

South End Revitalization Coalition

Meeting Notes

Thursday, April 17, 2008 – 5:00 p.m.

HAP, Inc.

Attendees:

William Abrashkin, SHA
Jesus Arce, Mayor's Office
Anne Awad, Caring Health Center
Leo Ballou, Property Owner in S.E
Tania Barber, Caring Health Center
Tony Calabrese, AC Produce
Rico Daniele, Mom & Rico's Specialty Market
Rande Davio, Home Owner
John Doleva, Basketball Hall of Fame
Florian Angelina, S.E. Citizens Council
Florian Leo, S.E. Citizens Council
Joe Frigo, Frigo's
Peter Gagliardi, HAP, Inc.
Josie Hightower, S.E. Citizens Council
Roxy Layton, Starbucks

Michelle McAdaragh, HAP, Inc.
Keri Morawiec, Starbucks
Jeff Oldenburg, Valley Real Estate
Sandy Orr, Orr Cadillac
Joe Pasternak, Tazzini Funeral Home
Mary Philbin, Philbin Associates
Gordon Pulsifer, First Resource Companies
Christine Tazzini, Tazzini Funeral Home
Greg Zorzi
Joan Kagan, Square One
Kim Lee, Square One
Samalid Hogan, City of Springfield
Dave Panagore, City of Springfield
Bob Kaye, Mass Development
Arthur Jemison, GLC Development Resources

I. Welcome and Introductions – Joan Kagan

- Welcome from HAP, Inc.- Peter Gagliardi
- Thank you to Tony Calabrese from AC Produce for providing the refreshments

II. Brief Update from Economic Development- David Panagore

- Introductions: Gordon Pulsifer, First Resource Companies and Judge Abrashkin, Springfield Housing Authority.
- In the proposed Community Development Block Grant Action Plan for FY'09, the City has made a commitment of \$1 million to fund improvements.
- Future role of South End Revitalization Coalition – To become a Community Based Organization that can lead the implementation of the infrastructure improvements in the neighborhood.

III. Presentation of Preliminary Recommendations and Project Costs- Arthur Jemison from GLC

(All attendees were given a copy of the PowerPoint presentation)

- Project status and milestones
 - Proposed public realm improvements under review.
 - Milestone- to have the community support for an implementation plan by June 2008.
- Sequence of recommended actions:
 - Completed comprehensive market analysis (retail and housing)
 - Mapping of proposed public realm improvements
 - Meetings with S.E. stakeholders and the community to finalize

implementation plan

- Begin design and permitting process for public realm improvements
- Start Phase 1 construction for public and private development
- Collaborate with police, code enforcement, and residents to increase public safety

- Breakdown and costs of proposed street connections and improvements:
 - The connection of Oswego Street to Main Street – This connection requires the demolition of a city-owned retail building and extension of Oswego Street to connect with Main Street. Estimated cost: \$301,475.
 - The connection of Wendell Street to Rutledge Street – These streets connect to Emerson Wight Park but do not connect nor provide parking or gathering areas for those using the park. Estimated cost: \$846,500.
 - The connection of Dwight Street Extension to Wendell and Rutledge Streets – This will allow a physical connection and view corridor to Emerson Wight Park from the northern end of Hollywood and the creation of a boulevard along the Dwight Street extension. Estimated cost: \$433,575.
 - Wendell Street extension to connect with Ashmun Street - Perhaps the most significant improvement, this street extension will allow new residences overlooking the park and parking alongside the park, allowing better park use and surveillance. Estimated cost: \$1,846,050
 - The connection of Ashmun Street to Marble Street – This connection allows car traffic directly through the neighborhood to Central Street and will eliminate a significant dead end at Marble Street, as well as connecting Oswego and Saratoga to Ashmun and connections to Central Street. Estimated cost included in Wendell Street extension connection with Ashmun Street.
 - Main Street Improvements to beautify the South End, increasing the overall standards of living in the area. Estimated cost: \$3,200,000.
 - Emerson White Park improvements to create a safe space for active usage. Estimated cost: \$533,000.
 - Dwight Street Extension Improvements to beautify the street and create accessible vehicular and pedestrian circulation. Estimated cost: \$944,350.

