



McKnight
N e i g h b o r h o o d

November 1994



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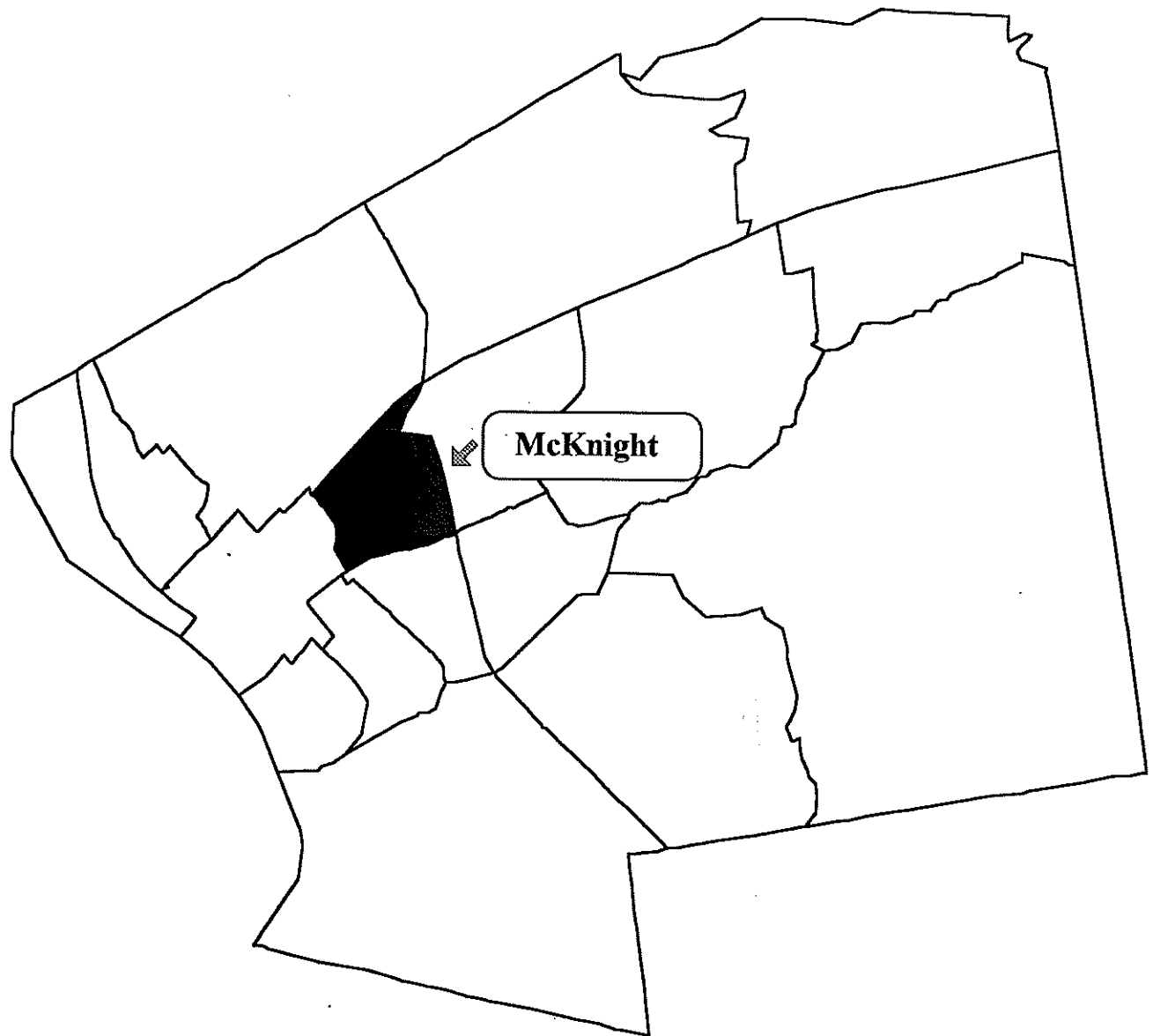
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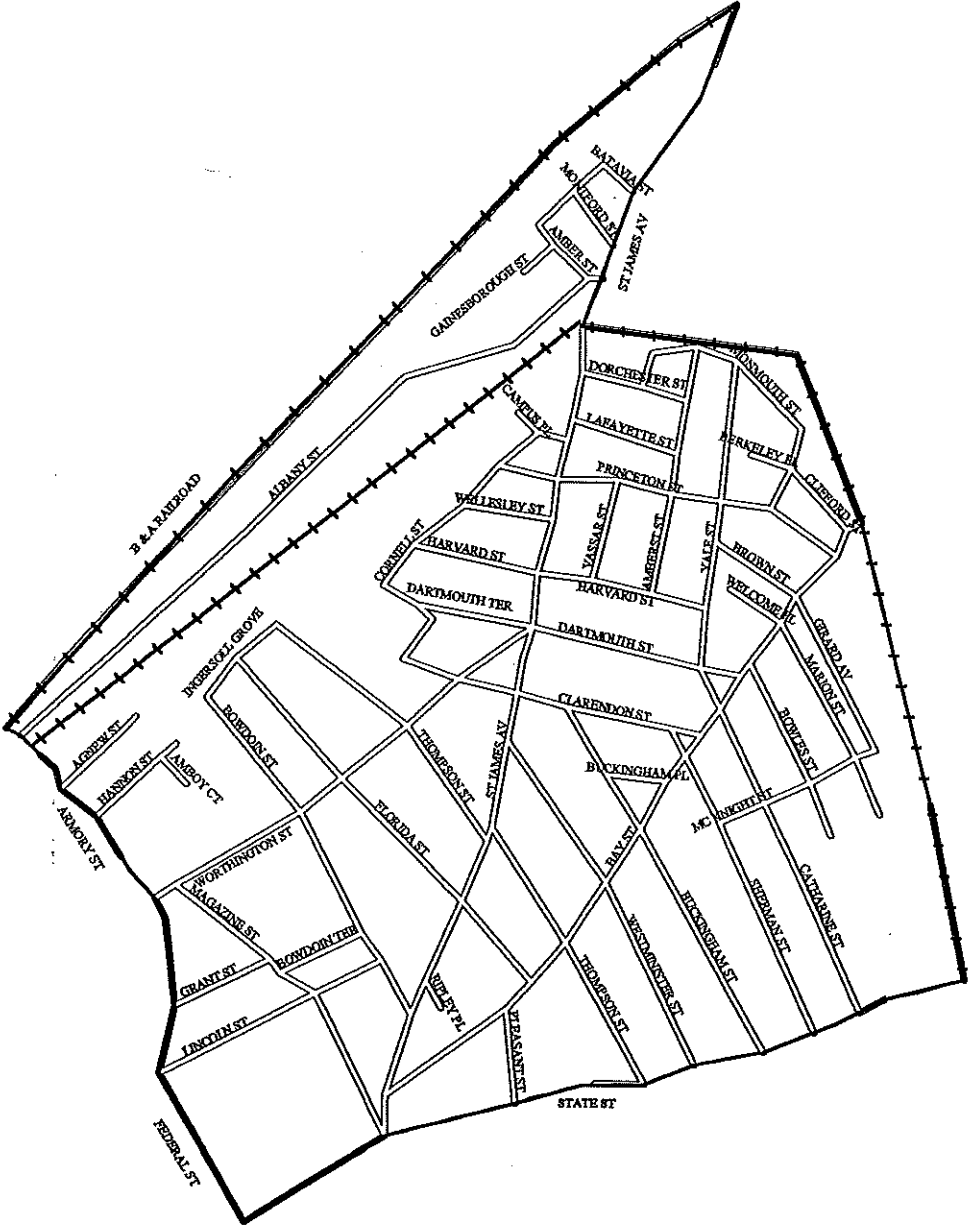
McKnight

Neighborhood

Located one mile east of the Central Business District, McKnight is one of the smallest of the city's seventeen neighborhoods. It contains 306.5 acres of land, plus streets and railroads. Its boundaries are Armory and Federal Streets to the west, the Boston & Albany Railroad to the north, the Highland Division Railroad and Saint James Avenue to the east, and State Street to the south.



McKnight Street Map



HISTORY

Until the second half of the nineteenth century, this area was mostly occupied by scattered farms. An early black community known as “Jamaica” was along the shores of Goose Pond, now covered by Sherman, Catherine, and Bowles Streets. In 1870, John McKnight and Tilly Haynes bought a 22 acre farm north of State Street and began building houses with John’s brother William.

In 1881, the project was expanded with the purchase of 200 acres north of Bay Road (now Bay Street). Streets were laid out; small parks, set aside; houses, erected. Schools and churches soon followed. It was the first totally planned residential area of any size in the region. Extension and electrification of streetcar lines on State Street, Worthington Street, and Saint James Avenue in the 1890s spurred further development. By the turn of the century, more than 800 houses had been constructed by the McKnights and other developers. The area was called “the Highlands” but is now known as McKnight, after its builder brothers.

HISTORIC ASSETS

McKnight is the largest and most cohesive wood-frame late nineteenth century neighborhood in New England. Its Victorian core, a district listed on the National Register of Historic Places, is roughly bounded by the Highland Division Railroad on the north and east, the rear property lines on the west side of Bowdoin Street on the west, and State Street on the south.

The western half of this district is also a local historic district where exteriors of buildings are protected by the Springfield Historical Commission. Any alteration, new construction, and demolition must be reviewed and approved the Commission. McKnight is the second largest of the city’s six local historic districts.

At the western edge of the neighborhood is Federal Square, once part of the Springfield Armory. Bounded by State, Federal, Lincoln, and Magazine Streets, it is eligible for listing on the National Register of Historic Places.

