



Maple-High/Six Corners Neighborhood Investment Plan 2024-2034

City of Springfield and the Maple-High/Six Corners Neighborhood Council, Residents, local Businesses, Organizations, and other Stakeholders

Maple-High/Six Corners Neighborhood Investment Plan 2024-2034



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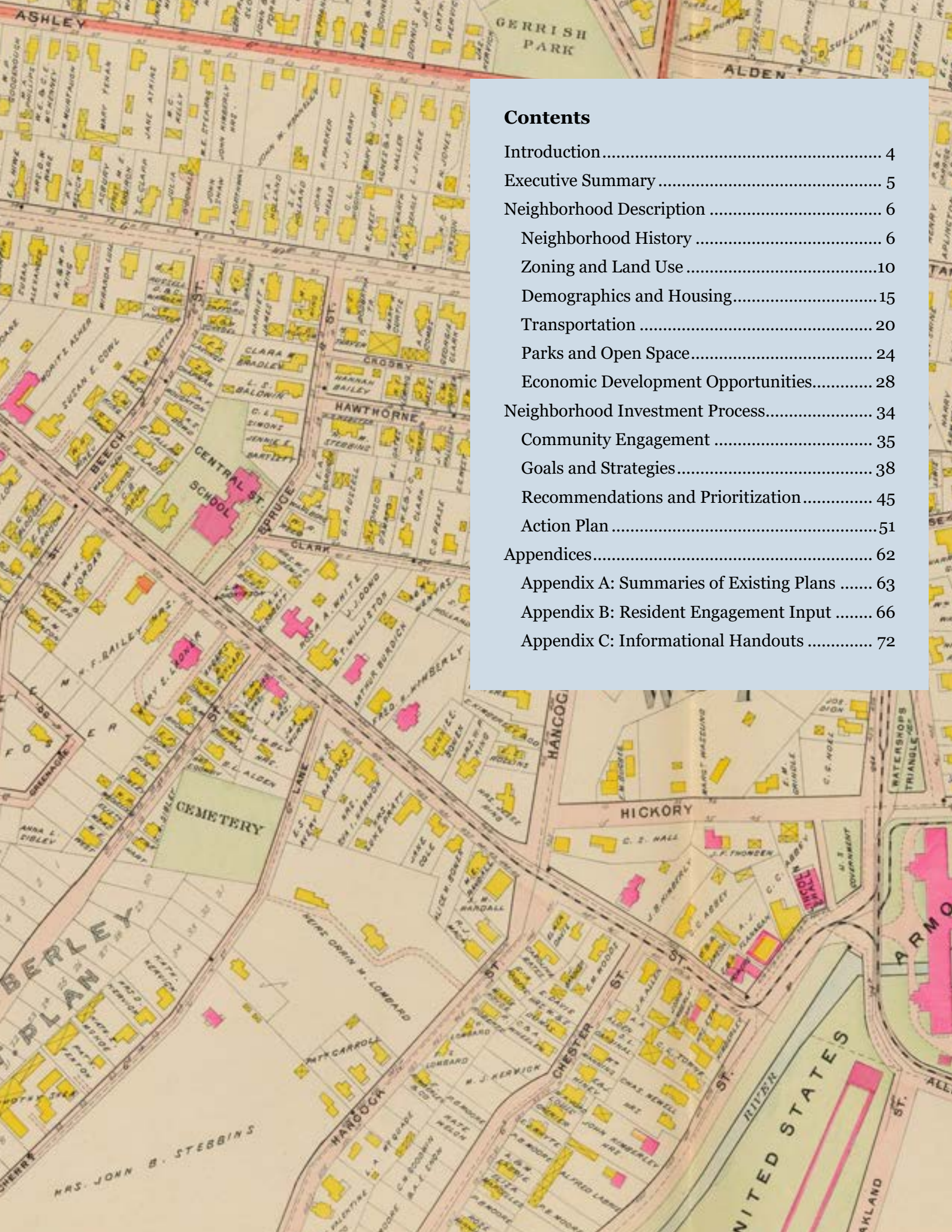
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Goal: To enhance and inform the delivery of municipal services and the investment of municipal, state, federal, and private funding, and other resources in the Maple-High/Six Corners neighborhood through collaborative planning and implementation between residents, including resident businesses and organizations, and other stakeholders and city departments.

Introduction

Welcome to the Maple-High/Six Corners Neighborhood Investment Plan 2024.

This plan begins with a brief history of how the neighborhood developed over time. We want everyone reading the plans to know that, just as your neighborhood was created by people who came before you, so too can you influence the way your neighborhood develops into the future.

In 2022, as the city and the nation emerged from the COVID 19 pandemic, the city of Springfield allocated \$746,340 of [American Rescue Plan Act](#) funds to update the city's [Neighborhood Data Atlas](#) and facilitate development of [Neighborhood Investment Plans](#) in twelve neighborhoods where residents experienced disproportionately high rates of COVID infection, hospitalization, and death, including the Maple-High/Six Corners neighborhood. The city engaged the [Pioneer Valley Planning Commission](#) (PVPC) to complete this work, and PVPC subsequently engaged [Way Finders Community Building and Engagement](#) team via a competitive procurement process to lead engagement focusing on residents, local businesses, and community-based organizations.

The goal of this neighborhood plan and the planning process that led to its development is to establish and agree on shared priorities for investment in the neighborhood and to strengthen the connection between the neighborhood—its residents, small businesses, institutions, and community-based organizations, along with the [Neighborhood Council](#) and the city's many departments. The city of Springfield works with residents through the city's neighborhood councils, and the city relies on them to share information with their residents. Residents who want to get involved in their neighborhoods can start with the neighborhood council. Recognizing that the city's neighborhood councils needed financial support and technical assistance, the city invested [\\$1.7 million in the form of \\$100,000 grants to each neighborhood council](#) in 2022-2024 and developed a neighborhood council handbook.

This planning process was initiated by the city [Office of Planning and Economic Development](#) (OPED) [Division of Neighborhood Services](#), and this city office is working to ensure integration and acceptance of these prioritized projects by all city departments, boards, and commissions. Through this plan, the city and the neighborhood are proclaiming their shared commitment to work collaboratively on behalf of their residents to implement these priority investments over the next ten years, through 2034.

Cover image: *Historic houses on Mulberry Street in the Ridgewood Local Historic District.*

Previous page: *Detail from Plate 10 of Atlas of the city of Springfield and the town of Longmeadow, Massachusetts (1910) by L. J. Richards & Co. Boston Public Library, Norman B. Leventhal Map Center.*

Executive Summary

The neighborhood investment planning process resulted in more than two hundred proposed investments within the Mason Square and Maple/High-Six Corners neighborhoods. This was based on recommendations from previous planning efforts, along with ideas that emerged from surveys and conversations with residents and other stakeholders. Over the course of the planning process, this list of proposed investments was narrowed down to a small number of high-priority recommendations, based on input from residents and neighborhood councils.

These recommendations are categorized as either neighborhood-specific recommendations, which were identified as high priorities for the Maple-High/Six Corners neighborhood, or as district-wide recommendations, which are projects or initiatives that have been identified as high priorities across multiple neighborhoods.

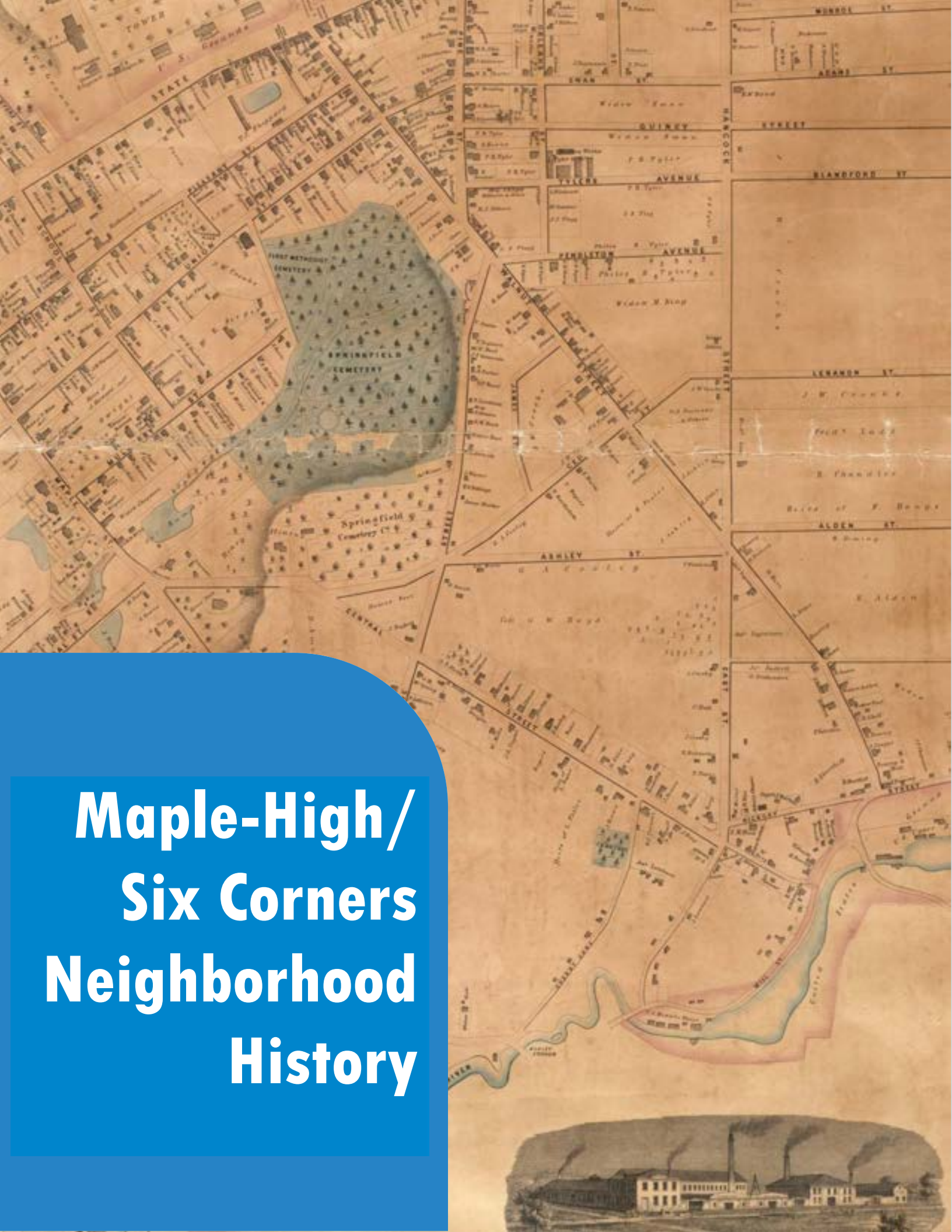
Neighborhood-Specific Recommendations

- Redevelop vacant land into single-family housing.
- Restore deteriorated buildings in the neighborhood.
- Enhance pedestrian safety and walkability in the neighborhood.

District-Wide Recommendations

- Work with the Springfield Redevelopment Authority and the city to create and implement an urban renewal plan that will promote concentrated economic development in and around Mason Square.
- Expand existing city programs that assist homebuyers and homeowners.
- Recruit a grocery store to expand food access in the district.
- Pilot an electronic community kiosk at the Mason Square Branch Library
- Develop a multi-use trail that would link the Mason Square neighborhoods with other parts of the city.
- Conduct a feasibility study of the proposed Mill River Greenway.

Maple-High/ Six Corners Neighborhood History



Neighborhood Development

Although it is classified as a single neighborhood, Maple-High/Six Corners emerged as a result of two separate 19th century development processes, the results of which are still evident here some two centuries later. Pine Street, which passes north to south through the center of the neighborhood, can be seen as an unofficial dividing line; the section of the neighborhood to the west of it generally has closer ties to Metro Center, while the eastern half has a closer connection to Old Hill.

Maple-High Area

The western half developed in the early 19th century as an extension of the downtown area. These residents tended to be more affluent families who wanted the benefit of larger homes and lots, while also having the convenience of being close to the center of town. Many built homes on Union Street, Mulberry Street, and the lower part of Maple Street, and over time the development extended up the hill. By the second half of the 19th century, the upper part of Maple Street was perhaps the most exclusive neighborhood in the city, with large mansions that had commanding views of the city from atop the hill.

Six Corners/Watershops Area

The eastern side of the neighborhood also developed during this time, but for different reasons. The Mill River, which forms the southern boundary of the neighborhood, is the only significant source of water power in this part of Springfield. As a result, a number of mills and factories were built along the river,

Previous page: Detail of Map of Springfield, Massachusetts (1851) by Marcus Smith, showing the Maple-High/Six Corners neighborhood. Boston Public Library, Norman B. Leventhal Map Center.



David Ames Jr. built this house in 1827 as the first of the grand estates on the upper part of Maple Street. It still stands, although it was damaged by the 2011 tornado and has not been restored yet. Photo from Sketches of the Old Inhabitants and Other Citizens of Old Springfield (1893)



Mills and dams on the Mill River, from a painting made around 1810. Published in Sketches of the Old Inhabitants and Other Citizens of Old Springfield (1893)

most significantly the Armory Watershops. Although the main campus of the Armory is located elsewhere in the city, most of the heavy, energy-intensive manufacturing work was done here at the Watershops. These were originally located at three different sites along the river, but in 1857 they were consolidated into a single facility that still stands at the corner of Allen and Hickory Streets, just outside the boundaries of the neighborhood. Because of

the presence of the Armory Watershops and other factories, this section of the city emerged primarily as a working-class neighborhood, and its development was closely tied with that of the adjacent Old Hill neighborhood.

Springfield Cemetery

It was also during the 19th century that Maple-High/Six Corners became the site of Springfield Cemetery, which occupies a

considerable amount of land in the neighborhood. Established in 1841, it was an early example of a “garden cemetery,” which focused on creating well-landscaped, park-like cemeteries that were not merely burial places for the dead, but also pleasant places for the living to visit. It is also the final resting place for most of Springfield’s colonial-era settlers, whose remains and gravestones were reinterred here in 1848 from the old Elm Street Burial Ground.



This house, which still stands at the corner of Mill and Knox Streets, was built around the 1790s, and it may be the oldest surviving building in Springfield. Photographed around 1938-1939. Springfield Preservation Trust.



The south side of State Street, at the northern end of the Maple-High/Six Corners neighborhood, shown here in the early 1890s. Image from Picturesque Hampden (1892)

Historic Districts

Over the years, many of the grand 19th century mansions in the neighborhood have been lost to fire or demolition, but there are many other historically significant homes that are still standing. These are strong assets to the neighborhood, and most of the western half of the neighborhood is protected within several different local historic districts.

Along the south side of State Street is the Federal Square-Upper State Street Local Historic District, which includes a row of mid-19th century commercial buildings along with a mix of early 20th century buildings, such as the High School of Commerce and the former Wesson Memorial Hospital. Other districts include the Ridgewood and Maple Hill Local Historic Districts, which feature a wide variety of 19th and early 20th century homes. Within these districts, the Springfield Historical Commission regulates exterior changes to buildings and new construction on vacant lots.

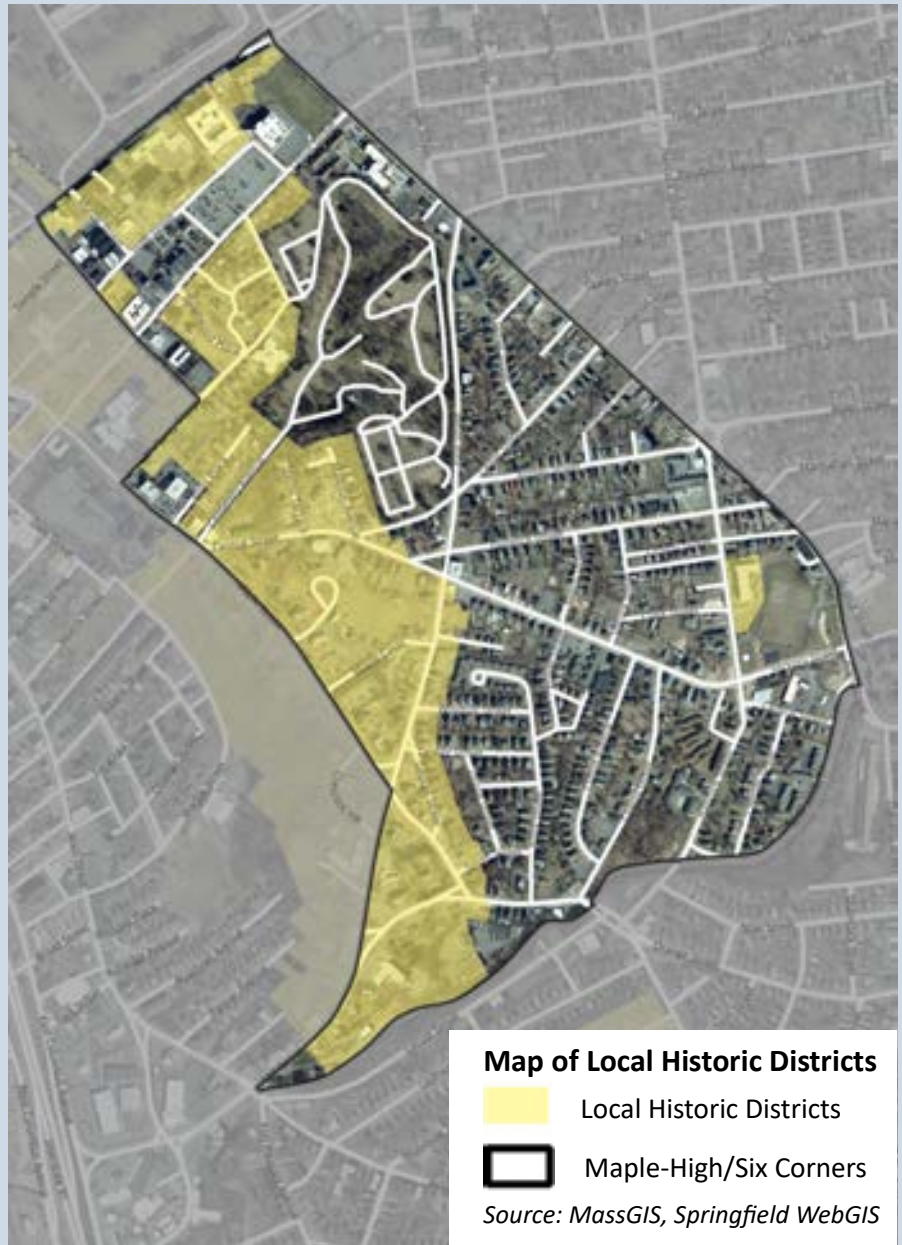
Together, these districts encompass a large portion of the neighborhood, and create a nearly unbroken chain of historic districts connecting the Armory in the north to the Mill River in the south. This

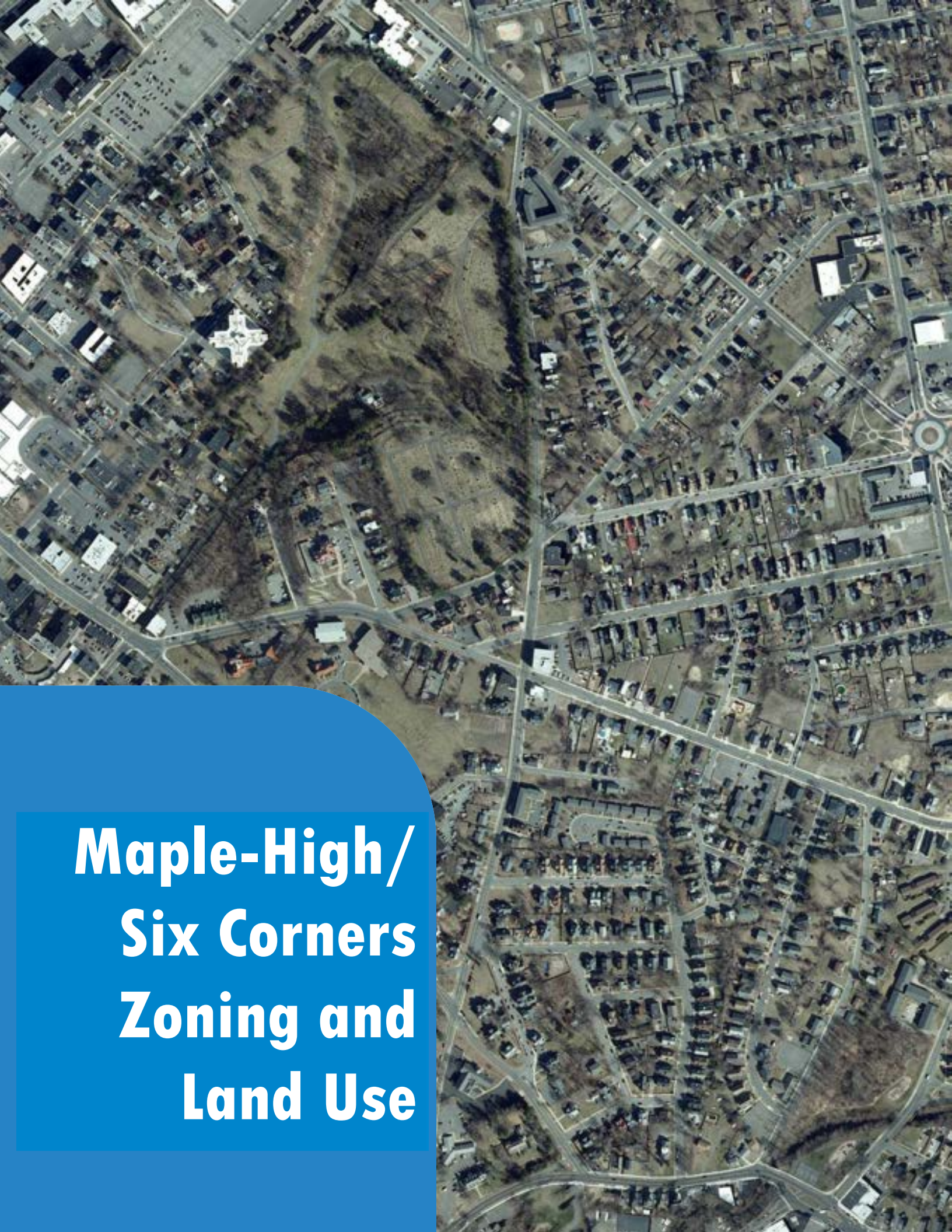
presents opportunities for the neighborhood to promote itself as a historic and architectural destination. There are also opportunities to tell the story of the eastern half of the neighborhood, particularly with regards to its industrial heritage. One possibility is the proposed Mill River Greenway, which could include interpretive signage to highlight historic sites along the way.

2011 Tornado

One of the more recent challenges that Maple-High/Six Corners has faced was the June 1, 2011 tornado, which passed directly through the neighborhood. There was no loss of life, but the tornado caused extensive damage here, particularly along the Central Street corridor. The neighborhood has proven resilient, and much of the affected area has since been repaired or rebuilt, thanks in part to the city's ReBuild planning process.

However, there are still some ongoing challenges, including buildings on the former MacDuffie School (now Commonwealth Academy) campus that have not been restored. Because of the historic significance of these buildings, their restoration is one of the priority actions emerging out of this neighborhood investment planning process.



An aerial photograph of a suburban neighborhood. A large, undeveloped lot in the upper left quadrant is marked with a white crosshair. The surrounding area is densely packed with residential houses, streets, and some commercial buildings. The terrain appears to be a mix of developed and undeveloped land.

Maple-High/ Six Corners Zoning and Land Use

Neighborhood Boundaries

The Maple-High/Six Corners neighborhood is defined by Mulberry, School, and State Streets to the northwest, Walnut Street to the northeast, the Mill River to the southeast, and Mill, Pine, and Maple Streets to the southwest. It 331 acres in land area, making it one of the smallest neighborhoods in Springfield geographically, but because of its high population it is one of the most densely populated neighborhoods in the city.

