooms) in 2019.
- MA Life Science Capital Grant – partnering with STCC, HCC, and GCC – the grant will increase clinical trial research five-fold at Baystate Health
- Electro Physiology / Catheterization Lab Build Out in 2019





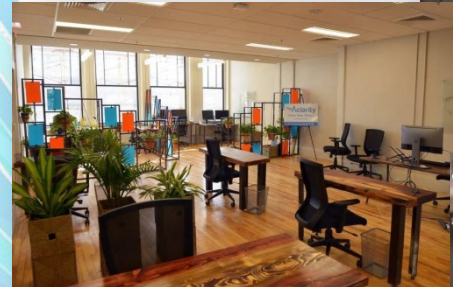
# The New Wave

## Springfield Innovation Center:

**Project Cost: \$7M**

### **Details:**

- DevelopSpringfield completed the redevelopment of this 24,000 square foot center
- Grand opening February 2019
- Home to Valley Venture Mentors
  - To date VVM has generated 600 jobs, \$28M in revenue and \$23M in investments
- Partnership with MassDevelopment
- MassMutual a major contributor
- A new restaurant will soon be locating on the ground floor



# The New Wave

## Paramount Theater Redevelopment

**Project Cost: \$41M**

### **Details:**

- Currently closing on City/HUD loan of \$3.65 million
- Project will include preservation and reuse of historic theater
- Will also include development of new boutique hotel
- Preservation work on roof and façade slated to begin this year





# *The New Wave*

## Elm Street Redevelopment

**Project Cost: \$56M**

### **Details:**

- Proposed development of 74 residential units and 35,000 s.f. of commercial space
- Development partners: OPAL Development and Winn Residential





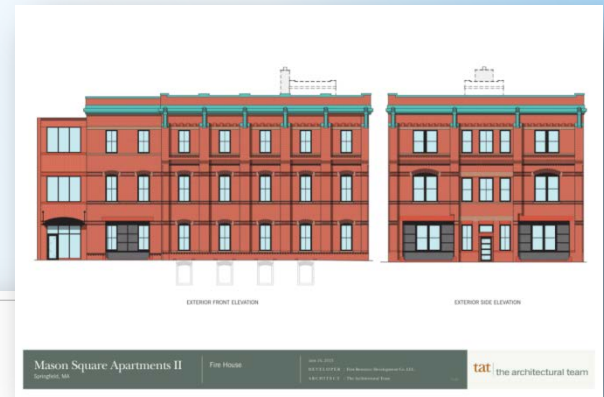
# The New Wave

## Indian Motorcycle

**Project Cost: \$25M**

### **Details:**

- 60 new affordable residential units
- Tax Credits awarded for project in February
- Starting construction July 2019
- Completion date: Fall 2020



# The New Wave

## Chestnut Towers

**Project Cost: \$87M**

### **Details:**

- Renovation of 489 affordable units
- All new windows
- Amenities to include a fitness center, resident community space, workforce development training center, children's play room and computer lab
- Start date: April 2019



Chestnut Park Apartments

Exterior Perspective View

tat



Chestnut Park Apartments

Amenity Perspective View

tat



# The New Wave

## Valley Bike:

### Details:

- Regional bike share program called Valley Bike
- Partners include: Springfield, Holyoke, Northampton, Amherst, UMass, and South Hadley
- Springfield to have 14 stations, located throughout the downtown
- Started: June 2018 – Reopening April 2019
- 185,000 miles logged system-wide in 2018 with Springfield having the highest participation rate





# The New Wave

## Wayfinding Signage:

### Details:

- Project funded through a public health grant from the Springfield Department of Health & Human Services
- The designer, Applied Wayfinding, has designed systems for other large cities including Cleveland, Vancouver and London
- System includes 51, 2-sided wayfinding signs
- Installation of signs completed by Lauretano Sign Group out of Terryville, CT
- Project completed February 2019



