

An aerial architectural rendering of the Court Square urban renewal plan. The image shows a dense cluster of buildings, including several tall skyscrapers and many smaller commercial and residential structures. The layout includes streets, parking lots, and some green spaces. The overall style is a light, semi-transparent architectural model overlaid on a white background.

Court Square Urban Renewal Plan

SPRINGFIELD REDEVELOPMENT AUTHORITY

JUNE 9, 2022





AGENDA / OVERVIEW

Court Square Urban Renewal Plan Amendment #12

1. Introduction

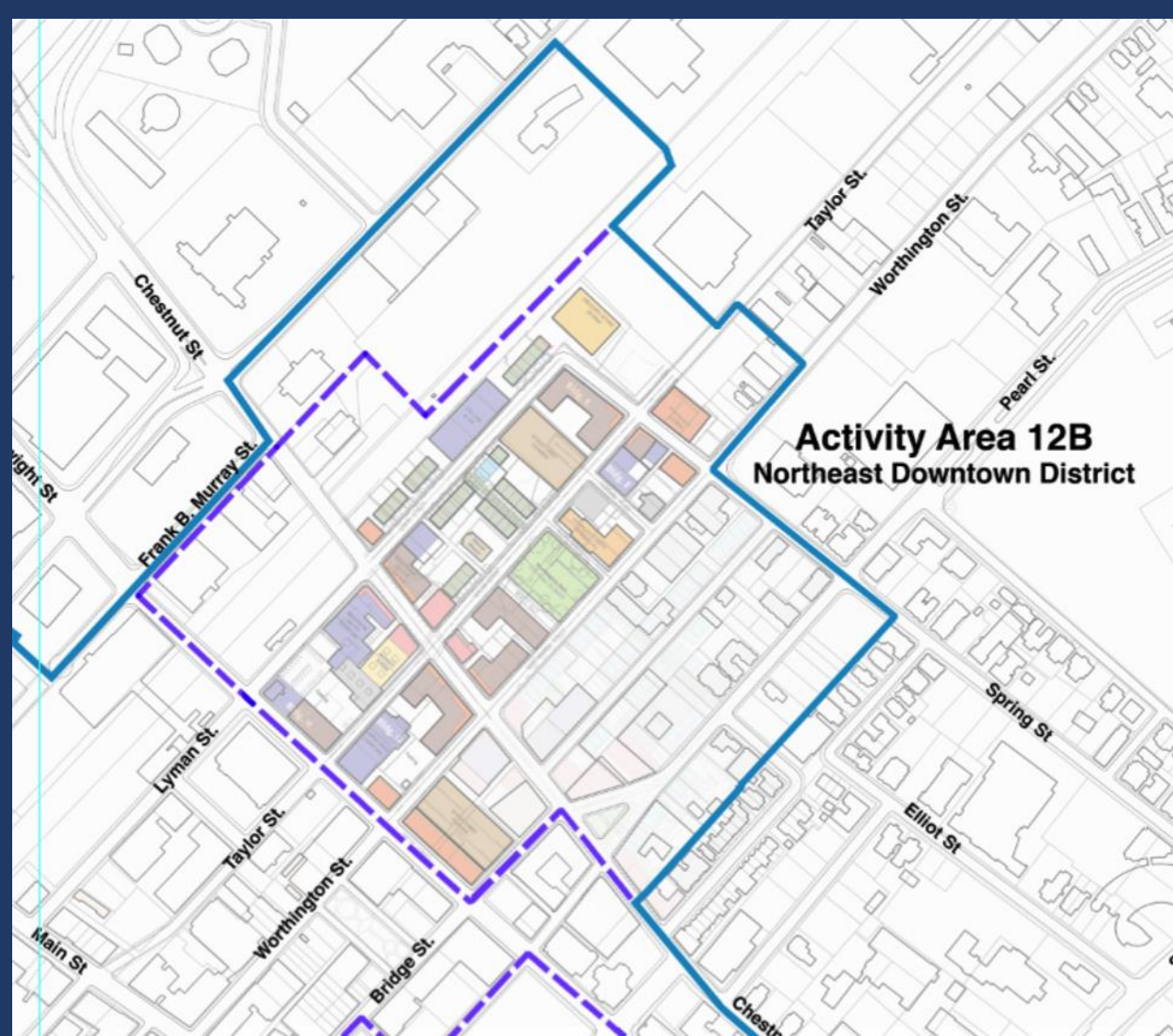
2. Details of Amendment 12 and SRA Responsibilities

- Boundary Expansion
- Introduction of New Project Activity Areas
- Actions
- Urban Design
- Timeline
- Funding

