

2nd & 8th and Main Stations

Springfield





Springfield Stations: The Vision



Strengthen Springfield's **Main Street Corridor** with strategic and context-sensitive residential and commercial **Infill Development** anchored by transit-centric **Community Nodes** at 2nd and 8th Street U²C Stations.

Springfield Stations: Typology

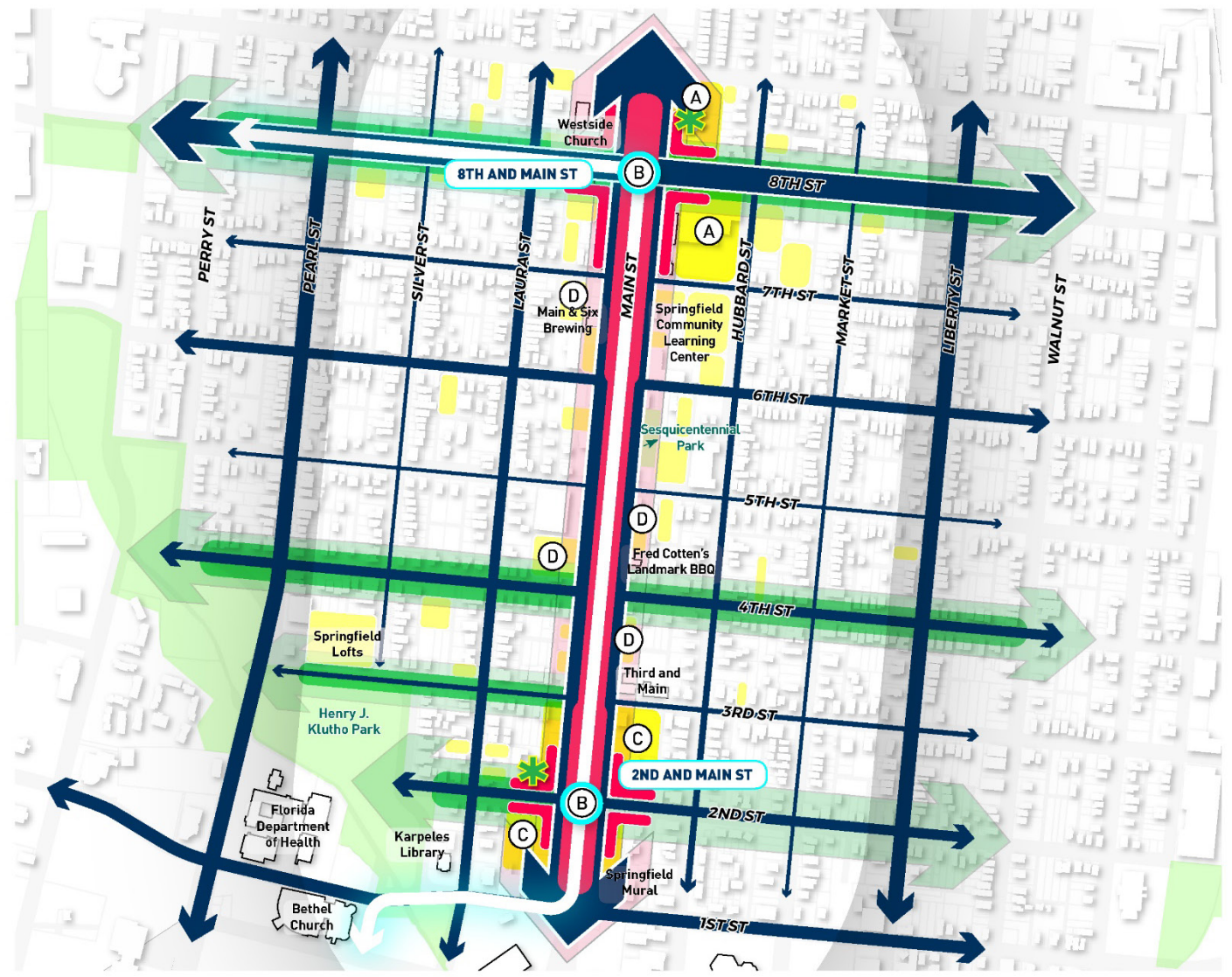


CORE NEIGHBORHOOD

Located in the Springfield neighborhood, these station areas are defined as a 'Core Neighborhood: Historic & Urban'



Springfield Stations: TOD Framework Principles



A – Neighborhood node at 8th & Main; contextual infill with active ground floors on vacant parcels

B – Cluster active store fronts + complete streets amenities around station intersections

C – Use vacant parcels at 2nd & Main for contextually sensitive infill development.