# The New Wave

## Springfield Central Cultural District:

### Programs/Events:

#### Fresh Paint Springfield – Mural Festival

- Partnership with Springfield Central Cultural District
- June 2<sup>nd</sup>-8<sup>th</sup>, downtown Springfield
- 10 nationally recognized artists will paint 10 large-scale murals
- 8 public-use pianos will be painted and available at key downtown locations
- Local artists will paint small scale murals that will be available for permanent installation

### Events

- Educational outreach at local schools
- Paint parties
- Fresh Paint Pop-up Beer Garden
- Block Party – June 8th



FRESH PAINT  
SPRINGFIELD 2019



# The New Wave

## Downtown Dining District:

### Details:

- \$1.5 million fund
- First restaurant, Naismith's Pub & Pretzel, recently opened in space next to Theodore's that had been vacant for over 10 years
- Second restaurant, BarKaya, will feature Sushi and is slated to open in April
- Other potential future projects include Mexican and Tapas
- Dedicated to opening new restaurants in the Dining District around Stearns Square



# The New Wave

## CDBG Small Business Loans:

### Details:

- Offer small business loans and storefront improvement programs
- Investing \$300,000 per year into the programs
- Assisted a dozen small businesses in the last year to help grow and retain jobs

## City-Wide CDBG Funding:

- Community/Economic Development: \$3.2M
- Homeless & Special Needs Population: \$1.3M
- Neighborhood Stabilization & Housing: \$2.3M
- Total FY19 Award: \$6.9M





*The New Wave*

# Naismith Basketball Hall of Fame



# *The New Wave*

## Financial Health

- Strongest in Hall history
- Just completed \$30M capital campaign
- 92+% raised from basketball community outside Springfield
- Reinvestment in museum experience
- New from top to bottom; 100% refurbished
- All private funding; No Federal, State or City \$
- All in \$23M investment

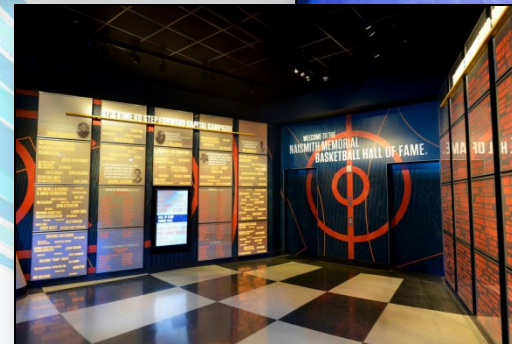




# The New Wave

## Museum Experience Refurbishment

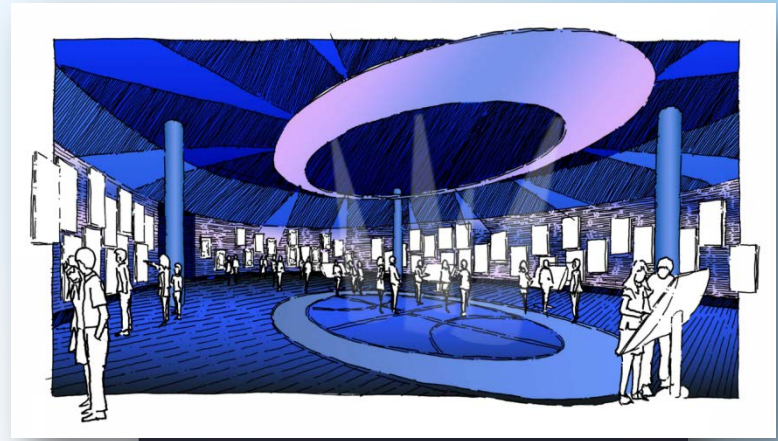
- Phase 1 complete
- Lobby, theater, signature film
- Recaptured 4000 s.f. of exhibit space from lobby
- \$5M investment
- The feel and energy of all renovations represented