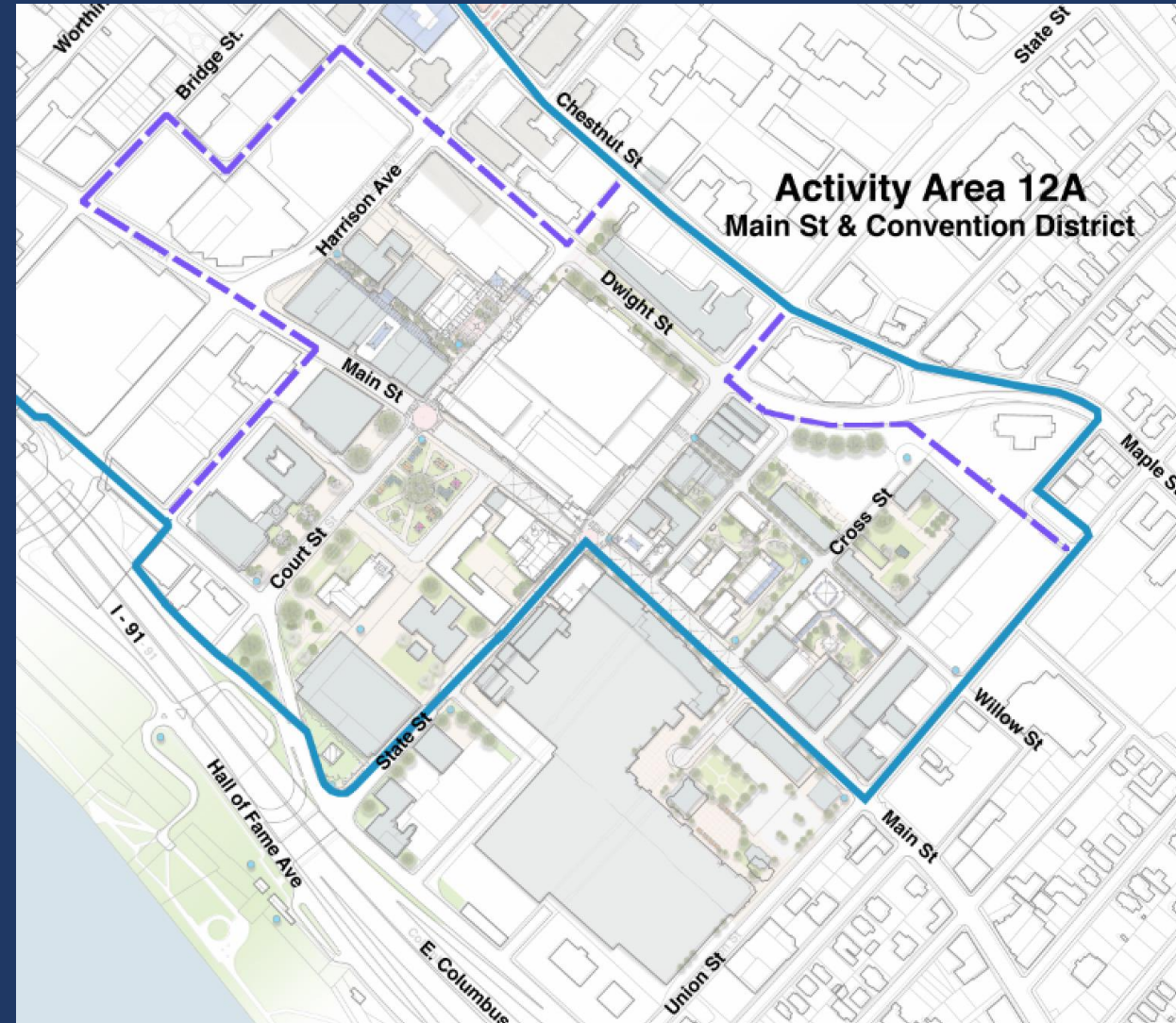
3. Next Steps

4. Questions & Comments

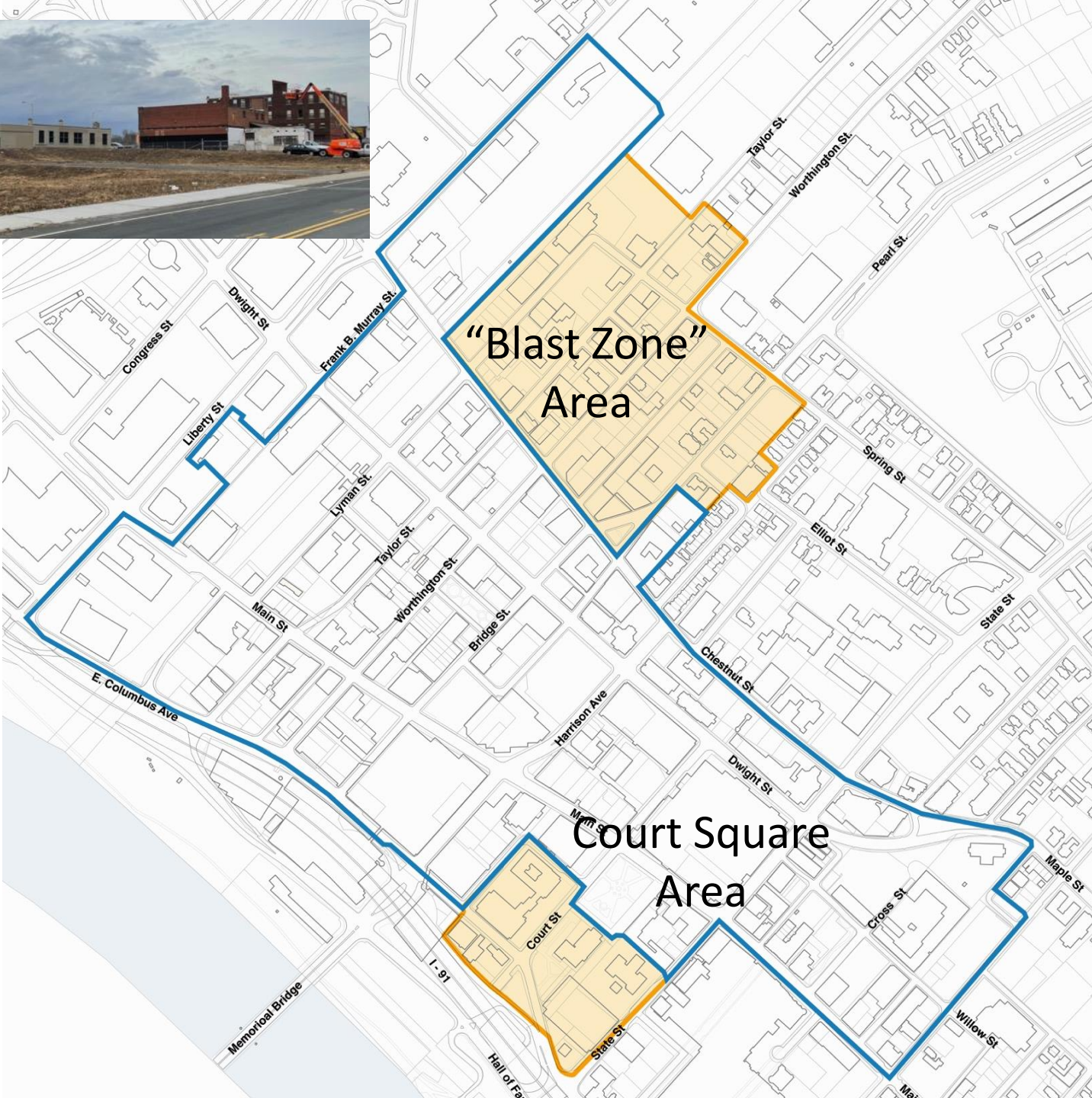
Main Street & Convention District Master Plan