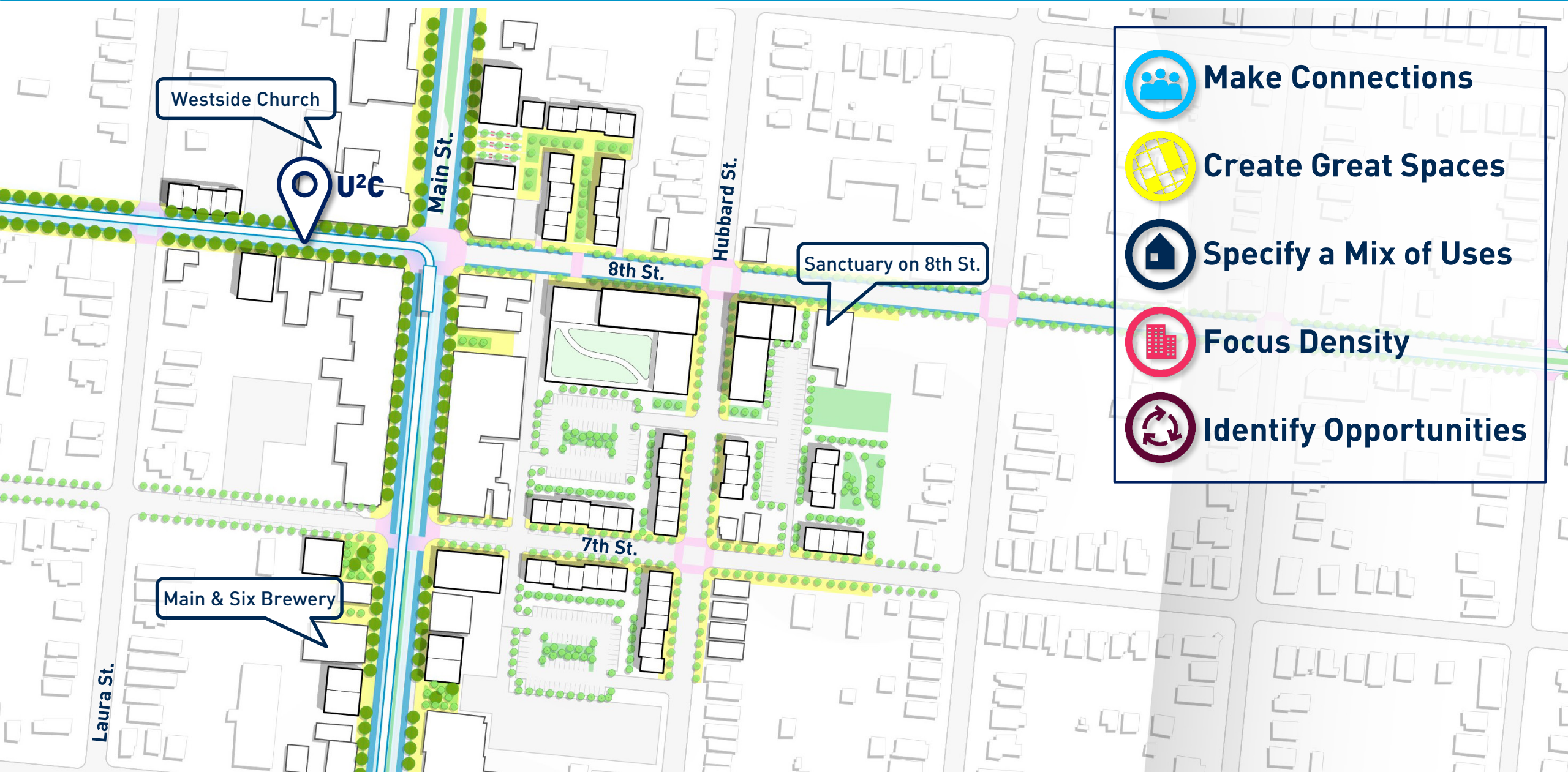
D – Encourage contextual infill development along Main St.

LEGEND

- Mixed Use Commercial on Main Street
- Infill Townhouse Development
- Key Frontages and Commercial Space
- Pocket Park