Residential Zoning

Approximately 79% of the zoned land in the Maple-High/Six Corners neighborhood is residential, with some business and commercial zoning along the periphery. Most of the residential districts are zoned Residence B, which allows for medium-density housing such as single-family and two-family dwellings. However, several parts of the neighborhood are zoned for lower-density Residence A, particularly along Maple Street and in the Ridgewood Terrace area. In addition, there are many parcels scattered throughout the neighborhood that are zoned for Residence C, which allows for higher-density multi-family housing such as apartment complexes and condominiums.

Business and Commercial Zoning

The remaining 21% of zoned land in Maple-High/Six Corners is either business or commercial. The northern edge of the neighborhood, in the vicinity of State and Union Streets, is primarily zoned either Commercial A or Business A. This type of zoning typically allows for pedestrian oriented retail and service development, in contrast to Business B,

Previous page: Aerial view of the Maple-High/Six Corners neighborhood, 2021. Source: MassGIS.



New homes on formerly vacant land on Central Street. Although zoned for Residence B (single-family or two-family), these are all single-family homes



Residence B housing on Florence Street



The former Elias Brookings school, after its conversion into apartments



Residence C apartment complex on Maple Street



Commercial zoning at the intersection of Pine, Central, and Florence Streets



Former Wesson Memorial Hospital, seen from High Street

which is more car-oriented development. Much of Walnut Street is zoned for either Business A or Business B, as is the corridor along the Mill River in the southern part of the neighborhood. There are also several parcels of Commercial A around the triangle formed by Central, Pine, and Florence Streets, near the geographic center of the neighborhood. There is no industrial zoning in the neighborhood.

Business and Commercial Land Use

Within these business and commercial zoning districts, there is a wide variety of current uses. In the northern part of the neighborhood, the High School of Commerce occupies a large lot that extends from State to Union Streets.

Adjacent to Commerce is the former Wesson Memorial Hospital, which is now an outpatient facility for Baystate Medical Center. It is located on High Street, but it has several large surface parking lots that occupy a significant amount of space on and around High Street.

Elsewhere in the neighborhood, many of the parcels that are zoned for business or commercial are occupied by apartment buildings. Existing businesses tend to be small-scale restaurants and retail establishments that are interspersed throughout the neighborhood, and there is a limited amount of concentrated business development. One of the few exceptions is the One Stop Plaza, located in the southeastern corner of the neighborhood between Hickory and Central Streets.

Vacant Land

Although Maple-High/Six Corners has a high population density, it also has a significant amount of vacant or underutilized land that could be repurposed to meet the needs of

neighborhood residents. One ongoing initiative is the construction of new single-family homes on vacant land on Central and Pine Streets. These were completed in the fall of 2023, and have been made available by lottery to income-eligible first-time homebuyers.

Historic Preservation Opportunities

Aside from vacant land, there are also opportunities to restore deteriorated buildings in the neighborhood. One recent success is the former Elias Brookings School on Hancock Street. This building was heavily damaged by the June 1, 2011 tornado, but it was recently restored and converted into apartments. However, there are several tornado-damaged buildings on the former MacDuffie School campus that have not yet been restored, including two historic 19th century homes on Maple Street.

Within the Ridgewood Historic District, there are two large fire-damaged homes, located at 63 and 116 Mulberry Street. Elsewhere in the neighborhood, the Gunn Block at the corner of State and Walnut Streets has been vacant and deteriorating for many years. It has been stabilized, but it is in need of significant investment to fully restore it.

Another rehabilitation opportunity in the area is the group of brick 19th century rowhouses at the northwestern corner of Maple and Central Streets. Although located across the street from the Maple-High/Six Corners neighborhood boundary, it occupies a highly visible location along the Maple Street corridor, and its restoration would be of great benefit to the neighborhood.

Economic Development Opportunities

Other opportunities for further investment include identifying sites for concentrated business development within the neighborhood.

One area with particularly strong potential is in the vicinity of the Armory Watershops at the

corner of Allen and Hickory Streets. There are several vacant city-owned parcels here, which could be redeveloped to complement existing businesses at the adjacent One Stop Plaza. In the longer term, this could also involve converting the Armory Watershops into a space for retail shops, restaurants, and other local businesses.









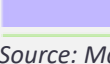
Aside from this site, other areas to explore for concentrated business development include the area around the newly reconstructed Six Corners roundabout, and also the triangular intersection at the corner of Central, Pine, and Florence Streets.

These sites are discussed in more detail in the “Economic Development Opportunities” section of this Neighborhood Investment Plan.

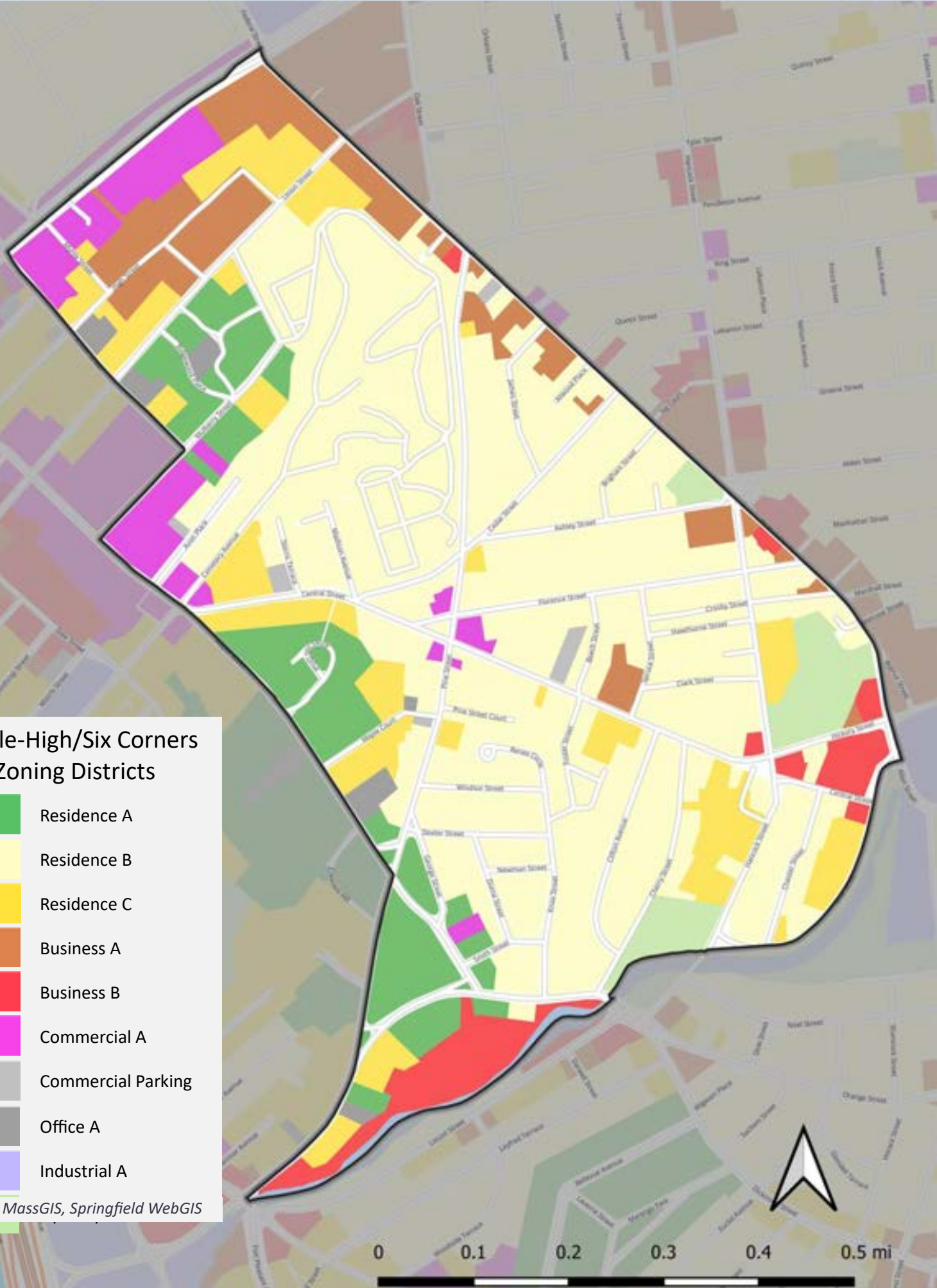
Summary of Maple-High/Six Corners Zoning Districts


District	Description
Residence A	Low density residential, primarily single-family detached
Residence B	Medium density residential, primarily single-family and two-family
Residence C	Single-family dwellings, two-family dwellings and multi-family dwellings
Office A	Former residential building used for office space
Commercial A	Small scale retail and service convenience type commercial establishments.
Business A	Main Street and pedestrian oriented shopping districts with residential allowed.
Business B	Highway-oriented automotive and service business activities.
Industrial A	Full range of industrial and business uses compatible with a major urban center.

Maple-High/Six Corners Zoning Districts

	Residence A
	Residence B
	Residence C
	Business A
	Business B
	Commercial A
	Commercial Parking
	Office A
	Industrial A

Source: MassGIS, Springfield WebGIS

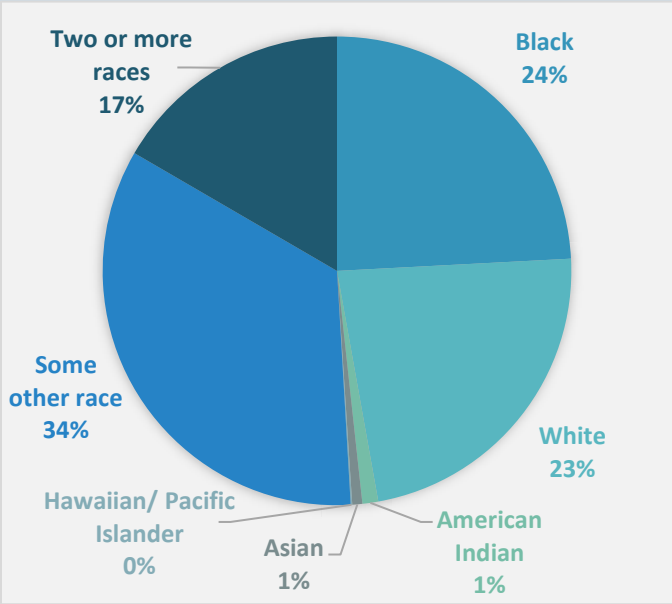


A photograph of a row of suburban houses with light-colored siding and dark roofs. A white picket fence runs across the foreground. The sky is blue with scattered white clouds. A blue semi-transparent box with rounded corners is overlaid on the left side of the image, containing white text.

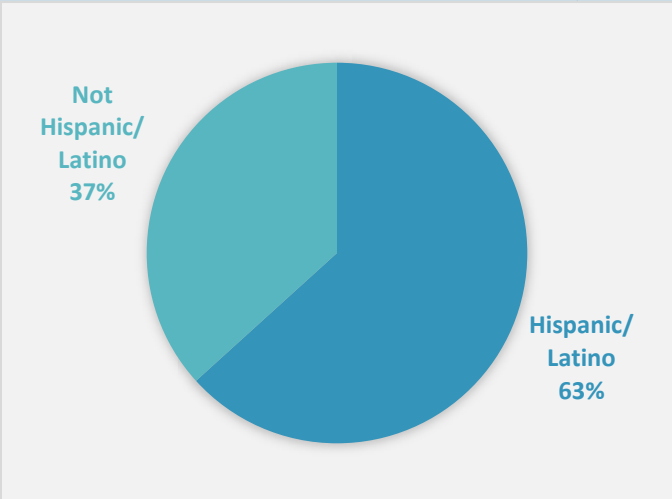
Maple-High/ Six Corners Demographics and Housing

Demographic Overview

As of the 2020 census, Maple-High/Six Corners had a population of 7,510, equivalent to about five percent of the city population. Within the neighborhood, 24% identify as Black, 23% identify as White, and 53% identify as other races, including people of multiple races. The population is 63% Hispanic of any race. The age distribution of the population is 32% children under 18 years old, 57% people of working age, and 11% people of retirement age

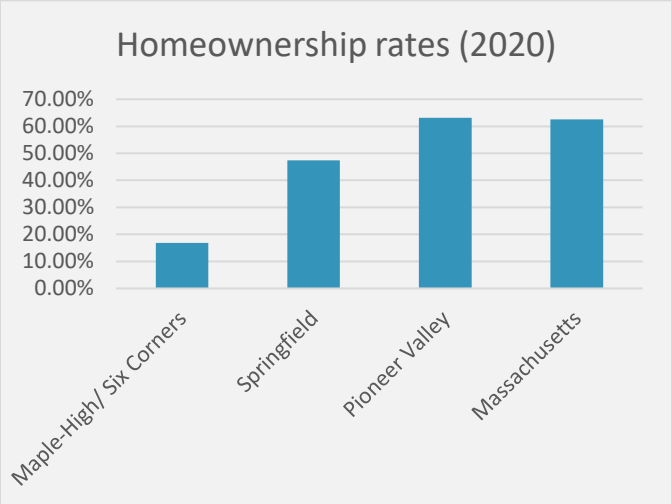
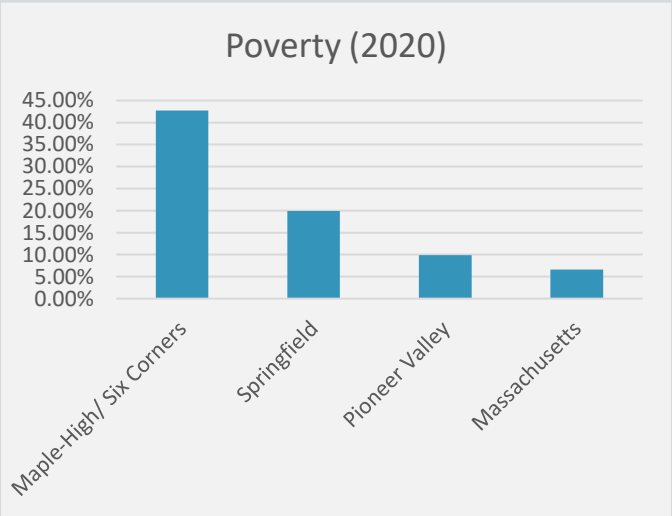
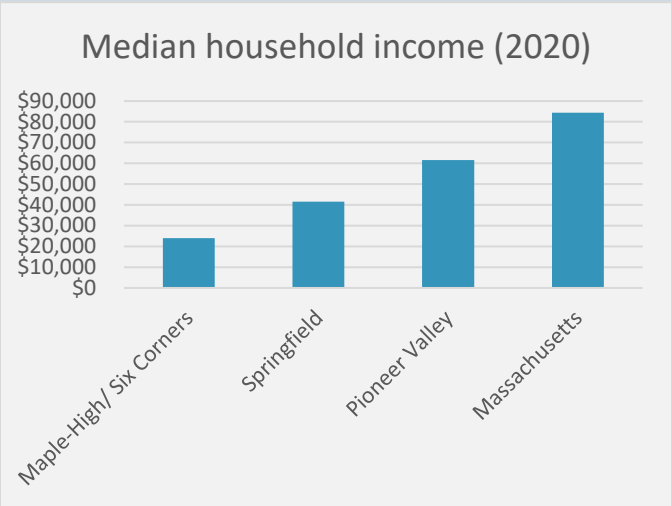


Racial composition of the Maple-High/Six Corners neighborhood, 2020 U.S. Census



Hispanic/Latino ethnicity in Maple-High/Six Corners, 2020 U.S. Census

or older. Maple High-Six Corners has one of the highest percentages of children in any neighborhood in Springfield.



		Maple-High/ Six Corners	Springfield	Pioneer Valley	Massachusetts
Children and youth	Babies born with low birth weight	14.1%	10.3%	9.1%	7.6%
	Child poverty	64.9%	36.2%	20.8%	12.2%
Education	Preschool enrollment	18.7%	60.1%	53.6%	58.0%
	Attainment of higher education	14.6%	19.0%	32.6%	44.5%
Health	Premature mortality (per 1,000)	2.0	4.0	3.3	2.7
Economic security	Median household income	\$23,981	\$41,571	\$61,569	\$84,385
	Income inequality (Gini index)	0.50	0.48	0.47	0.48
	Poverty	42.7%	19.9%	9.9%	6.6%
	Elderly poverty	19.5%	13.7%	10.1%	8.9%
	Unemployment	11.2%	10.5%	6.7%	5.7%
	Labor force participation	49.7%	57.6%	61.4%	67.2%
Housing	Housing cost burden	52.2%	45.4%	34.9%	34.5%
	Homeownership rates	16.8%	47.4%	63.2%	62.5%
Transportation	Low-carbon commuters	30.2%	17.6%	14.1%	22.4%
	Average commute time (minutes)	22.1	21.1	23.1	30.0

Much more information is available in the [Springfield Data Atlas](#)

Economic Security

The median household income in Maple-High/Six Corners is \$23,981, which is the fifth lowest among the city's 17 neighborhoods. It also has the third-highest levels of income inequality in the city, indicating that there is a significant gap between the most affluent and least affluent households in the neighborhood. Overall, 42.7% of neighborhood residents live in households with incomes below the federal poverty line, which is more than twice the citywide average of 19.9%. As a result, support for current Maple-High/Six Corners residents is a high priority for this neighborhood investment plan.

Housing

Although the historic homes of the Maple-High/Six Corners neighborhood are among its strongest assets, the overall homeownership rate is just 16.8%, which is the fifth lowest of any neighborhood in the city. More than half of residents are considered to be burdened by

housing costs, with 52.2% reporting that they pay more than 30% of their income towards either rent or homeownership. These housing costs include maintenance, which can be a considerable expense for owners of historic properties.

Older homes in general tend to require more upkeep than newer construction, and there are often added expenses related to health and safety hazards such as lead paint, asbestos, and outdated electrical systems. However, maintenance costs can be even higher for residents within the local historic districts, where exterior changes that are visible from the street must be approved by the Historical Commission. Historic district guidelines generally require historically appropriate windows, doors, porches, and clapboards/shingles, all of which tend to be more expensive to purchase, install, and maintain than modern materials such as vinyl.

Residents throughout the Mason Square and Maple-High/Six Corners areas have indicated that housing is a high priority, in particular assistance for the maintenance of existing owner-occupied homes. There are currently a number of different housing programs and initiatives that are available to Springfield residents. However, because this has consistently been identified as an area of need, the city has been examining to what extent these programs are being utilized and which neighborhoods primarily benefit from them. Part of the motivation for the city's decision to invest ARPA funds in the Targeted Neighborhood Investment planning process is to build capacity of residents and their neighborhood councils to make use of these resources.



A scene in the Maple Hill Historic District, looking south from near the corner of Maple and Pine Streets.



A group of 19th century homes on the south side of Union Street, part of the Ridgewood Local Historic District

Existing Housing Programs and Initiatives

Homeowner Emergency Repair Program

This program provides funding for income-eligible owner-occupants for a single-item emergency repair. Homeowners are eligible to apply if there is an immediate threat to the health and safety of the occupants, or to the structural integrity of the building. This can include emergency repairs to the roof, porch, electrical/mechanical systems, plumbing, and foundation, along with other urgent code-related issues. Applicants can be from any neighborhood in the city, and those who are selected for this program receive a 0% interest, deferred-payment loan. This is forgiven over the course of five years, provided that the homeowner continues to reside at the property.

City of Springfield Exterior Home Repair Program

This program is available to income-eligible homeowners in any city neighborhood. It funds up to \$40,000 in exterior repairs, such as roofs, windows, porches, siding, and painting. As with the Emergency Repair Program, the city will provide recipients with a 0% interest, deferred-payment loan that will be forgiven over five years.

City of Springfield Healthy Homes Program

This program provides funding for remediating health issues such as lead paint and asthma triggers. Eligibility is determined based on income, and also based on census tract. All of the census tracts in Maple-High/Six Corners are designated as Qualified Census Tracts. As with the other two city programs, funding is provided in the form of a 0% interest, deferred-payment loan that is forgiven after five years.

Heating Emergency Assistance Retrofit Tasks Weatherization Assistance Program (HEARTWAP)

HEARTWAP is coordinated by the Valley Opportunity Council (VOC) and the Office of Housing, and it provides emergency repairs and replacements of heating systems for income-eligible renters and homeowners in the city. VOC also provides heating assistance to income-eligible residents.

Historic Home Restoration Program

This program administered by the Springfield Community Preservation Committee. Homeowners in many of the city's local historic districts may apply for up to \$30,000 in grant money to fund exterior restoration work. This program was piloted in McKnight in 2020, and expanded to include other historic districts in 2022, resulting in a large number of applicants. Grant recipients were selected by lottery in 2022; out of 197 applicants, seven were selected in the lottery. Of these, nine of the applicants were from Maple-High/Six Corners, although none of them were selected.

The large pool of applicants indicates that there is significant demand for such programs in Maple-High/Six Corners and elsewhere in the city. However, as of right now the Historic

Home Restoration Program is limited in its funding and also in its scope of who is eligible. Because applicants must live in owner-occupied homes in a historic district, and because just one-sixth of Maple-High/Six Corners residents are homeowners—many of whom are outside a historic district—it means that only a small portion of the neighborhood's residents can access these funds.

City of Springfield Down Payment Assistance Program

Most of these programs are only open to homeowners, but Maple-High/Six Corners has a fairly low homeownership rate, which means that only a small percentage of neighborhood residents are able to access these funding sources. In an effort to expand homeownership rates citywide, there are several programs that are available to first-time homebuyers, including the City of Springfield Down Payment Assistance Program.

This is available to first-time homebuyers in Springfield who meet income eligibility and other program requirements, and it provides up to \$4,000 towards a down payment and closing costs. As with the city's other programs, homebuyers receive this as an interest-free loan, which is forgiven over the course of five years, if the house remains their primary residence.

Buy Springfield Now

This ongoing initiative is a collaboration between the city, nonprofits, and private sector partners. Participants in this program receive discounts from lenders, realtors, attorneys, and home inspectors as part of their homebuying process.

Other Housing Partners

Aside from these city-managed programs, there are a number of community development corporations and community-based organizations that provide housing support and assistance in the Mason Square neighborhoods. These include Springfield Neighborhood Housing Services, Revitalize CDC, and Way Finders.

Energy Efficiency

In addition to the challenges of simply maintaining and rehabilitating the older homes in the McKnight neighborhood, homeowners may also be challenged by the added cost of the need to transition away from fossil fuel-based energy sources. This is part of a broader effort to reduce greenhouse gas emissions, as the city of Springfield and the Commonwealth of Massachusetts are committed to net zero energy by 2050. The Massachusetts Clean Energy Center and the MA Department of Energy Resources, along with the federal government, recognize the importance of incentivizing homeowners to invest in energy-efficient upgrades and incorporate renewable energy sources to reduce carbon emissions. Collaboration among residents, local organizations, and city, state, and federal resources will be important as the neighborhood implements comprehensive strategies that foster a greener, more resilient Maple-High/Six Corners community for generations to come.



Maple-High/ Six Corners Transportation

Street Grid

The major streets in the Maple-High/Six Corners neighborhood include Maple, State, and Walnut Streets on the outer boundaries. In addition, Mill Street passes through the southern end, and Union Street runs parallel to State Street in the northern part of the neighborhood, where it serves as an alternative to State Street for east-west traffic.



Roundabout at Six Corners, facing northeast



Roadway and sidewalk improvements on Hickory Street. This had previously been a narrow one-way road with no sidewalks.

Previous page: 2021 aerial view of the Six Corners roundabout. Source: MassGIS

Other major streets include Pine and Central Streets, which cross perpendicularly through the middle of the neighborhood.

Roadway Improvements

There have been two recent roadway improvement projects in Maple-High/Six Corners. One of these was the reconstruction of the Six Corners intersection to create a roundabout. This project, which was first discussed in a 2008 neighborhood planning report and completed in 2020, replaced a complex signalized intersection that had previously ranked as a high crash location.

The other project involved a realignment of Central Street to create a direct connection between Central and Hickory Streets. Hickory Street was also widened as part of this project and upgraded from one-way to two-way traffic.