McKnight Historic Districts



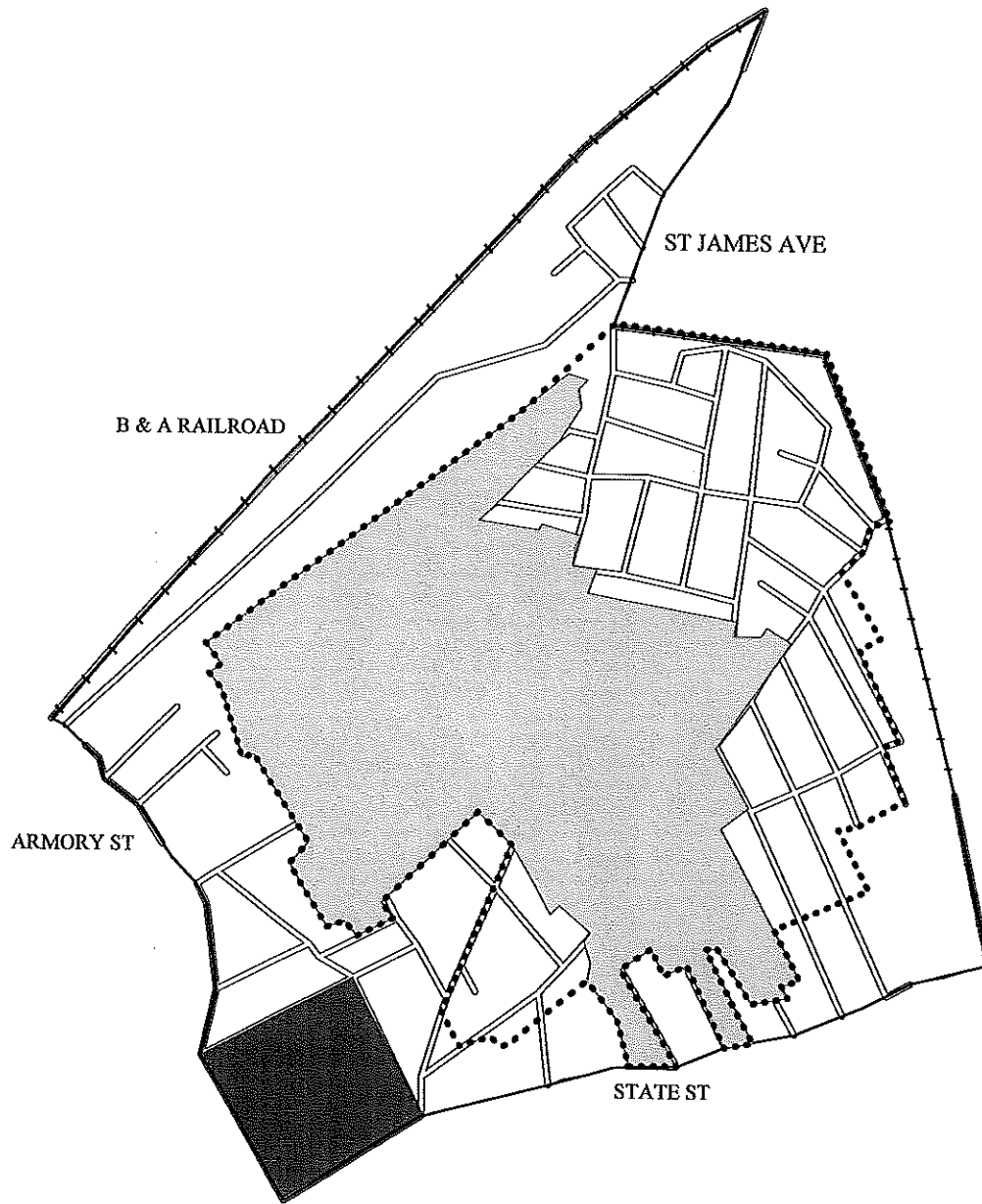
National Register District Boundary



Local Historic District Boundary



Eligible for listing on the National Register of Historic Places

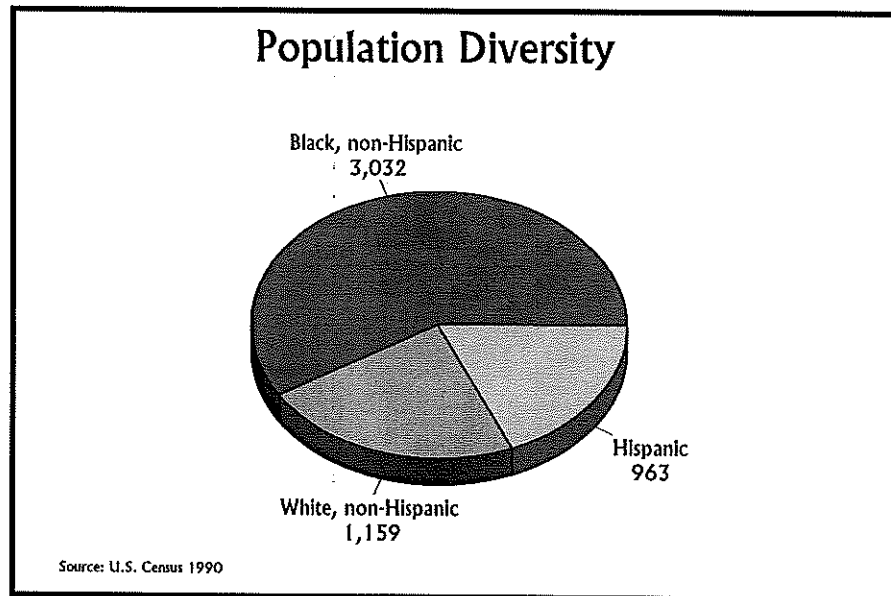


Demographic Analysis

Population Characteristics

McKnight's population is one of the most diverse, yet steady in the city. From 1980 to 1990, the neighborhood added 36 residents, increasing from 5,214 to 5,250. For residents 5 years old and older, more than half lived in the same house from 1985 to the 1990 Census. This is consistent with city averages.

The diversity of McKnight is shown by the breakdown of the population by race. Over half (60%) of McKnight residents are black, while

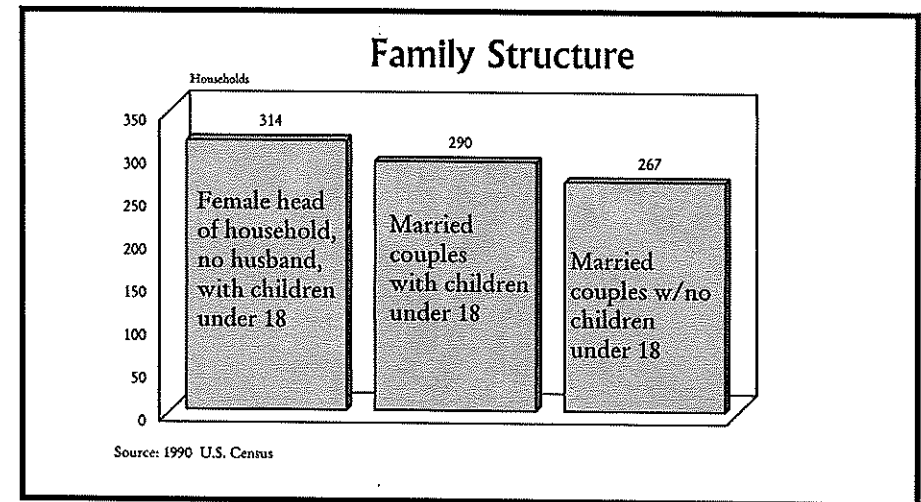


28% are white. Just about one quarter of the population, both black and white, are also of Hispanic origin (see chart).

Diversity, in part, can be attributed to the Victorian housing stock. Another reason may be the proximity to the Central Business District. No matter the cause, 1990 U.S. Census data indicates that McKnight residents indeed come from all walks of life.

Family Structure

Family makeup in McKnight is similar to that of the city as a whole. The neighborhood consists of 1,597 households. Of that number, 70% are considered family households. This compares to a city figure of 68%. With regard to the family households, only 55% have children under the age of 18. About half of all family households with children under 18 are headed by females with no husband present; at 51%, McKnight is above the citywide figure of 39%.



How the Census Defines...

A **HOUSEHOLD** is an occupied housing unit. A **FAMILY HOUSEHOLD** includes a head of household and one or more persons living in the same household who are related to the head of household by birth, marriage or adoption. A **NONFAMILY HOUSEHOLD** includes persons living alone or with nonrelatives only. All persons not living in households are classified by the Census Bureau as living in **GROUP QUARTERS**. These include persons in group homes, nursing homes, college dormitories and various types of institutions.

Significant Demographic Characteristics*

In McKnight.....

One of four of neighborhoods with a majority Black population (59.7%).

An increasingly diverse population.

- one of only three neighborhoods in which the Black population declined between 1980 and 1990.
- one of only three neighborhoods in which the White population increased between 1980 and 1990.
- a significant increase in Hispanic residents between 1980 and 1990 (112% increase).

Nearly one-half of the family households are headed by females with no husband present.

- 46% of all families are headed by a female (compared to 31% for the City as a whole).
- 51% of families with children under 18 are headed by a female (City = 39%).

Most unemployment and poverty indices are higher than those for the City as a whole.

- 14 % of the labor force is unemployed (City = 9.3%).
- 27% of families live below the poverty level (City = 18%).
- 72% of the families below the poverty level are female headed with no husband present (City = 74%).
- 64% of Hispanics live below poverty (City = 55%).

Median household income is lower than the City median but has improved.

- one of only three neighborhoods which has shown a significant improvement in income levels relative to City levels (increasing from 77% of the City median in 1979 to 90% of the City median in 1989).

*All data obtained from 1990 U.S. Census

Age

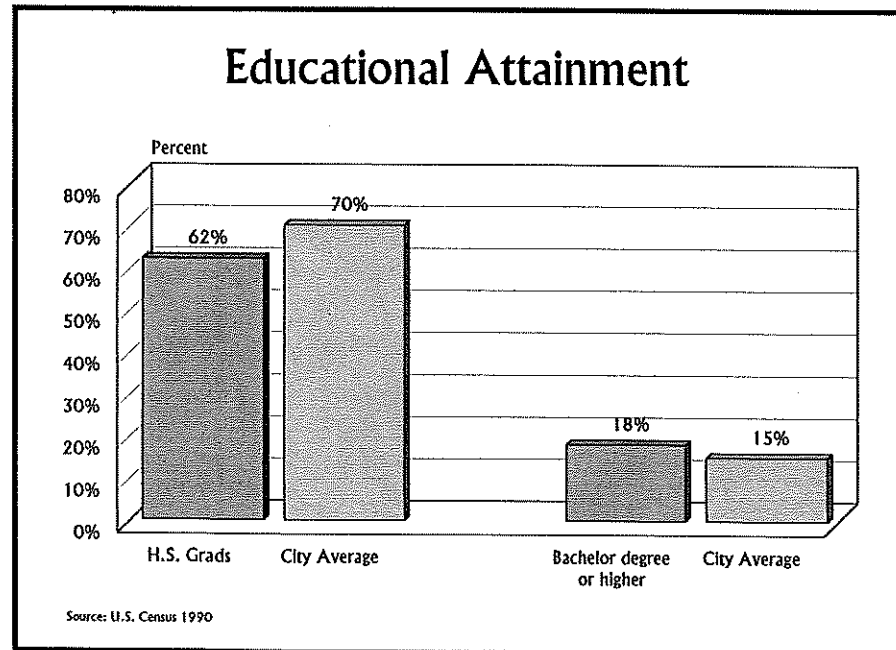
The median age of 28.5 years old is close to the city median of 31 years old. One third of McKnight residents are under the age of 18. Only 10% are over age 65. Given these population characteristics, it is likely that the median age will decrease over time.

Language Spoken at Home

Of McKnight residents over 5 years old, 83% speak English at home. Another 17% speak Spanish at home.

Means of Transportation

Like with most every city neighborhood, a majority of McKnight workers drive alone to work. Interestingly, though, 77 McKnight residents work at home. This is the fourth highest total of any neighborhood in the city. More McKnight residents work at home than in the larger neighborhoods of Pine Point or Liberty Heights.



Educational Attainment

When it comes to educational attainment, McKnight is a study in contrasts. On one hand, just 62% of residents over 25 years old are high school graduates. This figure is below the city average of 70%. The neighborhood ranks tied for 10th with Bay and Indian Orchard among the city's 17 neighborhoods.

On the other hand, 18% of McKnight residents over 25 have a bachelor's degree or higher. This is above the city average of 15%, fourth highest in the city. The stark contrast in education levels reflects other distinctions in the neighborhood, like income levels and housing stock characteristics.

Economic Characteristics

On the whole, McKnight residents are catching up to the rest of the city in terms of household income. In 1979, households in the neighborhood had an average income about 75% as high as income figures citywide. By 1989, the gap between city and neighborhood closed to 90%. This is a considerable gain for the neighborhood. Only Brightwood and Boston Road experienced larger increases relative to the city from 1979 to 1989.

Still, 30% of McKnight families receive some form of public

Income Comparisons

Area	Median Household Income	Median Family Income
Region	\$31,634	\$38,025
City	\$25,656	\$30,824
McKnight	\$23,149	\$26,000

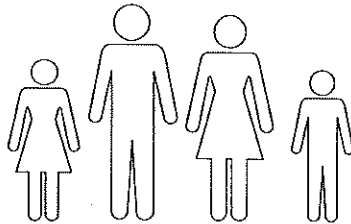
Source: U.S. Census 1990

assistance. This is well ahead of the percentage citywide, 17%.

The Region is also known as Metropolitan Statistical Area and consists of 23 communities, 16 in Hampden County and 7 in Hampshire County. This geographic designation is given by the federal government for census purposes.

Labor Force Characteristics

At the time of the 1990 Census, 14% of McKnight residents were unemployed. This compared to 9% for the city and 7% for the region. Those employed work in a variety of fields: 28% in managerial and professional work; 26% in technical, sales and clerical work; 17% in service occupations; 16% as operators, fabricators and laborers; and the last 12% in other fields.

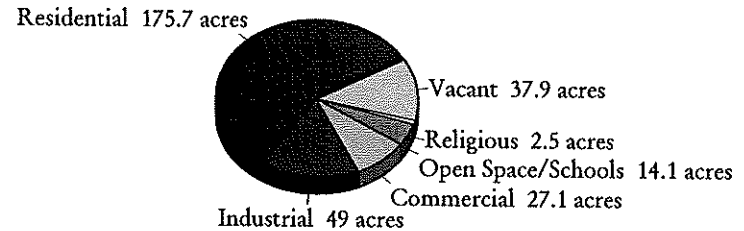


Land Use

McKnight has a solid residential core bordered on the north by industry along Albany Street, on the south by commerce along State Street, on the west by mixed industry and commerce along Armory Street and Magazine Street, and on the east by industry on Saint James Avenue as well as by Oak Grove Cemetery and residences in the Bay neighborhood.

