



**WELCOME  
TO  
SPRINGFIELD**

# Welcome Here

- **More** developers of market-rate housing
- **More** retailers
- **More** restauranteurs
- **More** entertainment venues







-  District Border
-  District Buildings
-  Green Spaces
-  Springfield Landmarks





# Who's Investing



## Green Spaces

**\$1.6** million in improvements  
(2017)



## Entrepreneurs

**\$4.5** million Springfield  
Innovation Center (2017)



## Academic

**\$5.2** million UMass Center at  
Springfield (open)



## Cultural

**\$7** million Seuss Museum  
(2017)



## Corporate

**\$10** million Dennis Group/NEPR  
(open)



## Residential

**\$17** million Silver Brick lofts  
(open)



## Transportation

**\$88** million Union Station  
(2018)

Total Investment: **\$133.3** Million



**Lots more  
in the works**

walk

pause

browse

# Up Next



MGM building **\$950 million complex**

within walking distance of your investment

- Casino, restaurants, retail, entertainment
- To add 251 hotel rooms
- Will attract zillions of visitors
- Free flow of pedestrians & tourists

**Commuter Rail:** New Haven - Springfield

- 16 trips/day coming to Union Station (2018)



# Don't Wait

**Resurgence** has begun

Demand is **growing**

**Incentives** are in place

Bargains **won't last**





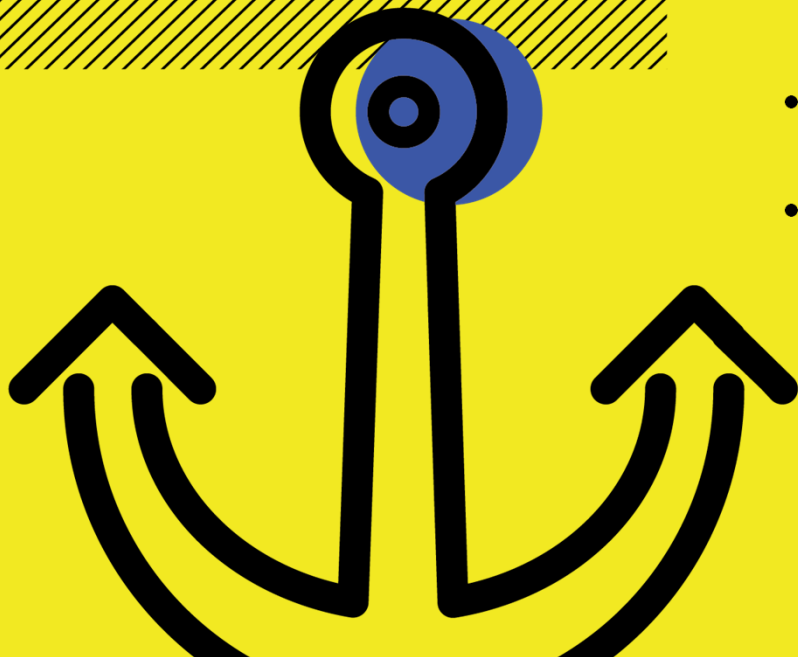
# Resurgent Communities Are

- Close to anchor institutions
- Physically compact and walkable
- Accessible to transportation
- Mixed use
- WIRED!

We're all this and **more!**

# Anchor Institutions

- MassMutual
- Baystate Health
- **Four** media companies
- **Two** innovation centers
- Incubators
- State government offices





# Compact

District: 4 square blocks

Highly walkable

Plenty of green spaces





# Mixed Use

Residential + Commercial + Office

- Amazing **architecture**
- **Bargains** Galore
- Major properties cost **30% to 50%**  
**less** than most New England cities