Public Transportation

The Pioneer Valley Transit Authority (PVTa) services the region with public bus routes and paratransit services. Maple-High/Six Corners is served by several different bus routes. On the northern edge of the neighborhood, the G3, B6, and B7 routes all run east to west along State Street. On the eastern edge of the neighborhood, the crosstown X90 route runs along Walnut Street, and the X92 route passes through the southern part of the neighborhood on Mill Street. Only one route, the G5, passes directly through the middle of the neighborhood, on Maple, Central, Pine, Maple, and Mill Streets.

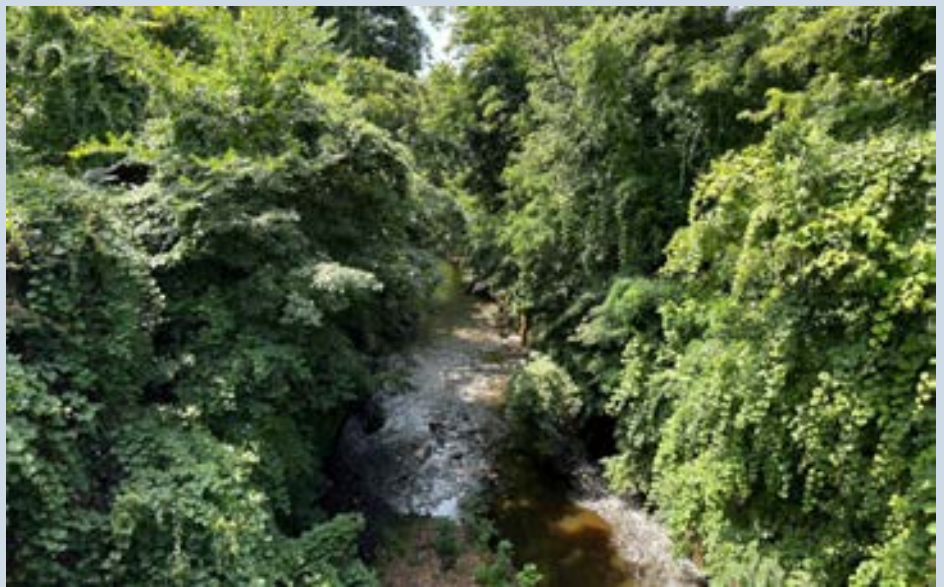
This access to public transportation likely contributes to the fact that Maple-High/Six Corners residents have a much higher rate of environmentally friendly transportation when compared to both the citywide and statewide averages.

Bicycle and Pedestrian Opportunities
There is currently no bicycle infrastructure in the neighborhood. However, one potential project is the proposed Mill River Greenway, a multi-use trail that would follow alongside the Mill River in the southern part of the neighborhood, providing a link to the Connecticut Riverwalk and Greenway in the South End.

Most of the streets in Maple-High/Six Corners have sidewalks, but, as part of this neighborhood investment planning process, residents have expressed concerns that some of these are in poor condition. This, combined with poor street lighting in many areas, poses a challenge for people who utilize public transportation and must walk along these sidewalks to get to the nearest bus stop. Residents also raised concerns about speeding on neighborhood streets, which likewise presents dangers for pedestrians and cyclists.

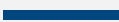
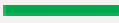






*Looking east on Rifle Street, with the Mill River beyond the trees on the right side.
This is a potential route of the proposed Mill River Greenway.*



Looking downstream along the Mill River from Allen Street

Maple-High/Six Corners Public Transportation

-  B6, B7 PVTA Routes
-  G3, G5 PVTA Routes
-  X90, X92 PVTA Routes
-  Bus Stops
-  Streets
-  Buildings

Source: Pioneer Valley Transit Authority,
MassGIS

0 0.1 0.2 0.3 0.4 0.5 mi



A photograph of a park under a clear blue sky. In the middle ground, there is a large, open-sided shelter with a green metal roof and wooden posts. A paved path winds through a grassy area in the foreground and middle ground. To the left of the shelter, there is a small picnic table and a large rock. In the background, there are trees and some residential buildings.

Maple-High/ Six Corners Parks and Open Space

Neighborhood Parks

The Maple-High/Six Corners neighborhood has a total of 10.48 acres of public open space at three different sites. The largest of these is the 5.94-acre Ruth Elizabeth Park in the southeastern part of the neighborhood. This park includes athletics fields, a basketball court, playground equipment, and a splash pad, and it was recently expanded with the acquisition of land at the corner of Hickory and Walnut Streets. This area of the park has since been landscaped, and it also includes accessible paths, a small pavilion, and benches.

Other open space areas include the athletic fields at Commerce High School, along with Gerrish Park at the Six Corners roundabout, which is utilized for passive recreation. Another park, Johnny Appleseed Park, is located just outside of the neighborhood boundaries, but is in close proximity to many Maple-High/Six Corners residents. And, while not included in the count of public open spaces, Maple-High/Six Corners also includes the 40-acre Springfield Cemetery, which occupies much of the northern part of the neighborhood.

Legacy Trail

Both Ruth Elizabeth and Gerrish Parks are stops on the recently created Legacy Trail, a 2.3-mile walking route that links the public open spaces in the Maple-High/Six Corners and Old Hill neighborhoods. Each park on the route includes interpretive signage to highlight



Playground equipment and basketball court at Ruth Elizabeth Park



Newly landscaped section of Ruth Elizabeth Park at the corner of Hickory and Walnut Streets

the history of the neighborhood, including the story behind the parks and their namesakes.

Mill River Greenway

Additional opportunities for public open space include the proposed Mill River Greenway. This proposal, which has generated strong support from area residents, would involve a mixed-use path along the Mill River, from the Armory Watersheds to the Connecticut River. Aside from its benefit in facilitating environmentally friendly transportation

options, this greenway could be incorporated into the existing Legacy Trail, and could further celebrate the neighborhood, its residents, and its history.

Environmental Justice

Based on the 2020 census, the Maple-High/Six Corners neighborhood is considered to be an environmental justice population, as defined by the Massachusetts Executive Office of Energy and Environmental Affairs (EEA). The EEA

defines an environmental justice population as a census block group that meets at least one of four criteria relating to median household income, minority population, and limited English proficiency. The EEA considers such groups to be most at risk of being unaware of or unable to participate in environmental decision-making, or to benefit from environmental resources. Of the four census block groups that are located in the neighborhood, all of them meet the criteria

based on both income and percentage of minority residents, and two also meet the criteria based on English language proficiency.

Justice40 Initiative

Because the Maple-High/Six Corners neighborhood is an environmental justice population, it could benefit from federal programs through the Justice40 Initiative, which seeks to support disadvantaged communities that have historically been marginalized and underserved. Under this initiative, environmental justice communities are eligible for federal funding to support investments in any of the following areas: climate change, clean energy and energy efficiency, clean transit, affordable and sustainable housing, training and workforce development, remediation and reduction of legacy pollution, and the development of critical clean water and wastewater infrastructure. As this is a new initiative, it is important for both the Maple-High/Six Corners Neighborhood Council and the city to assess ways in which the neighborhood could benefit from such investments.



Gerrish Park, showing the Legacy Trail interpretive signage



A scene in Springfield Cemetery, located in the northern part of the neighborhood

Maple-High/Six Corners Parks and Open Space

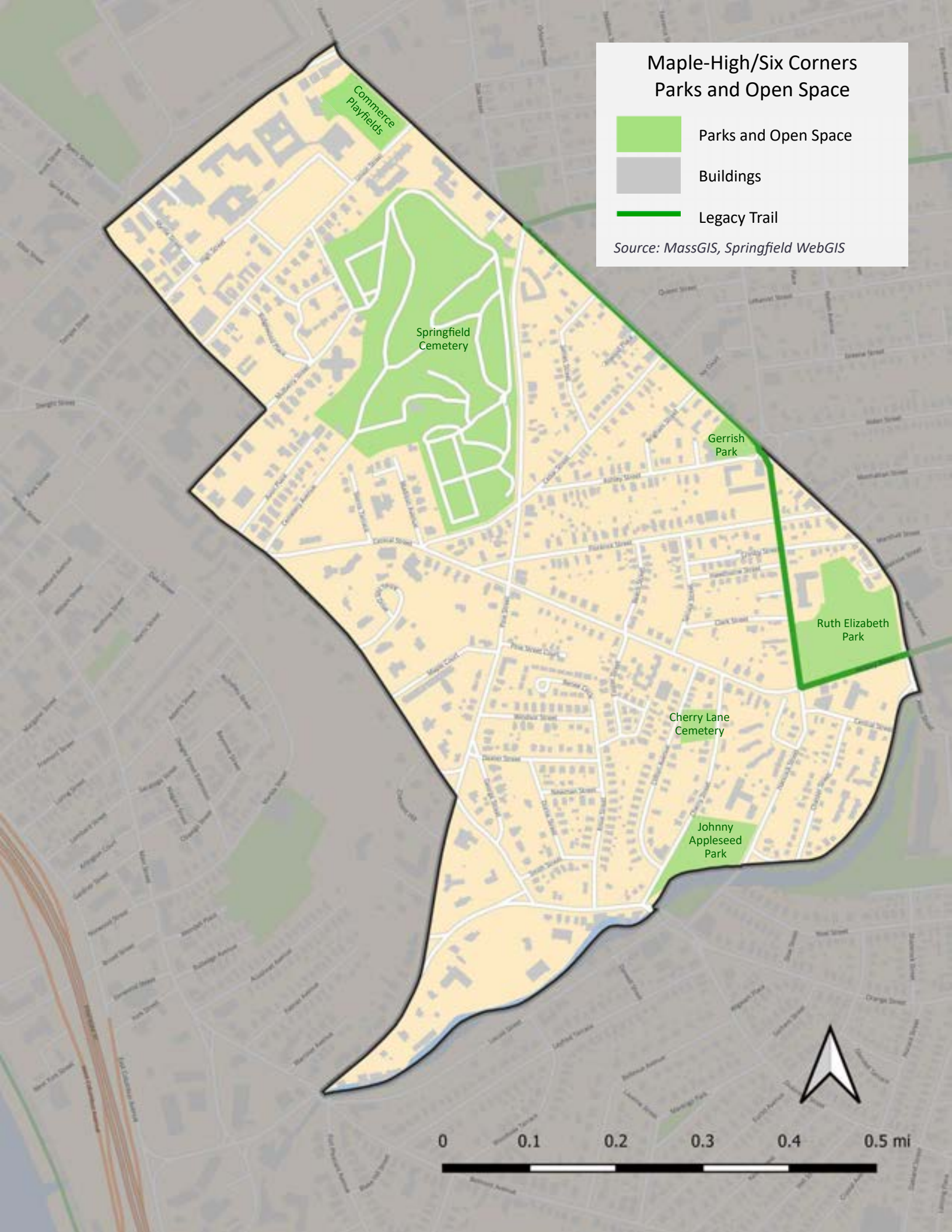


Parks and Open Space

Buildings

Legacy Trail

Source: MassGIS, Springfield WebGIS





Maple-High/ Six Corners Development Opportunities

Economic Development Opportunities

As part of this neighborhood investment planning process, a number of potential economic development concerns, ideas, and opportunities in Maple-High/Six Corners emerged through resident surveys, community engagement events, meetings with stakeholders and city staff, and review of existing neighborhood plan recommendations.

These ideas included potential economic development in several key sites throughout the neighborhood. Such development would not only support existing businesses, but would also encourage further investment in the neighborhood by attracting new locally-owned businesses that would meet the needs of residents.

One Stop Plaza Area

Another site that has strong potential for further economic development is the area around the One Stop Plaza and Armory Watershops in the vicinity of Allen, Central, and Hickory Streets. This is one of the few commercial areas in this part of the neighborhood, so it is important to continue supporting existing businesses here while also encouraging further development to expand available amenities.

The plaza consists of an L-shaped building on the west side of the property, with six storefronts on the ground floor. As of 2023, these are occupied by two restaurants, three markets or convenience stores, and a juice shop.



One Stop Plaza area, with potential sites of economic development outlined in yellow. The site of the proposed Mill River Greenway is outlined in green. Image source: MassGIS.

A portion of this building also has an upper floor, which has office space. On the eastern side of the plaza, on Rifle Street, is a smaller standalone building that currently houses a restaurant. In total, the plaza occupies three separate lots, which have a combined area of about 1.4 acres. About two-thirds of this acreage is paved surface parking areas. Vehicles can access the plaza via entrances on Central Street, Hickory Street, and Rifle Street.

Previous page: *vacant land at the corner of Allen and Rifle Streets*



One Stop Plaza, seen from Central Street

Adjacent to the plaza are several city-owned properties. At the corner of Central and Rifle Streets is a small 0.11-acre parcel owned by the Springfield Redevelopment Authority. On the eastern side of the plaza, between Hickory, Allen, and Rifle Streets, is a larger 0.71-acre parcel, which is owned by the city. This had previously been the site of a long-vacant building, but it was damaged by the 2011 tornado and was subsequently demolished in 2015. Since then, the lot has remained vacant, but its location at a major intersection, adjacent to an established center, makes it an ideal site for concentrated economic development. Residents and other stakeholders have suggested that a small grocery store here could help to increase access to a wider variety of food, at prices that are more affordable than existing options in the area.

Other potential opportunities in this area include the Armory Watershops. This is an important historic resource, and its redevelopment would benefit Maple-High/Six Corners and the other surrounding neighborhoods. It had been underutilized for many years after the Armory closed, and in 1988 it was badly damaged by a chlorine fire

that forced the evacuation of many area residents. It was subsequently damaged by the 2011 tornado, but in 2018 a new owner purchased the property and announced long-term plans to rehabilitate it for a mix of high-tech light manufacturing, e-commerce, storage, and office space. Because of this proximity, any economic development efforts adjacent to the One Stop Plaza should include collaboration with the Watershops owners.

Aside from the Watershops, another nearby property with redevelopment potential is 485-493 Central Street, which is across the street from One Stop Plaza. This 0.27-acre Business B parcel occupies a highly visible location at the corner of Central and Rifle Streets, but the buildings here have been vacant for many years. The property includes a historic early 19th century building that had been used as a store as early as the 1840s. Also on the property is a detached, two-vehicle garage, which is located near the Rifle Street side of the parcel. Any economic development plans here in the vicinity of One Stop Plaza should also include collaborating with the owner of this property, including a study to determine whether it would be feasible to restore the historic structure here.

Overall, this area has seen many recent investments, including improvements to Ruth Elizabeth Park, roadway improvements on Hickory and Central Streets, and the conversion of the former Elias Brookings School into apartments. Economic development here at this site would be able to further build upon those investments, and would provide a neighborhood commercial



Vacant city-owned land to the east of the One Stop Plaza, with the Armory Watershops in the distance

hub that would not only serve Maple-High/Six Corners, but also Old Hill and Forest Park. Additionally, given the proximity to Springfield College, there are opportunities for collaboration with the college to attract local businesses that will meet the needs of residents as well as college students.

Economic development here in this area could also be incorporated into the proposed Mill River Greenway. There is widespread support among neighborhood residents for such a project, which would link this area to the Connecticut River. Although the exact route of this proposed greenway has not yet been studied, its eastern terminus would likely be here in the



Vacant buildings at the corner of Central and Rifle Streets.

vicinity of the One Stop Plaza, although it also has the potential to be extended further east to Springfield College, where it could connect with another proposed greenway, the Highland Rail Trail.

Six Corners

As described earlier in this plan, one of the recently completed projects in the area was the Six Corners roundabout, which is located on the border of the Old Hill and Maple-High/Six Corners neighborhoods. This roundabout idea emerged out of earlier neighborhood planning efforts, and it replaced a complex signalized intersection that had been identified as a high crash location.

With this project now completed, it creates opportunities for expanding upon this investment by encouraging concentrated economic development in the area. Most of the parcels around and near the roundabout are zoned for either Business A and Business B, but many of these are currently vacant or have car-centric uses that are not favorable to creating a walkable, pedestrian-oriented business area.

On the western side of the intersection is Gerrish Park, a 1.07-acre park that is primarily used for passive recreation. It currently has minimal amenities: paved walking paths, several historical markers/monuments, and trash/recycling receptacles. It does not currently have any benches, so this may be a possibility to explore, in order to help promote Six Corners as a focal point of the neighborhood.

Moving clockwise from Gerrish Park is a triangular area of land between Walnut and Hancock Streets. The parcel at the point of this triangle is a 0.18-acre lot that is currently the site of a restaurant.



Six Corners roundabout, with potential economic development areas outlined in yellow. Image source: MassGIS.



Facing north from the east side of the Six Corners roundabout, with Alden Street in the foreground.

The building is set back from the roundabout, with a small parking lot in front of it. Behind this restaurant are four vacant city-owned parcels that extend from Walnut to Hancock Street and comprise a total of 0.31 acres. Because of its current Business A zoning, and its proximity to the roundabout, this site has strong potential for economic development.

The next area of land, between Hancock and Alden Streets, is currently the site of a gas station and car wash, with a chain dollar store directly to the north of it on Hancock Street. Because the existing gas station and car wash occupies a large parcel in a highly visible location on the roundabout, it may be worthwhile to explore alternatives such as pedestrian-oriented local business development that would better support the needs of neighborhood residents.

The next corner, between Alden and Walnut Streets, had once been the site of another gas station, but much of this land was taken in order to construct the roundabout. As a result, the parcel is less than half of its original size, and is currently owned by the city. It is adjacent to two other vacant city-owned parcels on Alden Street, which total about 0.24 acres. These two lots are zoned for Residence B, but one possible option could be to explore re-zoning these for Business A and redevelop for local businesses.

To the southeast of the roundabout, both sides of Walnut Street are currently used for automobile-related purposes. On the east side of the street is a used car dealership, and on the west side is a repair shop and salvage yard. Neither use is ideal for promoting pedestrian-oriented businesses in the area, so these may be potential sites to focus on for economic redevelopment.

The last corner of the Six Corners roundabout is in the southwest, between Hancock and Ashley Streets. This is



Facing south from the Six Corners roundabout, with Walnut Street in the left and Hancock Street in the center of the scene.



Vacant land on the south side of Alden Street

currently the site of a mixed-use property that has four storefronts on the ground floor and two apartments on the upper floor. This site is more pedestrian-oriented than most of the other existing buildings around the roundabout. Because of this, economic development activity here could include collaborating with property owners and existing businesses to continue to encourage and support local businesses.

Neighborhood Investment Process

Community Engagement

The Community Building and Engagement team from Way Finders led the community engagement process for the Springfield Neighborhood Investment Plans. As part of the process, resident leaders who live in the targeted areas were invited to participate to support the planning team with strategic thinking, outreach, and engagement. The team was comprised of PVPC staff, Way Finders' staff, Way Finders' Resident Health Advocates, a representative from the Old Hill Neighborhood Council, and volunteer community advocates.

The process was divided into two phases that consisted of multiple parts. In phase one, engagement consisted of:

1. Community meetings, both in-person and on Zoom
2. Resident surveying
3. Small business and Community Based Organizations (CBOs) event

Phase 1- Community Meetings

In February, two project kick-off meetings were held, one at the Mason Square Branch Library in the Old Hill Neighborhood, and the other at the Bay Area Neighborhood Council in the Bay neighborhood. The purpose of the kickoff meeting was to introduce residents to the Springfield Neighborhood Investment Plan project, engage residents, solicit residents' thoughts on key issues for city investment, along with lifting concerns, ideas, and issues.

Each meeting was two hours. Live Spanish interpretation was available to anyone who requested it. Food was provided to participants. At the first meeting, 42 people were in attendance including the mayor, who gave a welcome address, an at-large city councilor, and a state representative for the Mason Square area. At the second meeting,

residents were joined by another at-large city councilor and community leaders.

On March 9, two Community Mapping Meetings were held, one at lunchtime on Zoom, and the other in the evening at Mason Square Branch Library. The meetings were a Wiki-mapping workshop in which residents could interface directly with the Wiki-mapping portal to identify specific locations for any issues of concern and potential solutions. The mapping activity focused on seven areas of interest: Arts and Culture, Economic Development, Energy, Food, Housing, Parks and Open Spaces, and Transportation. Using the online wiki-map designed by PVPC, residents were able to see their contributions mapped in real-time. Residents could also share their thoughts independently by accessing the portal on their own.

In April, an additional in-person Community Mapping Workshop was held in the Maple High-Six Corners neighborhood at Elias Brookings Apartments on Hancock Street. This workshop further engaged residents to identify issues, concerns, and ideas for investment in their neighborhood.

In May, students from the University of Massachusetts Landscape Architecture and Regional Planning program presented their final work and design projects at a gallery event and discussion at Mason Square Library. Many residents attended and were able to see renderings and live models for potential Mason Square development.

In total, PVPC and Way Finders engaged more than 180 people over the course of seven in-person and five Zoom meetings.

Communication/Promotion

- Press releases created and sent to local media outlets (print, radio, TV, online)
- Flyers distributed at community meetings and programs (i.e., Mason Square C3, Neighborhood Councils, Bay Area Neighborhood chair aerobics, etc.)
- Social media posts promoting meetings on Way Finders page, with public sharing available, and tags to partner pages
- Flyers with a QR code that linked to PVPC Springfield Neighborhood Plans website distributed widely
- Postcards with QR codes with a direct link to online sector-specific surveys distributed at community events
- Email invitations to community meetings sent via Constant Contact to more than 10,000 Way Finders clients
- Email invitations sent to stakeholders, community partners, businesses, community organizations, and multiple listservs
- Personal phone calls/texts made to Way Finders CBE constituents who live in target neighborhoods
- Flyer for Community Meetings distributed at 44 key locations throughout the five neighborhoods including the Dunbar Community Center, Martin Luther King Jr. Community Center, Boys and Girls Club on Acorn Street, Baystate Health Neighborhood Health Center, Mason Square Library, Mason Wright, Raymond Jordan Senior Center, St. John's Congregational Church food pantry, housing units, day care centers, barber shops, salons, bodegas, churches and other small businesses.

Surveying

Between March and August, a series of online and print surveys was offered in both Spanish and English and available for residents to complete.

In phase one, a total of 160 people participated in a general Resident Survey. PVPC and Way Finders also collected feedback on a micro survey, which was created in response to residents' request for a shortened survey version that could be taken when less time was available. A total of 122 micro surveys were collected.

In phase two, topic specific surveys were launched in June and open until August. The topics were Arts and Culture, Economic Development, Energy, Food, Housing, Parks and Open Spaces, and Transportation. This allowed residents to further narrow priorities for investment in their neighborhood based on feedback from the first round of surveys. A total of 406 topic surveys were collected.

Survey engagement occurred at a series of community events as an opportunity for residents to fill out polls about the topics. Surveys were collected at the Annual Easter Egg Hunt and Community Fair at Magazine Park (April), Springfield Neighborhood Housing Services Annual Homeownership Block Party and the Bay Neighborhood Council community event (both in June), and the Annual Hickory Street Harambee Festival and the Mason Square National Night Out (both in August). Surveys were also collected at key locations throughout the neighborhood.

In total, 688 surveys were collected.

Small business and Community Based Organization (CBO) engagement event

In May 2023, PVPC and Way Finders collaborated with Stone Soul Inc., a grassroots non-profit in Mason Square, and hosted an in-person Community Conversation and Networking Event for neighborhood small business owners and community-based organizations. Small businesses and CBOs with owners/staff in attendance included barber shop owners, restaurant owners, neighborhood auto repair shops, real estate/housing, Panache Banquet Hall, childcare owners, private medical consultants, the CREW, Stone Soul, Men of Color Health Alliance, Association of Black Business Professionals, Springfield Creative City Collective, and more.

Recognizing that creating a strong link between the community and the everyday work done by the city's many departments is essential for successful neighborhood planning, small business owners were able to provide input on a neighborhood map, take surveys, and provide ideas to the city on ways they could be better supported regarding city policies and practices.

Phase 2

During this phase, the engagement process shifted focus to prioritize draft solutions identified from the Phase One input. The prioritization process for actions to include in the Mason Square and Maple High/Six Corners plans began in June 2023 with neighborhood meetings and release of the topic-specific surveys.