There are nearly 38 acres of undeveloped land, one third of which is zoned for residential use. Most of the vacant residential lots are

Land Use In Acres



Source: Real Estate File 1994

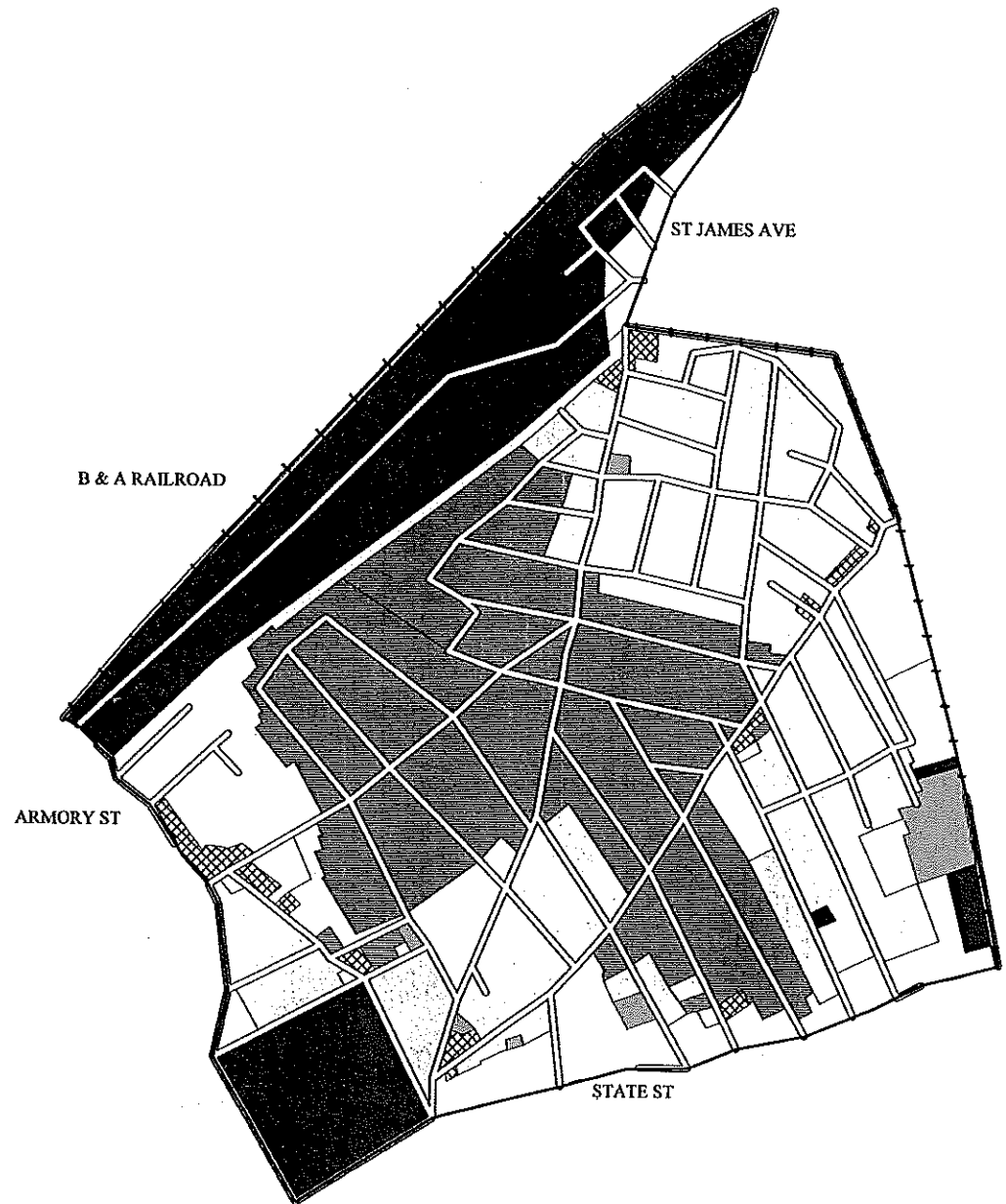
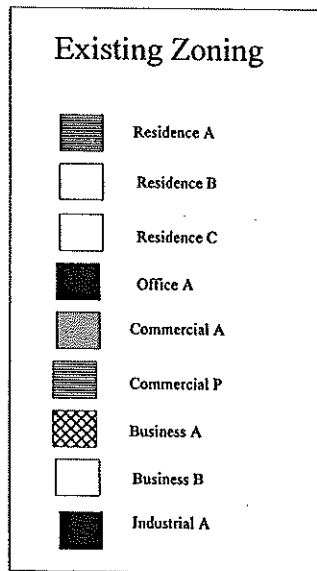
large enough to be built upon, but many of them are currently used as side yards for abutting homes. The City owns a large commercially-zoned lot on State Street by the railroad tracks, and the Redevelopment Authority owns a large lot nearby at the corner of State and Catherine Streets. Both are currently at the heart of a dispute as to whether they should be used for commercial development or for playfields serving the newly constructed Rebecca Johnson School. The SRA also owns a vacant house on Sherman Street which it is trying to market to first time home buyers as well as the vacant building at 125 Armory Street.

Zoning

Sixty-three percent of McKnight is zoned for residential use; the remainder is zoned for business or industry. Residence A (single-family) is found primarily in the western half of the neighborhood while Residence B (two-family) is mostly in the eastern half. Business B (high intensity business) is along major arteries such as State Street, Armory Street, and upper Saint James Avenue. Industrial zoning is along Albany Street and at Federal Square.

Existing Zoning		
Zone	Acreage	Percentage
Residence A	95.8	31.3
Residence B	87	28.4
Residence C	10.7	3.5
Commercial A	3.2	1.0
Commercial P	0.7	0.2
Business A	5.8	1.9
Business B	45.6	14.9
Industrial A	57.6	18.8
Total	306.4	100

Source: Real Estate File 1994



Urban Renewal Activity

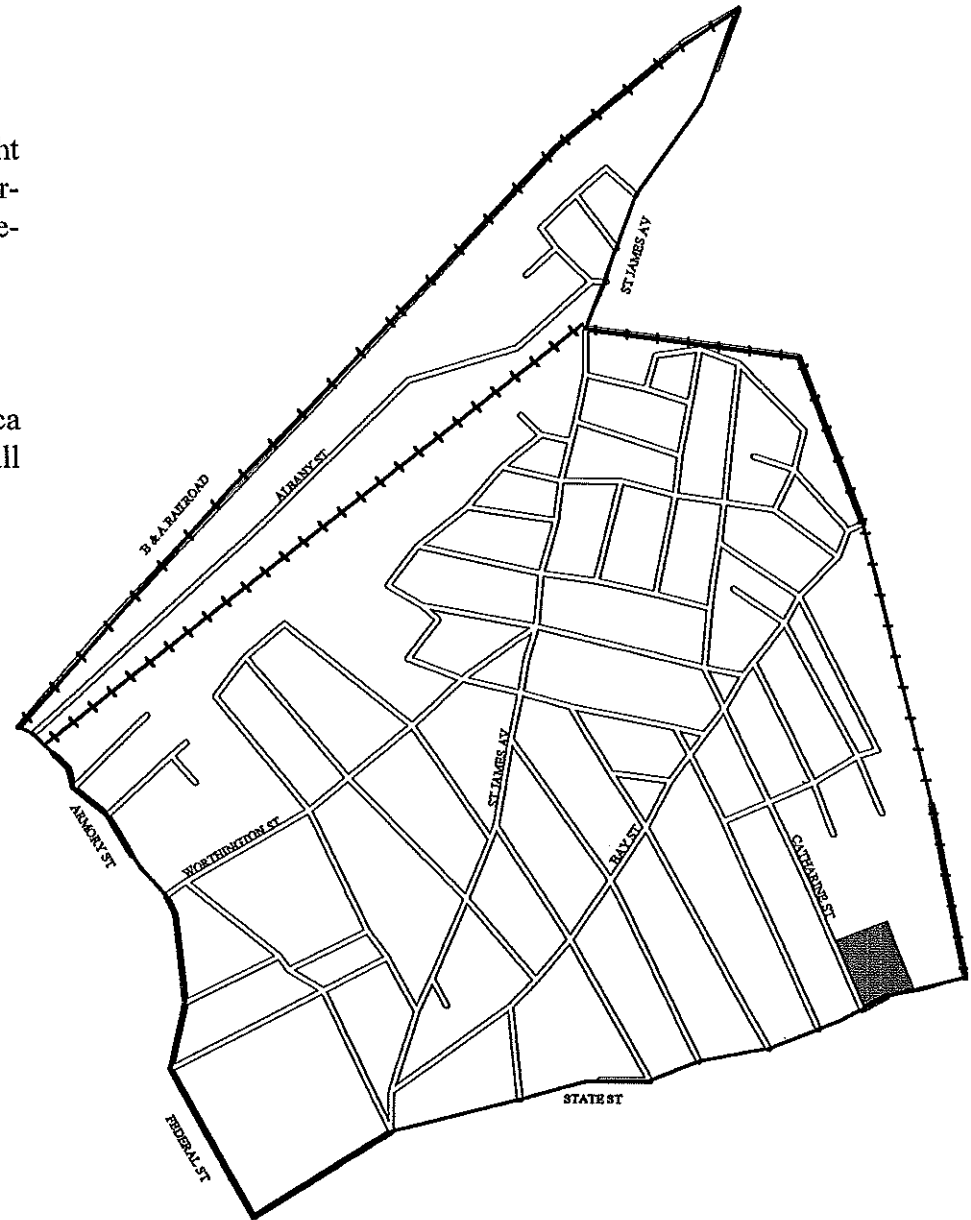
Model Neighborhood, NDP, III, 1974

Description

The renewal area centers upon the Mason Square part of McKnight and Old Hill. The McKnight portion involved the acquisition and clearance of a large commercial and residential block on State Street between Catherine Street and now-abandoned Mason Street.

Status

The rear of this large site was incorporated into the Rebecca Johnson School site; the part immediately along State Street is still vacant.



Tapley Amendment, 1984

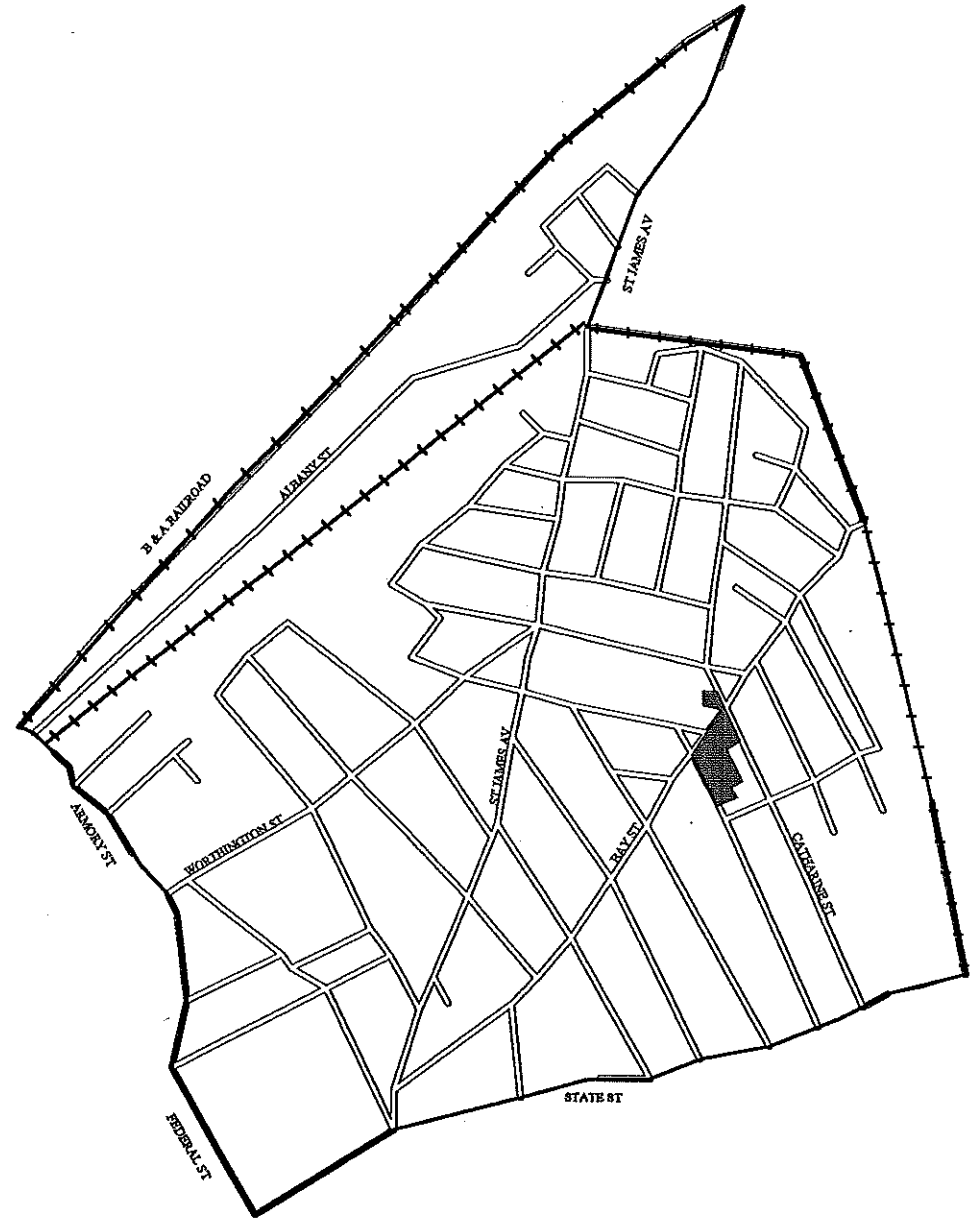
Description

The Tapley plan comprises a small area along Bay Street, between Sherman Street and Catherine Street. The 2-acre area is mostly residential. An amendment reduced the size of a 1980 plan.

Status

A house and store at 256 Bay Street were acquired. The substandard store was demolished, while the house was sold and renovated. Also, a house at 150 Catherine Street was acquired and relocated elsewhere in McKnight. The vacant land was to be used as accessory parking to the adjacent commercial building. The land has been sold, but the parking lot has not been developed.

In 1988, three vacant lots were acquired for houses moved from the Rebecca Johnson School site. Formerly 133 (now 137) Sherman Street remains boarded. The Springfield Redevelopment Authority is trying to sell it to prospective owner occupants. The two lots, formerly 127 (now 133) and 121 Sherman Street have been sold and renovated by owner occupants.