Northeast Downtown District Master Plan

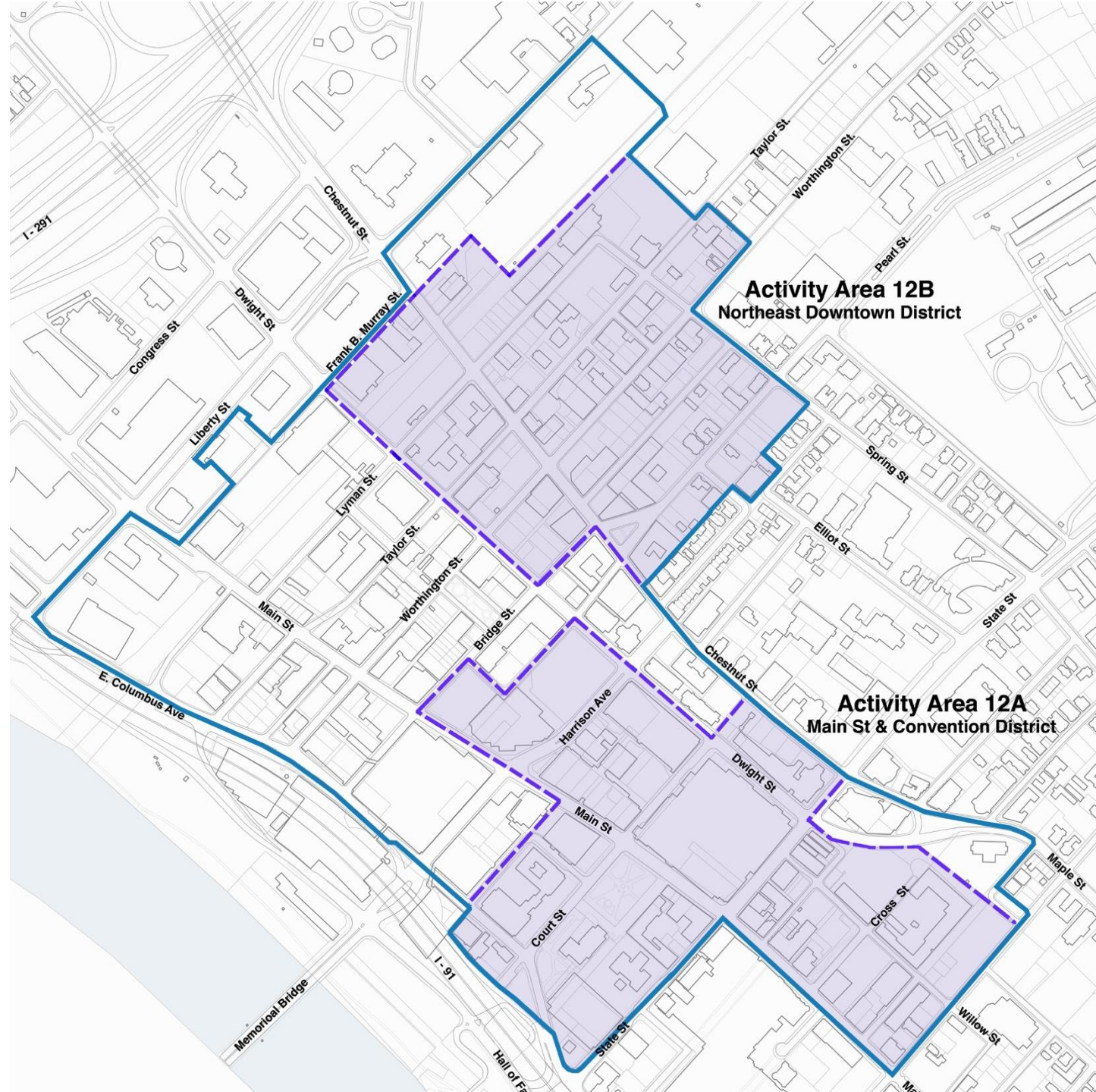


CSURP Proposed Boundary Expansion