During this phase, we hosted a series of four community meetings on Zoom for residents to both prioritize top recommendations and build their capacity by learning from city department heads (or delegates) about how the city works and prioritizes action in their neighborhoods and throughout the city.

After each meeting, the polls from these meetings were turned into online surveys and emailed to Neighborhood Councils and CBOs to engage more residents and community leaders in completing the prioritization process.

Zoom Meetings were:

June 21 - Housing and Energy with Gerry McCafferty, Housing Director

June 28 - Parks and Recreation/Open Spaces with Patrick Sullivan, Director of Parks, Recreation & Building Management

July 12 - Arts & Culture/Economic Development/Food Access with Timothy Sheehan, Chief Development Officer

July 19 - Transportation with Christopher Cignoli, DPW Director and Sandra Sheehan, Pioneer Valley Transit Authority Administrator.

PVPC posted recordings of Zoom meetings and presentation slides to the Springfield Neighborhood Investment Plan webpage for residents who missed the meetings.

Draft review by Neighborhood Councils, and other stakeholders

PVPC created drafts for each of the five neighborhoods during this phase. The draft plans were posted to their website, and print copies made available to each of the Neighborhood Councils.

From August to December 2023, PVPC staff engaged Neighborhood Councils directly by attending multiple meetings to review details of the drafts directly. This offered more opportunity to modify plans, if needed.

In addition, a series of one-on-one meetings were held with sector stakeholders to provide further opportunities for draft review.

Goals and Strategies

Neighborhood Goals

As part of this neighborhood investment process, a number of goals and strategies emerged for the Maple-High/Six Corners neighborhood. These were based on resident and stakeholder engagement, along with a review of existing neighborhood and city plans and an evaluation of current neighborhood conditions.

Neighborhood Goal #1: Maintain the quality of the neighborhood's housing stock.

On the Spring 2023 resident survey conducted as part of this neighborhood investment plan, Maple-High/Six Corners residents overwhelmingly chose housing as a top priority out of seven major categories, with nearly two-thirds of respondents selecting it as their first or second priority. Much of the housing stock in the neighborhood is older, dating back to the 19th century, which can make upkeep challenging for residents. This problem was exacerbated by the 2011 tornado, which caused severe damage in the neighborhood, and there are still several large houses on Maple and Central Streets that have yet to be fully repaired. Another concern raised by some residents is the disproportionately high number of group homes in the neighborhood, which are often located in the large 19th century mansions in the historic districts.

Strategies:

- City and collaborators expand funding and/or programs to provide financial assistance for maintaining, rehabilitating, and renovating houses in the Maple-High/Six Corners neighborhood.
- Neighborhood Council identifies and prioritizes vacant and/or deteriorated properties for rehabilitation.
- City collaborates with Neighborhood Council to educate residents on the process for reporting and resolving code violations.
- City and Neighborhood Council collaborate with property owners to pursue infill development on vacant lots.
- City and Neighborhood Council collaborate to address the high quantity of group homes in the Maple-High/Six Corners neighborhood.
- City and Neighborhood Council collaborate with property owners to restore historic buildings on Commonwealth Academy campus and at the corner of Maple and Central Streets.
- City and Neighborhood Council collaborate to seek private and non-profit developers to undertake development of affordable, mixed income, and market-rate rental housing and condominiums in the Six Corners neighborhood that is consistent with the neighborhood and city objectives.

Neighborhood Goal #2: Expand opportunities to walk, bike, and take public transportation.

The Maple-High/Six Corners neighborhood is well served by public transportation on the main roads, but it is important to ensure that residents on the side streets can safely access these bus stops. On the resident survey, respondents placed a high priority on improving the experience in taking the bus, along with improving walkability and implementing traffic calming measures. In general, Maple-High/Six Corners respondents placed less of a priority on bicycling and roadway improvements.

Strategies:

- Neighborhood Council works with city to identify and prioritize sidewalks that are in need of replacement.
- Neighborhood Council requests that the city plan and implement a pedestrian safety program, building upon the complete streets initiative, addressing the need to balance the needs and safety of pedestrians with the necessary automobile traffic.
- Neighborhood Council collaborates with Elias Brookings School to expand its Walking School Bus Program.
- City conducts a feasibility study for the proposed Mill River Greenway

Neighborhood Goal #3: Build community and pride in neighborhood

On the survey, respondents from the Maple-High/Six Corners neighborhood placed a high priority on community celebrations, as well as new public art installations. Residents were also overwhelmingly favorable to the proposed Mill River Greenway, which would provide additional recreational space in the neighborhood. When asked if they support the project, 85% answered yes, with 7.5% responding no and another 7.5% responding maybe.

Strategies:

- City and Neighborhood Council collaborate to organize community events at Ruth Elizabeth Park.
- Neighborhood Council advocates for the development of the proposed river walk from Allen Street to Hancock Street and Johnny Appleseed Park and develop plans for future extension to Connecticut River.
- City and Neighborhood Council collaborate on ways to revitalize Ruth Elizabeth Park with new recreation amenities and programs that use the park for scheduled activities.
- City and Neighborhood Council collaborate on the construction of a new community building at Ruth Elizabeth Park.
- Neighborhood Council identifies neighborhood gateways and collaborates with city to install attractive signage and landscaping.
- Neighborhood Council works to establish a Neighborhood Branding Program
- Neighborhood Council creates a community engagement program to bring neighborhood residents together.
- Neighborhood Council engages UMass Design Center students to conduct a public engagement and design process for Mulberry Street.
- Neighborhood Council conducts walking tour of neighborhood with mayor, city officials, and other stakeholders to identify areas of opportunity

Neighborhood Goal #4: Strengthen economy of neighborhood

Given the amount of vacant or underutilized land in Maple-High/Six Corners, there are significant opportunities for strengthening the economy of the neighborhood. On the resident survey, respondents placed a high priority on food access, and favored the idea of bringing a full-line grocery store to the area. On another question, when asked to rank sites in the Mason Square area for concentrated business development, respondents from Maple-High/Six Corners prioritized the One Stop Plaza at the corner of Allen and Hickory Streets. Respondents also prioritized redeveloping the site of the former MCDI building, which is located outside of the boundaries of the neighborhood but within walking distance of it.

Strategies:

- Office of Planning and Economic Development explores the possibility of District Improvement Financing for the Watershops District.
- City and Neighborhood Council explore the possibility of negotiating with neighborhood institutional uses to make payments in lieu of taxes.
- Office of Planning and Economic Development and Neighborhood Council reach out to local businesses to assess interest in establishing a Neighborhood Business Association.
- City and Neighborhood Council explore available funding resources, including but not limited to funds available from the Office of Neighborhood Services Neighborhood Targeted Improvement Program (NTIP) to implement low cost projects in the community.
- Office of Planning and Economic Development collaborates with property owners at 1 Allen Street to create a long-term plan for the property.
- Neighborhood Council and the city collaborate with Maple-High/Six Corners Neighborhood Council to create a plan for the redevelopment of Walnut Street.
- Neighborhood Council and city collaborate to bring a full-line grocery store to the neighborhood.

City Goals

The Springfield Neighborhood Investment Planning process is built upon years of planning efforts across the city. Over the past decade, city-wide planning efforts have engaged residents and stakeholders in planning for a more resilient and equitable future, often in direct response to crises such as the 2011 tornado and COVID-19 global pandemic. Within these many plans, goals for neighborhood-specific projects and programs have been integrated with broader city goals.

City Goal #1: Improve transparency, trust, and communication between the city and the Maple-High/Six Corners neighborhood.

One of the keys to fostering a strong neighborhood is to ensure that there is active and ongoing communication and collaboration between the neighborhood residents, the Neighborhood Council, and the city government. As such, it is vital to ensure that residents feel empowered to bring concerns and ideas to their local government, and also to participate in the decision-making process.

Strategies:

- City, neighborhood council, and residents collaborate to design, create, and implement an equitable and inclusive neighborhood planning process in Maple-High/Six Corners, ensuring consistency with city's values of climate resilience and sustainability.
- City communicates all aspects of the Targeted Neighborhood Investment Plan update process and implementation by posting all materials on the city website-or linked to it-and providing paper copies at City Hall, Neighborhood Council offices and other locations as determined by residents and NC representatives, and to people who request them, including calendar of meetings scheduled, plan template, access to the Data Atlas and expanded GIS maps website, zoning regulations, related city plans, draft products, deliverables, notes from meetings and any other draft and final work products.
- Build the capacity of residents and the city staff to understand how each other 'works' and the forces limiting, constraining, and facilitating each group's ability to act.

City Goal # 2: Identify, prioritize, and implement investments in the Maple-High/Six Corners neighborhood.

In creating this neighborhood plan, the goal is to not only involve residents in the process of identifying and prioritizing needs in the neighborhood, but also to ensure ongoing collaboration as the city works to implement this plan over the next ten years.

Strategies:

- City, neighborhood council, and residents identify long-term (8+ years), short-term (6 months to 3 years), and mid-term (4 to 8 years) priority projects for neighborhood stabilization, equity, sustainability, and resiliency.
- City and Neighborhood Council collaborates to conduct work on a neighborhood level that is reflective of larger city-wide planning practices, such as ReBuild Springfield, the Urban Renewal Plan, the Climate Action and Resilience Plan (CARP), the Complete Streets Pedestrian and Bicycle Plan, the Economic Development Plan, the Open Space and Recreation Plan, the Hazard Mitigation Plan, and any other relevant plans.

Recommendations and Prioritization

Neighborhood-Specific Recommendations

As part of this neighborhood investment process recommendations, residents of Maple-High/Six Corners have identified and prioritized specific areas of need for their neighborhood:

Redevelop vacant land into single-family housing

Maple-High/Six Corners has one of the lowest homeownership rates in the city, at just 16.8%. Because homeownership can provide residents with greater financial security and an opportunity to build wealth, improving these rates in the neighborhood is an important step in ensuring the long-term prosperity of Maple-High/Six Corners.

In particular, residents have expressed a desire to see vacant lots redeveloped into single-family housing. This has been an ongoing effort, and a number of new homes have been built in recent years, particularly on Central Street. However, there are many more vacant parcels that, if redeveloped into housing, would provide expanded opportunities for homeownership while also enhancing the visual aesthetics of the neighborhood.

In conjunction with constructing new homes, another important step in improving homeownership rates is to expand existing programs that provide education and financial support for prospective first-time homebuyers.

Restore deteriorated buildings in the neighborhood

The historic homes in the Maple-High/Six Corners neighborhood are a strong asset, but there are a number of vacant, deteriorated properties that are in need of restoration. Neighborhood residents have indicated that this is a high priority, and these properties include:

- 63 Mulberry Street
- 116 Mulberry Street
- 201 Maple Street
- 241 Maple Street
- 174-184 Maple Street
- 477 State Street

All of these properties are located within a local historic district, and all have been identified by the Springfield Preservation Trust as being among the city's most endangered historic resources. The restoration of these properties would not only expand housing options for neighborhood residents, but would also improve the appearance of the neighborhood's historic districts.

Enhance pedestrian safety and walkability in the neighborhood

As described earlier in this neighborhood investment plan, Maple-High/Six Corners has seen several major transportation-related investments, which have included improvements to sidewalks. These projects improved the walkability and safety on some of the main roads, but residents have indicated that there is a need for similar sidewalk improvements on the side streets. Because many residents rely on public transportation, it is important to ensure that they can safely walk to and from the nearest bus stop.

Based on resident feedback, areas of need include:

- Identifying and prioritizing sidewalks that are in need of repair.
- Ensuring that neighborhood sidewalks are ADA compliant, so that residents with mobility difficulties can safely move through the neighborhood.
- Upgrading street lighting.
- Identifying areas where speeding is a major problem, and implementing traffic-calming measures to ensure pedestrian safety.

District-Wide Recommendations

The four neighborhoods that make up the Mason Square district, combined with the adjacent Maple High/Six Corners neighborhood, identify both as individual neighborhoods and also as a district—especially for economic development purposes. These five neighborhoods have a collective sense of themselves, and throughout the neighborhood investment planning process several district wide recommendations emerged. These recommendations are all supported by the five Neighborhood Councils and by the majority of residents, stakeholders, businesses and community-based organizations that participated in the plan development process.

Work with the Springfield Redevelopment Authority and the city to create and implement an urban renewal plan that will promote concentrated economic development in and around Mason Square

Because Mason Square is a major focal point for the neighborhoods in this part of the city, this would be an ideal location for further economic development. Based on resident feedback, any such urban renewal plan should include:

- Increased support for Black- and Brown-owned businesses.
- Recruitment of sit-down restaurants and other businesses to meet basic needs of all the existing residents and the many new residents at the recently developed apartment complexes.
- Recruiting a bank to the Mason Square area to improve access to financial services for residents of the district.
- Renovations and improvements of existing storefront exteriors.
- Streetscape improvements such as an increased number of waste and recycling receptacles, more shade trees, benches, pedestrian and bicycle accommodations, shelters at bus stops and improved lighting.
- Vocational training programs that will expand employment opportunities for district residents and increase the pool of job candidates for local employers.
- Promoting the development of light manufacturing on industrial-zoned parcels, in order to expand job opportunities for district residents.

Expand existing city programs that assist homebuyers and homeowners

Throughout the neighborhood investment planning process in all five of the Mason Square area neighborhoods, residents have regularly raised the issue of housing. In particular, residents believe that increasing homeownership rates and supporting existing homeowners are high priorities for these neighborhoods. As outlined earlier in this plan, there are a number of existing city programs, but many of these are limited in terms of eligibility requirements and in terms of the total number of applicants who receive funding.

Specific actions should include:

- Increasing funding for city programs that assist homeowners in maintaining, repairing, and restoring their homes.
- Increasing funding for programs and initiatives that provide education and assistance to first-time homebuyers.
- Constructing single-family homes on vacant, city-owned parcels for first-time homebuyers.

Recruit a grocery store to expand food access in the district

Based on resident feedback, there is a need for expanded grocery options in the Mason Square area. Residents noted that the existing grocery store in the district meets some of their needs. However, they also noted that, as a relatively small grocery store serving a large population, there is no competition, and their prices seem to be higher than at full-line grocery stores outside of the district.

Resident feedback has been split between those who prefer a small, locally owned grocery store, and those who would favor a larger chain grocery store in Mason Square. Overall, though, residents are in agreement that there is a need for expanded availability of healthy food options, including fresh, affordable, culturally appropriate produce.

Pilot an electronic community kiosk at the Mason Square Branch Library

Throughout the neighborhood investment planning process, residents as well as city officials have expressed an interest in improving communication between the city and its residents. One way to accomplish is to pilot an electronic community kiosk outside of the Mason Square Branch Library, with the goal of eventually installing these in other locations throughout the city. These kiosks could be updated in real time, and could be used to display transit schedules, highlight upcoming events and other notifications, connect residents to important resources, and issue emergency alerts.

Develop a multi-use trail that would link the Mason Square neighborhoods with other parts of the city

Residents throughout the Mason Square and Maple-High/Six Corners neighborhoods have generally indicated support for a multi-use trail, which could potentially utilize portions of the abandoned railroad right-of-way where feasible. Such a trail would provide expanded opportunities for exercise, while also providing an alternative transportation route for bicyclists and pedestrians. Development of this trail should include:

- Collaboration with neighborhood councils on the route of the trail
- Collaboration with abutters to address concerns related to privacy and security.
- Creation and implementation of a safety plan to ensure that residents are able to safely utilize the trail.
- Installation of trailside signage for wayfinding and to highlight the history of the Mason Square district and its residents.

Conduct a feasibility study of the proposed Mill River Greenway

This proposed greenway was the subject of a 2010 Landscape Architecture and Regional Planning masters project by Amy C. Verel at University of Massachusetts Amherst. It would link the Old Hill and Maple-High/Six Corners neighborhoods to the Connecticut Riverwalk and Bikeway, and it would also have the potential to be extended to other proposed multi-use trails in the Mason Square area.

During the community engagement process of this neighborhood investment plan, residents expressed support for this proposed greenway. If this plan was to move forward, the next steps would be to:

- Identify the route of the proposed multi-use trail, with a preference for utilizing city-owned land in order to minimize land takings.
- Conduct a feasibility study to identify engineering challenges, environmental concerns, and estimated costs for constructing the greenway.

Action Plan

Primary Goals			
Goal 1: Redevelop vacant land into single-family housing			
Action	Lead Implementer	Collaborators	Timeline
Convert vacant lots into single- family housing. 1. Contract community group(s) to facilitate developer/resident collaboration around locations of and functionality of housing	City of Springfield	Way Finders, Springfield Neighborhood Housing Services, Habitat for Humanity	2-3 years
Expand existing programs that provide education and financial support for prospective first-time homebuyers. 1. Collaborate with local banks to hold first-time homebuyers classes 2. Develop a resource that compiles current financial support options 3. Advocate at the legislative level for expanded financial support for first-time homebuyers		Way Finders, Springfield Neighborhood Housing Services	1 year
Goal 2: Restore deteriorated buildings in the neighborhood			
Action	Lead Implementer	Collaborators	Timeline
Develop plan for restoring important deteriorated historic properties: 63 Mulberry Street 116 Mulberry Street 201 Maple Street 241 Maple Street 174-184 Maple Street 477 State Street	City of Springfield	Springfield Historical Commission, Springfield Preservation Trust, Neighborhood Council, property owners, prospective developers	2-3 years

Goal 3: Enhance pedestrian safety and walkability in the neighborhood			
Action	Lead Implementer	Collaborators	Timeline
Identify and prioritize sidewalks that need repair. <ol style="list-style-type: none"> 1. Conduct a walk audit with residents and city officials 	Department of Public Works	Neighborhood Council	6 months
Upgrade street lighting. <ol style="list-style-type: none"> 1. Conduct a night audit with residents and officials 2. Prioritize additional lighting that reduces light pollution 		Eversource	1-2 years
Identify areas where speeding is a major problem and implement traffic-calming measures to ensure pedestrian safety. <ol style="list-style-type: none"> 1. Conduct a thorough traffic analysis and implement the recommendations 2. Prioritize non-motorized forms of transportation in designs 		PVPC, Neighborhood Council	1-2 years
Ensure that neighborhood sidewalks are ADA compliant, so that residents with mobility difficulties can safely move through the neighborhood.			1-2 years

Neighborhood Goals			
Goal: Maintain the quality of the neighborhood's housing stock			
Action	Lead Implementer	Collaborators	Timeline
Expand funding and/or programs to provide financial assistance for maintaining, rehabilitating, and renovating houses in the Maple High/Six Corners neighborhood. <ol style="list-style-type: none"> 1. Inventory current programs and assess their needs, scope, and capacity 2. Inventory level and scope of needs for housing rehab 3. Develop proposal for amount needed and scope of work for expanding assistance 	Office of Planning and Economic Development	Springfield Neighborhood Housing Services, Way Finders	1-2 years
Identify and prioritize vacant and/or deteriorated properties for rehabilitation.	Neighborhood Council		6 months
Educate residents on the process for reporting and resolving code violations. <ol style="list-style-type: none"> 1. Develop code workshop or video that outlines code reporting and resolution 	Building Department	Neighborhood Council	6 months
Collaborate with property owners to pursue infill development on vacant lots. <ol style="list-style-type: none"> 1. Create liaison between vacant property owners and city/council 2. Host space to collaborate and consider neighborhood needs 3. Do feasibility study of proposed projects with resident input on priorities 	Office of Planning and Economic Development	Springfield Neighborhood Housing Services, Neighborhood Council	2-3 years
Address the high quantity of group homes in the Maple-High/Six Corners neighborhood.	City of Springfield	Neighborhood Council	Ongoing
Restore historic buildings on Commonwealth Academy campus and at the corner of Maple and Central Streets.	Office of Planning and Economic Development	Springfield Historical Commission, Springfield Preservation Trust, Neighborhood Council, property owners	3-5 years

Seek private and non-profit developers to undertake the development of affordable, mixed-income, and market-rate rental housing and condominiums in the Six Corners neighborhood that is consistent with the neighborhood and city objectives.

1. Create community group that works with developers
2. Develop meaningful community input mechanisms throughout process
3. Create community bargaining agreements for all projects

Springfield
Neighborhood
Housing
Services,
Neighborhood
Council

3-5 years

Goal: Expand opportunities to walk, bike, and take public transportation

Action	Lead Implementer	Collaborators	Timeline
Identify and prioritize sidewalks that need replacement. <ol style="list-style-type: none"> 1. Conduct walk audit 2. Implement recommendations 	City of Springfield	Neighborhood Council	6 months
Plan and implement a pedestrian safety program, building upon the complete streets initiative.	Neighborhood Council	City of Springfield	1 year
Expand Elias Brookings' Walking School Bus Program.	Elias Brookings School	Neighborhood Council	1 year
Conduct a feasibility study for the proposed Mill River Greenway.	City of Springfield	MassDOT, PVPC	2-3 years

Goal: Build community and pride in the neighborhood			
Action	Lead Implementer	Collaborators	Timeline
Organize community events at Ruth Elizabeth Park.	Maple-High/Six Corners & Old Hill Neighborhood Councils	City of Springfield	Ongoing
Develop the proposed river walk from Allen Street to Hancock Street and Johnny Appleseed Park and develop plans for future extension to Connecticut River. <ol style="list-style-type: none"> 1. Build community interest and meaningful input 2. Work with landscape/planning organization or department Work with city to advance and implement project 	City of Springfield	Neighborhood Council, UMass LA&RP, PVPC	2-3 years
Expand recreation amenities and programs at Ruth Elizabeth park. <ol style="list-style-type: none"> 1. Build community buy-in and input on events 2. Develop accountability framework to deter vandalism without relying on increased state surveillance 	Springfield Parks Department	Neighborhood Council	1-2 years
Construct a new community building at Ruth Elizabeth Park.			3-5 years
Identify neighborhood gateways and install attractive signage and landscaping.	Neighborhood Council	City of Springfield	1 year
Establish a Neighborhood Branding Program.			1 year
Create a community engagement program to bring neighborhood residents together. Invite residents to lead and develop program			1 year
Conduct a public engagement and design process for Mulberry Street.		UMass Design Center	
Conduct walking tours of neighborhood with mayor, city officials, and stakeholders to identify areas of opportunity.		City of Springfield	

Goal: Strengthen the economy of the neighborhood			
Action	Lead Implementer	Collaborators	Timeline
Explores the possibility of District Improvement Financing for the Watershops District.	Office of Planning and Economic Development		2-3 years
Work with local businesses to assess interest in establishing a Neighborhood Business Association.		Local businesses in the neighborhood	1-2 years
Explore the possibility of negotiating with neighborhood institutional uses to make payments in lieu of taxes.	City of Springfield	Tax-exempt institutions within Maple-High/Six Corners	1-2 years
Explore available funding resources to implement low-cost projects in the community.	Neighborhood Targeted Improvement Program (NTIP)		1-2 years
Work with property owners at 1 Allen Street to create a long-term plan for the property	Office of Planning and Economic Development	Property owners	1-2 years
Create a plan for the redevelopment of Walnut Street.		Neighborhood Council	1-2 years
Bring a full-line grocery store to the neighborhood.			2-3 years

Mason Square District-Wide Recommendations			
Action	Lead Implementer	Collaborators	Timeline
Work with the Springfield Redevelopment Authority and the city to create and implement an urban renewal plan that will promote concentrated economic development in and around Mason Square	Springfield Redevelopment Authority, Office of Planning and Economic Development	All 5 neighborhood councils	2-3 years
Expand existing city programs that assist homeowners and homebuyers to support and increase the home ownership rates in the district	City of Springfield		1 year
Develop a multi-use trail that would link the Mason Square neighborhoods with other parts of the city	City DPW with MassDOT	All 5 neighborhood councils	3-5 years
Recruit a grocery store to expand food access in the district	Office of Planning and Economic Development		2-3 years
Conduct a feasibility study to advance the proposed Mill River Greenway	City Parks Department		3-5 years
Pilot test a community kiosk at the Mason Square Library as a way of improving communication between residents and city initiatives and programs	Mason Square TDI initiative, Office of Planning and Economic Development	Neighborhood councils, community-based organizations	1 year

Examples of Potential Funding Sources	
Arts & Culture	
Cultural Facilities Fund	This program provides funding for public and non-profit cultural facilities such as museums, historic sites, theaters, exhibition spaces, and classrooms. These funds can be used for planning, acquiring, designing, constructing, and rehabilitating eligible facilities.
Local Cultural Council (LCC)	The LCC provides funding for a wide range of cultural activities, including festivals, lectures, performances, and other events that have a public benefit. Eligible applicants include municipalities, organizations, and even private individuals.
Massachusetts Historical Commission Survey and Planning Grant Program	This program provides funding for historic preservation planning, including inventorying historic properties and other cultural resources. Such inventories are valuable tools in identifying and prioritizing historic properties, while also highlighting the history of structurally disadvantaged groups whose stories are often overlooked.
Clean Energy	
Community Change Grants	This federal program is administered by the Environmental Protection Agency, and it provides grant funding to address issues relating to pollution and climate change in disadvantaged communities. The entire Maple-High/Six Corners neighborhood qualifies as a disadvantaged community under the program criteria. Applicants must consist of a partnership of two community-based organizations (CBO), or a partnership between a local government and either a CBO or institution of higher learning. These funds can be used for projects relating to issues such as climate resiliency, low- and zero-emission technology and infrastructure, and pollution reduction.
Community Clean Energy Resiliency Initiative (CCERI)	This state program provides funding for clean energy projects that improve municipal resilience and prevent service disruptions caused by climate change.
Green Communities Program	Municipalities in Massachusetts that are designated as Green Communities, including Springfield, are eligible to apply for competitive grants under this program. These grants can be used for projects that reduce municipal carbon footprints. In Springfield, this would not only result in energy savings, but it would also help to reduce the city's high air pollution rates.
Economic Development	
Community Development Block Grants (CDBG)	CDBG funds may be used for a variety of economic development-related projects. These include commercial or industrial improvements and assistance, microenterprise assistance, and planning/capacity building projects.
Community One Stop for Growth	One Stop is a single application process that includes a number of different state grant programs relating to economic development and housing. Funding is available for a variety of projects, including community activation & placemaking; planning & zoning; site preparation; buildings; and infrastructure.

