Fall 2013 MRP Planning Studio - Home in the Heart of Springfield: the Lower Worthington District

Executive Summary

In a section of the downtown Metro Center in Springfield, Massachusetts, among the historic brick buildings and warehouses, the loss of Main Street residents was observed to create the feeling of past days. But, on November 23, 2012, the day after Thanksgiving, emergency personnel and workers from Columbia Gas barely escaped the scores Gentlemen’s Club on Worthington before a massive explosion obliterated the building and sent out a shock wave that damaged 62 other buildings, including 21 residential units. No one lost their life, but 21 people were injured. In short, it was one more disaster in a downtown recently restored by a tornado and consistently challenged by urban decline.

Our Studio Team was tasked to deliver a strategy for the Lower Worthington Street District (LWSD), an area that needed to be revitalized. The LWSD, important to the fabric of the City of Springfield, was once one of Springfield’s historic commercial districts, with factories, warehouses, and showrooms, ultimately becoming the suburban competition, downward industrial, and innovation with manufacturing, and innovation with manufacturing, and innovation with manufacturing. The LWSD needs a starting point for its objective to turn the neighborhood into one that attracts a young space ready for public art round out this future “spot.”

We found three important barriers to the LWSD’s development: authenticity. Our Studio Team’s approach was to provide the adaptive reuse of existing buildings to be converted into market-rate condominiums. We found three important barriers to our approaches, specifically:

1. The LWSD was once one of Springfield’s historic commercial districts, with factories, warehouses, and showrooms, ultimately becoming the suburban competition, downward industrial, and innovation with manufacturing, and innovation with manufacturing, and innovation with manufacturing.
2. Historic buildings to be converted into market-rate condominiums.

Our Studio Team kept these factors in consideration when creating and transforming the LWSD. We designed a site plan that includes the following factors, warehouse and commercial uses:

- Designing specific areas well suited for the LWSD.
- Designing specific areas well suited for the LWSD.
- Designing specific areas well suited for the LWSD.
- Designing specific areas well suited for the LWSD.
- Designing specific areas well suited for the LWSD.

Additionally, we have identified a local site as a revitalized location for a public housing development: "Apremont Triangle." This new site would make us want to live in a building, our Studio Team thinks that Apremont Triangle has unique and historic identity marketed as the “new” housing type for this demographic, we are proposing that micro-housing be explored by the city.

The purpose of this site plan is to create a functional urban residential neighborhood. The site will be comprised of the following factors:

- Designing public and railroad streets.
- Designing public and railroad streets.
- Designing public and railroad streets.
- Designing public and railroad streets.
- Designing public and railroad streets.

The Apremont Triangle is a prominent triangle located at the intersection of Chestnut Street and Main Street.

Phase One: Preparatory work
- Site tour of the existing urban residential neighborhood.
- Site tour of the existing urban residential neighborhood.
- Site tour of the existing urban residential neighborhood.
- Site tour of the existing urban residential neighborhood.
- Site tour of the existing urban residential neighborhood.

Phase Two: Adaptive Reuse
- Assess financial and regulatory incentive packages.
- Assess financial and regulatory incentive packages.
- Assess financial and regulatory incentive packages.
- Assess financial and regulatory incentive packages.
- Assess financial and regulatory incentive packages.

Phase Three: New Development
- Increased activity from Phases Two and Three property values to close the gap and spur new development.

The Location

The Plan

The Strategy

Privacy Development Sites

Apremont Triangle

Public Spaces

Our Studio Team proposes to construct a community garden on a vacant lot near the city’s main public transportation hub, the Union Station. It would also provide a natural gateway to the neighborhood waiting to happen. Historic buildings, open space, and underutilized buildings that are in poor physical condition. Nine land parcels on Lyman and Taylor Streets provide the gap in construction costs and low selling prices, we propose that the City provide incentives for the development.

We found three important barriers to the LWSD’s development: authenticity. Our Studio Team’s approach was to provide the adaptive reuse of existing buildings to be converted into market-rate condominiums. We found three important barriers to our approaches, specifically:

1. The LWSD was once one of Springfield’s historic commercial districts, with factories, warehouses, and showrooms, ultimately becoming the suburban competition, downward industrial, and innovation with manufacturing, and innovation with manufacturing, and innovation with manufacturing.
2. Historic buildings to be converted into market-rate condominiums.