# Wired

Downtown Springfield is the **fiber crossroad** for all of the major carriers



# Amenities In walking Distance



Hotel rooms: **1,004**



**6,700** garage & surface spaces



Restaurants: **29**



Arts & Culture

- Symphony Hall
- Springfield Museums
- CityStage
- Springfield City Library



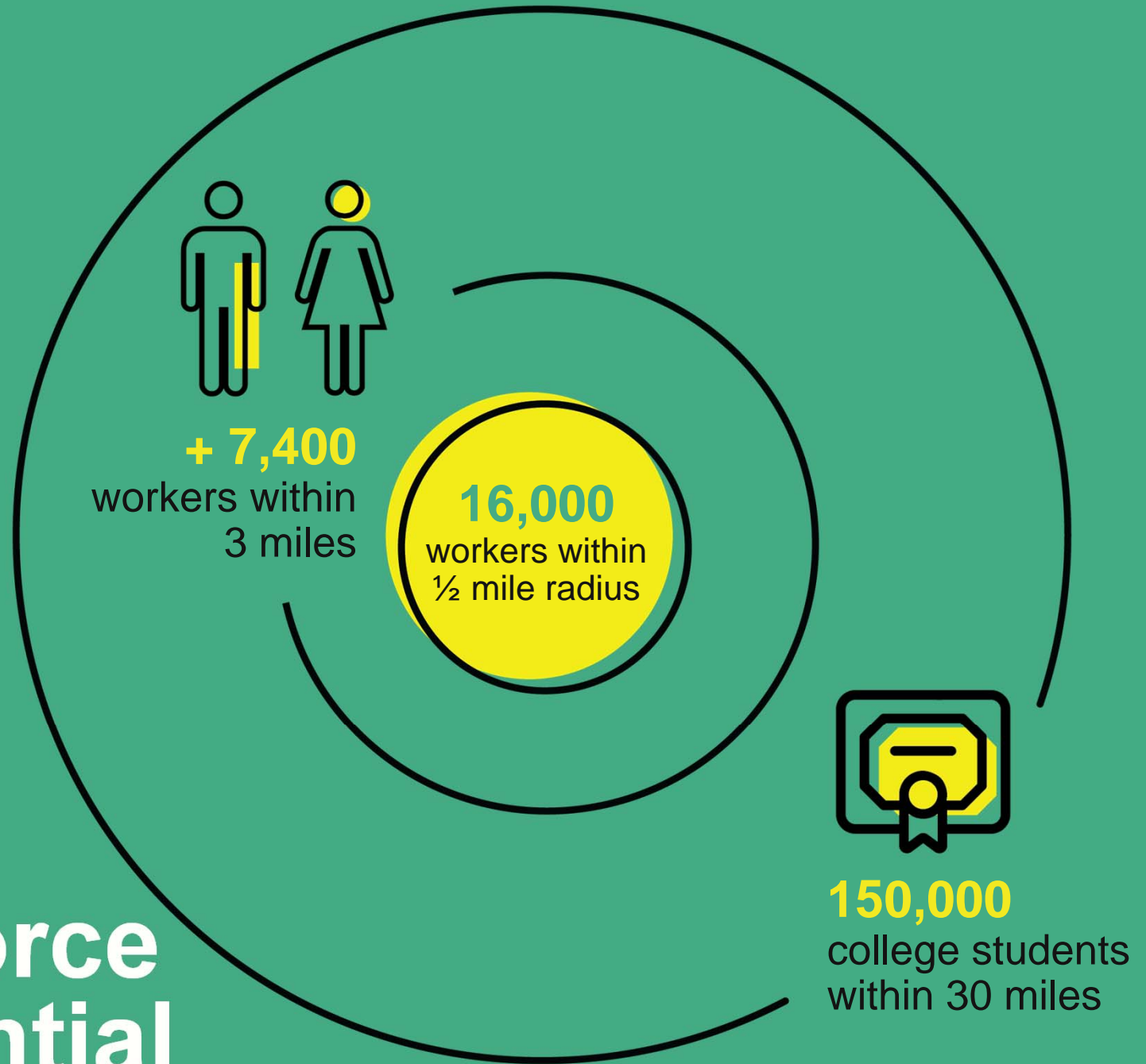
Hundreds of thousands  
of visitors



MassMutual Center:  
**300,000** visitors



# Workforce + Potential





**254,000** HHs with  
**\$13.8 billion**  
within 30 minutes

**53,000** people  
with **\$2 billion**  
live within 10 minutes



**12,000** of  
those people  
are **< 35** yrs  
old

# Purchasing Power





Downtown Springfield hosts **hundreds of popular public events** throughout the year

Springfield's 17 neighborhoods feature an abundance of **affordable, historic** homes

There are **2,400 acres** of public park land and forestry within the city

**Quality  
Of Life**

# Who's already here?



## United Personnel

top 20 women-owned business in Massachusetts  
with 3 offices in district

## Dietz & Co. Architects

largest firm of its kind in western Mass

## Dennis Group

global designers & builders of food manufacturing plants

## Valley Venture Mentors

start up mentoring and accelerator programs

## NEPR New England Public Radio



A low-angle, upward-looking photograph of a brick building. A bright yellow highlight, resembling a beam of light, strikes the left side of the building, creating a strong contrast with the dark, shadowed areas. The sky is a dark, overcast grey.