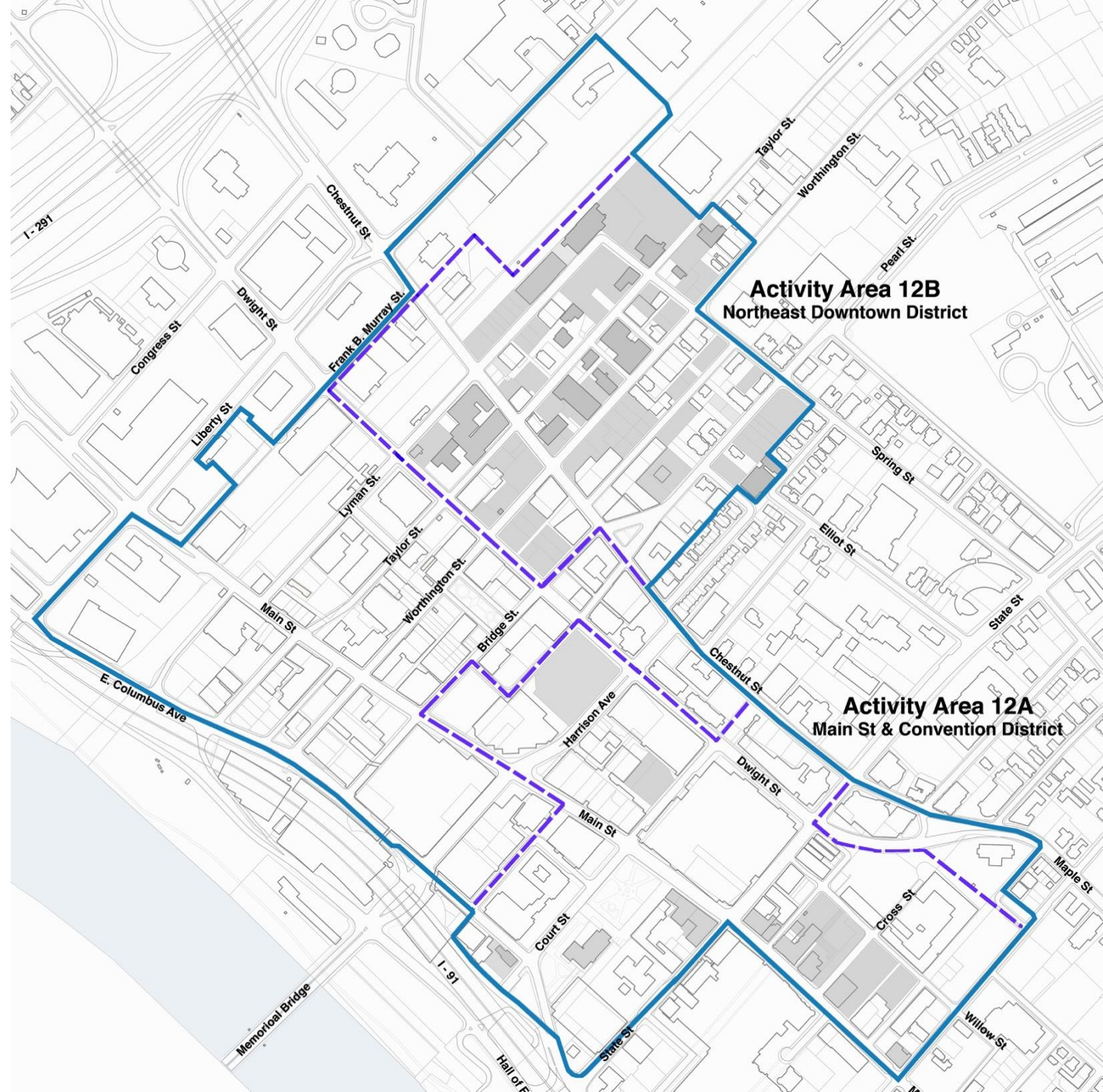
- Existing Boundary
- Amendment 12 Boundary Expansion