8th & Main Station: Key TOD Strategies





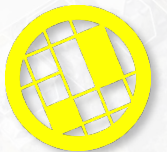
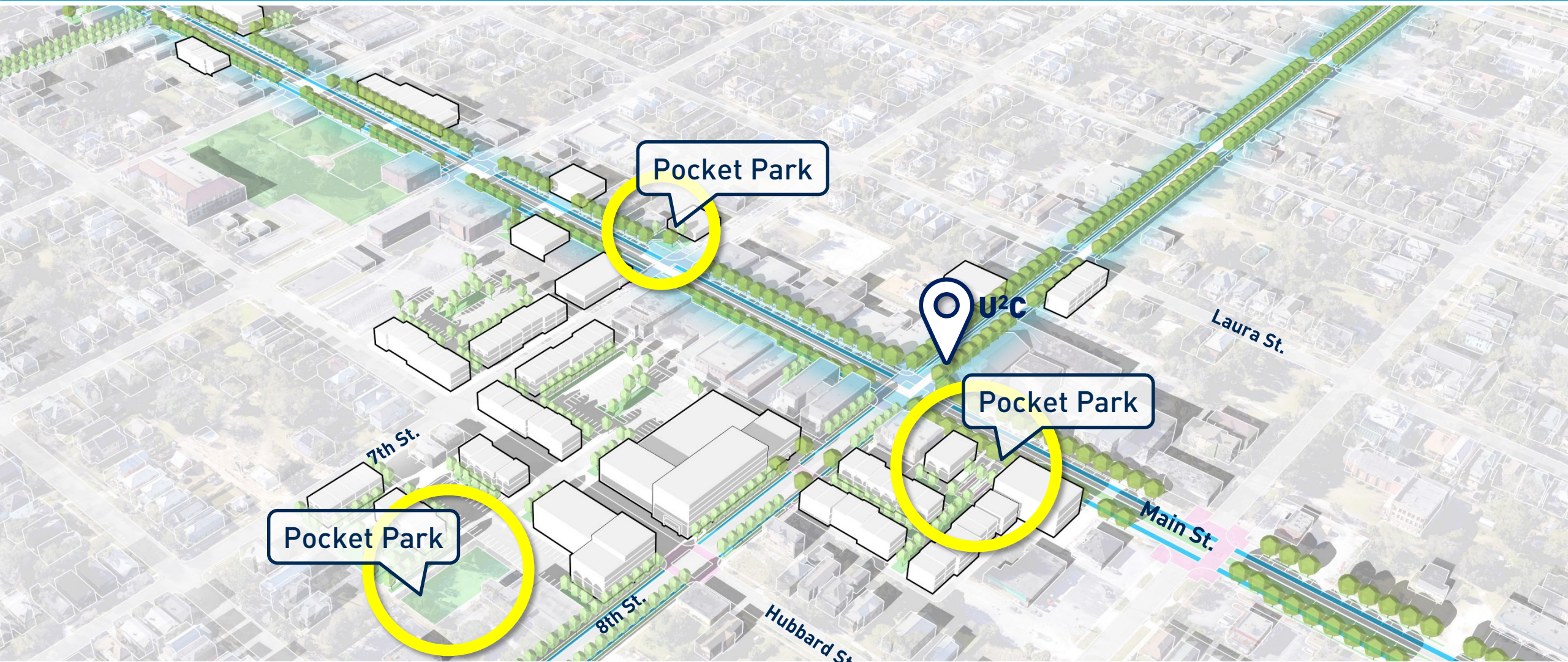
Key TOD Strategy: Make Connections



Connections by foot to transportation and neighborhood services are encouraged by enhancing the pedestrian experience with Complete Streets.



Key TOD Strategy: Create Great Spaces



A network of pocket parks along Main Street and within adjacent blocks increases access to quality open spaces for Springfield residents.



Create Great Places: Parks & Streetscape



Credit: ©Vittorio Sciosia

Public Space and Mural Art: Wynwood Art District (Miami, FL)



Credit: Pittsburgh Post-Gazette

BRT System Integrated with Neighborhood Streetscape: (Pittsburgh, PA)