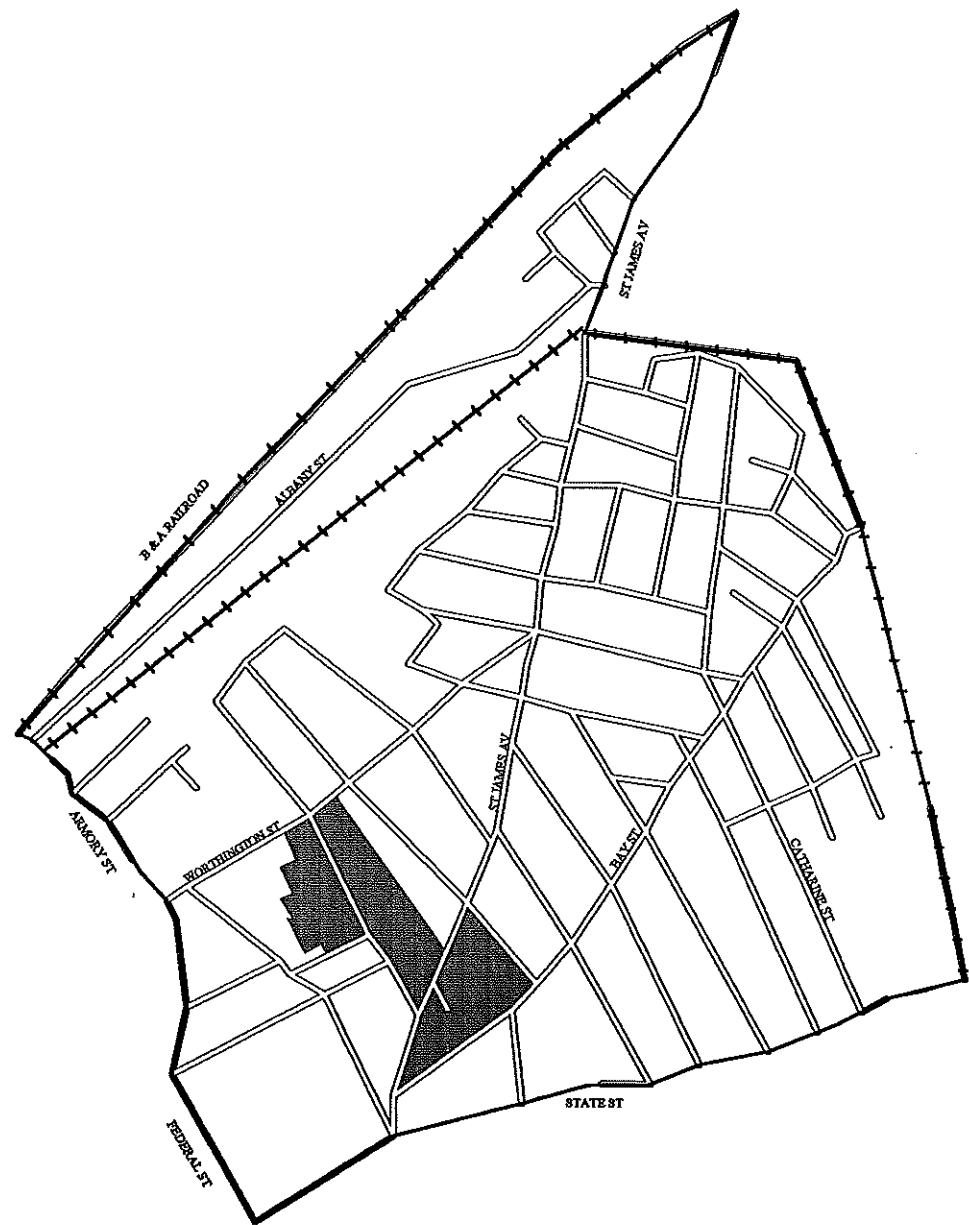
McKnight Phase I, 1986

Description

The project incorporates parts of Bay Street, St. James Avenue, Worthington Street, Bowdoin Street and Florida Street. At the time there were nine residential buildings with minor violations, one with a major violation and one dilapidated building inside the 42-structure renewal area. The plan had three major objectives: rehabilitation of all existing housing; the renovation of structurally substandard buildings; and the provision of land for scattered site development and open space.

Status

The plan has had mixed results thus far. While some vacant land was converted to abutters' side lots, many remain in Land Court for tax delinquency. The properties at 57 and 69 Bowdoin Street, a major focus of the plan, are half-finished. A developer rehabilitated 69 Bowdoin Street. The house 57 Bowdoin was destroyed by fire and razed before the developer acquired the two properties. Straddling the lot line to the rear of both houses is a large carriage house. Plans were made to replace 57 Bowdoin with a similar design home and to convert the carriage house into two residential units. Construction has not begun on this part of the project.



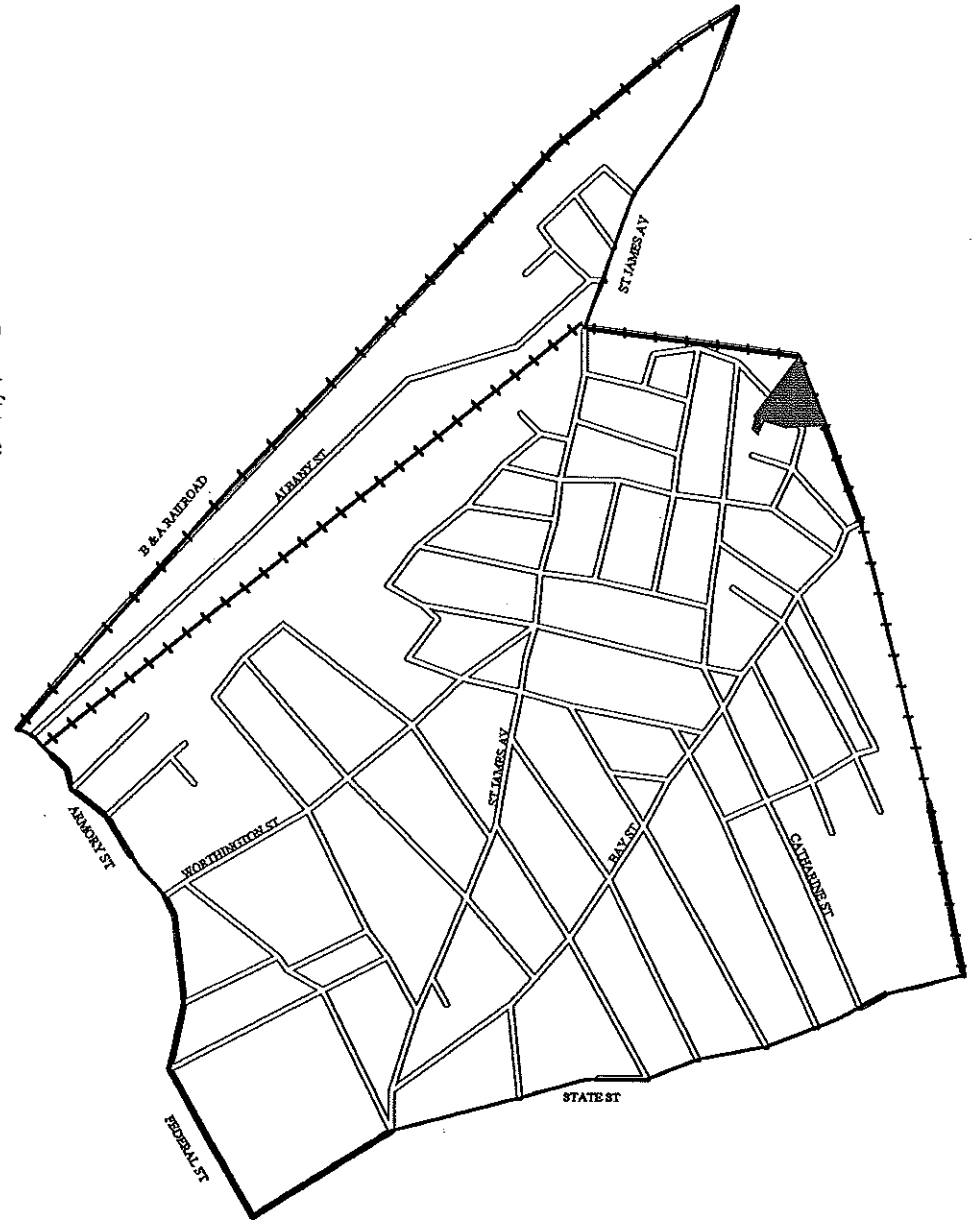
McKnight Phase II, 1989

Description

Phase II is small, just six houses at the eastern end of the neighborhood. One site, 42 Berkeley Street, was scheduled for acquisition; two other properties, 100 and 104-106 Monmouth Street, were to be acquired if not brought to up to standard.

Status

The purchase and rehabilitation of 42 Berkeley Street and 100 Monmouth Street occurred privately. However, 104-106 Monmouth remains boarded. The house was fire damaged prior to the creation of the urban renewal plan. Some rehabilitation work has begun, but the house is deteriorating.



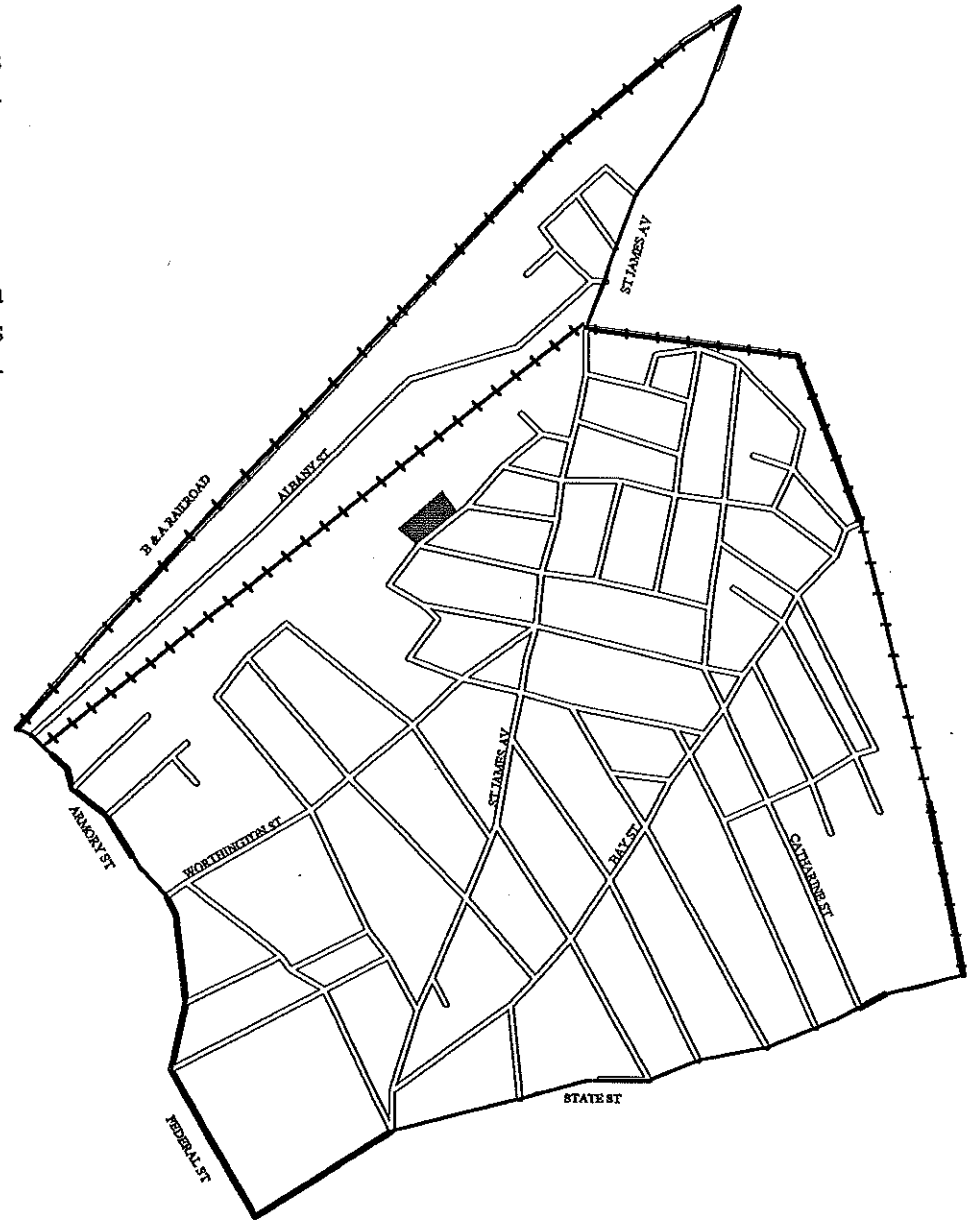
McKnight Phase III, 1990

Description

Much like Phase II, this urban renewal plan targets specific houses that have become blighting influences on the neighborhood. The critical property is 28 Cornell Street, a deteriorating house.

Status

The property was acquired through tax foreclosure and sold to a potential developer in 1982. Since then, the property has changed hands twice and is back in Land Court for tax delinquency. The house continues to deteriorate although some work has taken place sporadically.