# Here to Assist You

- Springfield's Economic Development Team
- Business Improvement District
- DevelopSpringfield
- MassDevelopment

# We've Got Incentives

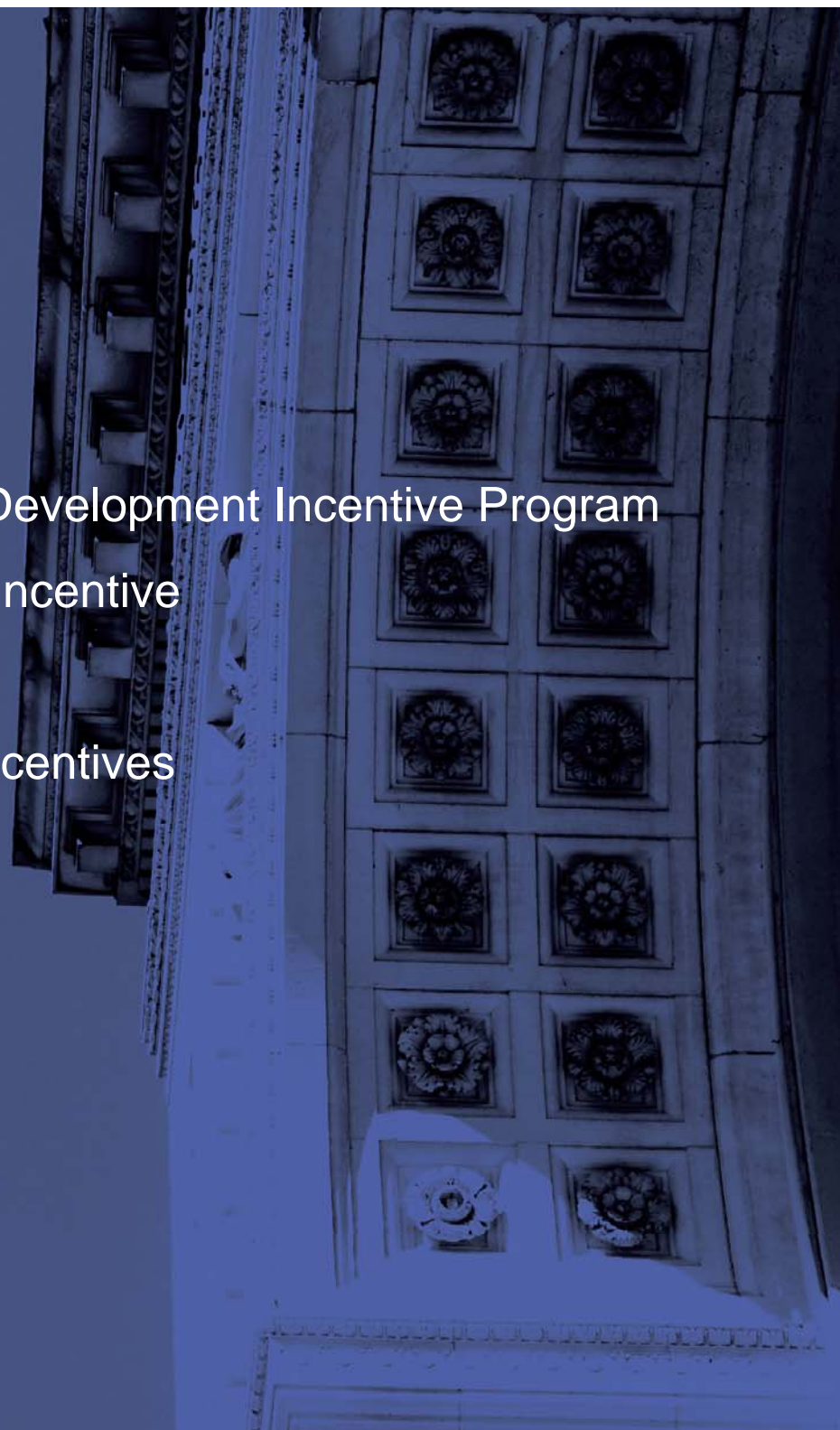
- Façade Improvement grants
- Architectural lighting program
- Real estate improvement loans
- Forgivable small business loans
- HUD108 Restaurant Loan funds up to \$200k
- MGCC loans up to \$100,000



# And More Incentives!



- Housing Development Incentive Program
- State tax incentive
- TIF
- City tax incentives





# Mass Development

A decorative graphic consisting of a series of parallel diagonal lines, slanted from the bottom-left to the top-right, located below the title.

- Real estate financing
- Equipment financing for manufacturers & emerging technology
- Customized programs based on the needs of developers, property owners or business owners



SEE YOU  
**SOON!**