CSURP New Project Activity Areas

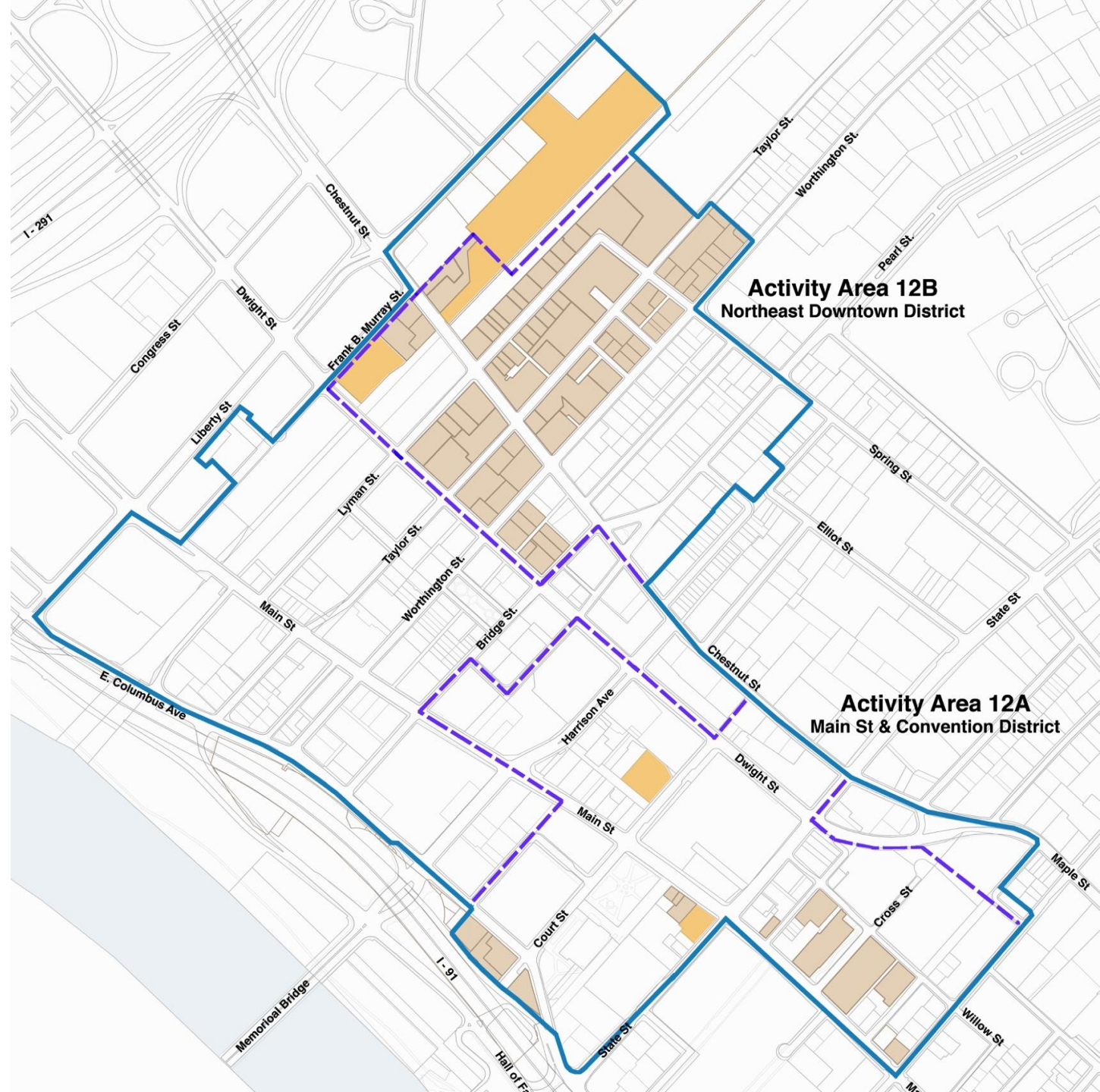


Amendment 12 Activity Area

CSURP Vacant, Underutilized Properties



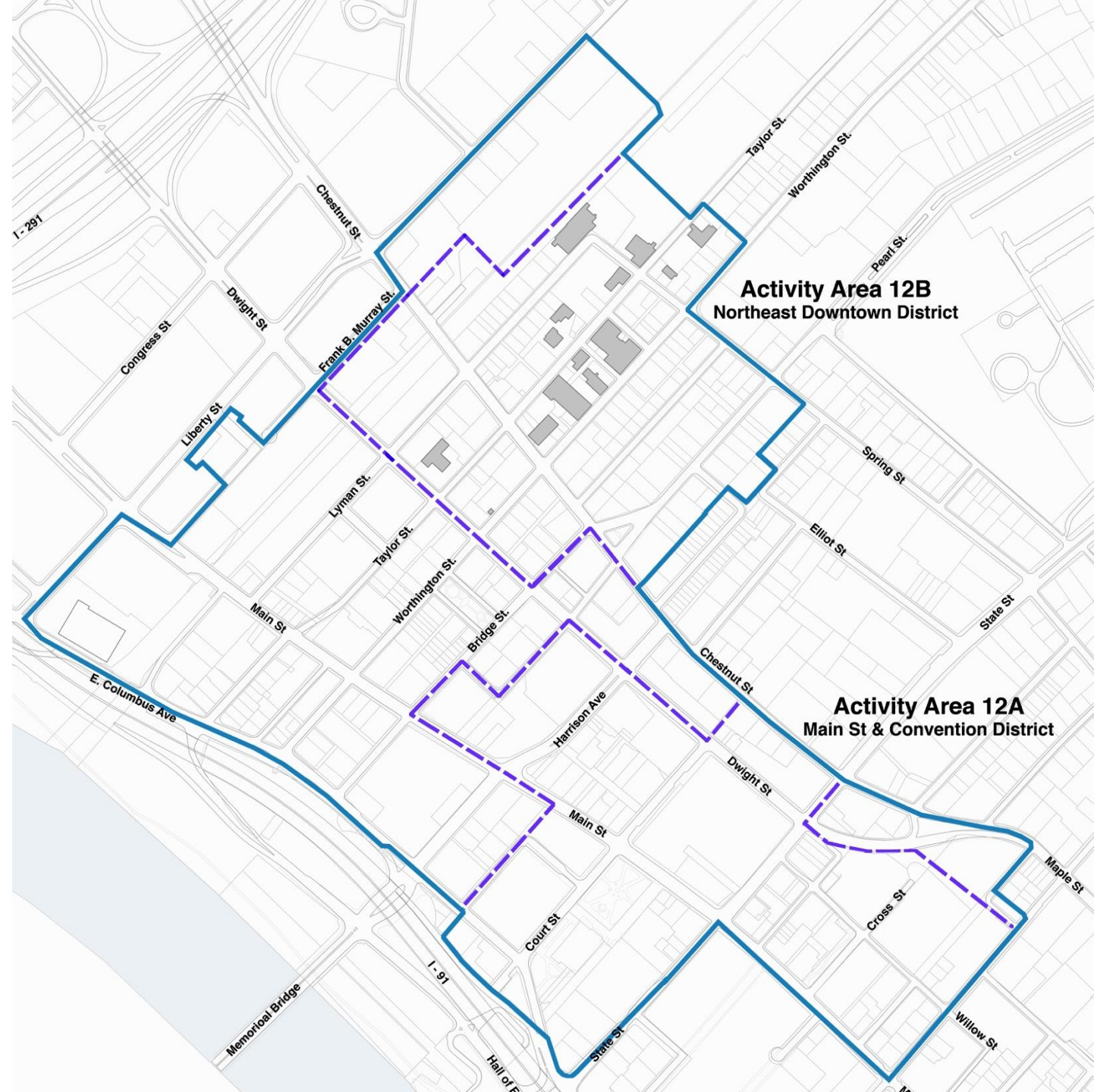
Potential Acquisition Parcels



Property Acquisitions Review

- All properties considered for acquisition must be identified as such in the URP.
- Not all properties identified for acquisition will be acquired.
- Most properties that are acquired are through friendly negotiation, not eminent domain.
- The SRA may negotiate for the purchase and sale of properties within the URP. Transactions require two independent appraisals to ensure fair market value.