Mason Square as amended, 1990

Description

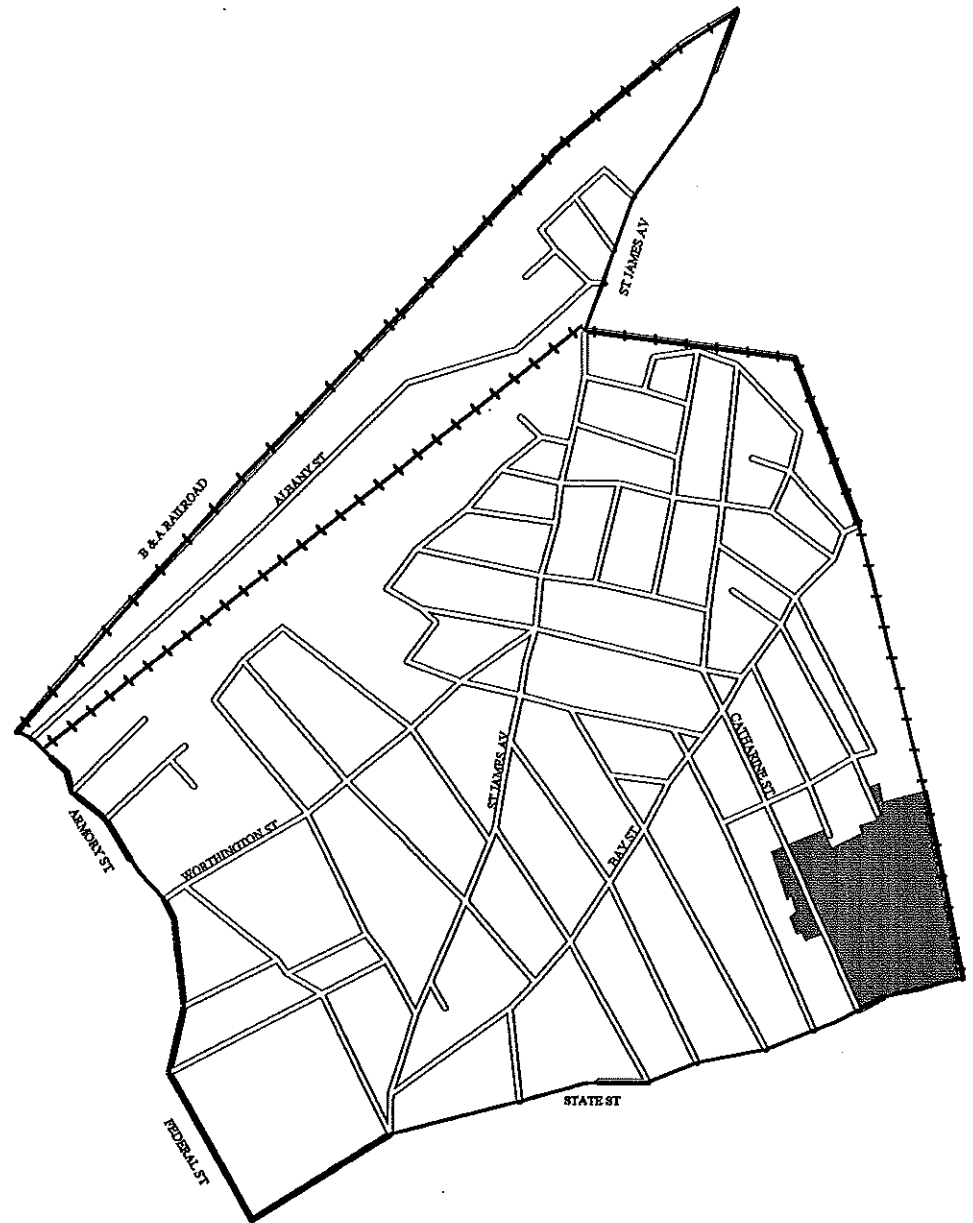
Mason Square is a 33.4 acre renewal area that covers nearly the entire Mason Square area as it connects four neighborhoods: McKnight, Bay, Upper Hill and Old Hill. The plan has several objectives including housing rehabilitation, clearance of structurally-substandard buildings and the provision of land for scattered site housing, open space, commercial uses, institutional uses and accessory parking.

The original plan was formed in 1988; but major land use proposals were changed in a subsequent 1990 amendment. In McKnight, it included the provision of land for a new elementary school north of State Street. In 1988, this land was scheduled mainly for commercial use, with some medium density and high density residential areas on the northern end of the renewal area. The amendment created a site for the new school while leaving land fronting State Street for commercial reuse.

Status

Redevelopment has changed substantially this portion of the Mason Square area. The new \$22 million Rebecca Johnson School is on approximately 7-acres on Catherine Street. Older commercial buildings on the corner of State Street and now-abandoned Mason Street were cleared for a site for new commercial development. Six residential structures were moved to other parts of McKnight in order to prepare the school site.

Despite the plan's large rezoning proposal, the area remains a mix of several zones. The plan calls for Residence B zoning from the Rebecca Johnson site north, and Business A zoning along State Street.

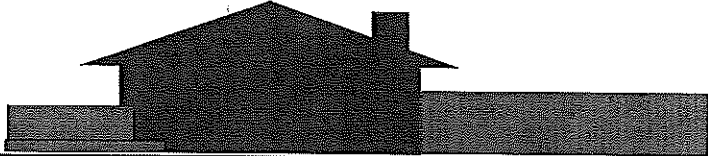


Housing

Housing Type and Ownership

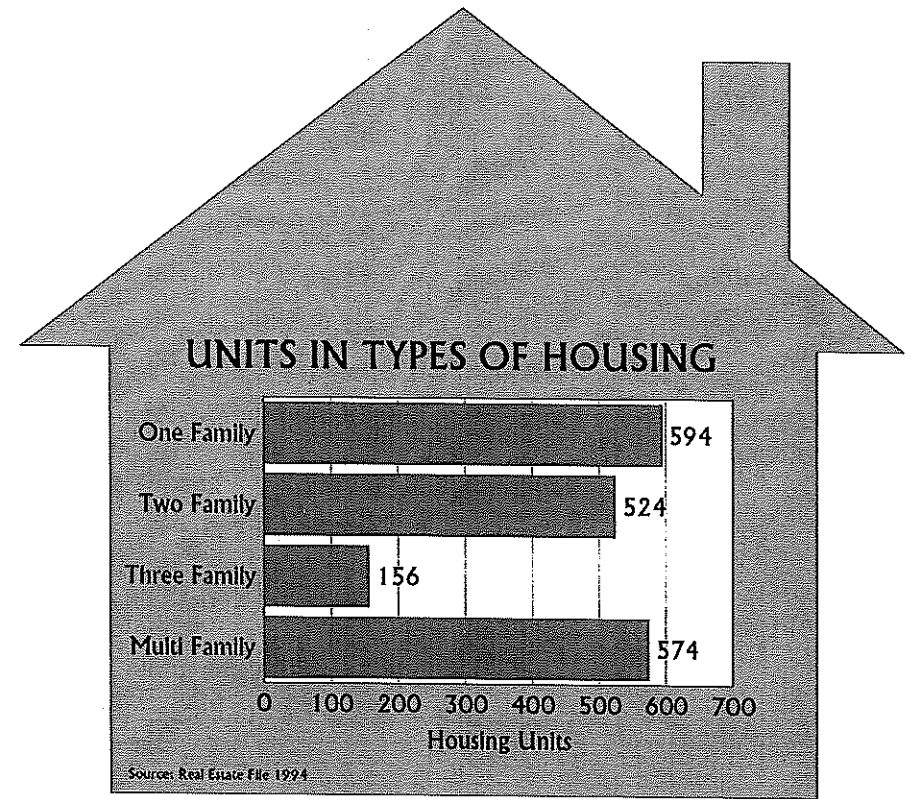

There are over 1,848 dwelling units in McKnight. Sixty-three percent of all residential structures are single-family houses; 28%, two-family houses; 5%, three-family houses; and 4%, multi-family buildings. These multi-families, however, contain 30% of all McKnight's dwelling units.

One third of all dwelling units are in absentee owned buildings. Major property owners are Century Pacific Housing (200 units), Springfield Housing Authority (48 units), Diocese of Springfield (48 units), Van der Hayden Associates (45 units), Federal Street Associates (36 units), and Metro Realty (30 units). Together, these owners manage 45% of McKnight housing units in absentee owned buildings.



Housing Occupancy					
Housing Type	Units	Structures	# of Owner Occupied Structure	% of Owner Occupied Structures	% of Owner Occupied Structure Citywide
One	594	594	502	84.5	92.6
Two	524	262	171	65.3	66.2
Three	156	52	28	53.8	48.5
Multi	574	41	1	2.4	7.4
Total	1,848	949	702		

Source: Real Estate File 1994

Lead paint

Only 31 housing units were built after 1978, when the ban on lead paint went into effect. However, 30 units in Tapley Court, 32 units in Hogan Apartments, 200 units in Bergen Circle, 16 units in Clarendon Apartments, 48 units in Cathedral Hill and 45 units in Van der Hayden Apartments are now lead-free in randomized testing. Thus, at least 22% of McKnight dwelling units are free of lead paint.

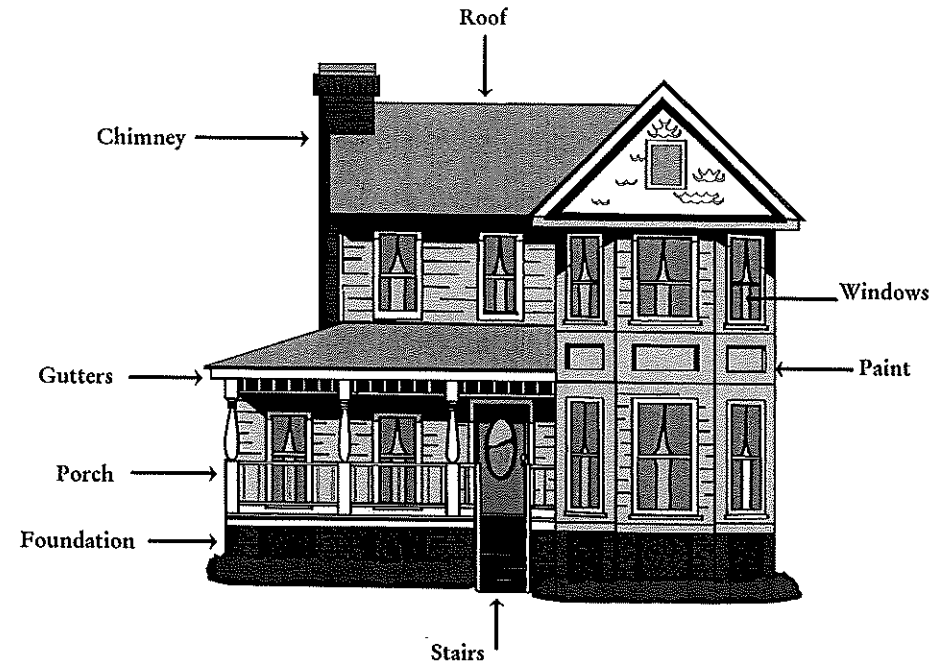
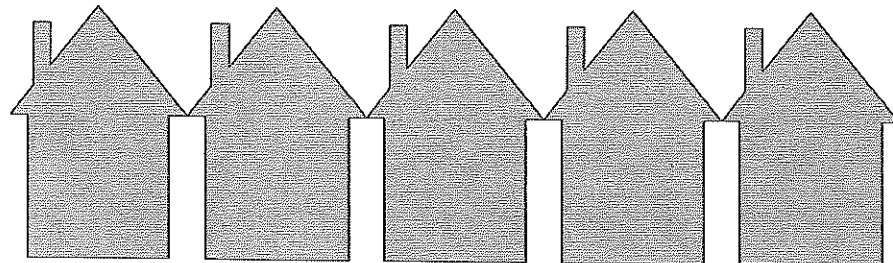
Housing Conditions

There are 100 substandard residential structures containing 182 dwelling units. Vacant structures account for one third of substandard structures and contain nearly half of the substandard dwelling units. The vast majority of substandard structures are one- and two-family houses, and over half of these are owner-occupied.

Substandard units account for 6.4% of housing units in McKnight, compared to 4.8% citywide.