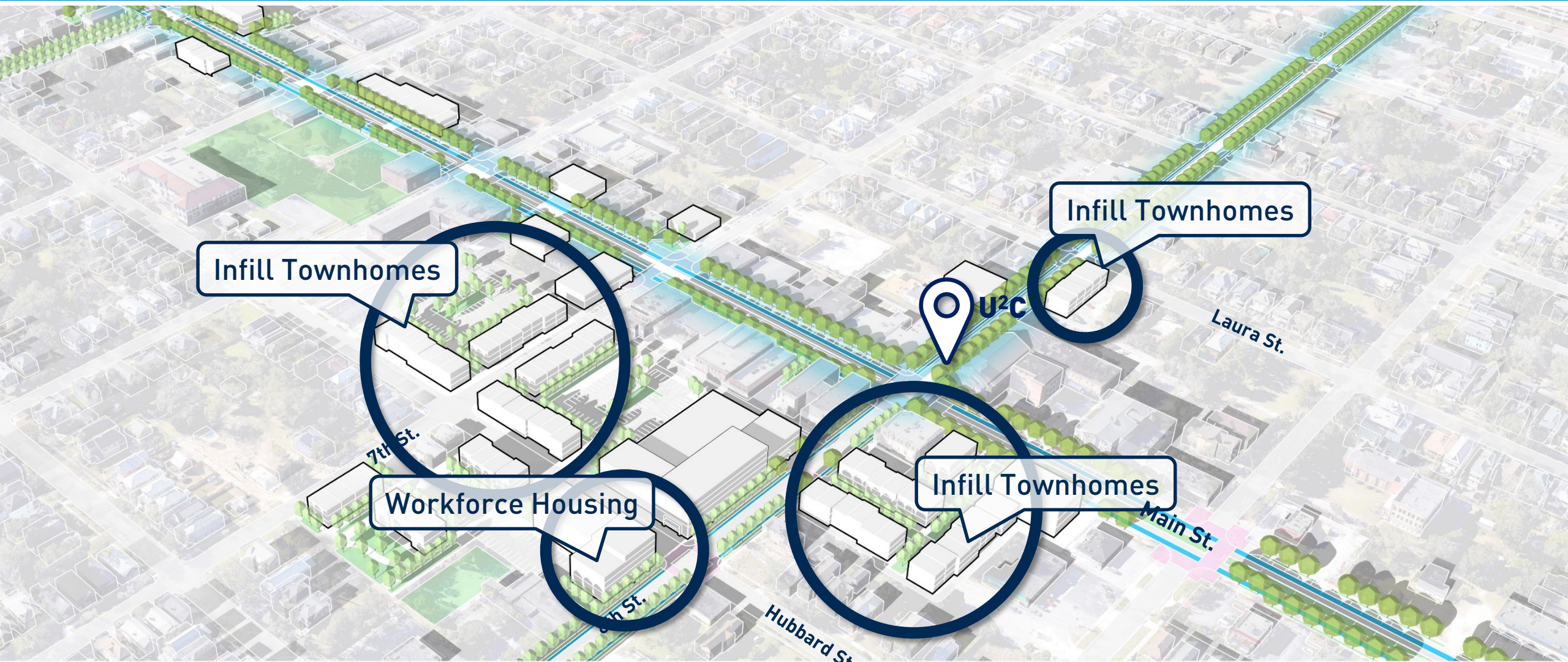
Key TOD Strategy: Specify a Mix of Uses



A new neighborhood grocery store compliments additional retail and commercial uses along Main Street and addresses community needs.



Key TOD Strategy: Specify a Mix of Uses



Townhomes and small apartment buildings 'fill-the-gaps' within blocks adjacent to U²C and should include workforce and affordable housing options.



Specify a Mix of Uses: Infill Development



Credit: Koning Eizenberg Architecture

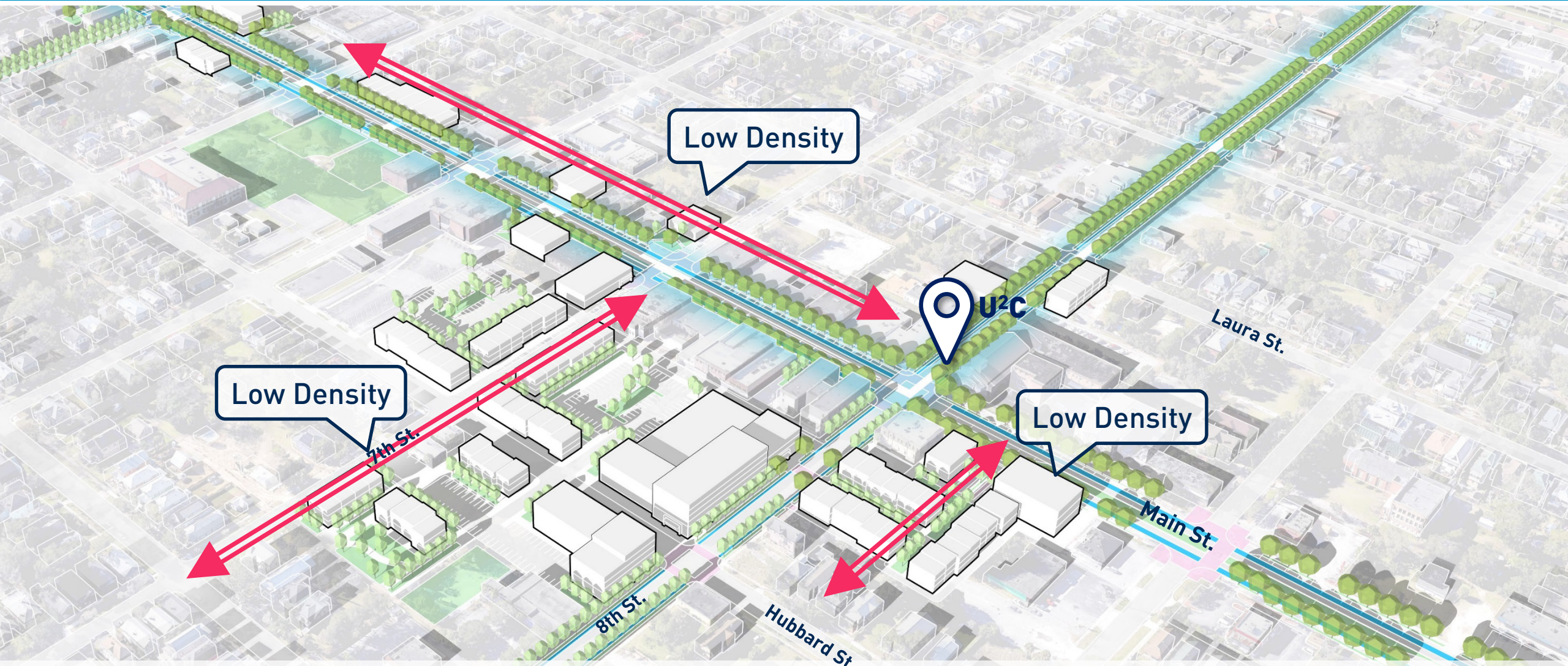
Residential Development with Commercial Ground Floor on Corner Lot: (1828 Ocean Avenue, Los Angeles, CA)