# The New Wave

## Museum Experience Refurbishment

- Phase 2 underway now
- Industry-First way to present Hall of Famers
- Move from static head shots to full digital experience
- 40 55-inch monitors bring Hall of Famers alive
- 4 Digital kiosks allow 'Deep Dive' on all HOF'ers
- Opens June 1





# The New Wave

## Museum Experience Refurbishment

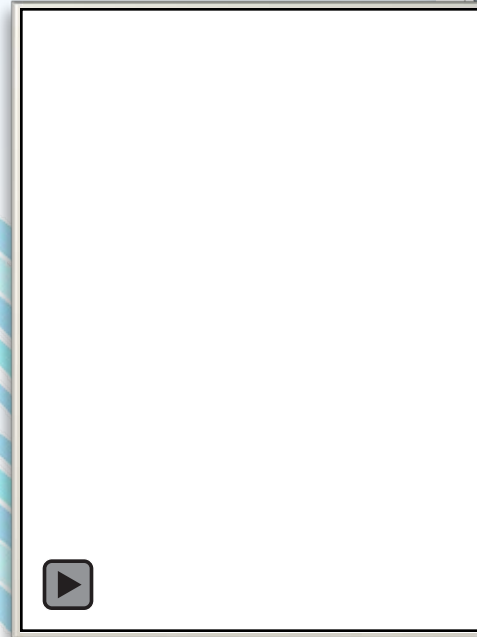
- Phase 3A begins September 2019
- New way to maximize verticality of inside dome
- Capture 20 'Magical Moments' in basketball history
- Engaging from 3<sup>rd</sup> Floor; inspiring from Center Court
- Target date for completion February 2020



# The New Wave

## Museum Experience Refurbishment

- Phase 3B begins January 2020
- ‘Everything else on the second floor’
- All New Galleries; A celebration of the game
- New ‘Clean Room’ archival space
- A 40 foot LED TV screen on the elevator shaft
- Open in time for enshrinement 2020 (September)
- All inside renovations complete





# *The New Wave*

## What about the outside dome?

- 20 year old roof; leaks when it rains
- Strip all 860 panels off dome (In groups of 10)
- Replace and seal underlayment
- Remove individual lights; source of leaks
- Refinish all panels
- Relight dome and front with state-of-the-art projection lighting
- More prominent than ever



# *The New Wave*

## What about the outside dome?

- Start Now; finish By September 1
- Lots of scaffolding and equipment
- Front lawn will be 'Ground Under Repair' for summer

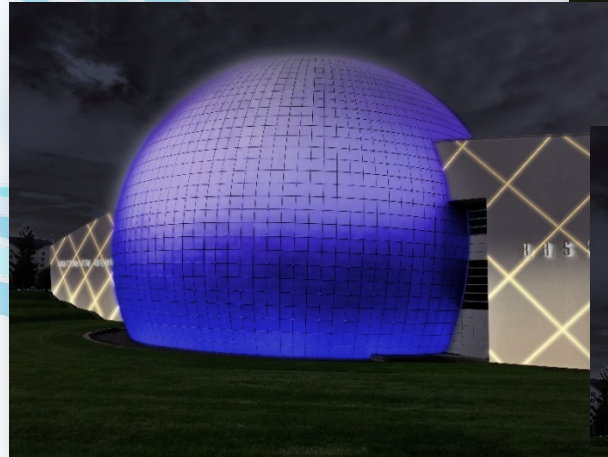
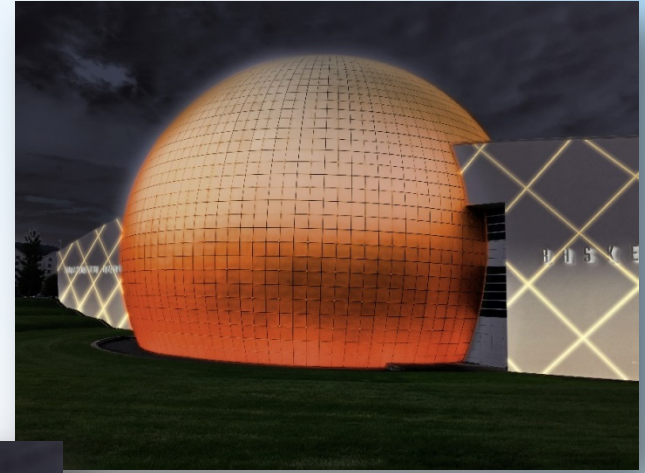