Substandard Dwelling Units			
Housing Type	Units	Structures	Owner Occupied Structures
One Family	43	43	27
Two Family	82	41	21
Three Family	36	12	7
Multi Family	21	4	1
Total	182	100	56

Source: Real Estate File 1994



The Planning Department rates buildings based on exterior condition only. Since we never walk in a building, our rating system is based on the condition of exterior features such as walls, roofs and windows and so on. The rating system goes from 1 to 6. Specifically, we assign numbers based on the following:

Standard

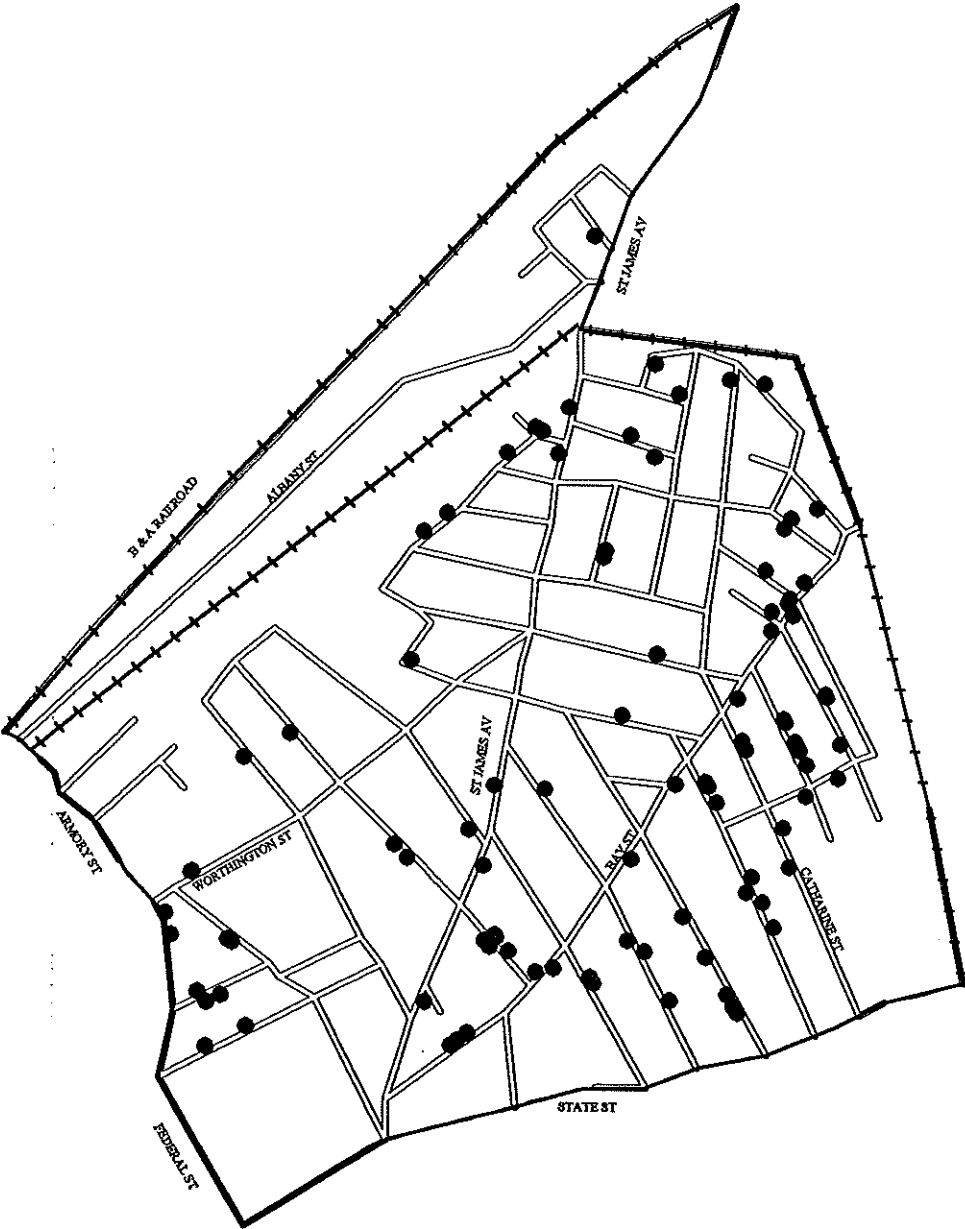
- 1** Buildings less than 10 years old with no visible deficiencies.
- 2** Buildings older than 10 years with no visible deficiencies.
- 3** Buildings with a few minor deficiencies, such as peeling paint, broken lattice or a few broken windows.

Substandard

- 4** Buildings with numerous minor deficiencies or a major deficiency such as a deteriorated porch or roof.
- 5** Buildings with several major deficiencies.
- 6** Buildings with many major deficiencies warranting demolition.

Housing Condition

- Substandard Structures



Housing Subsidies

The Springfield Housing Authority owns 48 public housing units in two complexes. There are also 94 SHA-administered federal Section 8 certificates or state Rental Assistance vouchers, subsidies awarded to tenants who can then move to housing of their choice within the region. Twenty-two of them are held by tenants in existing subsidized housing developments, making those units even more affordable for them. The Housing Assistance Program administers 69 such certificates, 6 of which are held by tenants in private, subsidized developments. Altogether, 30% of McKnight's housing is provided some type of subsidy. These units account for 48% of all McKnight rental units.

- 32 public housing, elderly (Hogan Apartments)
- 16 public housing, family (Clarendon Apartments)
- 200 private, subsidized (Bergen Circle)
- 48 private, subsidized (Cathedral Hill)
- 45 private subsidized (Van der Hayden)
- 30 private, subsidized (Tapley Court)
- 16 private, subsidized (309 Bay)
- 11 private, subsidized (1081-1091 Worthington St.)
- 12 private, subsidized (196-198 Bowdoin St.)
- 72 SHA-administered vouchers not in subsidized developments
- 63 HAP-administered vouchers not in subsidized developments
- 545 Total**

Economic Development

Retail and Commercial Sectors

Many neighborhood service businesses can be found along State Street. There is an assortment of gas stations, fast food restaurants, banks and stores. Since State Street is a high volume traffic road, many businesses serve not only the neighborhood residents, but also the general population. One of the busier retail buildings is the Mid-Town

Plaza located at 782-802 State Street in Mason Square. The Plaza underwent a distressed period in the mid-1980s but has rebounded following community, city and state efforts to revive the center. Anchored by the Bravo Market, the plaza is near full occupancy.

The Mason Square area, located in parts of four neighborhoods, generally consists of small neighborhood businesses and some vacant sites. The Square has long been considered a prime location for commercial redevelopment by many city and neighborhood leaders.

With years of urban renewal and some continuing blight, there is some space for new development on both sides of State Street and Wilbraham Road. The largest site in the McKnight section of the Square is the 4.8-acre site at the corner of State Street and Catherine Street, adjacent to the new Rebecca Johnson School. There has been lively debate as to whether the land should be used as playgrounds for the school or for new commercial development. The City issued a Request for Proposals for the site in 1994. Only one developer went through the process, and the review committee has recommended that the land be given to the school.

Off State Street, there are some small neighborhood commercial blocks on Bay Street and on St. James Avenue. In the Magazine Street area, there are several used car lots.

General Condition

As the major artery of the commercial district, State Street is in excellent condition. The road, sidewalks and tree belts are mostly in good condition (see page 23). State Street is a divided highway with a well-landscaped median for most of its length as the border between McKnight and Old Hill. Given this infrastructure, State Street provides a good place for development to occur.

Vacant Space

Aside from the Catherine-State Street site, there are many smaller

parcels which may be suitable for retail and commercial development. One is located on State Street: 644 State Street/SS Bay Street, near the corner of Pleasant Street and State Street. The 3.38-acre parcel stretches back to Bay Street. There is a small commercial building on the site that is occupied by a dance studio, but there is still plenty of space for more intensive use of the property.

More vacant space can be found in the Magazine Street-Worthington Street area. There are 6.2 acres of vacant land situated behind a few residential structures. Part of the site is used as parking for Springfield Technical Community College. The site may be suitable for either commercial, light industrial or business uses. More intensive use would not be appropriate since the site abuts a residential area.

Due to some demolition and other blighting influences, there are 3.3 acres of mostly vacant space at the corner of Bowdoin Terrace and Magazine Street. A small, vacant commercial building fronts Bowdoin Terrace, but the rest of the area is vacant land with multiple owners. Part of the site is zoned Residence C, which would preclude non-residential reuse without a zone change. Subsoil conditions might limit development.

Industrial and Warehousing Sectors

The main industrial section of the neighborhood is centered on Albany Street on the northern end of the neighborhood. Albany Street is an older industrial area that became the hub of the city's petroleum and coal suppliers. Mobil, Pride and F.L. Roberts have gasoline storage facilities on Albany Street, while Ferrara and Punderson have nearby oil facilities.

At one time, Albany Street bristled with rail traffic. The rail line on the north side remains active with Conrail service. The Highland Division, or Hazardville rail line, on the south side of the street is now out-of-service.

Aside from petroleum and fuel companies, Albany Street is home

Vacant Retail Space					
Address	Land Area	Building Size	Year Built	Number of Floors	Owner(s)
<i>Vacant</i>					
Bowdoin Terrace and Magazine Street	3.3 acres	8,219 s.f. (22-24 Bowdoin Street)	1929 (22-24 Bowdoin Street)	1 (22-24 Bowdoin Street)	Multiple
NS Worthington Street	6.2 acres	vacant land	n/a	n/a	WMECO (primary owner)
30 Bowdoin Street	17,202 s.f.	16,320 s.f.	1967	2	Zane Wernick
1001 Worthington Street	20,721 s.f.	25,309 s.f.	1956	1	Louis DelPadre
<i>Partially Vacant</i>					
644 State Street and SS Bay Street	147,230 s.f.	8,083 s.f. (occupied)	1920	1	Springfield Food Systems

Source: Real Estate File 1994

to some industrial supply companies and smaller businesses. The availability of space and good location makes Albany Street attractive to some companies, particularly to those with narrow profit margins.

The other manufacturing site in the neighborhood is Federal Square, the former home of a Digital Equipment Corporation facility. Part of the site is being used by Springboard Technology, which emerged after Digital closed.

According to the Pioneer Valley Planning Commission's 1992 publication entitled "Major Employers of the Pioneer Valley", the largest employers in McKnight are:

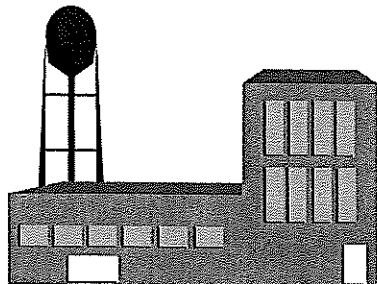
<u>Company</u>	<u>Employees</u>
Punderson Oil Company 60 Hannon Street <i>Fuel Oil Dealers</i>	50
Springfield Action Commission 718 State Street <i>Social Service</i>	185

To that list, we now add Springboard Technology, which employees over 100 people, many of whom were former Digital workers. Springboard repairs and remanufactures computer drive systems.

Condition

A lack of activity at some vacant properties gives Albany Street a tired look. Also, there are few trees; the street lights are dim; the street itself is unlined and bumpy; and vandalism remains a problem. On the other hand, the Albany area is well-situated for rail and highway access and even fiber optic systems. Also, space may be somewhat less expensive than suburban and East Springfield locations. In order to compete with those destinations, the amenities issue would need to be addressed.

Federal Square remains in good condition. The facility is a compilation of several multi-story buildings rehabilitated for manufacturing. Given the nature of Digital and Springboard, the space is well-suited for modern, high technology use.



Vacant Space

Vacant industrial space is found mainly along Albany Street, with the major exception being the remaining space at Federal Square.

At Federal Square, Springboard and a Digital sales office occupy part of the site, while the rest is vacant.

On Albany Street, one building, 102 Albany Street, is owned by the Federal Deposit Insurance Corporation. Formerly a lumber yard, the parcel is 68,150 square feet in size and has 34,550 s.f. of interior space. Two other sites, 58-60/86 and 270 Albany Street are tax delinquent.

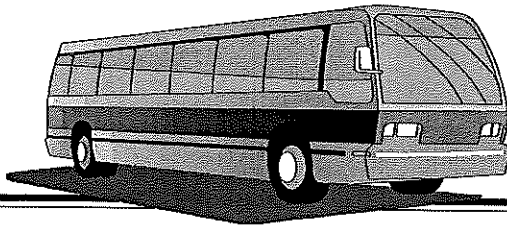
Vacant and Partially Vacant Industrial Buildings					
Address	Land Area	Building Size	Year Built	Number of Floors	Owner
<i>Vacant</i>					
321 Albany Street	16,268 s.f.	16,268 s.f.	1940	2	Wilbur Bobker
58 Albany Street & 86 Albany Street	45,486 s.f.	16,533 s.f. in two buildings	1922	n/a	FJ Maloney, Inc.
101 Albany Street	39,144 s.f.	vacant land	n/a	n/a	RK Baker Trust
102 Albany Street	68,150 s.f.	34,550 s.f.	1920	1	FDIC
125 Armory Street	11,147 s.f.	n/a	1910	n/a	SRA
145 Armory Street	52,521 s.f.	n/a	1929	n/a	Edward J. Noonan
<i>Partially Vacant</i>					
1 Federal Street	660,805 s.f.	547,638 s.f.	1901	varies	Digital Equipment Corp.

Source: Real Estate File 1994

Transportation

Public Ways

In general, McKnight's residential roadbeds, sidewalks, and tree belts are in good condition. Some remedial work is needed. Most streets could benefit from tree planting on a spot basis, but some are in need of more remedial activity. A few require intense planting. The table on page 20 recaps our findings.