Credit: Plusurbia Design

Main Street Redevelopment: (Wynwood, Miami, FL)

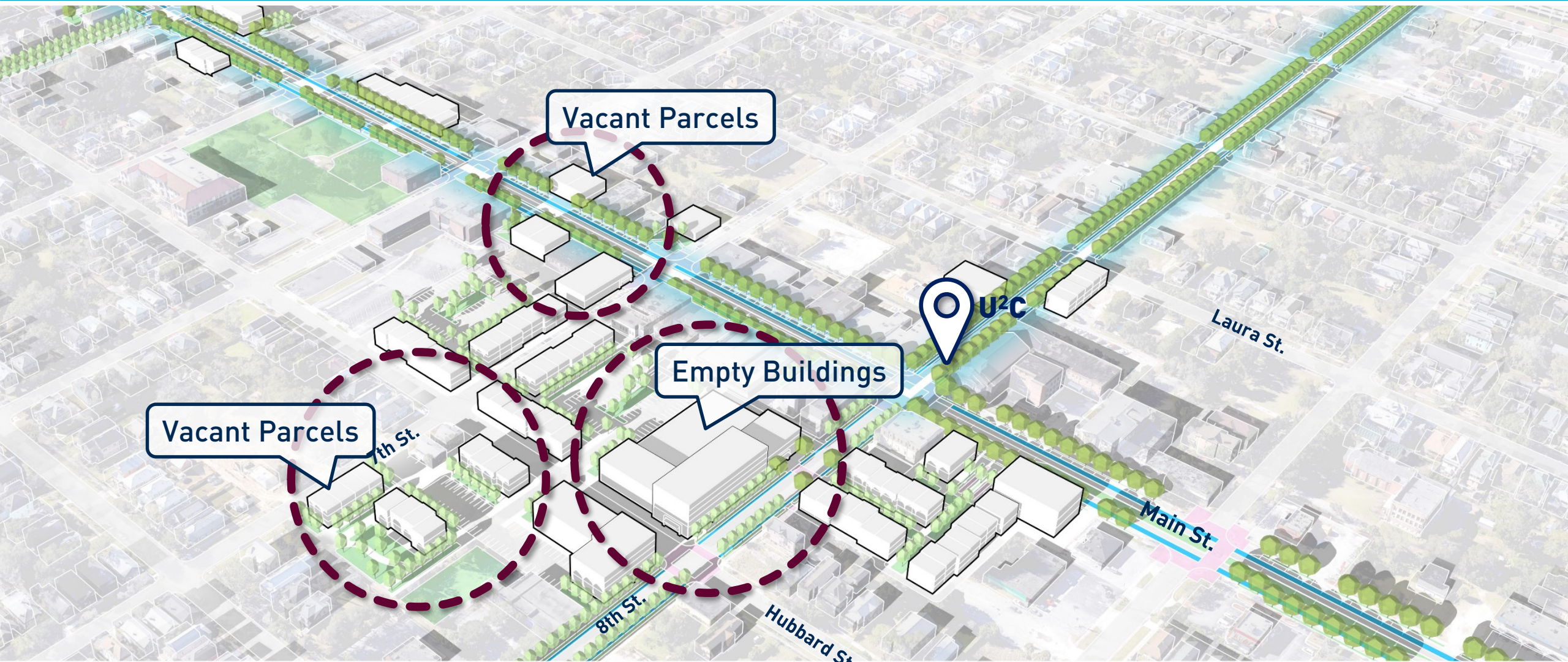
Key TOD Strategy: Focus Density



New townhomes, apartments and commercial buildings should be 2-3 stories in height to maintain Springfield's urban neighborhood character.