# *The New Wave*

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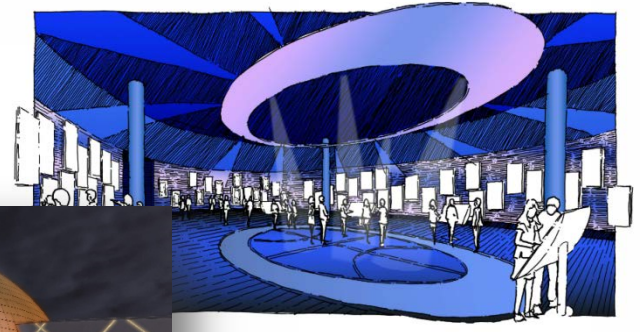
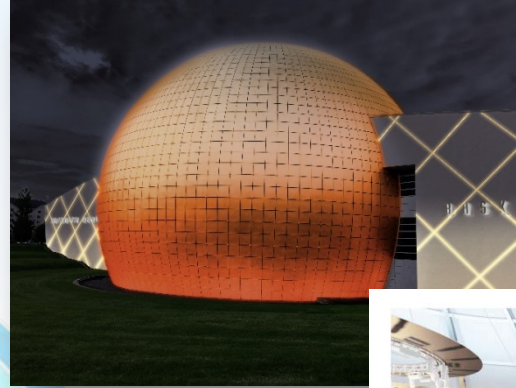
- Start Now; finish By September 1
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# The New Wave

## Payoff...

- By August 2020, Hall of Fame all new from top to bottom, inside & out
- Future Hall of Famers in 2020... Kobe, Tim Duncan, Kevin Garnett
- And the next generation of players... See Hall of Fame in Springfield as Mecca
- 'World's Finest Sports Museum' Once Again... By Far!!





# The New Wave

## Lastly:

- US Mint to introduce Naismith Collectable Coin 2020 NBA All Star Game
- Gold, silver clad coins celebrating the game and its invention
- Collectors pay surcharge which benefits BHO mission and investment
- Truly an Act of Congress... Thank You Congressman (Chairman) Neal
- National public art design contest now underway



***The New Wave***

# Neighborhood Project Updates

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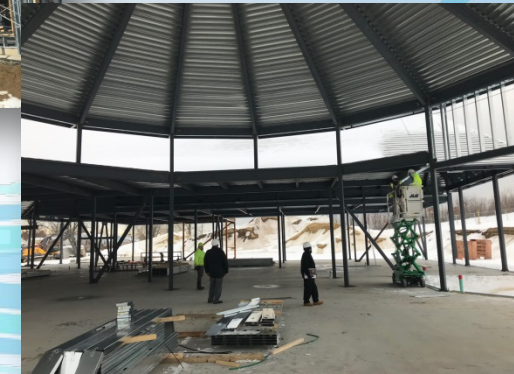
# *The New Wave*

## East Forest Park Library

**Project Cost: \$9.5M**

### **Details:**

- Located adjacent to Mary A. Dryden Veterans Memorial School
- Currently under construction
- One story/17,500 s.f.
- Includes 100 seat community meeting room, children's story garden and open lawn area
- Completion date: November 2019