Public Transportation						
Line	Route	Neighborhood Streets Served	Weekday Hours	Weekday Trips	Saturday Hours	# of Saturday Trips
106	Downtown/Ludlow	Bay Street	6:00AM 9:00PM	40	8:00 AM 9:00 PM	20
107	Downtown/Pine Point Neighborhood	State Street	5:30AM 9:00PM	61	6:00 AM 9:00 PM	33
109	Downtown/Chicopee	St. James Ave.	5:40AM 5:40PM	13	7:30 AM 4:30 PM	10
115	Downtown/Bay Neighborhood	Worthington Street St. James Ave. Princeton Street Bay Street	6:00AM 7:00PM	29	8:30 AM 7:00 PM	17
401	Downtown/Eastfield Mall via Wilbraham	State Street	7:30AM 6:00PM	10	12:00 PM 4:00 PM	2
403	Downtown/Eastfield Mall via 16 Acres	State Street	6:00AM 8:00PM	18	7:30 AM 8:00 PM	15

Community Facilities

Libraries

While there are no libraries in McKnight itself, the Mason Square branch is located nearby on the south side of State Street. The library holds 39,785 volumes, making it the fifth longest in the city's nine-branch system. From FY 1992 to FY 1993 circulation dropped 10%, the second largest drop during that time.

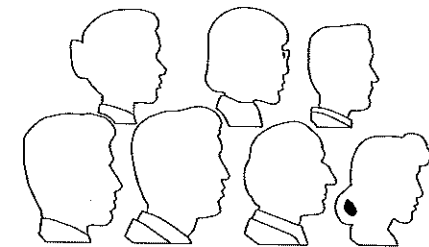
Fire Stations

McKnight is served by the Mason Square Fire Station, located at 33 Eastern Avenue in the Old Hill neighborhood. The station houses two engines and one truck unit.

Hospitals and Clinics



A neighborhood health clinic operated by Baystate Medical Center is currently located in the Mapp Community Center at 756 State Street. The clinic is soon to expand and relocate at a new site next to the Mason Square Fire Station.



Street and Sidewalk Conditions

Street	Sidewalks	Treebelts	Roadways
Agnew St.	N/A	N/A	3
Albany St.	2	3	2
Amber St.	2	3	1
Amboy St.	N/A	N/A	N/A
Amherst St.	1	1	1
Armory St.	2	N/A	2
Batavia St.	2	1	1
Bay St., Sherman to St. James	1	3	3
Bay St., Sherman to railroad	1	2	3
Berkeley St.	2	1	2
Berkeley Pl.	1	1	1
Bowdoin St.	1	1	1
Bowdoin Ter.	1	3	2
Bowles St.	1	2	3
Brown St.	1	1	2
Buckingham St.	2	2	2
Campus Pl.	3	1	2
Catharine St.	2	2	1
Clarendon St.	1	1	1
Clifford St.	1	1	3
Cornell St.	1	1	1
Dartmouth St.	2	1	1
Dartmouth Ter.	1	1	1
Dorchester St.	1	1	1
Federal St.	1	1	1
Florida St.	2	1	2
Gainesborough St.	N/A	N/A	N/A

Streets	Sidewalks	Treebelts	Roadways
Girard Ave.	1	1	3
Grant St.	2	2	3
Hannon St.	3	3	2
Harvard St.	1	1	1
Ingersoll Grove	1	1	1
Lafayette St.	1	1	1
Lincoln St.	1	1	1
Magazine St.	1	2	2
Marion St.	2	2	3
McKnight St.	2	2	1
Monmouth St.	1	1	1
Montford St.	2	3	1
Pleasant St.	1	2	3
Princeton St.	1	1	1
Ripley Pl.	1	1	1
Sherman St.	1	2	3
St. James Ave., Albany to Thompson	1	1	3
St. James Ave., Thompson to Bay	2	1	3
State St.	2	2	1
Thompson St.	1	1	1
Vassar St.	1	1	1
Welcome Pl.	1	N/A	1
Wellesley St.	1	1	2
Westminster St.	1	2	2
Worthington St.	2	1	2
Yale St.	1	1	1

1 Needs little or no work

2 Needs some work

3 Needs intense work

Schools



McKnight is home to the showpiece school of the Springfield system, the \$22 million Rebecca Johnson Magnet School located on seven acres of land on Catherine Street. Opened in 1993, Rebecca Johnson is a modern facility for pre-kindergarten-to-eighth grade students. The school is equipped with an auditorium, cafeteria, gymnasium and science center. Playground equipment is, however, scarce.

Parks, Playgrounds and Open Space

Visually, McKnight has one of the most attractive streetscapes in the city. Road patterns allow for numerous triangles and terraces. Among these are the **Buckingham Triangle**, **Clarendon Triangle**, **Dartmouth Triangle** and **Dartmouth Terrace**. **Thompson Triangle**, which is nearly an acre in size, is generally considered the center of McKnight. During the early 1980s many of the triangles and terraces

Open Space	
Name	Acres
Magazine Playground	3.1
McKnight Glen	2.9
Thompson Triangle	0.9
Buckingham Triangle	0.4
Dartmouth Terrace	0.4
Dartmouth Triangle	0.2
Clarendon Triangle	0.1
Total	8.00

Source: Springfield Open Space Plan

Public Schools					
School Name	Location	Year Built	Acreage	Grade	Enrollment (10-1-93)
Rebecca Johnson	55 Catherine Street	1993	7	Pre-K through 8	751

Source: Springfield School Department

were renovated with sod, plantings and fountain restoration. Thompson Triangle was renovated in the late 1980s with extensive brick work, trees and fountain work.

McKnight Glen, located west of Dartmouth Terrace, is nearly 3 acres. It is a wooded and sloped passive recreation area where residents walk or jog.

Magazine Playground is the only active recreation area in McKnight. The playground is rated in good condition by the 1992 Open Space Plan. There is a baseball diamond, basketball court and some play equipment at the park. While located near some high density areas, Magazine is located at the west end of the neighborhood.

There are no recreation areas on the eastern end of the neighborhood except two small lots along Amherst Street that are preserved by deed restriction for open space. Both are less than 5,000 square feet. They are in good condition and serve mainly to the benefit of abutters. Consideration should be given to selling these lots subject to the development restrictions.

Neighborhood Concerns

At neighborhood meetings in the summer of 1994, residents expressed concerns ranging from housing assistance to roadway improvements. Below is a summary of neighborhood issues expressed at those meetings.

Housing

1) There is a need for increased code enforcement, especially on specific distressed properties in the neighborhood.

2) With one of the most architecturally significant housing stocks in the city, rehabilitation assistance is an issue. Many of the homes in the historic district are large and expensive to maintain.

3) There is a feeling that McKnight is providing more than its fair share of subsidized housing.

Land Use

1) The area between Bay Street and State Street is a transitional space between the residential and commercial sections of the neighborhood. There is concern about vacant Business B land on Bay Street. The land may be more suitable for residential use.

2) In the Bay Street - St. James Avenue area, residents are looking for low-density development. Residents asked to rezone the area between Bay and St. James on the western end of the neighborhood to a single-family district (currently two-family). This would provide consistency with the historic area north of St. James.

Transportation and Public Ways

1) The Armory-Worthington-Magazine intersection is both congested and dangerous. Light sequencing may be a problem. The bridge over the rail tracks to Liberty Heights is in poor condition and fre-

quently starts a bottleneck back through to Worthington Street. Residents suggested that this stretch be improved as a major arterial road.

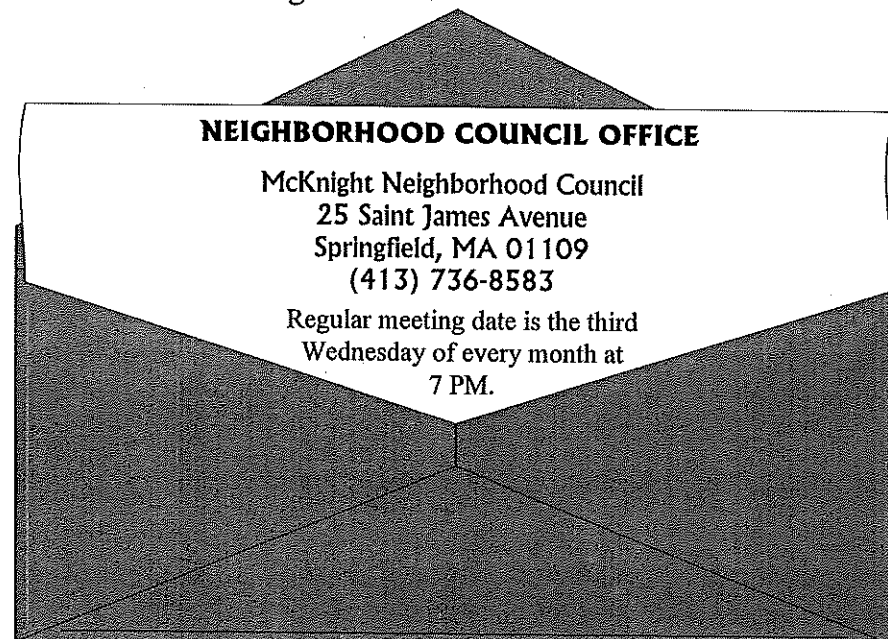
2) Congestion is forcing heavy vehicles through the neighborhood. Homes on Worthington Street and St. James Avenue shake from the rumble of heavy vehicles coming from the St. James exit off I-291. Trucks are taking this as a short cut to downtown and the South End.

3) The road bed on St. James Avenue, from Clarendon Street to Bowdoin Street, is in poor condition. This is also pushing more traffic onto Worthington Street.

Community Facilities

1) Thompson Triangle needs some better lighting, security and a fence to protect the fountain.

2) Open Space in McKnight is limited. Magazine Playground is sometimes reserved for organizations, limiting use of the field. There is not enough play equipment for little kids. There are no play areas on eastern end of the neighborhood.



Recommendations

Reinforce the residential core and commercial periphery

Prevent inappropriate development in residential area by rezoning various parcels:

To Residence A

14-16 Buckingham Street
ws Bowdoin Street (corner of Bowdoin Terrace)

To Residence B

411 Saint James Avenue
11 Brown Street
ss Princeton Street
ns Bay Street (corner of Princeton Street)
89 Bay Street
Bay Street (corner of Girard Avenue) for a depth of 176 feet
Bay Street frontage of 644 State Street for a depth of 100 feet

To Residence C

235-237 Bay Street

To Residence C-2

Bergen Circle high rise building and adjacent land

Consider rezoning to Residence A eastern portion of neighborhood.

Encourage neighborhood oriented commercial uses by rezoning scattered business parcels to Commercial A which restricts uses to local retail, personal services, and offices.

- 320 Saint James Avenue

- 411-419 Saint James Avenue
- 243-245 Bay Street
- 249-259 Bay Street
- 314-318 Bay Street
- 340-346 Bay Street
- Bay Street frontage of Bergen Circle for a depth of 176 Feet

Reinforce State Street for retail/office by rezoning from Business B to Business A to prevent wholesale business, light industry, fabrication shops, trucking, automotive sales and repairs, high rise housing.

Prevent undesirable intense business development along Worthington and Magazine Streets by rezoning from Business B to Business A.

- ns side Worthington Street
- ss (formerly 979) Worthington Street
- 999 Worthington Street
- 1001 Worthington Street
- es (formerly 151) Magazine Street

Strengthen the existing retail along Worthington by rezoning to Business A residentially zoned land now paved for parking.

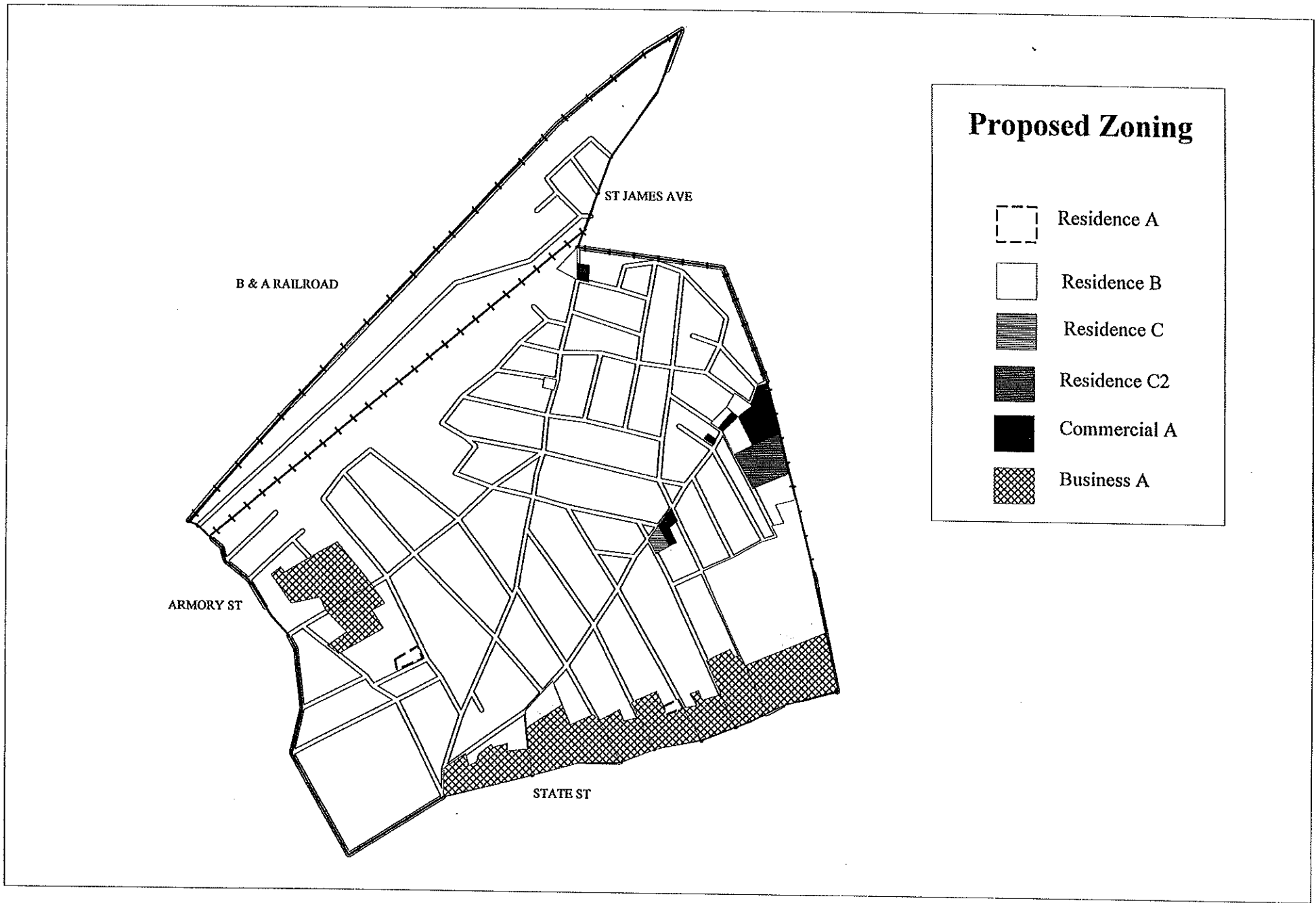
- ss (formerly 1007) Worthington Street
- ss (formerly 1011) Worthington Street
- ss (formerly 1017) Worthington Street
- rear 1007 and 1011 Worthington Street

Rezone Johnson School to Residence B from a variety of zones.