- Estimated costs for initial stages of public realm and infrastructure improvements.
 - Total direct costs for public realm improvements: \$8.9 million.
 - Potential funding sources: State TOD, State CDAG, City CDBG, and City of Springfield.

- Project Phases and Goals
 - Phase I - Public Realm
 - Improve vehicular and pedestrian circulation by connecting dead end streets.
 - Increase the neighborhood ascetics with Main Street

- improvements
 - Increase surveillance of the Emerson Wight Park improving vehicular circulation and building new single family homes along the Wendell Street extension.
 - Improve park amenities and access to increase positive usage.
 - Phase II - Residential
 - Rehabilitate the affordable housing units
 - Increase income diversity with additional housing stock (market rate and affordable)
 - Recommended program:
 - Phase 1: Revitalize affordable housing by implementing affordable and mixed-income rental units and improve management
 - Phase 2: Start For-Sale development on City-owned sites by creating townhouses and single family units.
 - Phase 3, 4: Complete For-Sale development
 - Phase III - Retail
 - The completion of Main Street Improvements will:
 - Support local business growth
 - Create new retail growth
 - The retail market analysis showed that there is an unmet demand for a full-service grocery store
 - Attract a small scale grocer - 20,000 square ft
 - Recommended program:
 - Extend Main Street Improvements into the South End to attract new residents, retailers and consumers.
 - Create and bid retail site “package” to encourage new or existing retailers to expand

IV. South End Public Realm Design & Discussion- Bob Kaye, Mass Development

Background/Introduction:

- This meeting is an opportunity to present results and get critiques from community
- Goal of revitalization efforts is to make the South End an attractive **destination** for visitors.
- The redevelopment plan is based on the Urban Land Institute findings and comments from prior South End Coalition meetings. Other design elements and suggestions came from Greg Zorzi, Studio One Inc., Peter Gagliardi, HAP, Inc, and Rico Daniele, Mom and Rico’s Specialty Market.
- Proposed “Ideas”:
 - Main Street
 - Streetscape improvements- trees, decorative lighting, sidewalk

- improvements
 - Add on street and off street parking (small lots)
 - Create a “Four Corners” retail and establish it as a major cross street to Maple Street and E. Columbus Avenue
 - Create a “Monument Park”
 - “South End Gateway”
 - Gemini Area
 - Retail, housing, and parking? Recreation (soccer) as an interim use?
 - New residential development with mixed residential usage
 - Hollywood area
 - Clean up and connect streets- Wendell St. to Rutledge St, Dwight St to Wendell St, Oswego St. to Main St.
 - Create new open park space
 - Rehab Hollywood apartments
 - New mixed housing
- **Comments and Feedback from the Community**
 - Reservations about the connection of Main Street and Oswego Street because could reduce the family atmosphere with new through traffic.
 - Need “eyes” on the park, whether it comes from traffic circulation or residential developments it will be beneficial to the entire neighborhood.
 - Plans should consider more parking for Main Street businesses and residents – have to think now about future needs.
 - Prefer small scale developments and retailers (No Big Y)
 - Don’t want to make this neighborhood a commercial speedway like Columbus Ave. Want Main Street to represent the character of the neighborhood.
 - Project should support existing businesses
- **Other Discussion:**
 - Need to get all stakeholders on board. There are residents and retailers that should be involved in decision making process that are not here.
 - Must begin today to get anything accomplished in the future, but need a consensus on a base plan in order to pool together resources.
 - Infrastructure can be accomplished in the next few years
 - Comments regarding public safety and Police presence in the South End:
 - The City should compile targeted data from police and code enforcement and share it at a future meeting.
 - Already have the Police Department’s support and the City’s commitment to improve public safety.
 - Police should have sub stations in every neighborhood.
 - A security system will be installed in the future
 - Police are major stakeholders in the South End - they should be involved in these meetings

V. Conclusions and Next Steps- Joan Kagan

- Recap of comments/revisions to plan based on feedback
 - Group needs to reach out to other stakeholders in the area.
 - Infrastructure is the starting point because it is the most feasible and will help develop residential and retail markets
 - We need to get started – Let's roll up our sleeves and begin
 - Most important task ahead is to achieve consensus. Community support of the implementation plan is crucial for getting resources from the state and city.

Next Meeting to be held at Worthington Commons – Date: TBA (will send reminders by mail/email)

Adjourned: 7:00 p.m.