# *The New Wave*

## **Pride Redevelopment** **State Street/Wilbraham Road**

**Project Cost: \$4M**

### **Details: Wilbraham Road**

- 25 Employees – Pride committed to local hires
- Seating for 48 in proposed Pride Kitchen
- Emphasis on healthy food options
- Opening March 2019

### **State Street:**

- 25 Employees – Pride committed to local hires
- Seating for 48 in proposed Pride Kitchen
- Emphasis on healthy food options
- Working with Parks Department to construct new playground on Westminster Street
- Opening Fall 2019





# ***The New Wave***

## **Wellspring Greenhouse**

**Project Cost: \$900K**

### **Details:**

- Cooperative Venture to grow produce to be sold in local schools , supermarkets and hospitals
- Currently operating and providing fresh produce to local businesses and schools



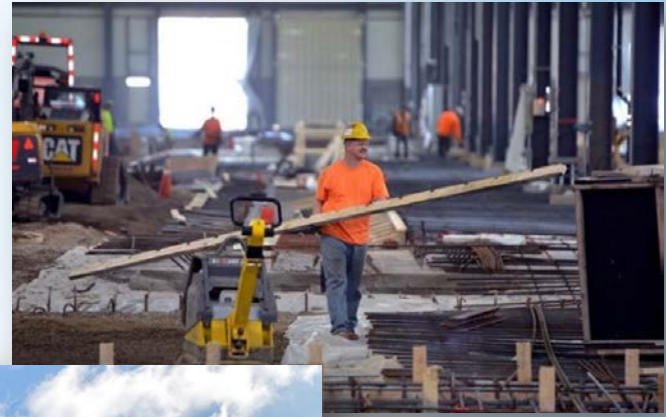
# *The New Wave*

## Building Permit Activity:

**Project Cost: \$100M**

### **Details:**

- From July 2018 through February, 2019
- Nearly \$100M in new permit construction activity
- \$36M residential/\$62M non-residential
- Includes new home starts, repairs, commercial activity





***The New Wave***

# Park Project Updates



# The New Wave

## Pynchon Park

**Project Cost: \$4M**

### **Details:**

- Funding through the City of Springfield and a MassWorks Grant
- Will re-establish the direct connection from downtown to the Springfield Museums
- Project includes:
  - New staircase connecting Chestnut Street to Dwight Street
  - New ADA elevator
  - New landscaping, lighting and security cameras
- Construction to start in May
- Completion date: June 2020





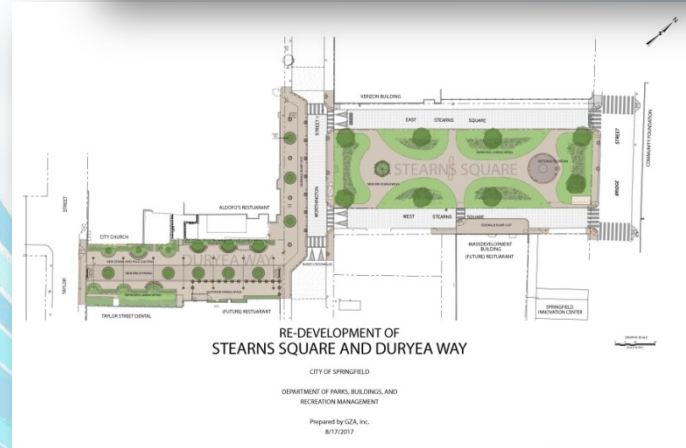
# The New Wave

## Stearns Square/ Duryea Way:

**Project Cost: \$1.8M**

### **Details:**

- Full renovation of Stearns Square and Duryea Way
- Includes new landscaping and paving
- Project also includes sidewalk “bump-outs” to accommodate outside dining
- Completion Date: Spring 2019