Expand recreation opportunities.

Improve Thompson Triangle with repaired decorative lights and a decorative fence to limit access to the fountain.

Add play equipment for children at Johnson School which currently has only a ball field and two basketball backboards.



Proposed Zoning

-  Residence A
-  Residence B
-  Residence C
-  Residence C2
-  Commercial A
-  Business A

Work with owners of large apartment complexes with available land to provide and maintain on-site play areas for young children:

- Bergen Circle (200 units)
- Cathedral Hill (48 units)
- Tapley Court (30 units)
- Orange Apartments (11 units)

Work with Park Department to program activities at Magazine Playground.

Reduce heavy truck traffic through the residential area.

Make any necessary improvement to the intersection of Albany Street and Saint James Avenue to facilitate turning trucks as Saint James Avenue is repaved this year from Bay Street to Tapley Street.

Post signs establishing an advisory truck route from Saint James Avenue to Albany Street to Armory Street to Taylor Street. Improve other intersections as necessary.

Examine feasibility of improving Armory Street between Worthington Street and I-291. Consider widening Worthington intersection by taking vacant land on northeast corner.

Encourage economic development in appropriate areas.

Improve Albany Street with street repair and street lighting.

Pursue foreclose on tax delinquent vacant parcels and vacant buildings on Albany Street or in Worthington, Armory, Magazine area.

Encourage local economic development agencies to work with businesses in Federal Square and Albany Street.

Consider urban renewal to acquire multiple-ownership vacant parcels along Worthington, Armory, and Magazine Streets for controlled dis-

position for business/light industrial reuse similar to Saint George Road area of Memorial Square.

Improve and protect existing housing stock.

Begin systematic exterior code enforcement program in the most deteriorated areas, i.e. south of Bay Street.

Aggressively target vacant houses for first-time home buyers.

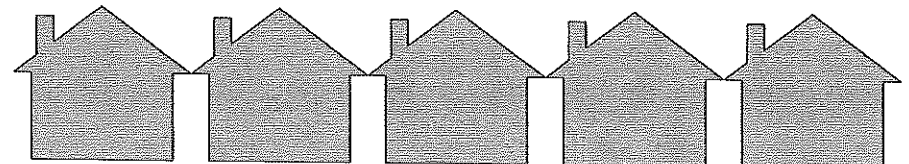
Complete McKnight Renewal Plans, Phase 2 and Phase 3 through SRA acquisition of vacant deteriorated houses at 104-106 Monmouth Street and 28 Cornell Street for resale and rehabilitation.

Enforce through SRA the provisions of McKnight Renewal Plan, Phase 1 and Tapley Renewal Plan by having properties developed as intended.

Expand boundary of local historic district to match National Register district to protect houses from inappropriate exterior change.

Foreclose on tax delinquent vacant residential properties; then transfer them for rehabilitation and owner-occupancy.

- es (formerly 57) Bowdoin Street
- 127 Bowles Street
- 28 Cornell Street
- 34 Florida Street
- 76 Marion Street
- 164 Marion Street
- 104-106 Monmouth Street
- 11 Monmouth Street



SHORT-TERM ACTION PLAN

ACTION	RESPONSIBLE PARTY	TIMETABLE	POTENTIAL FUNDING SOURCE
<i>LAND USE</i>			
Rezone scattered parcels in core to appropriate residential zones and scattered business parcels to Commercial A	*Planning Department *McKnight Neighborhood Council	November 1994 - November 1995	City of Springfield
Rezone various parcels along commercial borders to Business A	*Planning Department *SRA *McKnight Neighborhood Council *Mason Square Development Corporation	November 1994 - November 1995	City of Springfield SRA
Enforce requirements of urban renewal plans	*SRA *Planning Department *McKnight Neighborhood Council	Ongoing	In-kind Services
<i>HOUSING</i>			
Intensify efforts to attract first-time home buyers	*SRA *Community Development Department *Greater Springfield Board of Realtors	Ongoing	HOME CDBG MHFA

ACTION	RESPONSIBLE PARTY	TIMETABLE	POTENTIAL FUNDING SOURCE
Focus on rehabilitation of houses in deteriorated areas	*Community Development Department *SRA *McKnight Neighborhood Council	Ongoing	HOME CDBG MHFA
Begin exterior systematic code inspections in deteriorated areas	*Code Enforcement Department *Community Development Department	Ongoing	CDBG
Foreclose on tax delinquent vacant houses	*Law Department *Planning Department	Ongoing	In-kind Services
Study feasibility of expanding local historic district	*Planning Department *Springfield Historical Commission *McKnight Neighborhood Council	November 1994 - November 1995	In-kind Services
<i>OPEN SPACE IMPROVEMENTS</i>			
Make improvements to Thompson Triangle	*Park Department *McKnight Neighborhood Council	spring, 1995	Park Department funds Neighborhood funds
Add play equipment to Rebecca Johnson School	*School Department *McKnight Neighborhood Council	spring, 1995	School Department funds

ACTION	RESPONSIBLE PARTY	TIMETABLE	POTENTIAL FUNDING SOURCE
Provide private, on-site play areas for young children	*McKnight Neighborhood Council *Owners of major apartment buildings	spring, 1995	Private funds
TRANSPORTATION			
Improve Albany Street as preferred truck route	*Department of Public Works *McKnight Neighborhood Council *Albany Street businesses	spring, 1995 - autumn, 1995	City & State funds
Review feasibility of Armory Street improvements	*Department of Public Works *Planning Department *McKnight Neighborhood Council	November 1994 - August 1995	In-kind Services
ECONOMIC DEVELOPMENT			
Foreclose on tax delinquent vacant buildings	*Law Department *Planning Department	Ongoing	In-kind Services
Study potential urban renewal in Magazine Street area for economic development reuse	*Planning Department *SRA *Economic Development *Community Development Department	winter, 1994 - summer 1995	In-kind Services

U.S. Census Demographic Information

*indicates data based on sampling.

	Region		Springfield		McKnight	
Population						
1980	n/a		152,319		5,214	
1990	529,484		156,983		5,250	
Population by Race						
White	458,638	86.6%	107,626	68.6%	1,452	27.7%
Black	35,139	6.6%	30,064	19.2%	3,133	59.7%
Amer. Indian, Eskimo, Aleut.	796	0.2%	333	0.2%	9	0.2%
Asian & Pacific Islander	5,045	1.0%	1,636	1.0%	34	0.6%
Other Races	29,866	5.6%	17,324	11.0%	622	11.8%
Total	529,484	100.0%	156,983	100.0%	5,250	100.0%
Hispanic Origin Population						
	45,834	8.7%	26,528	16.9%	963	18.3%
1990 Population*						
0-4	37,736	7.1%	13,383	8.5%	255	9.3%
5-9	37,227	7.0%	12,351	7.9%	291	10.6%
10-14	33,252	6.3%	10,444	6.7%	171	6.3%
15-18	28,486	5.4%	8,807	5.6%	177	6.5%
19-24	52,306	9.9%	16,637	10.6%	228	8.3%
25-34	88,713	16.8%	28,500	18.2%	489	17.9%
35-44	77,160	14.6%	20,357	13.0%	370	13.5%
45-54	51,329	9.7%	12,967	8.3%	241	8.8%
55-59	21,539	4.1%	5,627	3.6%	104	3.8%
60-64	24,071	4.5%	6,358	4.1%	107	3.9%
65-79	59,928	11.3%	16,451	10.5%	257	9.4%
80 and up	17,737	3.3%	5,101	3.2%	45	1.6%
Total	529,484	100.0%	156,983	100.0%	2,735	100.0%

U.S. Census Demographic Information (con't)

	Region	Springfield	McKnight
Median Age			
All Persons	34	31	30

Educational Attainment

Persons over 25*

Less than 9th Grade	34,552	8.6%	11,212	11.8%	386	13.1%
9th - 12th, no diploma	64,589	16.1%	17,769	18.6%	722	24.5%
High School Grad.	130,366	32.5%	31,228	32.7%	706	24.0%
Some College, no degree	72,557	18.1%	14,237	14.9%	416	14.1%
Associate's degree	29,702	7.4%	6,565	6.9%	174	5.9%
Bachelor's degree	44,960	11.2%	9,061	9.5%	290	9.8%
Graduate or professional degree	24,627	6.1%	5,289	5.5%	253	8.6%
Persons over 25	401,353	100.0%	95,361	100.0%	2,947	100.0%
High School Graduates	75%		70%		62%	
Bachelor's Degree or Higher	17%		15%		18%	

Family Households*

Married couple, w/, w/out children	102,815	75.2%	25,051	64.5%	557	49.7%
Fem. Hshldr, no hus., w/children	16,943	12.4%	7,724	19.9%	314	28.0%
Fem. Hshldr, no hus., no children	11,338	8.3%	4,243	10.9%	201	17.9%
Male Hshldr, no wife, w/ children	2,154	1.6%	778	2.0%	n/a	
Male Hshldr, no wife, no children	3,550	2.6%	1,067	2.7%	n/a	
	136,800	100.0%	38,863	100.0%	1,120	100.0%

U.S. Census Demographic Information (con't)

	Region		Springfield		McKnight	
Transportation to Work*						
Drove Alone	193,803	78.8%	47,439	74.2%	1,216	69.6%
Carpool	27,714	11.3%	8,319	13.0%	216	12.4%
Public Transportation	5,883	2.4%	3,452	5.4%	131	7.5%
Walked	11,571	4.7%	3,153	4.9%	89	5.1%
Other Means	2,093	0.9%	529	0.8%	17	1.0%
Work at Home	4,999	2.0%	1,034	1.6%	77	4.4%
Total	246,063	100.0%	63,926	100.0%	1,746	100.0%
Poverty Status*						
Persons above poverty status	446,844		120,161		3,785	
Persons below poverty status	62,586		30,241		1,465	
Income Levels*						
Median Family Income	\$38,025		\$30,824		\$26,000	
Median Household Income	\$31,634		\$25,656		\$23,149	
Per Capita Income	\$14,242		\$11,584		\$8,992	
Hholds, Public Assistance Income	20,810		9,511	16.5%	480	30.1%
Hholds, Social Security	58,711		17,361	30.2%	434	27.2%
Total Number of Households	196,725		57,570	100.0%	1,597	100.0%
Families below Poverty line	12.3%		18.0%		27%	
Labor Force Status*						
Employed	250,514		65,274		1,770	
Unemployed	17,869		6,742		228	
In Civilian Labor Force	n/a		72,016		2,058	
Percent Unemployed	7.0%		9.4%		14%	

U.S. Census Demographic Information (con't)

	Region	Springfield	McKnight
Occupation*			
Managerial/Professional	65,213	14,966	499
Technical/Sales/Clerical	80,341	21,125	459
Service Occupations	36,636	11,438	307
Production/Craft/Repair	27,966	6,443	208
Operators/Fabricators/Laborers	38,089	10,846	283
Farming/Forestry/Fishing	2,269	456	14
Language Spoken at Home*			
English-only	405,086	108,938	3,786
Spanish	19,499	21,785	784
Asian or Pacific Island	1,478	912	24
Total Persons over 5	457,052	143,600	4,737
Linguistically Isolated Households	8,950	4,052	105

ACKNOWLEDGMENTS

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