Examples of Potential Funding Sources	
Food Security	
Urban Agriculture Program	This program provides funding for the development of urban agriculture, in order to improve access to fresh, local produce in low- and moderate-income areas. Eligible applicants include municipalities, non-profit organizations, educational and public health institutions, and private individuals with commercial urban agriculture experience.
Housing & Historic Preservation	
Community Development Block Grants (CDBG)	CDBG funds can be used for a wide range of housing-related initiatives. These include homeowner assistance programs, first-time homebuyer programs, housing rehabilitation, and code enforcement.
Community Preservation Act (CPA)	The CPA is funded by city taxpayers, with matching contributions by the state. These funds are administered by the city's Community Preservation Committee, and can be used to for development of affordable housing along with historic preservation.
Housing Development Incentive Program (HDIP)	The HDIP involves tax incentives for the development of market-rate housing in Gateway Cities in Massachusetts, including Springfield. Eligible projects may involve new construction or substantial rehabilitation of existing buildings, and must be within the city's designated HD Zone. The entire Maple-High/Six Corners neighborhood is within this eligible zone.
Housing Stabilization Fund (HSF)	This state-funded program provides funding for acquisition and/or rehabilitation of rental properties, or construction of new properties. Eligible applicants include non-profit and for-profit developers, along with municipalities. All properties that receive HSF assistance must be occupied by low- and moderate-income residents.
Massachusetts Preservation Projects Fund (MPPF)	The MPPF provides funding support for preservation work on buildings that are listed on the State Register of Historic Places. Applicants include municipal governments and non-profit organizations. Within Maple-High/Six Corners, a number of historic buildings are potentially eligible for this program.
Massachusetts Historical Commission Survey and Planning Grant Program	This program provides funding for historic preservation planning, including inventorying historic properties. Because of the high number of vacant and deteriorated historic buildings in Maple-High/Six Corners, this would be an important step in prioritizing residential properties for rehabilitation.
National Housing Trust Fund Program (HTF)	Funding from this program can be used to acquire, rehabilitate, or construct new rental properties for residents with incomes at or below 50% of the median area income. Eligible applicants include non-profit developers, along with for-profit developers who are partnered with non-profits that receive support service funds.

Examples of Potential Funding Sources

Parks & Open Space

Community Development Block Grants (CDBG)	CDBG funds may be used for a variety of public facilities and improvements. These include projects relating to the acquisition, construction, or rehabilitation of open space-related amenities such as parks, playgrounds, public trees, sculptures, and fountains.
Community Preservation Act (CPA)	Along with affordable housing and historic preservation, CPA funds can also be used for projects relating to parks and open space areas in Springfield.
Gateway City Parks Program	This program provides funding for Gateway Cities in Massachusetts, including Springfield, to create or improve parks and other recreational spaces in the city.

Transportation

Chapter 90 Program	This state-funded program provides reimbursement for expenses relating to a wide range of eligible projects. This includes analysis, design, and construction work for roadway improvements, traffic calming measures, bike lanes, sidewalks, and other transportation-related work.
Complete Streets Funding Program	This program provides funding for Massachusetts communities, including Springfield, that have a Complete Streets policy. It provides funding for projects that are identified in the city's Prioritization Plan, which can include intersection redesigns, traffic calming measures, and pedestrian and bicycle infrastructure improvements.
MassTrails Grants	This program provides matching reimbursements for projects that involve recreational and shared-use trails. Eligible expenses include the development, design, construction, and maintenance of these trails.
Safe Routes to School Program	This program seeks to make walking and bicycling safer for students traveling to school. Such initiatives not only help to improve student health, but they also improve traffic congestion and air quality.
Shared Streets and Spaces Grant Program	This program provides funding for municipalities and public transit authorities to improve safety and accessibility for all roadway users. Eligible projects include bikeshare programs, bicycle and pedestrian infrastructure, and transit infrastructure.

Appendices

Appendix A: Summaries of Recent City-wide Planning Efforts

Prior to the Neighborhood Investment Planning process, the City of Springfield has included neighborhood-level planning objectives as a part of several city-wide plans, projects, and programs.

Rebuild Springfield (2012)

The Rebuild Springfield initiative was created in response to the June 1, 2011 tornado that struck the City of Springfield and produced a four-part comprehensive planning response to the natural disaster. The Rebuild Springfield plan includes a city-wide overview and three district plans for neighborhoods directly impacted by the tornado. The Citywide planning process is organized according to the six Nexus Domains of a healthy and vibrant community. These domains include the physical, cultural, social, organizational, educational, and economic components of a community while listing twenty-one total recommendations. More neighborhood-specific recommendations and strategies are outlined in the district plans: District One (Metro Center and South End), District Two (Maple High-Six Corners, Upper Hill, Old Hill, and Forest Park), and District Three (Sixteen Acres and East Forest Park).

Local Natural Hazard Mitigation Plan (2023)

The City of Springfield's latest hazard mitigation plan presents a thorough summary of community features and risks posed by natural hazards. The planning document identifies and prioritizes forty-four total mitigation actions for the City to implement. While many of the included strategies are city-wide in scope, several features are identified as priorities within specific neighborhoods.

Strong, Healthy, and Just: Climate Action and Resilience Plan (2017)

Springfield's first climate action and resilience plan in name, "Strong, Healthy, and Just: Climate Action and Resilience Plan" (SHJ) was developed in 2017 to provide a path for the City of Springfield to reduce overall greenhouse gas (GHG) emissions and to enhance urban resilience. The SHJ plan builds upon over 15 years of climate action by the City and first recommends the City to conduct an analysis of the progress that had been made on previous plans and their climate-related strategies. A second priority recommendation presented is for the City to better communicate the ongoing and planned climate action and resilience work, especially in neighborhoods with high concentrations of chronically stressed residents. Additionally, the plan expands on ten recommended Action Categories with goals and strategies to reduce GHG emissions and enhance resilience.

Springfield Complete Streets Prioritization Plan – 2020 Update

Expanding on the 2017 Springfield Complete Streets Prioritization Plan, the latest update provides an examination of more recent data and a list of projects developed through various engagement efforts. The updated plan identifies previous priority projects that have been completed both city-wide and within individual neighborhoods. emissions and enhance resilience.

Local Rapid Recovery Plan (2021)

Springfield's Local Rapid Recovery Plan was the result of the Commonwealth's Rapid Recovery Plan (RRP) Program intended to provide every municipality in Massachusetts the opportunity to develop actionable, project-based recovery plans tailored to the unique economic challenges and COVID-19 related impacts to downtowns, town centers, and commercial areas. The LRRP focuses on Springfield's Main Street Convention Center District (MSCC) in the Metro Center neighborhood. Through the LRRP process, fifteen projects were identified as priority opportunities for investing the city's initial American Rescue Plan Act (ARPA) funding.

Open Space and Recreation Plan (2022)

The Open Space and Recreation Plan (OSRP) developed in 2022 outlines a comprehensive park and conservation land improvement program and establishes a framework for guiding city expenditures through Fiscal Year 2027. The plan establishes six broad goals that were developed through input from each City department involved in managing open space.

Safety Action Plan (2022)

Collaborating with the Massachusetts Department of Transportation, the City created the Safety Action Plan to provide information and direction on strategies and treatments most likely to improve roadway safety performance within the city. The plan addresses citywide crash patterns and trends and systemic treatments that can be used to address those trends. The content of the plan establishes a vision and goals specific to roadway safety performance and establishes a basis for informing roadway safety performance improvements over the next three to five years. Strategies for addressing roadway safety improvements are separated into "engineering" and "non-engineering" countermeasures. Specific countermeasure locations are identified for intersections, signalized and unsignalized, along with corridors throughout the city.

Capital Improvement Plan, FY 2024-2028 (2023)

The City of Springfield's annual update of the Capital Improvement Plan (CIP) acts as a roadmap for the acquisition, renovation, or construction of new or existing facilities and infrastructure. As part of the City of Springfield's continuing efforts to develop robust long-term strategic planning initiatives, the Capital Improvement Plan (CIP) for Fiscal Years 2024-2028 lists all capital improvement needs throughout the city, and the estimated cost associated with those projects. The estimated cost for all 477 projects totals \$1.3 billion, with the highest priority projects totaling \$182 million. These 18 "Grade A" projects include investments in public safety, upgrades to schools and municipal buildings, road resurfacing, city-wide systemic safety interventions and numerous projects aimed at driving economic development, while improving the safety, mobility, and the quality of life of the residents of Springfield.

Existing Neighborhood Plans

The City of Springfield has a long history of engaging its residents through neighborhood planning efforts. In the 1980s and 1990s there were dedicated and continual efforts from City planning staff to collaborate with neighborhood councils and associations to create Neighborhood Plans. Much of the progress initiated through neighborhood planning projects was halted in the early 2000s, while the city was under receivership.

While the City regained its financial autonomy in 2009, the economic impacts of the Great Recession and the devastation caused by the 2011 tornado presented opportunities to refocus neighborhood planning in the 2010s, which centered on the redevelopment of downtown neighborhoods. In early 2020, the Covid-19 pandemic forced planning efforts to pause and pivot to supporting residents and businesses most at risk. Federal funding made available through the American Rescue Plan Act (ARPA) has renewed the City's capacity and commitment to neighborhood planning.

Watershops District Revitalization Plan (2013)

A follow-up effort to the extensive work outlined in the 2012 Rebuild Springfield Plan, the Watershops District Revitalization Plan focuses on a small area within the city-wide plan's District 2 (Maple High-Six Corners, Old Hill, Upper Hill, and Forest Park), an area bounded by the Six Corners Intersection to the north, Springfield College to the east, Johnny Appleseed Park to the south, and the intersection of Pine Street and Central Street to the west. The plan envisions a future Watershops District that includes three mixed-use commercial centers with residential infill in between; new institutional and community uses; transportation and streetscaping improvements; and new alternative transportation and open space connections. The plan recommends 7 "High Priority Physical Projects", 5 "Medium Priority Physical Projects", and 12 "Programmatic Projects".

A Plan for Springfield's Maple High, Six Corners Neighborhood (2022)

This draft plan was created by consultants Scott Hanson and Peter Gagliardi with the support of the Maple-High, Six Corners Neighborhood Council and community stakeholders. A "Vision" for the neighborhood was crafted, and three categories of recommendations were presented. The "low hanging fruit" consisted of 15 initiatives that were ongoing or considered achievable within a 12-month period. Fifteen projects were identified as "Projects That Could Move Forward by 2026." Six additional initiatives were identified as projects to be completed "In the Longer Range," sometime within the next decade: a riverwalk along the Mill River, redevelopment of rental properties, restoration of Commonwealth Academy buildings and adjacent properties, replacement of streetlights, reuse planning for the Armory Watershops facility, and obtaining funding for a rail trail from State Street to Allen Street.

Appendix B: Resident Engagement Input

During the first phase of resident engagement throughout the Mason Square area neighborhoods, residents offered perspectives on the issues and opportunities facing their community. During both in-person and virtual community meetings and regular Neighborhood Council meetings, residents shared approximately 225 unique suggestions related to seven thematic categories. The collection of resident input was then sorted according to theme and consolidated to remove duplicate suggestions. This process resulted in a final list of 204 resident suggestions that was then used in the later phase of resident engagement and the prioritization of recommendations.

An asterisk () next to a recommendation indicates that more information on this topic is available in Appendix C.*

Housing

1. Create a Mason Square Community Land Trust*
2. Hold land for Housing and Urban Ag.*
 - a. Concerns RE: Gardening The Community lands along Walnut Street.
3. Activate Springfield Land Trust*
4. Create a Community Benefits District for the MCDI land to be owned by the trust and farmed by residents.*
5. Tax Incentives/Credits for Development
6. Increase Home Ownership Rates
7. Decrease total amount of Blighted Parcels.
8. Increase Affordable/Lower Income Housing Units
9. Explore/Offer Innovative Financing/special mortgages/tax abatements for Affordable Units
10. Dedicated Housing Support for Vulnerable populations
 - a. Veterans
 - b. Seniors
 - c. Homeless/Unhoused
 - d. Young Adults
 - e. Nursing Home/Assisted Living Residents
11. Renovate Historic Housing Stock
12. City Program to provide support for maintenance costs.
13. Affordable Housing development at the former Al Baqi Mosque Site (Oak and Union)
14. Increased Funding for Renovation of Vacancies and Rehabilitation.
15. Affordable Rental Rates.
16. Simplify Accessing/Receiving City Support/Funds
17. City develops new Subsidized Units on Vacant Lots
18. Complete Housing redevelopment of Tornado-impacted properties (Hickory and Central)
19. Free Trainings for Property Owners.
20. Redevelop Vibra Hospital for Housing
21. Program to Modernize Homes

Transportation

1. Improve Traffic Lights and Timing
2. Bus Stop Shelters – heated, cooled, and well-lit
 - a. Along Wilbraham Rd near Adams Park
3. Bus Rapid Transit along State Street
4. Renovate/Expand Sidewalks
 - a. Bay Street
 - b. All Park Entrances
5. Eliminate excess commercial traffic
6. Improved/Expanded Street Lighting
7. Expanded Speed Reduction Strategies*
 - a. Speed Bumps on Bay Street & Eastern Avenue
 - b. Speed Limit Signs
 - c. Flashing lights at Crossings (esp. along Bay)
 - i. Stop Signs along Pine Street an intersection of Shattuck and College
8. Traffic study
9. Traffic Controls that Preserve Neighborhood Boundaries
 - a. Divert traffic along Albany
10. Expanded PVTa Bus Services
 - a. New routes off major roads and into Neighborhoods
 - b. Expand Accessibility (esp. for Seniors)
 - c. Increased Frequency/reliability
 - d. Additional stops for Transfers
 - e. More options (Mini-buses, Vans, Shuttles)
11. Limit Parking along Residential roads
 - a. 50 feet from corners
 - b. Along One-way Streets
12. Additional Benches/seating
 - a. At all Bus stops
 - b. Along walking trails in parks
13. Improved/Additional Crosswalks on Walnut Street
14. Additional Walking paths – all abilities, wheelchairs
15. Safe Routes to All schools (esp. Central HS)
16. Emphasize Traffic Safety along St. James Street.
17. Additional Parking (businesses along State St.)
18. Additional Electric Vehicle Charging Stations.
19. Trolley Line across Springfield
 - a. Stops at Historical sites (Underground Railroad stops; Abolitionist Tour; Others)
 - b. Stops at Museums
 - c. Connect to all Parks
20. Transit Oriented Development
21. Improved/Expanded Street Paving Program
22. Public Transit for Free
23. Community Ride Share

Economic Development

1. Expanded Bank Services – 5+ days a week
2. Renovate/Update Store fronts and aesthetics
3. More restaurants along State Street with outdoor seating/dining
4. Greater foot traffic for businesses
5. Vacant/empty lots for food trucks
6. New Pharmacy
7. More CDFI facilities/alternative lending programs
8. New Job Training Program
9. Incubation Center for small businesses
10. Commercial use at MCDI site
11. Engage/support Minority-owned Businesses
 - a. Minority Control Association
 - b. Minority Developers/Contractors
 - c. Additional Grants/Funding
12. Revitalize/Repurpose Panache Banquet Hall at Ben Swan Way
13. Food Hall/Market like Parkville Market in Hartford CT
 - a. At former MCDI site
14. Community Information Kiosks*
15. Development Along Rail line
16. New Car Wash Business
17. New Commercial Kitchen Space
18. Commonwealth Academy Property Redevelopment
19. Mixed Use Development

Energy

1. Expanded Electric Bike-share.
2. Additional EV charging stations
3. PVRTA – Electric buses
4. Distributed energy – incorporate geothermal*
5. Back-up power for power outages +
6. Rooftop Solar – on homes and schools*
7. Small Scale Wind
8. Kinetic Energy strips
9. Community Solar – Coop Power*
10. Encourage Use of Electric Snow Blowers
11. Assistance Program w/ Utility Bills
12. City purchases all utility poles from Eversource
13. City secures funding available from BIL/IRA
14. Switch to Air source Heat pumps
15. Renewables Education Campaign - Focus on Seniors and support shift
16. Electric Car Sharing
17. Encourage/Expand Participation in Mass Save Programming
18. Engage Local companies for renewable energy action

19. Pole-mounted Solar Installations
20. Publicize and Utilize Mass Clean Energy Center Programming/Funding
21. Consider new Stretch Code

Parks & Open Space

1. Develop a Mill River Greenway
2. Park Improvements
 - a. Hennessey Park – Splash Pad
 - b. Magazine Park – Peace Garden/Botanical Garden
 - c. Barrows Park – Basketball Courts; Running/Walking Track
 - d. Adams Park – New entrance along Wilbraham; Soccer/Open Field
 - e. Sam Bolden Park - Add path/track, basketball court, tennis area
 - i. Address Drainage in lawn/field
3. Complete the Highland McKnight Rail Trail
4. Expand/Improve Tree Care Program
5. Construct Skatepark at the Boys and Girls Club
6. Additional Amenities at Parks (tables, benches, gazebos, fountains)
7. Public Restrooms at All Parks (Self-cleaning options)*
8. Pocket parks on Vacant lots
9. Rename Barrows Park to Malcom X Park
10. Community Pool @ former MCDI site
11. Dog Park on Vacant Lots
12. Additional Buses to Blunt Park and Nature walks, maintain walking paths
13. Police on horses/bikes in Bay/Blunt Park
14. Ice rink in Blunt Park needs to be accessible to public.
15. New Park w/Amenities
16. Park Benches (along streets too)

Food Access

1. Expanded Farmer's Market(s)
 - a. At Blunt Park
2. Full-Line Grocery store
 - a. Centrally located for all Mason Square residents
 - b. At Ben Swan Way
 - c. At One Stop Plaza
3. Expanded Availability of culturally appropriate foods
4. Expanded/Additional Community Gardens
 - a. At the former MCDI site
 - b. At Churches/Places-of-worship with open space
 - c. Union and Oak Street
5. Mason Square Agricultural District*
6. Support more Mobile Markets
 - a. Open lot at Corner of State and Westminster
7. Free Fridge program (Philadelphia precedent)*
8. Expanded Youth-focused programming – how to grow food and manage land

9. Farm trucks – invite farms to public parks every Saturday
10. Express Grocery Store along State Street at “Imperial Super Grocery” site
11. Fruit Trees along streets (Mulberries)*
12. Leverage Sites for expanded Food Access (markets, pantries, gardens, etc.)
 - a. Carwash by Berlin St.
 - b. Aquarius Restaurant
 - c. Private Homes
 - d. St. James and Clarendon
 - e. Vacant lots & abutting properties
 - f. Pride vacant lot along State St
 - g. Former McDuffie School property
 - h. Vacant STCC Parking Lot on Worthington

Arts & Culture

1. More public trash cans and frequent removal
2. Litter campaign
3. Renovate/Address Blighted properties
4. Focus on Historic Preservation*
 - a. McKnight Homes
 - b. YMCA Building
 - c. Old Church buildings
5. Cultivate Family Friendly Mason Square with multi-generational appeal/attractions
6. Neighborhood Councils meeting house
7. Public Art
 - a. 6 Corners Rotary
 - b. Gate to Mason Square along State St
8. More resources for Adolescents and Young Adults
9. Expansion of Boys & Girls Club (Family Center)
 - a. Additional programming/partnerships with other community groups
10. New Teen Center for Middle and High School age youth
11. Expanded access to mental health services
12. Promote MLK Jr Center
13. Multi-use Community Space
 - a. Re-use old Homer School
14. Engage/Recruit People of Color when designing community features/amenities
15. New African Heritage Museum in Mason Square
16. Bring performances to already existing spaces (local library branches)
17. City-wide Open Studio Tours (PRECEDENT: New Haven, CT)
18. Create Public Pool & Greenhouses at former MCDI site
19. Re-use old Homer Street School: Multi-use Media center/facility
 - a. Artistic Afterschool Programs w/sports in gym, like a YMCA area; a place for kids
 - b. Not-for-profit Music studio and lessons to produce music
 - c. Dance Schools (afterschool hours)
20. Develop Community/City Dashboard Online & 311

- 21. Entertainment/theater/Panache Hall
- 22. Expanded Community Policing
- 23. New Sports Complex @ MCDI
- 24. Beautification campaign

For more information about the survey process and results, please contact Catherine Ratté at cratte@pupc.org

Appendix C: Informational Handouts

During the public engagement part of this neighborhood investment process, a number of commonly-asked questions emerged regarding programs and initiatives that could address some of the areas of need within the neighborhood. The following pages provide an overview of various topics, including an overview of possible solutions, funding opportunities, case studies, and resources for more information. These pages are designed to be utilized as handouts for neighborhood councils, community-based organizations, and individual residents to be better informed about these important topics.

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Tangled Titles and Estate Planning 105

Tool Libraries 107

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Agricultural Districts

What is an agricultural district?

Agricultural districts are zoning overlay districts in urban residential areas that permit agricultural uses of the land that are normally restricted in these areas. Examples of practices may include community gardens, local farms, rooftop gardens, and more innovative forms such as hydroponic gardens. Raising chickens and fish for food or honeybees for honey may also be allowed in these districts.

How does it benefit my community?

Agricultural Districts encourage greater food production within urban communities, expanding access to local produce for community members and addressing issues of food insecurity. Some of the methods to increase food access are Community Supported Agriculture (CSAs), Food Hubs, and farmers markets which can also be opportunities to cultivate a local food economy. ¹ Cities and community-based organizations can also offer community programming focusing on environmental education and agricultural cultivation for youth and community members. Another environmental benefit of agriculture is increasing plant growth, helping to cut carbon emissions as plants absorb carbon dioxide. ² Agricultural districts can also promote community land management.

Why do I need to learn about it?