Potential Demolition Parcels




--- New Amendment 12 Activity Areas

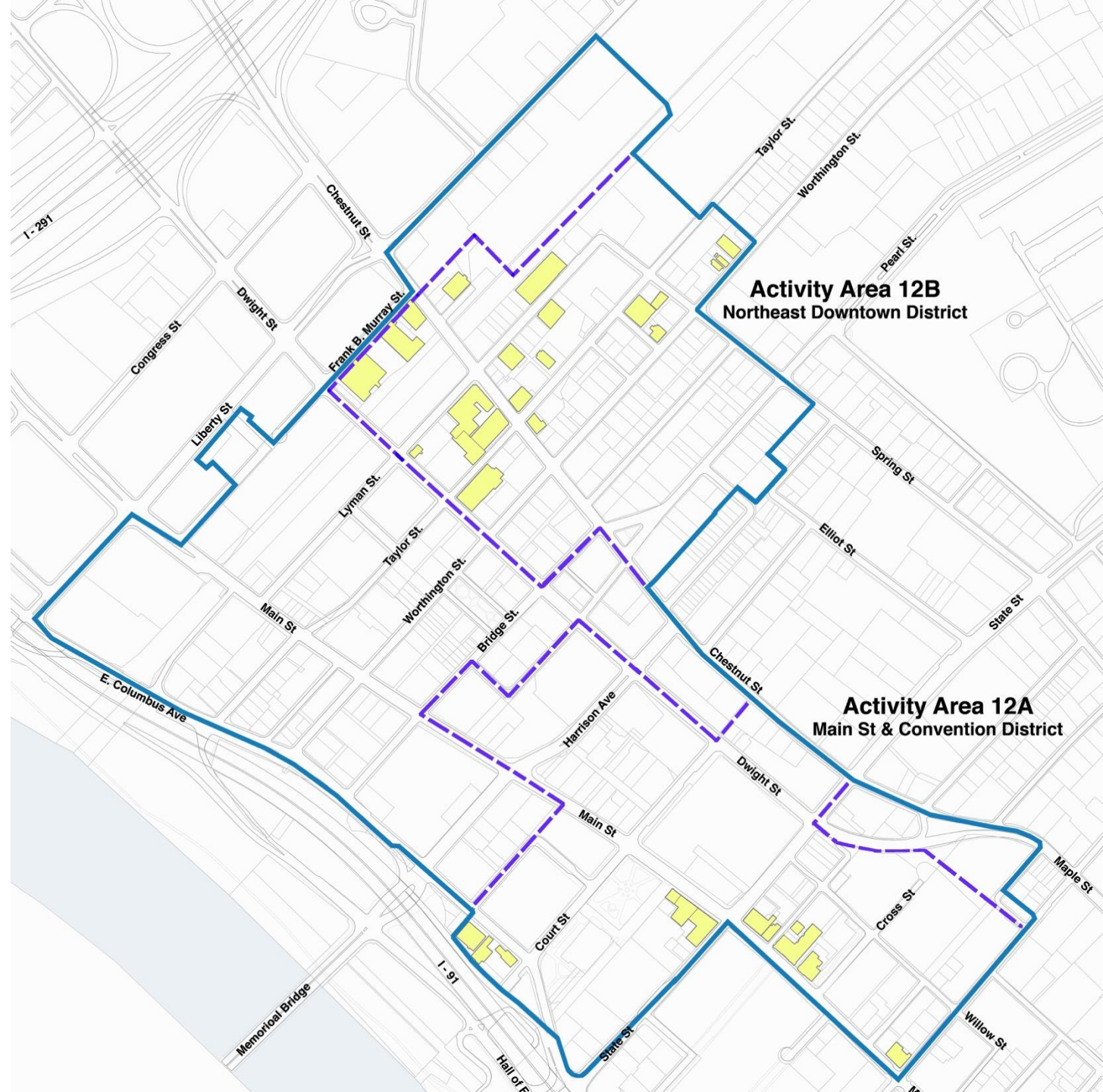
■ Buildings to be Demolished

Potential Rehabilitation Parcels



 New Amendment 12 Activity Areas

 Buildings To Be Rehabilitated



Existing Zoning

ZONING

- Business A
- Business B
- Business C
- Commercial A
- Industrial Mixed Use
- Residence C
- Open Space