# The New Wave

## Riverfront Park/9-11 Memorial:

**Project Cost: \$2.8M**

### **Details:**

- Construction started April 1, 2018
- Improvements to include re-grading of park, new event lighting, new lawn area for events, new pedestrian walkways and landscaping
- Park ribbon cutting: **June 12, 2019**
- 9/11 design will integrate a salvaged piece of steel from the Twin Towers
- Feature a circular metal memorial which will list the names of New York City's first responders
- Names are listed in two (2) large columns with a gap in between
- Names remain lit for viewing
- Memorial dedication: **June 19, 2019**





# *The New Wave*

## **Forest Park Culvert**

**Project Cost: \$3.5M**

### **Details:**

- Complete replacement of historic culvert running under Forest Park main greeting road
- Stabilization of embankments
- Project will also include wetland replication work to impacted resources
- Start Date: Spring 2019



# The New Wave

## Ruth Elizabeth Park

**Project Cost: \$450K**

### **Details:**

- Improvements to include:
  - ADA accessible and universal access park entrance
  - Interior walking paths
  - Project to also include an open space urban trail connecting this park to six (6) other urban parks
- Start Date: July 2019





# The New Wave

## Greening the Gateway Cities

### Details:

- Springfield one of the fourteen (14) cities participating
- Programs aims to plant 2,400 shade trees over three (3) years in the McKnight, Old Hill and Upper Hill neighborhoods
- Approximately 300 trees have been planted
- 80% of these new trees will be located on private property
- Call 3-1-1 to get a free tree



# The New Wave

## Bright Nights:

### Details:

- 25<sup>th</sup> Anniversary year
- Over 5.4M visitors since opening
- Visitors from over 35 states, Mexico and Australia
- Over 2.5M hits on Social Media (Facebook, Instagram, Snapchat, etc.)





*The New Wave*

# DPW Project

## Updates

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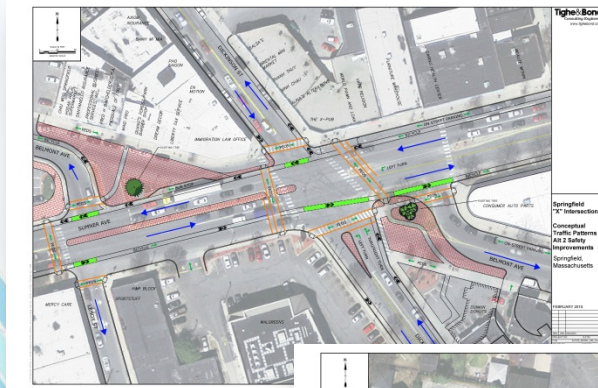
# The New Wave

## “X” Redesign

**Project Cost: \$11.5M**

### **Details:**

- Project to be coordinated through MassDOT
- Project currently at 25% design
- Proposed Start date: Fall 2021
- Completion date: Winter 2022





# The New Wave

## Six Corner Roundabout:

**Project Cost: \$4.6M**

### **Details:**

- Complete reconfiguration of Six Corners intersection to include a new roundabout
- Demolition of gas station completed
- Start date: April 2019
- Completion date: May 2020



# The New Wave

## Central Street Realignment

**Project Cost: \$5.4M**

### **Details:**

- Final land taking approved: February 2019
- Project out to BID: May 2019
- Start date: July 2019
- Completion date: Spring 2020





# *The New Wave*

## Marble Street Extension

**Project Cost: \$3.7M**

### **Details:**

- Extension of Marble Street to connect with Central Street
- Project currently underway
- Included demolition of the Marble Street SHA buildings
- Completion date: June 2019



# *The New Wave*

TOTAL NEW DEVELOPMENT  
INVESTMENT: (SINCE MARCH 2018)

**\$400.4M**



# ***The New Wave***

TOTAL DEVELOPMENT INVESTMENT:

**\$4.16B**

# *The New Wave*

## What's Next?

- **New Courthouse**
- **New Police Headquarters**
- **Hotel Development**
- **Symphony Hall/City Stage**
- **Balise**



# *The New Wave*

# Thank You!