Agricultural districts as overlay zones can increase the production of locally grown foods to expand accessibility to residents. While agricultural districts do promote food production, they are supplemental outlets for food access, and it should be acknowledged that they do not address the root causes of food insecurity. Because specific zoning laws must be adopted for agricultural districts to be implemented, groups of residents can work with their city government and planning board to initiate the process of establishing an agricultural district.

Funding Agricultural Districts and Urban Agriculture

Apply for the Urban Agriculture Program

<https://www.mass.gov/how-to/apply-for-the-urban-agriculture-program>

Education and Technical Assistance

In cities that have established agricultural districts, in order to engage residents in urban agriculture, parks and recreation offices and the public school system have worked to educate young people and the general public about urban agriculture and how to grow produce successfully. ³

¹ “Urban Agriculture Activity Plan”, https://www.minneapolisiparks.org/_asset/15kfy0/urban_ag_activity_plan.pdf, 5 and “Urban Agriculture”, <https://doee.dc.gov/urbanag>.

² Urban Agriculture Activity Plan, https://www.minneapolisiparks.org/_asset/15kfy0/urban_ag_activity_plan.pdf, 5.

³ Urban Agriculture Activity Plan, https://www.minneapolisiparks.org/_asset/15kfy0/urban_ag_activity_plan.pdf, 4.

Case Studies

Urban Agriculture Rezoning Initiative, <https://www.bostonplans.org/planning/planning-initiatives/urban-agriculture-rezoning>

The city of Boston adopted Article 89 a zoning ordinance focused on creating opportunities for urban agriculture, in 2013, to address issues of food access in economically disadvantaged communities. This rezoning also increased economic opportunity in local food production and expanded nutrition education. By implementing community gardens, local farms, hydro- and aquaponic farming technologies, and small-scale animal farming the number of farmers markets in Boston has “increased from 13 in 2004 to over 28 markets in 2013.” ¹

Urban Agriculture Activity Plan,

https://www.minneapolisparcs.org/_asset/15kfy0/urban_ag_activity_plan.pdf

The Minneapolis Parks and Recreation Board indicated that “food was not considered a priority for many local governments in the United States, and food policy was rarely found on local agendas.” ² Minneapolis implemented the Urban Agriculture Activity Plan to address four main themes 1) public awareness and education surrounding food access and insecurity 2) improve food distribution facilities 3) change policies that have previously restricted urban farming 4) promote environmental stewardship. ³ The city has invested yearly financial contributions to support the operation of these goals.

Cleveland’s Zoning for Urban Agriculture and Land Bank

<https://planning.clevelandohio.gov/oc/ag.html>,

<https://planning.clevelandohio.gov/zoning/pdf/agricultureopenspacesummary.pdf>,

https://www.clevelandohio.gov/sites/default/files/forms_publications/LandBank5SuccessStories.pdf, and <https://www.theguardian.com/cities/2019/nov/28/cleveland-ohio-city-champions-rid-all-urban-farming-segregation>

In Cuyahoga County, which includes Cleveland, Ohio, around 400,000 people live in a food desert. The city of Cleveland established an Urban Agriculture Zone and Land Bank program to promote local farming and food access on vacant plots of land. Community-based non-profit organizations have created programs to increase food access for residents struggling with food insecurity.

¹Article 89 Made Easy: Urban Agriculture Zoning For The City of Boston, <https://www.bostonplans.org/getattachment/5579e854-b3c5-49e6-b910-fedaa2dd6306>, 35

² Urban Agriculture Activity Plan, https://www.minneapolisparcs.org/_asset/15kfy0/urban_ag_activity_plan.pdf, 1.

³ Urban Agriculture Activity Plan, https://www.minneapolisparcs.org/_asset/15kfy0/urban_ag_activity_plan.pdf, 7.

Where can I learn more?

Understanding Urban Agricultural Districts, <https://www.pvpc.org/sites/default/files/files/PVPC-Urban%20Agricultural%20Districts.pdf>

Urban Agriculture Toolkit, <https://www.usda.gov/sites/default/files/documents/urban-agriculture-toolkit.pdf>

Toolkit: Right to Farm Bylaw, <https://www.pvpc.org/sites/default/files/Appendix%20D%20-%20Food%20System%20Toolkit.pdf>

Urban Agriculture and Community Gardens – Equitable Development Toolkit, <https://www.policylink.org/resources-tools/urban-agriculture>

Community Information Kiosks

What are Community Information Kiosks?

Community Information Kiosks are stand-alone smart devices that provide information about a city. Cities that have adopted kiosks advertise community events and local attractions in economic centers, like downtown areas. Other effective locations to establish these kiosks are in parks or community centers, places where residents of many backgrounds may interact with the kiosks. Additionally, these kiosks can communicate important emergency announcements and public transportation and social services information.

How would this benefit my community?

Community information kiosks support neighborhood communication by providing relevant information about events, services, and other important notices. This supplements other forms of communication by being a visible and interactive public resource. Kiosks may also be able to reach more residents about community information than other formats.

Why do I need to learn about this?

Because Community Information Kiosks provide relevant community information, residents and community-based organizations have the opportunity to advertise community-based capacity-building opportunities. Additionally, residents can indicate what information would be most pertinent to make these kiosks accessible to residents. Cities that have installed kiosks have placed them in public spaces like downtown areas, cultural districts, community centers, or public parks.

Community Information Kiosk Programs around the United States

St. Louis Launched Next Wave of IKE Digital Kiosks to Drive Discovery, Mobility, and Equity in the 26th Ward

<https://www.stlouis-mo.gov/government/departments/mayor/news/new-round-of-interactive-smart-city-digital-kiosks.cfm#:~:text=St.-,Louis%20Launched%20Next%20Wave%20of%20IKE%20Digital%20Kiosks%20to%20Drive,inside%20the%20historic%20Sherman%20Park>

This privately owned and sponsored kiosk program, in partnership with community organizations and governmental departments, has worked to increase access of information for communities most disproportionately impacted by the Covid-19 pandemic to, “Ensure[ing] equitable access to technology”.¹ These kiosks offer advertisements about local businesses for economic development along with public transportation, social services (food banks, shelters, job opportunities), and Covid-19 information to increase community awareness. To ensure accessibility, these kiosks are ADA-compliant and offer information in multiple languages. Interactive Kiosk Experience (IKE) Smart

¹ St. Louis Launched Next Wave of IKE Digital Kiosks to Drive Discovery, Mobility, and Equity in the 26th Ward, <https://www.stlouis-mo.gov/government/departments/mayor/news/new-round-of-interactive-smart-city-digital-kiosks.cfm#:~:text=St.-,Louis%20Launched%20Next%20Wave%20of%20IKE%20Digital%20Kiosks%20to%20Drive,inside%20the%20historic%20Sherman%20Park>.

City, the sponsor of the project, installed the kiosk at a well-established community center that serves a wide variety of the population.

The City of Houston gets smart with new downtown digital wayfinding kiosks

<https://houston.culturemap.com/news/innovation/02-08-22-city-of-houston-kiosks-ike-smart-city>

IKE Smart City has begun implementing 25 kiosks in Houston, similar to those in St. Louis, in phases to improve advertising of community attractions and awareness of important government communications. This project especially looks to improve the experience of pedestrians in the city to provide them with wayfinding information.

Business Directory and Community Information Kiosk Debuts in Downtown Greenfield

https://greenfield-ma.gov/news_detail_T4_R80.php

Greenfield's Community Information Kiosk specifically works to increase awareness of local businesses. Initially designed as a website, city converted the information from the website into an interactive downtown kiosk.

Where can I learn more about this?

Public Participation Guide Information Kiosks

<https://www.epa.gov/international-cooperation/public-participation-guide-information-kiosks>

IKE Smart City

<https://www.ikesmartcity.com/#main>

Community Preservation Act

What is the Community Preservation Act?

The Community Preservation Act (CPA) is a law of the Commonwealth of Massachusetts passed in 2000 to preserve historic resources, improve outdoor recreation spaces, and increase housing opportunities. Because participation in the CPA is voluntary, residents vote on whether to adopt the CPA for their municipality. A Community Preservation Committee (CPC) oversees the CPA process. In Springfield, the CPC consists of members of the Conservation Commission, Historical Commission, Housing Authority, Park Commission, Planning Board, Springfield Preservation Trust, and three residents of Springfield who are not elected officials. Each municipality has a CPC whose role is to recommend projects to be funded by the CPA each year. These recommendations are then brought to the city council for approval. Since the CPA was adopted in Springfield, the City Council has approved 73 projects with \$10 million in funding.

How does it benefit my community?

Since its inception, the CPA has been shown to have had economic, environmental, and cultural benefits for communities that have adopted it. Statewide, CPA projects have rehabilitated or created 26,000 affordable housing units statewide. In addition, the act functions to preserve a municipality's history through historic preservation which cultivates a community's cultural sector. Improving outdoor recreational spaces also works to conserve the natural environment. The CPA additionally creates jobs as projects require construction, historic rehabilitation, and other environmentally focused work.

Why do I need to learn about it?

The built and natural environment are significant aspects of a community or municipality. The CPA functions to progress projects that will improve these components. Because these are community projects, residents have the opportunity to be involved in the CPA by recommending projects to be reviewed by the CPC at the Community Preservation Act Annual Public Hearing. In addition to this yearly meeting, there are monthly meetings that the public is welcome to attend. Residents may also send their recommendations via mail or email to the CPC.

Funding for the CPA

Statewide, funding for the CPA is acquired by increasing property taxes in the form of surcharges. In a general election, residents vote to establish the level of surcharge for their own municipality, which is between 1.5-3%. In 2016, Springfield residents voted on a 1.5% surcharge. In order to ensure that the surcharge is not a burden for those with low- and middle-income homeowners, many cities have established exemptions for those who fall below a certain threshold and are exempt from paying. In Springfield, the threshold is "low income, first \$100,000 - residential, first \$100,000 - commercial." ¹

¹ "Alphabetical List of CPA Communities," Community Preservation Coalition, https://www.communitypreservation.org/cpc-report?report_src=bbzvidkqg%3Fa%3Dq&qid=30&ifv=1.

Funding for community preservation projects also comes from the Community Preservation Trust Fund as matching funds. Funds budgeted under the Community Preservation Act can only be used for preserving historic resources, improving outdoor recreation spaces, and increasing housing opportunities — projects that fall under the categories established in the CPA.

Case Studies

2022 CPC Funded Projects

https://www.springfield-ma.gov/finance/fileadmin/community_preservation/2022/2022_CPA_Project_presentation_to_City_Council.pdf

Springfield's Community Preservation Committee funded 16 projects around many neighborhoods of Springfield which included all of the designated CPA categories; housing, recreation and open spaces, and historic preservation. In total, more than \$2 million of CPA funding was used to fund these projects. During the application process, there were 24 potential projects. To finalize their decision CPC considered, "geographic distribution, cost, urgency/timeliness, visibility, organization track record, and equity between city departments and other bodies," in the process. ¹

Where can I learn more?

Community Preservation Act,

<https://www.mass.gov/lists/community-preservation-act>

CPA: An Overview,

<https://www.communitypreservation.org/about>

Springfield Community Preservation Plan - Revised December 2022, https://www.springfield-ma.gov/finance/fileadmin/community_preservation/CPC_Plan_Revised_December_2022_.docx_2_.pdf

Missed Opportunities: Funding Housing Through the Community Preservation Act,

<https://mahousingsolutions.com/wp-content/uploads/2023/06/grbreb-report-design-for-website-final-final.pdf>

¹ 2022 CPC Funded Projects, https://www.springfield-ma.gov/finance/fileadmin/community_preservation/2022/2022_CPA_Project_presentation_to_City_Council.pdf.

Community Solar

What is community solar?

Community, or distributed solar, is a method of making solar energy accessible to all, regardless of whether the household rents or owns their apartment or home. This method of obtaining solar energy is also beneficial for those whose roof is heavily shaded. Households can buy or lease solar panels installed at a separate location and still receive the benefits of solar energy without the financial burden of solar panel installation. Those who own solar panels receive credits on their energy bills and those who lease, or subscribe, buy solar energy from the solar panel array at a discounted price.

What is community-owned community solar?

Community-owned community solar programs are a form of community solar, however, in this model, a group of households and businesses can collectively own and utilize energy from the same solar array, or set of solar panels, at an offsite location. Mass Solar Loans exist to alleviate the upfront cost of buying a share of solar power. Owners within community-owned community solar projects co-own offsite solar arrays, but have the support of the solar energy company to maintain the system. In this model, members of the community-owned solar program pay for the maintenance of the solar panels, however, because the community collectively owns a solar array, the individual cost of ownership is divided and therefore less expensive than individual solar panel ownership.

How will this benefit my community?

As residents and communities work to decarbonize their energy sources, community solar is one method to support this goal. This model is especially beneficial as it ensures that all households who are interested in solar energy can utilize it. Community solar programs are also beneficial as they can reduce energy bills for households in the form of energy credits or discounted energy.

Why do I need to learn about this?

Decarbonizing the main electrical grid can ensure greater resilience in extreme weather by diversifying energy sources and reducing carbon emissions. Community members can participate in this decarbonization process by joining a community solar or community-owned solar program.

Funding and Finances

Because community solar programs exist in a subscription-based model, those subscribing to a community solar program do not have to pay for the installation of the solar panels. However, in the case of community-owned community solar, co-owners would be eligible for Mass Solar Loans to alleviate the upfront cost of installation. Those who participate in community solar are eligible for federal tax credits, Mass Solar Loans, and Solar Renewable Energy Certificates (SRECs).

Technical Assistance

Because the solar panel arrays for a community solar program are installed by a company at an offsite location, households do not have the responsibility to maintain the solar panels, the company does

this work. This is also the case for community-owned community solar. While the co-owners of the solar array pay for the upkeep and maintenance, the solar energy company is tasked to conduct operational work.

Case Studies

Community Solar Case Studies

<https://www.eesi.org/obf/solar/casestudies>

Cedar Falls Utilities (CFU), in Iowa, established a community solar farm to make solar available for all users of the utility. In this system, CFU customers participated in a subscriber model to obtain solar energy. To subscribe, residents could buy a solar panel for \$270 and receive \$1.30 of solar credit per unit of energy monthly for 20 years. Within 15 years, given the monthly \$1.30 credit, the \$270 would be regained by the subscriber.

Co-op Power

<https://www.cooppower.coop/>

Co-Op Power serves as a “consumer-owned sustainable energy cooperative”, which centers its work around promoting renewable energy for the use of members of the cooperative, otherwise known as owners. Owners within community-owned community solar projects co-own offsite solar arrays, but have the support of Co-Op Power to maintain the system for 20 years. Co-Op Power consists of Community Energy Co-Ops (CEC) in the Greater Boston area, Franklin County, Worcester and Providence, Hampshire County, Hampden County, and Southern Vermont. The Co-Op Power Board is composed of one representative from each of the CECs who has the ability to make decisions based on the energy needs and priorities of the community. As a cooperative, Co-Op Power disperses the ownership of resources to communities and groups of people to work toward “*energy justice*” and “*democracy*”.¹

Where can I learn more?

Community Solar Basics

<https://www.energy.gov/eere/solar/community-solar-basics>

MassCEC - Community Solar

<https://goclean.masscec.com/clean-energy-solutions/community-solar/>

Community Solar 101

<https://www.nrel.gov/docs/fy20osti/75982.pdf>

¹ Co-Op Power, <https://www.cooppower.coop/what-is-a-community-energy-co-op>.

Electrifying and Weatherizing to Decarbonize Homes

What does it mean to decarbonize or weatherize my home?

Weatherization and electrification are important parts of making buildings more energy-efficient and cost-effective, especially in heating and cooling seasons. Both of these concepts can be brought to residential buildings as well, in order to reduce the cost of utilities and make homes more comfortable during extreme temperatures. Examples of weatherizing and electrifying homes include insulating and air sealing, installing an air source or ground source heat pump and water heater, replacing old windows, and installing energy-efficient appliances, among other small improvements. Additional potential decarbonization measures include shifting from oil and propane heating to electric heat and investing in solar panels or community solar to power the home.

How will this benefit me?

Working to weatherize and electrify to decarbonize a home has both economic and environmental benefits. By transitioning to more energy-efficient appliances, there will be a reduction in the home's carbon emissions which, although small, is an important step in limiting climate change. Through air sealing and new windows, the home's shell will be more effective in maintaining the temperature of the home by reducing heat loss (or loss of air conditioning) through leaks. Wall and attic insulation, in conjunction with air sealing, will assist in stabilizing the desired air temperature of the home. Because appliances will be more efficient and the building shell will better maintain the temperature, energy bills will decrease. After completing air-sealing and insulation projects, energy bills (heating and cooling) may decrease by up to 20%. ¹

Why do I need to learn about this?

In order to gauge the home's needs, a homeowner can schedule a free Home Energy Assessment through MassSave or the Weatherization Assistance Program to learn more about their home's energy usage, strengths, and opportunities to improve energy- efficiency. Additionally, auditors are able to offer individualized guidance and answer questions that homeowners may have about their home's function and safety. This provides homeowners with

What funding is available?

Weatherization and electrification can be expensive projects, however, there is significant funding available to assist homeowners in completing these projects. MassSave offers rebates for eligible projects such as weatherization, and energy-efficient appliances. The Commonwealth of Massachusetts also funds projects through the Weatherization Assistance Program (WAP) for those whose income falls below a certain threshold. As a local resource for low-income residents, the Springfield Partners for Community Action (SPCA) also completes weatherization projects.

¹ Mass Save, <https://www.masssave.com/en/residential/rebates-and-incentives/home-insulation>

The city of Springfield offers its own financial and technical support for income-qualified renters and homeowners. Heating Emergency Assistance Retrofit Tasks Weatherization Assistance Program (HEARTWAP) is a service for those whose income falls below 60% area median income. This program focuses on ensuring the function of heating systems by offering emergency repairs and yearly inspections. When replacement is required, this program covers the cost. Valley Opportunity Council, which supports the HEARTWAP program, also offers financial aid for those in need of fuel payment assistance.

Technical Assistance

To learn more about a home's energy usage, and potential opportunities to improve a home's efficiency, and cut down on energy costs, a Home Energy Assessment will explain any recommendations to achieve energy goals. In addition, an assessment will address any safety concerns such as back-drafting of water heaters, boilers, or furnaces.

Case studies

Transitioning from Oil to Ground Source Heat Pumps

https://concordma.gov/DocumentCenter/View/30375/Jim-Terry-Case-Study_FINAL

Heat Pumps Provide Comfort to 60°F in Older Home

<https://concordma.gov/DocumentCenter/View/31227/Slack-case-study?bidId=>

Where can I learn more about this?

MassSave

<https://www.masssave.com/en/residential>

Weatherization Assistance Program (WAP)

<https://www.mass.gov/info-details/weatherization-assistance-program-wap#who-is-eligible->

Building Decarbonization Solutions for the Affordable Housing Sector - ACEEE

<https://www.aceee.org/sites/default/files/pdfs/u2204.pdf>

Weatherization Installer Job Aids and Single-Family Interactive 3D House

<https://www.energy.gov/scep/wap/weatherization-installer-job-aids-and-single-family-interactive-3d-house>

Home Energy Hub

<https://www.mncee.org/home-energy-hub?page=0>

Free Fridge Programs

What are Free Fridge programs?

Free Fridge programs are mutual aid programs that function to counter food insecurity and food waste in a community and to promote the accessibility of fresh and healthy foods. Mutual aid programs are not charities as they function to resist a hierarchical structure and rather bring forth a reciprocal “resident supporting resident” format. These programs establish publicly accessible fridges and shelves throughout the neighborhood for community members to access food as needed. Residents have 24/7 access to the fridges. Volunteers and neighbors stock the fridges with donations from restaurants, grocery stores, and local farms. Some Free Fridge programs also include clothing.

How would this benefit my community?

The goal of Free Fridge programs is to serve as a supplemental food source to expand food access to community residents. Free Fridge programs also work to reduce food waste by acquiring excess food from grocery stores and restaurants.

It is important to note that while these programs are beneficial, they are “a Band-Aid solution to a deeper-rooted systemic issue” and do not have the capacity to eliminate food insecurity.¹

Why do I need to learn about this?

Free Fridge programs are grassroots mutual aid projects and not charities. To ensure that these are sustainable neighborhood-run programs residents must establish the operating structure of the program, advertise the program to secure food and monetary donations, and find a range of neighborhood volunteers to maintain the fridges by keeping fridges stocked, throwing away expired food, and cleaning the fridges.

Funding

Because these are mutual aid programs, Free Fridge programs rely on donations, including financial support, food, and clothing donations from community members.

Maintenance and Operation

Community members volunteer to maintain the upkeep of the fridges by cleaning them and getting rid of any expired food.

Where can I learn more about this?

See That Fridge on the Sidewalk? It’s Full of Free Food

<https://www.nytimes.com/2020/07/08/nyregion/free-food-fridge-nyc.html>

¹ Quote by Tahia Islam in, “Community Fridges are Lifelines for the neighborhoods they serve,” <https://www.vox.com/the-goods/22285863/community-fridges-neighborhoods-free-food>.

Community Fridges are Lifelines for the neighborhoods they serve

<https://www.vox.com/the-goods/22285863/community-fridges-neighborhoods-free-food>

Freedge

<https://freedge.org/>

Case Studies

Woo Fridge

<https://woofridge.org/about-us/> and <https://www.telegram.com/story/news/2021/01/15/hunger-community-fridge-neighborhoods-donations-worcester/4160018001/>

This is a mutual aid project that works to make food accessible to those who are dealing with food insecurity. Established in 2021, Woo Fridge receives food donations from local farms, restaurants, and grocery stores. This project is considered a “food rescue mission,” to reduce food waste and assist community members with accessing food. It has established methods to ensure that the program is sustainable both in labor and in food donations.

Detroit Community Fridge

<https://detfridge.com/#faq> and <https://detourdetroit.com/detroit-community-fridge-grows/>

This program is similar to Woo Fridge in its format as a grassroots mutual aid program accessible 24/7. Founded in 2020 to mitigate food insecurity exacerbated by the pandemic, this community fridge receives monetary donations on Venmo and food or clothing donations. The procedures of the program are: 1) Take what you need. 2) Leave what you don’t need. 3) Label anything you add to the fridge with the date it was prepared, the name of the dish, and its ingredients—especially known allergens. Volunteers have ensured the sustainability of this program by cleaning the fridges and donating. One local business has also offered donations and electricity to power one of the fridges.

Geothermal Energy

What is geothermal energy?

The first modern use of geothermal energy to heat buildings dates back to the 19th century and has been used since as a form of renewable energy, which can offset the need for fossil fuels. Geothermal energy consists of a circulating system of underground fixtures connected to a heat pump within the building that it is heating. The temperature underground stays around a constant 55° Fahrenheit, so in the winter, the heat from the Earth is brought through pipes to heat buildings, and in the summer, the heat in buildings is pushed back into the Earth which cools the building. In addition to heating buildings, geothermal energy pumps also serve as water heaters.

How will geothermal benefit my neighborhood?

The main benefits of geothermal energy are to meet the same energy needs as fossil fuels while cutting greenhouse gas emissions and making renewable energy more affordable along with creating more jobs. Geothermal energy can decrease carbon dioxide emissions up to about 1/6 the amount of natural gas.¹ Additionally, geothermal energy provides resilience during inclement weather events. The main critique of geothermal energy is the large initial investment to install the underground fixtures and heat pump in the building for which the system is heating, however, geothermal is cost-effective over time as the underground system can last up to 50 years, and the in-building heat pump can last up to 24 years.²

Why do I need to learn about this?

Burning fossil fuels is the most significant cause of climate change. As greenhouse gas emissions caused by burning fossil fuels for energy have increased, so have global temperatures which cause detrimental impacts. Some effects of climate change that have already begun to occur in Massachusetts are more frequent extreme weather events and flooding, higher risks of drought and lengthened wildfire seasons, and worsened air quality. In order to mitigate further degradation of the climate, utilizing renewable and more sustainable resources is necessary to do away with fossil fuels as our main sources of energy, otherwise known as decarbonizing. One example of renewable energy that can support these decarbonization efforts is geothermal energy.