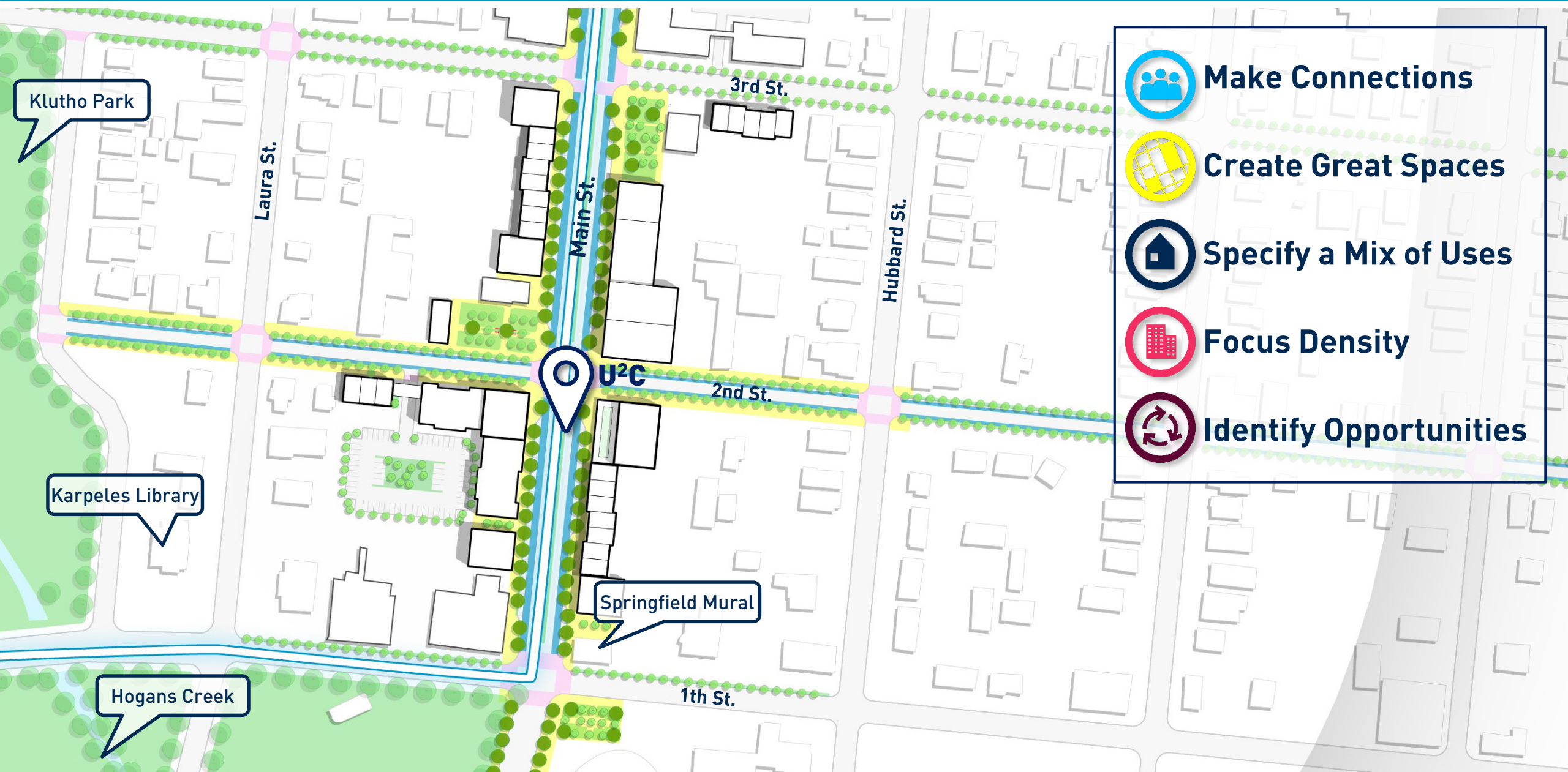
Key TOD Strategy: Identify Opportunities



Vacant parcels and empty buildings found throughout the 8th & Main area are opportunities for responsible and sustainable infill development.



2nd & Main Station: Key TOD Strategies



Klutho Park

Laura St.

Main St.

Hubbard St.

3rd St.

2nd St.

1st St.

Springfield Mural

Karpales Library

Hogans Creek

- Make Connections**
- Create Great Spaces**
- Specify a Mix of Uses**
- Focus Density**
- Identify Opportunities**