Potential Rezoning

ZONING

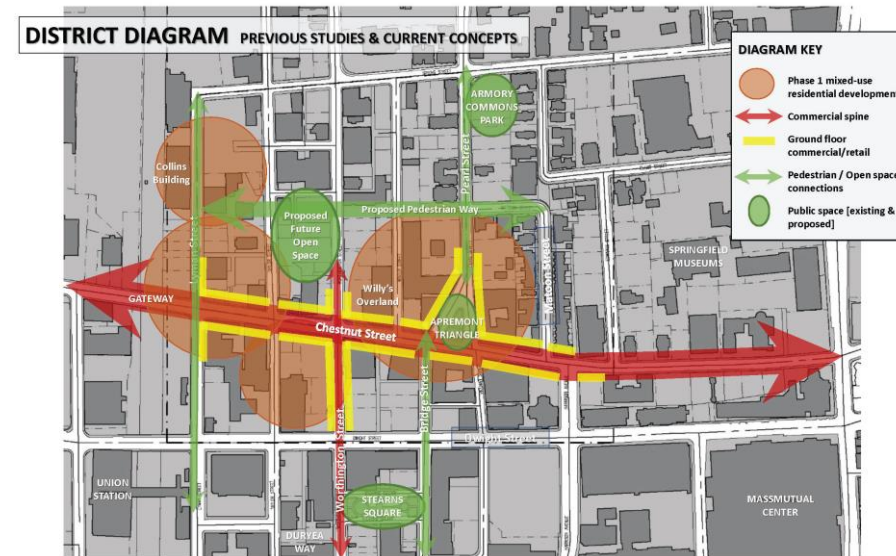
- Business A
- Business B
- Business C
- Commercial A
- Residence C
- Open Space



Urban Design Objectives



- Develop an engaging and cohesive pedestrian experience
- Activate the ground floor with complimentary uses
- Preserve rich architectural elements, where feasible
- Harmonize new building design with surrounding context
- Highlight Main St. as the primary downtown connector
- Enhance, expand and link downtown's open space network
- Strengthen visual and physical connections between downtown anchors, attractions, and assets
- Promote multi-modal circulation improvements – T.O.D.



District Design Guidelines / Controls

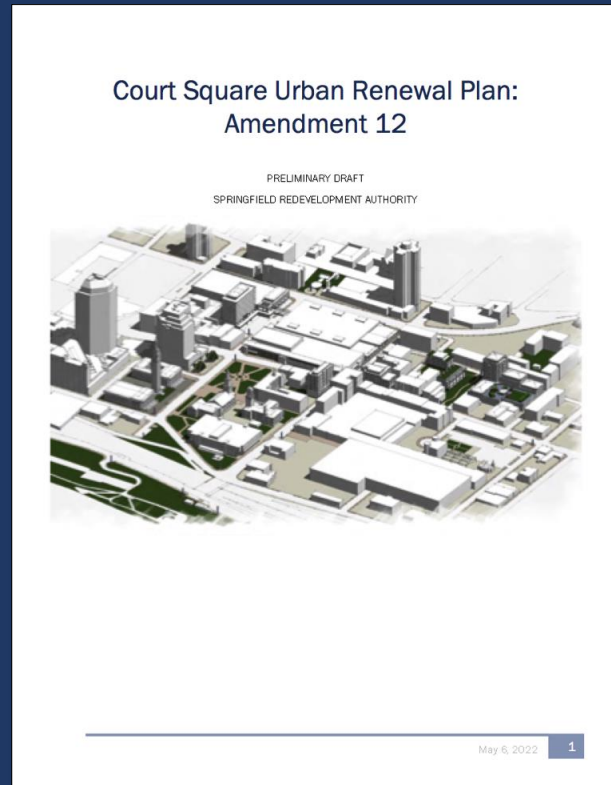
- Preserve architectural features
- Orient ground floor uses to abutting streets & sidewalks
- Highlight main entrances and storefront windows
- Place new buildings close to sidewalks, 10' max setback
- Illuminate main building facades and architectural features
- Screen service areas and mechanical equipment
- Incorporate range of signage appropriate to building and area



Potential URP Actions

- Partnerships with existing organizations, businesses or others to assist in ongoing or future redevelopment projects
- Potential Parcel Acquisition and Assemblage
- Infrastructure / Public Realm Upgrades
 - Streetscape/pedestrian enhancements
 - Public/open space amenities
 - Roadway Improvements, Vacation, Dedication

CSURP Amendment 12 Next Steps (May - June)



- Update / Review with SRA, CAC, & Stakeholders
- Finalize Amendment 12 Document & Exhibits
- Issue for Final Review / Public Hearing / City Approvals
- File with DHCD for State Review & Approvals
- Advance and File MEPA Document

Court Square Urban Renewal Plan

QUESTIONS & COMMENTS