Funding Geothermal Projects

Investing in geothermal energy, or ground-source heat pumps, can be an expensive investment and can cost up to \$25,000, however, there are ways to finance geothermal projects.

At MassSave, rebates for \$15,000 are available for ground-source heat pumps for a whole home. For partial homes, rebates are available for \$2,000 per ton with a maximum of \$15,000.

<https://www.masssave.com/residential/rebates-and-incentives/ground-source-heat-pumps>

¹ “Geothermal FAQs,” <https://www.energy.gov/eere/geothermal/geothermal-faqs>.

² “Geothermal Heat Pumps,” <https://www.energy.gov/energysaver/geothermal-heat-pumps>.

In addition, MassSave provides loans of up to \$50,000 with no interest to financially support the installation of ground-source heat pumps. In order to secure a loan, homeowners must find a contractor to complete the project, complete the correct paperwork with a signature from the contractor, and finally submit an authorization form in order to receive the loan from a lender.

<https://www.masssave.com/residential/rebates-and-incentives/heat-loan-program>

Maintenance and Technical Assistance

In general, geothermal systems have fewer problems than air source heat pumps, however, they still require routine maintenance to be completed by a professional. During a system check, a qualified technician will inspect the indoor components, the circulating equipment, and the ground-coupled heat exchanger. The frequency of these inspections is dependent upon the specific component but generally varies between quarterly, semi-annual, and annual. Geothermal contractors may provide a warranty on the system to offer continued support to the homeowner after installation, but there are also geothermal technicians from other servicing companies who can conduct ground source heat pump and general geothermal system maintenance.

<https://www.pnnl.gov/projects/om-best-practices/ground-source-heat-pump#Maintenance%20Checklist>

Case studies

“Ball State University in Muncie, Indiana Replaces Coal-fired Boilers with Campus-Wide Geothermal Energy”, Environmental Resilience Institute, Indiana University, <https://eri.iu.edu/erit/case-studies/ball-state-university-geothermal.html>.

Constructed between 2009 and 2014 to include 47 buildings on the system, this project cost \$83 million to implement. Since its completion, the university has reduced its water usage by an average of 45 million gallons of water and \$2.2-2.5 million of energy costs per year. The use of geothermal energy has reduced carbon dioxide emissions by 85,000 tons each year. This study indicates that geothermal has significant environmental and economic benefits, especially in networked systems.

“Eversource Geothermal Pilot Program,” Framingham, Massachusetts,

<https://www.framinghamma.gov/3416/Geothermal-Pilot-Program>

In April 2023, the Department of Energy (DOE) announced a \$13 million investment into community geothermal projects in 11 cities, including one project in Framingham, Massachusetts which would connect 37 buildings to the same geothermal system. ¹After assessing the system for two heating and two cooling, if this project proves to be effective, this networked geothermal project has the potential to cut energy costs for residents by 20% and reduce greenhouse gas emissions by 60%. The goal of the project in Framingham, according to the DOE, is to support and study the efficacy of a “Geothermal heat-pump heating and cooling system adjacent to another geothermal demonstration project and

¹ “DOE Announces \$13 Million to Support Community Geothermal Heating and Cooling Solutions”,

<https://www.energy.gov/articles/doe-announces-13-million-support-community-geothermal-heating-and-cooling-solutions>

integrated with other renewable energy systems in a socioeconomically and ethnically diverse city.”¹ Due to the large scale of the project and the need to gain access to customers’ homes to install fixtures to connect to the underground piping, project stakeholders conducted community engagement to gain public support for the project. As of June 12, 2023, construction of the project in Framingham has begun.

Where can I go to learn more?

“Geothermal FAQs,” Geothermal Technologies Office, Office of Energy Efficiency & Renewable Energy, <https://www.energy.gov/eere/geothermal/geothermal-faqs>.

“Geothermal Heat Pumps,” Energy Saver, Energy.gov, <https://www.energy.gov/energysaver/geothermal-heat-pumps>.

“What is Renewable Energy?” Climate Action, United Nations, https://www.un.org/en/climatechange/what-is-renewable-energy?gclid=CjoKCQjw4s-kBhDqARIsAN-ipH23jabBDV9HITshV5Iwd2xCRh7PnRTFULM_wocjMv5Ohd9IgpYoHkgaAvIUEALw_wcB.

“Geothermal Energy,” Climable.org, <https://climable.org/geothermal>.

¹ DOE Announces \$13 Million to Support Community Geothermal Heating and Cooling Solutions”, <https://www.energy.gov/articles/doe-announces-13-million-support-community-geothermal-heating-and-cooling-solutions>.

Institutional Expansion and Development

What is Institutional Master Planning?

In 1996, Boston adopted the Article 80 process which was established as part of the zoning laws in the city to assess the impacts on the surrounding built environment and residents in the neighboring communities. Under Article 80, there are four types of plans that are overseen, one of which is Institutional Master Planning which is conducted by hospitals and educational institutions to express the development or expansion plans of an institution. These are frequently revised regardless of whether development is occurring. Institutional Master Planning is meant to be “thoughtful and transparent,” to acknowledge and mitigate the impacts of development on the surrounding community. ¹ Because of the potential effects on residents, Institutional Master Planning requires community engagement for a comprehensive plan. ²

What is a Community Benefits Agreement?

A community benefits agreement (CBA), also called an “economic empowerment mechanism,” is a legal contract that is formed between an institution and the residents of a community. ³ The CBA is established to gain support for the project from residents while also mitigating disruptions to the community during a development project. Because projects of expansion are detrimental to residents, especially structurally and economically disadvantaged communities, a community benefits agreement works to support residents through financial assistance, access to affordable housing, and other social programs.

What is the process of relocating residents during institutional expansion?

Development and expansion of an institution can cause displacement of residents. To ensure that this does not occur, institutions can work with residents in areas of planned development to secure new and affordable housing. Using institutional funding in partnership with a Department of Housing and Urban Development certified relocation specialist displaced residents can guide displaced residents through a methodical relocation process to find affordable housing. ⁴

How do Community Benefits Agreements and Institutional Master Planning benefit my neighborhood?

Institutions tend to lack transparency in their communications with neighboring communities which has detrimental effects on residents and neighborhoods. Although unlikely that institutions will stop expansion, Community Benefits Agreements and Institutional Master Planning can provide legal

¹ Institutional Master Planning, <https://www.bostonplans.org/planning/institutional-planning/institutional-planning>.

² Boston’s Article 80 Process <https://www.bostonplans.org/projects/development-review/what-is-article-80> and A Citizen’s Guide to Development Review under Article 80 of the Boston Zoning Code <https://www.bostonplans.org/getattachment/610ddaf1-a547-4eb9-bb22-4d0938f354f6>.

³ Community Benefits Agreement, <https://www.policylink.org/resources-tools/tools/all-in-cities/good-jobs/community-benefits-agreements#:~:text=A%20CBA%20is%20a%20legally,if%20the%20project%20moves%20forward>

⁴ Holyoke Urban Renewal Plan - Relocation, https://storage.googleapis.com/proudcity/holyokema/uploads/2022/10/08_Relocation1.pdf.

support and transparency to residents, while also conducting community engagement or a public review process to understand the needs of the community and mitigate neighborhood disruption.

Why do I need to learn about this?

Educational or medical institutions surrounded by residential neighborhoods have various methods of obtaining land in order to expand their campus. One of these approaches is to buy homes for sale in the residential area and let them sit vacant until the university has ownership of enough space to build new developments at which point the university demolishes the vacant homes. Another mechanism of land acquisition is through eminent domain in which a public entity acquires private property without needing approval from residents. Residents, however, do receive compensation for the loss. Overall, these acquisitions and development practices can disrupt neighborhoods.

Institutions with surrounding residential communities that hope to expand can have adverse impacts on the neighborhood. It is important for neighboring communities to be aware of the plans of institutions and how, as community members, to voice their concerns and needs, whether through Community Benefits Agreements or in the community engagement portion of Institutional Master Planning.

Case Studies

Sheila Foster, “Columbia University Expansion into West Harlem, New York City,” in *Strengthening environmental reviews in urban development: Urban Legal Case Studies: Volume 6*, ed. UN-Habitat (UN-Habitat, 2018), <https://unhabitat.org/sites/default/files/download-manager-files/NYC%20Case%20Study.pdf> and West Harlem Community Benefits Agreement <https://gca.columbia.edu/sites/default/files/2016-11/CBAAgreement.pdf>

In New York City, Columbia University planned expansion of its campus which would eliminate existing affordable housing. Additionally, it would cause detrimental effects on the residents of the community through a loss of culturally significant property and job opportunities. Throughout the university’s planning process for this expansion, they involved neighborhood groups and residents to voice their concerns about the project. From this engagement with the surrounding community, a Community Benefits Agreement (CBA) was produced in 2009. Within Columbia University’s CBA with the residents of Harlem, concrete settlements were established to provide continued support to the community even after expansion. Many of the settlements in the CBA were financial support for residents, however, some included accessibility to resources and programs that Columbia would provide. Although signed in 2009, pushback against Columbia persists as the threat of gentrification and displacement continues, according to Columbia students and Harlem residents. Therefore, this has not been a faultless plan.¹

Boston Medical Center Institutional Master Plan

https://www.bmc.org/sites/default/files/About_Us/BMC_IMP_2021.pdf

This plan emphasizes the role of the institution, the planned projects, the best mitigation strategies for avoiding community disruption, and the reasons for infrastructural improvements. Examples of reasons for upgrades are aging buildings, energy efficiency and resiliency, the need for patient

¹ Sheila Foster, “Columbia University Expansion into West Harlem, New York City,” in *Strengthening environmental reviews in urban development: Urban Legal Case Studies: Volume 6*, ed. UN-Habitat (UN-Habitat, 2018)

housing, research, and increasing the hospital's patient capacity. In this plan, Boston Medical Center also lays out a community benefits outline that offers programs and support to the community in the following categories: access to services, housing, financial security and economic mobility, violence and trauma, behavioral health, substance use disorder, and food insecurity. ¹ Included in this plan are also photos and maps of the neighborhood and hospital to visually indicate the locations of plans.

Where can I learn more?**Community Benefits Agreements**

<https://www.policylink.org/resources-tools/tools/all-in-cities/good-jobs/community-benefits-agreements#:~:text=A%20CBA%20is%20a%20legally,if%20the%20project%20moves%20forward>

Boston's Article 80 Process

<https://www.bostonplans.org/projects/development-review/what-is-article-80>

A Citizen's Guide to Development Review under Article 80 of the Boston Zoning Code

<https://www.bostonplans.org/getattachment/610ddaf1-a547-4eb9-bb22-4d0938f354f6>

Institutional Master Planning, <https://www.bostonplans.org/planning/institutional-planning/institutional-planning>

¹ Boston Medical Center Institutional Master Plan

https://www.bmc.org/sites/default/files/About_Us/BMC_IMP_2021.pdf

Land Trusts

What is a land trust?

Land trusts are managed and overseen by a community organization, nonprofit, or city government and work to acquire properties to maintain and sell for a fixed price. Cities may establish a land trust to promote homeownership among low- or middle-income populations. Because the land is already owned by a trust, the homeowner's only financial responsibility during the sale of the home is the house or the "vertical improvements" on the land. ¹ To maintain the affordability of housing, land trusts may set an area median income that residents must fall under in order to purchase a home on the plot of land. Those who own or rent homes on land trusts enter into a 99-year lease which ensures that even after the sale of the home, the price does not increase. Although a homeowner may decide to sell their home, due to the 99-year lease of the land trust, homes will continue to be sold for an affordable cost. Land trusts resist the potential for a home or property to appreciate, which also maintains affordability. They function to support the well-being of the community because they "remove land from the speculative real estate market and manage it for the common good." ²

How does it benefit my community?

Land trusts have a variety of benefits, both for individuals and the community as a whole. For individuals, land trusts can promote increased rates of homeownership by ensuring the affordability of homes on land. Promoting affordable homeownership in land trusts can also work to confront racial disparities by increasing the homeownership rates in demographics that have historically had lower rates of homeownership. A community benefit of land trusts is their role in countering gentrification. Gentrification is the process of affluent people moving into a neighborhood resulting in increased real estate and housing prices, subsequently pushing longtime residents out of the area as they are no longer able to afford the increased housing prices. Land trusts, overall, support community longevity and resist disruption from external entities.

Why do I need to learn about it?

Given their 99-year lease structure, land trusts provide residents with the opportunity to pursue affordable homeownership opportunities while also being protected from potential rising housing costs and subsequent displacement. Additionally, residents can cultivate community without disruption by outside developers.

Funding a Land Trust

A land trust obtains land through sale or donations, or by acquiring vacant properties. Although the preferred method of obtaining land is through donation, financial support for a land trust is pertinent to their success in purchasing land plots as necessary. Funding for a land trust also supports operational costs, such as staff salaries. Examples of funding include loans, seed money, and donations from private and public entities.

¹ "About the Moab Area Community Land Trust," Moab Area Community Land Trust, <https://www.moabelt.org/about>.

² Community Land Trusts: Affordable Access to Land and Housing <https://unhabitat.org/sites/default/files/download-manager-files/Community%20Land%20Trusts%20Affordable%20Access%20to%20Land%20and%20Housing.pdf>, 5

Case Studies

New Communities, Inc. - The first land trust established in the US in 1969

<https://www.newcommunitiesinc.com/>

Established in 1969 as the first community land trust, New Communities, Inc. has worked to cultivate economic development, social justice, and community building for African-American farmers facing struggles to find land ownership opportunities.

Moab Area Community Land Trust

<https://www.moabclt.org/>

This land trust is operated by a nonprofit organization that intends to increase opportunities for affordable housing and homeownership by establishing a 99-year lease of the land with the homeowner. This ensures that housing costs do not increase. Recently, after receiving a large land donation and \$4.3 million in tax credits, the land trust is constructing three community buildings, which will include 300 housing units in total, to expand affordable housing opportunities. The land trust is also completing improvements on existing homes.

Community Land Trusts and Stable Affordable Housing - Case Studies of Albany, GA, Houston, TX, Oakland, CA

<https://www.huduser.gov/portal/pdredge/pdr-edge-featd-article-110419.html>

In two historically Black Houston neighborhoods, the Third Ward and Independence Heights, housing prices have begun to increase as residents from outside neighborhoods have begun to move into the areas which has caused displacement. In order to deter increased housing prices, Houston Community Land Trust (HCLT) builds new homes on land obtained by the land trust and sells the homes to income-qualified residents. The land trust constructed homes are also tied to a 99-year lease on the land which ensures that homes maintain affordability even when sold.

Where can I learn more?

“About Land Trusts,” Land Trust Alliance, <https://landtrustalliance.org/why-land-matters/land-conservation/about-land-trusts>

Community Land Trusts: Affordable Access to Land and Housing

<https://unhabitat.org/sites/default/files/download-manager-files/Community%20Land%20Trusts%20Affordable%20Access%20to%20Land%20and%20Housing.pdf>

“What City Leaders Need to Know About Community Land Trusts,” National League of Cities

<https://www.nlc.org/article/2021/08/17/what-city-leaders-need-know-about-community-land-trusts/>

“Community Land Trusts,” PolicyLink

<https://www.policylink.org/resources-tools/tools/all-in-cities/housing-anti-displacement/community-land-trusts>

Microgrids

What is a microgrid?

Microgrids are a form of electrical grid that can function in conjunction with the main electrical grid or on its own when power on the main grid is lost during an outage. Currently, the most common form of microgrid is a diesel generator which can provide emergency power to a building or group of buildings if there is a power outage. Unfortunately, diesel generators are not efficient and cause air pollution. However, modernized models of microgrids utilize renewable energy such as solar or wind energy to power the grid.

How would a microgrid benefit my neighborhood?

Energy-efficient microgrids are emerging as an effective solution to ensure the resilience of electrical grids. As more extreme and frequent weather events occur due to climate change, the potential for power outages on an aging, centralized electrical grid increases. Microgrids also address environmental justice issues by investing in new infrastructure in communities that will be the hardest hit by climate change. This type of infrastructure functions to mitigate the severity of power outages caused by inclement weather by lessening the energy load on the larger grid. This is done by diversifying energy sources while also serving as a backup source of energy. Through a localized electrical grid to provide more efficient and affordable energy, microgrids are shifting the nature of how to distribute energy effectively and sustainably.

Why do I need to learn about this?

Cities have the opportunity to implement microgrids both to decarbonize and improve the resilience of the electrical grid for city services and residents. Residents can call upon city officials to consider establishing a microgrid and communicate with other residents to educate them about the community benefits of a microgrid.

Funding for a Microgrid

In Chelsea, Massachusetts, funding to establish a new community microgrid came from grant money to complete a microgrid feasibility study, funding to establish a Municipal Vulnerability Preparedness project (one of these projects was a community microgrid), along with other federal funding, and additional financial support from the city. Although an expensive venture overall, with the use of a variety of funding sources, community microgrid projects are attainable. In addition to funding for this type of project, when microgrids produce extra energy, this excess power can be sold to the main electrical grid for a profit. These benefits ensure that funding microgrids are cost-effective.

Technical Assistance

Microgrid systems are maintained through a central control system that manages the entire microgrid system to ensure that it runs without error and disconnects from the main grid during a power outage.

Case Studies

Chelsea, Massachusetts Microgrid Project

<https://www.motherjones.com/environment/2023/04/microgrids-chelsea-massachusetts-environmental-justice-climate-resilience/>,
https://www.chelseama.gov/community/community_microgrid.php, and <https://files-cdn.masscec.com/reports/Chelsea%20-%20Community%20Microgrid%20-%20Final%20Report.pdf>.

Chelsea, Massachusetts is categorized as an Environmental Justice population and sits in a location that will be hardest hit by climate change-caused flooding. To maintain resilience in natural disasters, the microgrid project will be a municipal service to ensure that emergency and governmental services retain electricity in cases of power outages to provide necessary emergency services to residents.

Borrego Springs, CA Microgrid

https://climable.org/microgrids?gad=1&gclid=CjwKCAjwq4imBhBQEiwA9Nx1BqgmoL2NvNUkCq-TPc8_PYQpjbS5FgeobkiITcAxNyo5TjKuym6r_RoCOJIQAvD_BwE

The microgrid in Borrego Springs, California was established to ensure that residents have reliable access to air conditioning in a region of frequent severe weather, wildfires, and consistent dangerous heat. Since its implementation, this solar powered system has averted at least two significant outages, as a result of extreme weather, because of the microgrid.

Where can I learn more?

“Grid Systems,” Office of Electricity, <https://www.energy.gov/oe/grid-systems>.

“Meet the microgrid, the technology poised to transform electricity,” Climate, Vox,
<https://www.vox.com/energy-and-environment/2017/12/15/16714146/greener-more-reliable-more-resilient-grid-microgrids>.

Mighty Microgrids,

https://ilsr.org/wp-content/uploads/downloads/2016/03/Report-Mighty-Microgrids-PDF-3_3_16.pdf

“The U.S. Department of Energy’s Microgrid Initiative,” The Electricity Journal,

<https://www.energy.gov/sites/prod/files/2016/06/f32/The%20US%20Department%20of%20Energy%27s%20Microgrid%20Initiative.pdf>

“Community Microgrids Program,” Massachusetts Clean Energy Center,

<https://www.masscec.com/program/community-microgrids>

Pedestrian Zones

What is a pedestrian zone?

A pedestrian zone, also known as a pedestrian mall or no-car zone, is an area dedicated to improving pedestrian experiences in an urban area. These areas can be permanently closed to cars, or be closed only during certain times on certain days of the week. Pedestrian zones tend to include local businesses and restaurants where pedestrians can shop and eat.

How would this benefit my community?

Pedestrian zones have economic, environmental, and social benefits. In these zones, which are commonly surrounded by local businesses and restaurants, pedestrians have more access to these shops which increases engagement. Environmentally, without cars in the area, there are lower levels of carbon emissions which improves air quality. Pedestrian zones also can support social well-being and community engagement by increasing opportunities for social interaction among community members in these areas. ¹

Why do I need to learn about this?

Even with these benefits, city planners should take into consideration the potential impacts of these zones and establish proactive mitigation strategies prior to the implementation of these zones. Pedestrian zones do have the potential to cause gentrification, the process of affluent people moving into a neighborhood with resulting increased real estate and housing prices, and subsequently pushing longtime residents out of the area as they are no longer able to afford the increased housing prices. As preferable areas of real estate, pedestrian zones have increased housing prices in certain cities, which has forced longtime residents out of the area. Planners can consider how to incorporate affordable housing in these plans to ensure that residents are not displaced. Residents and neighborhood councils, as members of the community, can engage in the planning process for these areas to ensure that City officials and planners of the zone prioritize the needs and wants of residents.

Case Studies

National League of Cities - Streets as Connectors: Pedestrian Zones in Cities

<https://www.nlc.org/resource/new-report-on-pedestrian-zones/>

This report examines pedestrian zones in a variety of places, both international cities and cities in the United States. One example of a US city with a 40-year history of pedestrian zone usage is Madison, Wisconsin. City officials converted a highway into a limited car zone to prioritize pedestrian and bicycle traffic and increase the economic development of local businesses and restaurants in the area surrounding the Capitol building and the University of Wisconsin. Within the last 20 years, State Street has had higher rates of public transportation usage and increased bike use with the inception of the Madison Bicycle bike share program. More restaurants and apartments have also been established

¹ “Streets as Connectors: Pedestrian Zones in Cities”, National League of Cities, https://www.nlc.org/wp-content/uploads/2020/01/CS_PedestrianReport_Final_WEB-1.pdf.

in the area, which has increased rent prices. As indicated in this case study, although these zones have environmental, social, and economic benefits, there must be a comprehensive planning process to ensure that pedestrian zones do not result in resident displacement.

Seasonal Streets

<https://www.nyc.gov/html/dot/html/pedestrians/seasonalstreets.shtml>

New York City offers temporary pedestrian zones on various streets throughout the city at different times during the year. Community-based organizations in partnership with NYC DOT plan the logistics of each of these seasonal spaces to organize events and ensure that businesses along the road can receive deliveries as needed. In past years, designers of the pedestrian zones have placed temporary furniture and art displays in the area. These four zones have increased pedestrian traffic during the seasonal street periods. In 2018, pedestrians' engagement with shops on Doyers Street increased by 69% and pedestrian traffic increased by 111%. ¹ On Broadway Street in 2017, pedestrian traffic increased by 30%. ²

Where can I learn more about this?

Strong Avenue, Northampton, MA

"Summers on Strong"

<https://www.gazettenet.com/StrongAvenue-hg-05252021-40642962> and

<https://northampton.live/summer-on-strong>

Pedestrian Zones: Definition, History, and Outlook

<https://www.treehugger.com/pedestrian-zones-definition-history-and-outlook-5185356>

¹ "Seasonal Streets", New York City Department of Transportation,
<https://www.nyc.gov/html/dot/html/pedestrians/seasonalstreets.shtml>.

² "Seasonal Streets", New York City Department of Transportation,
<https://www.nyc.gov/html/dot/html/pedestrians/seasonalstreets.shtml>.

Planting Fruit Trees in Urban Orchards

What are urban orchards?

Urban orchards are districts in cities that are dedicated to planting and growing trees. The locations of urban orchards can vary from parks to vacant lots to schools to residents' properties. Currently, Springfield's only established urban orchard is located at Johnny Appleseed Park in Forest Park.

To form a sustainable urban orchard, many stakeholders are required to secure funding and resources to plant and cultivate the trees. Stakeholders may include the city government, community-based organizations, neighborhood councils, private organizations, and community residents. The City of Springfield offers a list of the best-suited trees for the climate, however, in the urban orchard planning process, consideration for expanded types of trees, including fruit trees, may be examined. ¹

How will this benefit my neighborhood?

Urban orchards are beneficial to the environment as trees can offset carbon emissions by absorbing carbon dioxide which also improves air quality in an area. More trees in cities can also lower the intensity of high temperatures in "heat islands," or urban areas that, "experience higher temperatures than outlying areas." ² Heat islands are an environmental justice issue that disproportionately impacts communities of color and low-income populations. Increased shade from trees on homes may also reduce home energy cooling costs. Additionally, including fruit trees in urban orchards will expand access to fresh fruits for more residents.