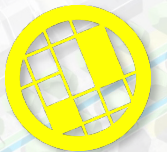
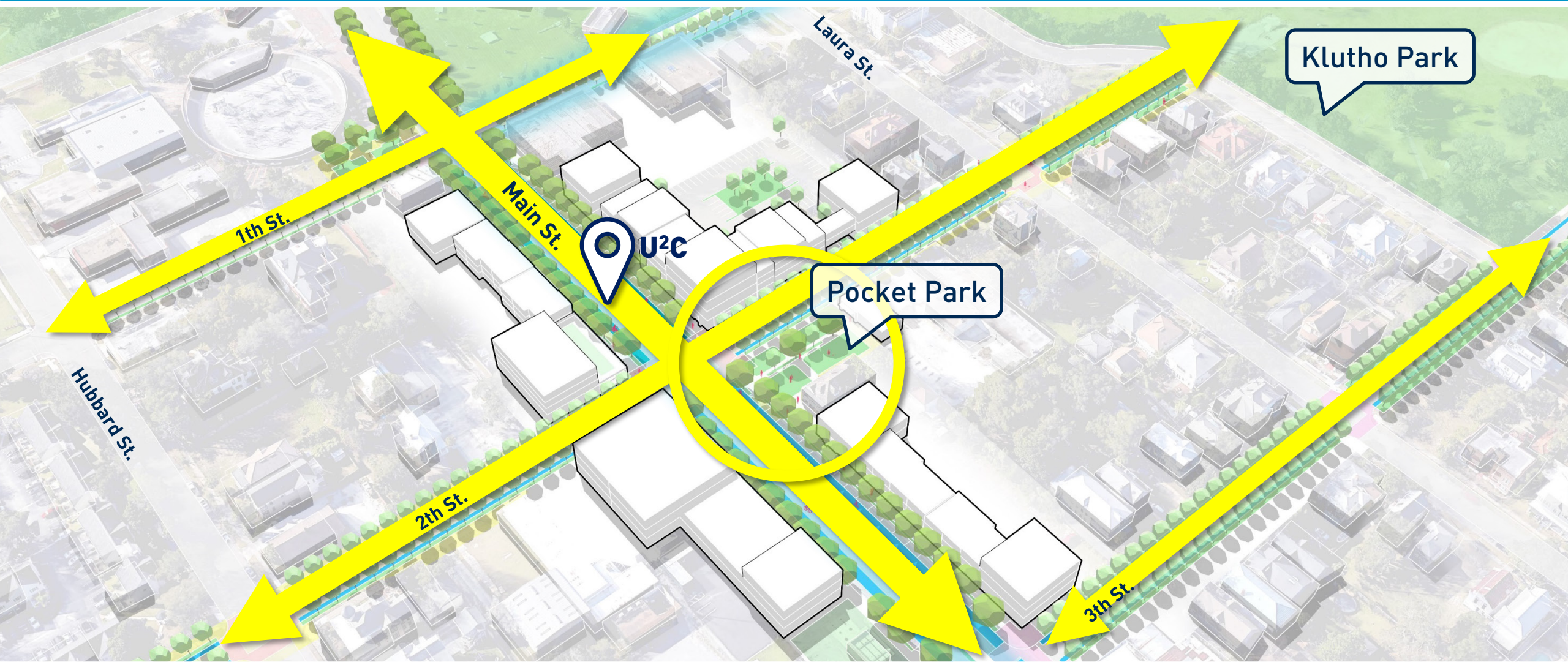
Key TOD Strategy: Make Connections



Complete Streets design features promote circulation within the 2nd & Main Station Area and improves connections to the Emerald Trail and Klutho Park.