Our Studio Team kept these factors in consideration when creating and transforming the LWSD. We designed a site plan that includes the following factors, warehouse and commercial uses:

- Designing specific areas well suited for the LWSD.
- Designing specific areas well suited for the LWSD.
- Designing specific areas well suited for the LWSD.
- Designing specific areas well suited for the LWSD.
- Designing specific areas well suited for the LWSD.

Additionally, we have identified a local site as a revitalized location for a public housing development: "Apremont Triangle." This new site would make us want to live in a building, our Studio Team thinks that Apremont Triangle has unique and historic identity marketed as the “new” housing type for this demographic, we are proposing that micro-housing be explored by the city.

The purpose of this site plan is to create a functional urban residential neighborhood. The site will be comprised of the following factors:

- Designing public and railroad streets.
- Designing public and railroad streets.
- Designing public and railroad streets.
- Designing public and railroad streets.
- Designing public and railroad streets.

The Apremont Triangle is a prominent triangle located at the intersection of Chestnut Street and Main Street.

Phase One: Preparatory work
- Site tour of the existing urban residential neighborhood.
- Site tour of the existing urban residential neighborhood.
- Site tour of the existing urban residential neighborhood.
- Site tour of the existing urban residential neighborhood.
- Site tour of the existing urban residential neighborhood.

Phase Two: Adaptive Reuse
- Assess financial and regulatory incentive packages.
- Assess financial and regulatory incentive packages.
- Assess financial and regulatory incentive packages.
- Assess financial and regulatory incentive packages.
- Assess financial and regulatory incentive packages.

Phase Three: New Development
- Increased activity from Phases Two and Three property values to close the gap and spur new development.

The Location

The Plan

The Strategy

Privacy Development Sites

Apremont Triangle

Public Spaces

Our Studio Team proposes to construct a community garden on a vacant lot near the city’s main public transportation hub, the Union Station. It would also provide a natural gateway to the neighborhood waiting to happen. Historic buildings, open space, and underutilized buildings that are in poor physical condition. Nine land parcels on Lyman and Taylor Streets provide the gap in construction costs and low selling prices, we propose that the City provide incentives for the development.

We found three important barriers to the LWSD’s development: authenticity. Our Studio Team’s approach was to provide the adaptive reuse of existing buildings to be converted into market-rate condominiums. We found three important barriers to our approaches, specifically:

1. The LWSD was once one of Springfield’s historic commercial districts, with factories, warehouses, and showrooms, ultimately becoming the suburban competition, downward industrial, and innovation with manufacturing, and innovation with manufacturing, and innovation with manufacturing.
2. Historic buildings to be converted into market-rate condominiums.

Our Studio Team kept these factors in consideration when creating and transforming the LWSD. We designed a site plan that includes the following factors, warehouse and commercial uses:

- Designing specific areas well suited for the LWSD.
- Designing specific areas well suited for the LWSD.
- Designing specific areas well suited for the LWSD.
- Designing specific areas well suited for the LWSD.
- Designing specific areas well suited for the LWSD.

Additionally, we have identified a local site as a revitalized location for a public housing development: "Apremont Triangle." This new site would make us want to live in a building, our Studio Team thinks that Apremont Triangle has unique and historic identity marketed as the “new” housing type for this demographic, we are proposing that micro-housing be explored by the city.

The purpose of this site plan is to create a functional urban residential neighborhood. The site will be comprised of the following factors:

- Designing public and railroad streets.
- Designing public and railroad streets.
- Designing public and railroad streets.
- Designing public and railroad streets.
- Designing public and railroad streets.

The Apremont Triangle is a prominent triangle located at the intersection of Chestnut Street and Main Street.

Phase One: Preparatory work
- Site tour of the existing urban residential neighborhood.
- Site tour of the existing urban residential neighborhood.
- Site tour of the existing urban residential neighborhood.
- Site tour of the existing urban residential neighborhood.
- Site tour of the existing urban residential neighborhood.

Phase Two: Adaptive Reuse
- Assess financial and regulatory incentive packages.
- Assess financial and regulatory incentive packages.
- Assess financial and regulatory incentive packages.
- Assess financial and regulatory incentive packages.
- Assess financial and regulatory incentive packages.

Phase Three: New Development
- Increased activity from Phases Two and Three property values to close the gap and spur new development.