Why do I need to learn about this?

The Commonwealth of Massachusetts has established the Greening the Gateway Cities Program (GGCP), which includes parts of Springfield, to "increase tree coverage in urban areas in Massachusetts", especially within Environmental Justice populations ³ Community members can play an integral role in the implementation of urban orchards as there are opportunities for residents to grow trees on their own properties or assist in community tree planting and cultivation projects. Residents including renters, homeowners, and business owners, in the McKnight-Hill neighborhoods can request free trees to plant from the GGCP program. Currently, fruit trees are not included in this program as they do not increase canopy cover because they must be trimmed frequently.

¹ "Trees We Offer," GGCP Springfield, <https://www.springfield-ma.gov/park/ggcp/trees-we-offer>.

² Using Trees and Vegetation to Reduce Heat Islands, <https://www.epa.gov/heatislands/using-trees-and-vegetation-reduce-heat-islands> and Heat Island Effect, <https://www.epa.gov/heatislands>.

³ Greening the Gateway Cities, [https://www.springfield-ma.gov/park/ggcp#:~:text=Greening%20the%20Gateway%20Cities%20Springfield%20\(GGC%20Springfield%20or%20GGCP\)%20was.lot%2C%20porch%2C%20or%20building](https://www.springfield-ma.gov/park/ggcp#:~:text=Greening%20the%20Gateway%20Cities%20Springfield%20(GGC%20Springfield%20or%20GGCP)%20was.lot%2C%20porch%2C%20or%20building).

Maintenance

The City of Springfield offers a guide for tree care for residents who have received a tree from the Greening the Gateway Cities Program which indicates that trees need to be watered once a week for two years with 25 gallons of water, mulch should be applied around the tree trunk, and pruning only needs to take place if there are dead branches in the first three years. Additional maintenance questions or needs may be directed to the Greening the Gateway Cities Program.

Case Studies/Urban Orchards Around the United States

Philadelphia Orchard Project

<https://www.phillyorchards.org/>

The Philadelphia Orchard Project (POP) is a non-profit organization that plants fruit trees to increase food access. There are about 40,000 vacant lots and high levels of poverty in Philadelphia. POP uses these vacant lots along with schoolyards and community gardens to plant fruit trees. According to POP, fruit tree planting has environmental (improving soil health, cultivating environmental justice work) and aesthetic benefits. In addition, it has opportunities to increase access to fresh fruit expanding community environmental education. POP oversees or partners with 66 urban orchards which include Demonstration POP Orchards (Public Access), POP Community Orchards, Supported POP Orchards, and Other City Orchards. Since its inception in 2007, POP has planted 1,578 trees, 3,912 shrubs/vines, and 26,217 perennials, and has had the support of 926 volunteers.

Boston Food Forest Coalition

<https://www.bostonfoodforest.org/>

The Boston Food Forest Coalition (BFFC) is a community land trust that establishes community-based and operated gardens in areas that experience high levels of climate and racial injustice. Before being converted to food forests, these plots of land were vacant lots that BFFC acquired from the city for a low cost. BFFC has indicated that these food forests work to mitigate the impacts of climate change by increasing vegetation, including plants that produce food, in urban areas and investing in green infrastructure in structurally disadvantaged neighborhoods. Currently, the BFFC has nine food forests with one upcoming addition.

Where can I learn more about this?

How to Start an Urban Orchard

<https://www.arborday.org/trees/bulletins/coordinators/resources/pdfs/073.pdf>

Greening the Gateway Cities Program

<https://www.springfield-ma.gov/park/ggcp>

ReGreen Springfield - Urban Orchard Resource Dashboard, <http://regreenspringfield.org/urban-orchard-resource-dashboard/>

Rooftop Solar and Installing Solar on Historic Homes

What is rooftop solar?

Rooftop solar is an option for homeowners to install solar panels on their roofs to decarbonize their home's energy usage. Decarbonization means reducing carbon emissions that lead to climate change. This model of obtaining solar energy is specifically for those who own their home, however, in community solar models everyone, regardless of whether they own their home or rent it can benefit from solar energy. Homeowners have the option, like in community solar models, to buy or lease solar panels installed on their homes. Owning solar panels allows homeowners to use the energy produced from the installed panels and receive state and federal incentives for installing solar. For those who choose to lease solar panels, the homeowner still obtains affordable solar energy for their home, but a solar energy company owns and maintains the panels.

What are the regulations for installing solar panels on historic homes?

Solar Panels on Historic Properties

<https://www.nps.gov/orgs/1739/solar-panels-on-historic-properties.htm>

As property owners intend to increase the energy efficiency of their homes or buildings, solar panels have proven to be an effective method of decarbonizing the built environment, especially in old and historic buildings that tend to be inefficient. However, there is an added level of consideration when looking to install solar panels on historic buildings as there are local, state, and federal protections on these properties to maintain their architectural and historic integrity. Technical Preservation Services of the National Park Service and the Secretary of the Interior's Standards of Rehabilitation have established that installing solar panels on historic properties should be considered on a case-to-case basis; they have suggested that installation is generally acceptable with some caveats. The NPS provides an overview of acceptable solar panel installations, including:

1. Installing solar panels on a new addition of a building rather than on the original structure
2. On flat roofs, the angle of the solar panels should be decreased to ensure that there is less protrusion above the roofline
3. Pole-mounted arrays function so the solar panels are not installed on the building itself, but the building can still benefit from solar energy
4. On a low slope gable, solar panels can be installed against the roof – without the need for angling the panels themselves – in order to make them less visible
5. The visibility of solar panels installed on a cross gable are obstructed by pediments which makes them this an acceptable option
6. Solar panels can be installed on a rear porch roof that is a new addition
7. In order to mitigate a solar array's impact on a cultural landscape, solar panels can be installed in an area separate, but nearby, in order to reap the benefits of solar energy.

An additional recommendation from NPS indicated that solar-powered hot water systems are best suited for historic buildings as they are less extensive and require fewer solar panels which ensures that the panels are not visible.

What are the benefits of rooftop solar?

Rooftop solar works to both promote renewable energy in residential homes to decarbonize energy usage which reduces carbon emissions and reduces energy costs for homeowners. Currently, rooftop solar systems are connected to the main electrical grid, so power will still be lost in the case of an outage, however, if the system were to be connected to a microgrid, rooftop solar would allow the home to retain electricity during inclement weather caused outages. ¹

Why do I need to learn about this?

As climate change continues to progress, one method of mitigation is decarbonizing energy usage by moving from dependence on fossil fuels to renewable energy, like solar energy. Rooftop solar allows homeowners to decarbonize their own home's energy usage.

Funding

There are a variety of forms of federal and state financial assistance available to alleviate any large upfront installation costs for homeowners looking to install solar panels on their home. These are in the form of Solar Renewable Energy Credits, Massachusetts State Tax Credits, and Mass Solar Loans. According to Energy Sage, without financial assistance applied, solar panel installation costs between \$15,130 and \$20,470, but over 20 years, a homeowner could save up to \$55,758 on energy bills. ²

Technical Assistance

For those who lease solar panels, the company that owns the solar panels will install and maintain the panels. In a solar panel ownership model, homeowners are responsible for the maintenance and upkeep of their solar panels, but solar installation companies can provide maintenance services. Rooftop solar companies may also have a maintenance contract that would provide homeowners with continuing maintenance support of the solar panel system.

Case Studies

Solarize Philly

<https://solarizephilly.org/>

Solarize Philly works to make solar energy more accessible and affordable for homeowners. Currently, 20,000 households have signed up for this program and 1,300 contracts have been signed. This program was established by the Philadelphia Energy Authority (PEA) and specifies approved solar installers to complete projects. This program allows homeowners to either own or lease PV systems. With the option to own a system, homeowners receive a 30% investment tax credit along with Solar Renewable Energy Certificates, along with the energy savings from having solar. In the option to lease solar, the installers maintain and own the PV system at no cost to the homeowner. However, the installer receives the tax credit and SRECs, but the homeowner does still benefit from energy savings by buying energy from the PV system.

¹ The Road to Resilience with Rooftop Solar, <https://www.energy.gov/eere/articles/road-resilience-rooftop-solar>.

² Energy Sage, <https://www.energysage.com/local-data/solar-panel-cost/ma/?rc=p-masscec>.

Acton Historic District Commission's Guidelines for Solar Installations in Historic Districts

<https://www.acton-ma.gov/DocumentCenter/View/6919/HDC-SOLAR-GUIDELINES>

Many protections of historic properties exist at the local level and may place stricter regulations than federal standards on what changes or renovations can be made on a property, including solar panel installations. In Acton, Massachusetts, the Acton Historic District Commission has established, "Guidelines for Solar installations in Historic Districts." Based on these regulations, solar panels are permitted, however, property owners and installers must follow strict guidelines, many of which relate to the visibility of the panels. According to these rules, 1) solar panels cannot be on the front portion of a roof – the portion that faces the public *governing* road, 2) solar panels can be on a roof that is visible to the road, as long as it is not the public *governing* road. These are especially preferable if there are other protrusions – chimney, pediments – on the roofline that obscure the view. One caveat in this consideration is that solar panels must not "dominate," the roof, 3) if another, less visible, location is available for the solar panels not facing the *governing* road, the solar panels should be added there instead, 4) solar panels must be parallel to the roof's surface and be moved away from the edge of the roof to lessen the visibility. Other fixtures required for solar panel installation must not be detectable. Further, all aspects of the installation must be able to be disassembled without causing damage to the structure.

Solar panels can be added, but must not be visible. On a flat roof, homeowners must ensure that solar panels do not protrude and on sloped roofs, solar panels can only be placed on the rear and not visible from the *governing* road.

Where can I learn more about this?

Rooftop Solar

https://www.energystar.gov/products/rooftop_solar

Solar Panels on Historic Properties

<https://www.nps.gov/orgs/1739/solar-panels-on-historic-properties.htm>

Mass Solar Loans

<https://www.masscec.com/program/mass-solar-loan>

Solar Energy Resources for Consumers

<https://www.energy.gov/eere/solar/solar-energy-resources-consumers>

The Road to Resilience with Rooftop Solar

<https://www.energy.gov/eere/articles/road-resilience-rooftop-solar>

District of Columbia Historic Preservation Guidelines - Roofs on Historic Buildings

<https://planning.dc.gov/sites/default/files/dc/sites/op/publication/attachments/DC%20Roof%20Guidelines.pdf>

Self-Cleaning Toilets for Parks/Portland Loo

What is the Portland Loo?

The Portland Loo is an innovative ADA-accessible design of public restrooms to lessen the impacts of any disrepair on the bathroom and limit any illicit activities in the bathroom. On the exterior of the stall is a sink for handwashing. In some cities, these restrooms are accessible 24/7, but in others, they are locked overnight. To power these stalls, low volt or solar energy is used.

What are its benefits?

Designers of The Portland Loo hoped to eliminate illegal activity that commonly occurs in traditional public park restrooms by adding grating at the top and bottom of the stall which allows sounds to move through. Although completely private in terms of visibility, the small openings at the top and bottom of the stall ensure that users know that the stall is in a public setting. Installing these stalls in high pedestrian traffic areas reduces the potential for illicit activity to occur as there will be more usage of these restrooms by pedestrians or park users. The stall also has built-in blue lighting which makes it more difficult for those using intravenous drugs to find their veins. This reduces drug use within the public stalls.

Cost

The Portland Loo: World Class Solution to Your City's Public Restroom Needs

<https://pffcdc.org/wp-content/uploads/2017/03/Portland-Loo-Presentation-DC-march-2017-1.pdf>

Cost of the stall itself - \$90,000

Shipping ~ \$3,500-\$5,000

Installation

- Utility - \$22,000-\$25,000
- Foundation - \$7,000-\$9,000
- Installation - \$3,000-\$4,000

Maintenance per year ~ \$11,000-\$12,000

Maintenance

Past self-cleaning designs in other cities, like Seattle, were retired due to their excessive mess with too much water on floors. In the Portland Loo, maintenance workers are still required to clean the bathroom, however, it is a streamlined process as the material is made to be hosed off or quickly wiped down.

Where can I learn more about this?

The Portland Loo

<https://portlandloo.com/the-loo/>

It's austere and uncomfortable. That's precisely the reason the 'Portland Loo' is finding a home in King County <https://www.seattletimes.com/seattle-news/its-austere-and-uncomfortable-thats-precisely-the-reason-the-portland-loo-is-finding-a-home-in-king-county/>

Dayton buys quirky Portland Loos: public toilets you can see inside (sort of) <https://www.daytondailynews.com/local/dayton-to-buy-quirky-portland-loos-public-toilets-you-can-see-inside-sort-of/4TMD0F4635DDXIKAPUFFK5GLBE/>

River gets new 'Portland Loo' Public Restroom <https://thisisreno.com/2023/03/river-gets-new-portland-loo-public-restroom/>

Tangled Titles and Estate Planning

What is a tangled title?

Tangled titles most commonly occur when a homeowner dies without completing a legally recognized will. If no legal will exists listing an inheritor to the home, the person who would have been the inheritor does not receive legal ownership of the home. The process of regaining ownership of the home is an expensive endeavor due to complicated legal matters. If an heir plans to sell the home of a deceased family member, the home associated with a tangled title cannot be sold. A legal inheritor's name must be on the housing deed and legal will to do so. Unresolved tangled titles, and the subsequent loss of home ownership, lead to the loss of generational wealth especially in demographics that historically and currently have lower levels of home ownership than others, specifically communities of color and low-income populations.¹ Further, because many people dealing with tangled titles are low-income, these residents may lack access to legal counsel due to the high cost of an attorney's services.

What are the benefits of estate planning?

Estate planning to avoid tangled titles is necessary for anyone who owns a home. Even if a homeowner has a will, it must go through the probate process to be considered legally binding. Verbal promises are not legally binding. Estate planning indicates a legally recognized inheritor in the will which averts any legal challenges after a person's death. In addition to avoiding legal challenges, estate planning alleviates some stress of surviving family members during a difficult time.

Why do I need to learn about this?

There is a prevalent, but false, sentiment that estate planning is only for very wealthy residents with many assets.² However, to avert tangled titles, every homeowner should complete an estate plan with an associated legally recognized will. Residents can also call upon the city to offer accessible estate planning services to support residents in avoiding tangled titles in Springfield.

Case studies

How "Tangled Titles" Affect Philadelphia

<https://www.pewtrusts.org/en/research-and-analysis/reports/2021/08/how-tangled-titles-affect-philadelphia>

¹ The case study referenced specifically focuses on St. Louis. Nicholas Phillips, "How 'tangled titles' freeze wealth in Black neighborhoods (and probably elsewhere in St. Louis, too)," St. Louis Magazine, <https://www.stlmag.com/news/solutions/a-problem-in-deed-tangled-titles/>.

Additionally, in Baltimore and Philadelphia, it has been indicated that tangled titles most disproportionately impact Black residents. "How 'Tangled Titles' Affect Philadelphia", <https://www.pewtrusts.org/en/research-and-analysis/reports/2021/08/how-tangled-titles-affect-philadelphia>, "Tangled titles obstruct generational wealth for thousands of city families," WYPR News, <https://www.wypr.org/wypr-news/2021-12-06/tangled-titles-obstruct-generational-wealth-for-thousands-of-city-families>.

² "Tangled titles obstruct generational wealth for thousands of city families," WYPR News, <https://www.wypr.org/wypr-news/2021-12-06/tangled-titles-obstruct-generational-wealth-for-thousands-of-city-families>.

Philadelphia has an estimated 10,407 tangled titles which is likely lower than the true amount. Tangled titles most disproportionately impact Black residents in Philadelphia. This study indicates that the impacts of tangled titles are both individual and communal. Tangled titles can inhibit generational wealth, cause degradation of homes and foreclosure, heighten chances for deed theft, and lead to increased crime and the chance for fires in neighborhoods with high tangled title numbers. To mitigate these impacts, homeowners should create an estate plan with a legally recognized will and sign up for Fraud Guard to protect against deed theft.

“Tangled titles obstruct generational wealth for thousands of city families,” WYPR News, <https://www.wypr.org/wypr-news/2021-12-06/tangled-titles-obstruct-generational-wealth-for-thousands-of-city-families>.

In Baltimore, like Philadelphia, tangled titles disproportionately impact Black residents. This story touches on the experience of one resident who lived in her parents’ home and cared for them, but when they passed away, her name was not on the transferred housing deed, which caused a tangled title and subsequent legal issues. One reason residents do not complete estate planning is that it requires the discussion of death which can be a difficult topic for many people. The engages the community by offering free estate planning assistance to avoid tangled titles. A significant impact of tangled titles is that the homes may fall into disrepair because surviving descendants of a deceased homeowner may not have the financial means to care for the home. Although there are home maintenance grants and loans for income-qualified residents, homes with tangled titles do not qualify. Because tangled titles are such a significant issue in Baltimore, the Maryland Volunteers Lawyers Service (MVLS) has offered free estate planning and probate process support for residents.

Where can I go to learn more?

Probate of Wills and Estates

<https://www.mass.gov/probate-of-wills-and-estates>

City of Philadelphia (PDI) - Helping residents get legal ownership of their homes and protect their generational wealth

<https://www.phila.gov/programs/probate-deferment-initiative-pdi/>

Homeowner Tactics to Overcome Problems with Tangled Titles

<https://library.nclc.org/article/homeowner-tactics-overcome-problems-tangled-titles>

Tangled Title: Frequently Asked Questions

<https://philalegal.org/resources/tangled-title-frequently-asked-questions>

Massachusetts law about wills and estates

[https://www.mass.gov/info-details/massachusetts-law-about-wills-and-estates#print-sources:-estate-planning-\(drafting-a-will,-etc.\)-](https://www.mass.gov/info-details/massachusetts-law-about-wills-and-estates#print-sources:-estate-planning-(drafting-a-will,-etc.)-)

Nicholas Phillips, “How “tangled titles” freeze wealth in Black neighborhoods (and probably elsewhere in St. Louis, too),” St. Louis Magazine, <https://www.stlmag.com/news/solutions/a-problem-in-deed-tangled-titles/>.

Tool Libraries

What is a tool library?

A tool library is a method of sharing tools in a community to ensure all residents have access to them to complete home or garden projects. These programs are housed in places accessible to community members within the neighborhood. Tool libraries are most commonly managed by a city government, a nonprofit organization, or a separate entity whose main purpose is to run the tool library. Residents can check out tools, like library books, for a period of time. When a resident needs a specific tool to complete a project the tool library would allow this resident to utilize the tool, and not spend extra money on a tool that they may only ever need to use once.

How would it benefit my neighborhood?

The benefits of tool libraries are multifaceted as they provide environmental, economic, and social benefits. As mentioned previously, tool libraries work to counter overconsumption to support environmental sustainability. Tool libraries also function to promote affordable home maintenance, and other home projects, by making tools accessible to all, especially for residents who would not be able to afford them otherwise. Finally, tool libraries support community engagement by hosting classes and events.

Why do I need to learn about this?

Tool libraries are community-run programs that community members or community-based organizations establish. To implement a lasting program, community members must be at the forefront of the planning and operations. Tool or monetary donations are required for the library inventory and volunteers are needed to oversee the checkout process and lead trainings.

Funding

Tool libraries may be free or require a small membership fee to sustain the program. Some tool libraries have established scholarships to ensure that the library is accessible to all. Other funding may be acquired through donations (tools or monetary funds) and late fees.

Technical Assistance

In addition to supplying tools, some tool libraries may offer classes to teach residents how to use tools and complete basic home repairs.

Where can I learn more about this?

Sustainable consumption toolkit - Tool Lending Library

<https://sustainableconsumption.usdn.org/initiatives-list/tool-lending-libraries>

Taking a Building's Vital Signs: A Lending Library of Handheld Instruments

<https://scholarworks.sjsu.edu/cgi/viewcontent.cgi?article=1422&context=ischoolsrj>

Case Studies

Transition Northfield, MA

<https://transitionnorthfieldma.org/>

Founded in 2010, Transition Northfield, MA functions as a tool library to support residents' needs by also addressing “economic instability, rising energy costs and global climate change.”¹ In 2018, the program had more than 200 members. In addition to offering tools for checkout, Transition Northfield, MA has also held “Fix-It Fairs” in which residents can bring broken objects or furniture and learn from volunteer repairpeople about how to fix their objects or pieces of furniture.

The Tool Library

<https://thetoollibrary.org/about/>

In Buffalo, NY, The Tool Library is a volunteer-operated program for neighborhood residents. In addition to loaning out tools for individual projects, this program organizes large-scale community beautification and garden projects and art installations for residents to participate in. Another aspect of this project is training for residents on how to operate tools and complete projects. Although this program does require a membership fee, in order to maintain accessibility to all, The Tool Library has funding for those who may not be able to afford a membership

¹ “Northfield to host ‘Fix-It Fair’ at library,” <https://www.recorder.com/Transition-Northfield-organizes-fix-it-fair-16547059>.

Traffic Calming

What is traffic calming?

Traffic calming measures are efforts to mitigate automobile-related collisions and injuries by reducing travel speed and traffic volume and prioritizing pedestrian and bicyclist safety. There are a wide variety of types of traffic calming mechanisms that include enforcing behavioral shifts in drivers and physical changes to the road to slow down automobiles. These methods range from small to large financial investments from the city. Considered in the adoption and installation of these methods is their impact on emergency vehicles, as some of these measures would increase emergency response time.

How would this benefit my community?

In order to mitigate risks on the road, traffic calming practices can be implemented. Although pedestrians and cyclists are the most vulnerable on roads, traffic calming measures may assist in lessening the severity of car accidents by reducing automobile speeds.

Why do I need to learn about this?

Pioneer Valley Planning Commission and the City of Springfield published the Springfield Complete Streets Implementation guide which addresses opportunities for improving street design for safety and efficiency. The city can implement this plan to ensure the safety of Springfield residents on roads. Residents can inform the city about specific roads of concern and potential areas of improvement that would most benefit their neighbors and neighborhood.

Examples of Traffic Calming Measures

Common traffic calming measures include roadway design elements such as:

- Speed humps
- Roadside trees
- Diagonal diverters
- Sidewalk extensions

Case studies

Neighborhood Slow Zones

<https://www.nyc.gov/html/dot/html/motorist/slowzones.shtml>

In order to reduce the amount and severity of automobile-related accidents and improve road safety, New York City has implemented Neighborhood Slow Zones. In these areas, the city has lowered the speed limit from 25 mph to 20 mph. In addition to decreasing the speed limit, physical traffic calming measures have been installed. Since the inception of these zones, there has been a “10-15% decrease in speeds, 14% reduction in crashes with injuries and 31% reduction in vehicle injuries.”¹

¹ Neighborhood Slow Zones, <https://www.nyc.gov/html/dot/html/motorist/slowzones.shtml>.

Promising Local Practice in Road Safety: A Primer for Safer Streets

<https://www.nlc.org/wp-content/uploads/2022/04/CS-Road-Safety-Brief.pdf>

According to the National League of Cities, 46,000 people were killed as a result of road-related accidents in 2021. Cities in the United States, including Somerville, MA, have adopted Vision Zero plans to address this high number of road-related deaths. Somerville has begun to implement designs that address accessibility, sidewalk and intersection safety, and improve bus stops. For transparency purposes, the city has created an online map that indicates all of the locations where road safety measures have already been established.

Where can I learn more about this?

West Hartford Neighborhood Street Traffic Calming Program

<https://resources.finalsite.net/images/v1649677425/westhartfordctgov/qlk4vdzwpayzjstrhmiu/TrafficCalmingProgram-March2022.pdf>

Delaware Traffic Calming Design Manual

https://nacto.org/wp-content/uploads/2015/04/DE-Traffic-Calming-Manual_2012.pdf

Traffic Calming, City of Northampton, MA

<https://www.northamptonma.gov/DocumentCenter/View/15943/Traffic-Calming-Manual-Sept-2020?bidId=>