



City Council
Planning & Economic
Development Committee
Meeting

36 Court Street
Springfield, MA 01103
<http://www.springfieldcityhall.com>

Councilor Jose Delgado (Chair

~Final~

March 10, 2026

5:00 PM

City Hall - Room 200

Roll Call

In person

Jose Delgado
Tim Sheehan
Brian Connors
Jeanette Deforge, Press

Virtual

Michael Wang
Phil Dromey
Kateri Walsh
Justin Hurst
Tracye Whitfield
Victor Davila

Attendee Name	Title	Status	Arrived
Brian Santaniello	City Councilor At Large	Excused	
Gerry Martin	City Councilor — Ward 7	Excused	
Maria Perez	City Councilor — Ward 1	Excused	
Malo Brown	City Councilor — Ward 4	Excused	
Zaida Govan	City Councilor — Ward 8	Excused	
Kateri Walsh	City Councilor At Large	Virtual	
Justin Hurst	City Councilor At Large	Virtual	
Victor Davila	City Councilor — Ward 6	Virtual	
Michael Fenton	City Councilor — Ward 2	Excused	

Jose Delgado	City Councilor At Large	Present	
Lavar Click-Bruce	City Councilor — Ward 5	Excused	
Melvin Edwards	City Councilor — Ward 3	Excused	
Tracye Whitfield	City Councilor At Large	Virtual	

Call To Order

5:00 PM Meeting called to order on March 10, 2026, in Hybrid Room 200, 36 Court Street, Springfield, MA 01103.

Public Portion

1. Court Square Urban Renewal

Minutes:

Planning and Economic Development Subcommittee Meeting Summary

Date: March 10, 2026

Chair: Councilor Delgado

The meeting reviewed the Court Square Urban Renewal Plan, focusing on the Northeast Downtown District Master Plan presented by Michael Wang (Form + Place). Tim Sheehan, Chief Development Officer, opened the meeting and coordinated next steps.

Key Presentations and Discussions

- **Northeast Downtown District Master Plan:** Michael Wang outlined a 30-year plan including: transforming Chestnut Street into a two-way street, expanding Apremont Triangle, developing 1,000–1,500 residential units with ~20% affordable housing, adaptive reuse of historic buildings, infrastructure upgrades, and public realm enhancements.
- **Chestnut Street Transformation:** Plan includes bike lanes, widened sidewalks, and improved connectivity. Apremont Triangle expansion would utilize Pearl Street right-of-way, creating a green district focal point while preserving historic significance.
- **Parking and Traffic Impacts:** Conversion to two-way traffic may reduce on-street parking by ~20 spaces. Design development is complete; construction design and state partnership, including potential MassWorks grants, are the next steps.
- **Walkability and Public Amenities:** Subcommittee emphasized downtown walkability, connectivity to Main Street and museum areas, and safeguarding the Veterans Memorial during construction.
- **Residential and Zoning Considerations:** New development targeted at 5–6 stories, integrating market-rate and affordable housing. Discussions included modifying I-1 industrial zoning and phasing implementation, with an immediate focus on ground-floor activation and public spaces. Demolition on the Young site is underway with historic

commission approval.

Subcommittee Input

Councilors Walsh, Davila, and President Whitfield raised questions about safety, preservation of the veteran memorial, parking impacts, building heights, homeownership opportunities, and amenities for new developments. The plan was noted for alignment with downtown revitalization goals and transit-oriented development near Union Station.

Next Steps

- Tim Sheehan: Distribute plan and presentation to all councilors.
- Planning Board/Phil Dromey: Present proposed zoning modifications to City Council on March 23.

Outcome: Subcommittee reviewed and discussed the plan; no formal votes were taken. Discussions focused on clarifying impacts, phasing, and preservation priorities.

[MIN_SIGNATURES]