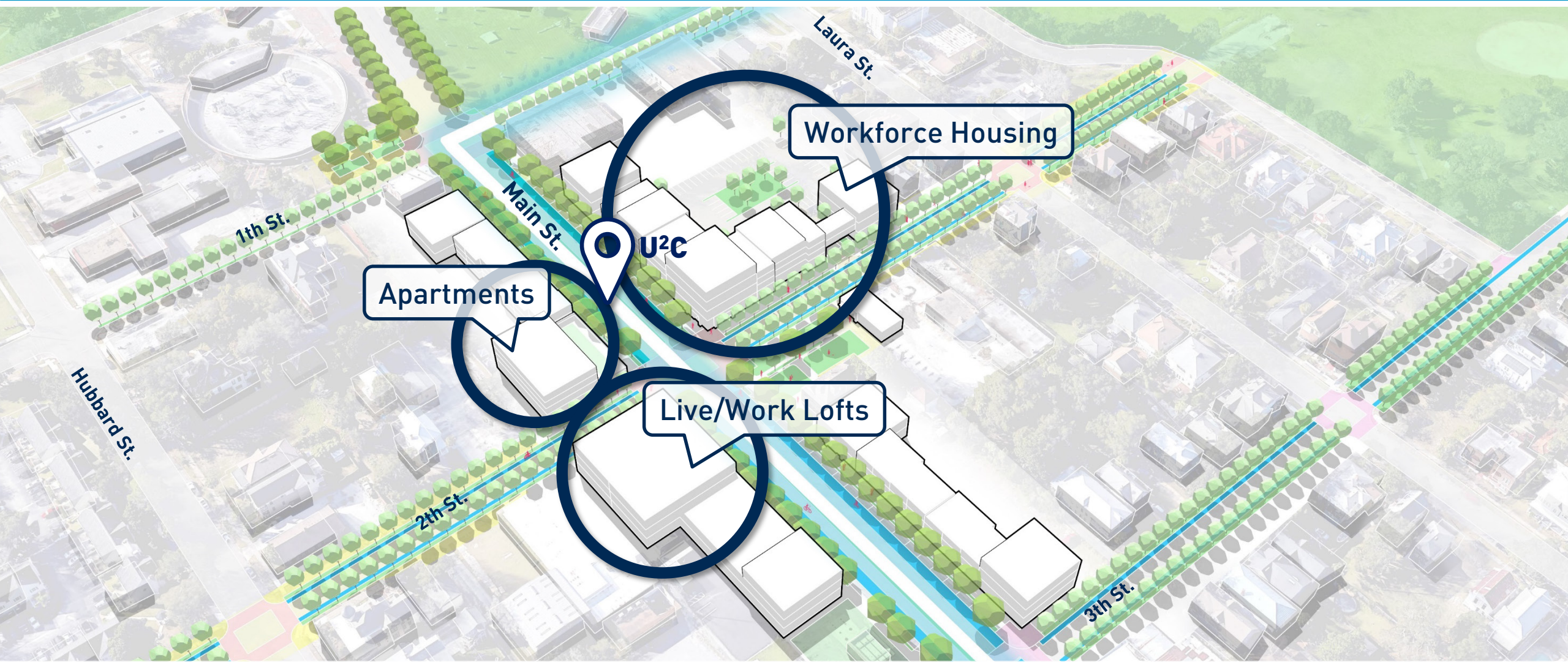
Key TOD Strategy: Create Great Spaces



The improved pedestrian experience throughout the station area will be enhanced by a network of pocket parks providing additional recreation options.



Key TOD Strategy: Specify a Mix of Uses



The 2nd & Main Station will become the Gateway to Springfield by clustering a mix of new residential and commercial development at the intersection.

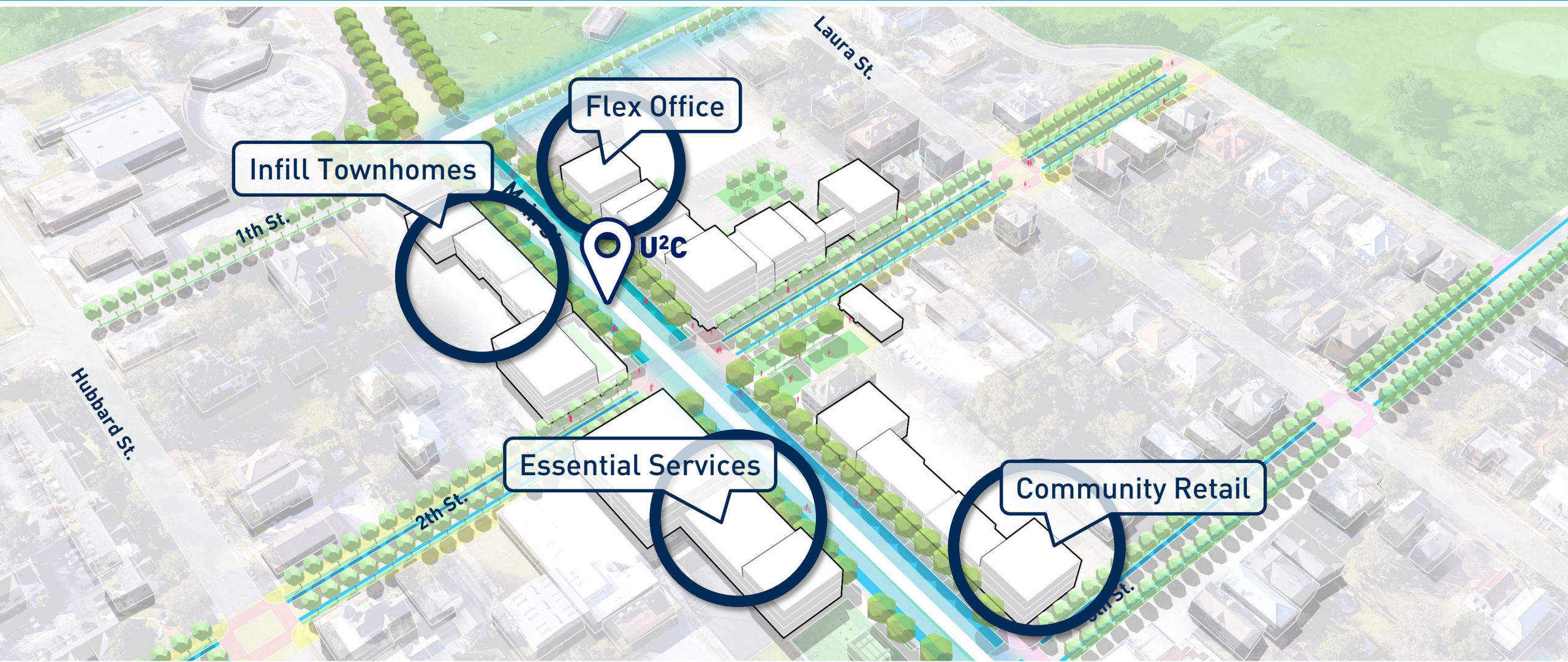


Specify a Mix of Uses: 2nd & Main Gateway





Key TOD Strategy: Specify a Mix of Uses



Diversifying uses within the station area, with a focus on serving residents, will strengthen the Main Street corridor.



Specify a Mix of Uses: Infill Townhomes



Credit: Jess Blackwell Photography

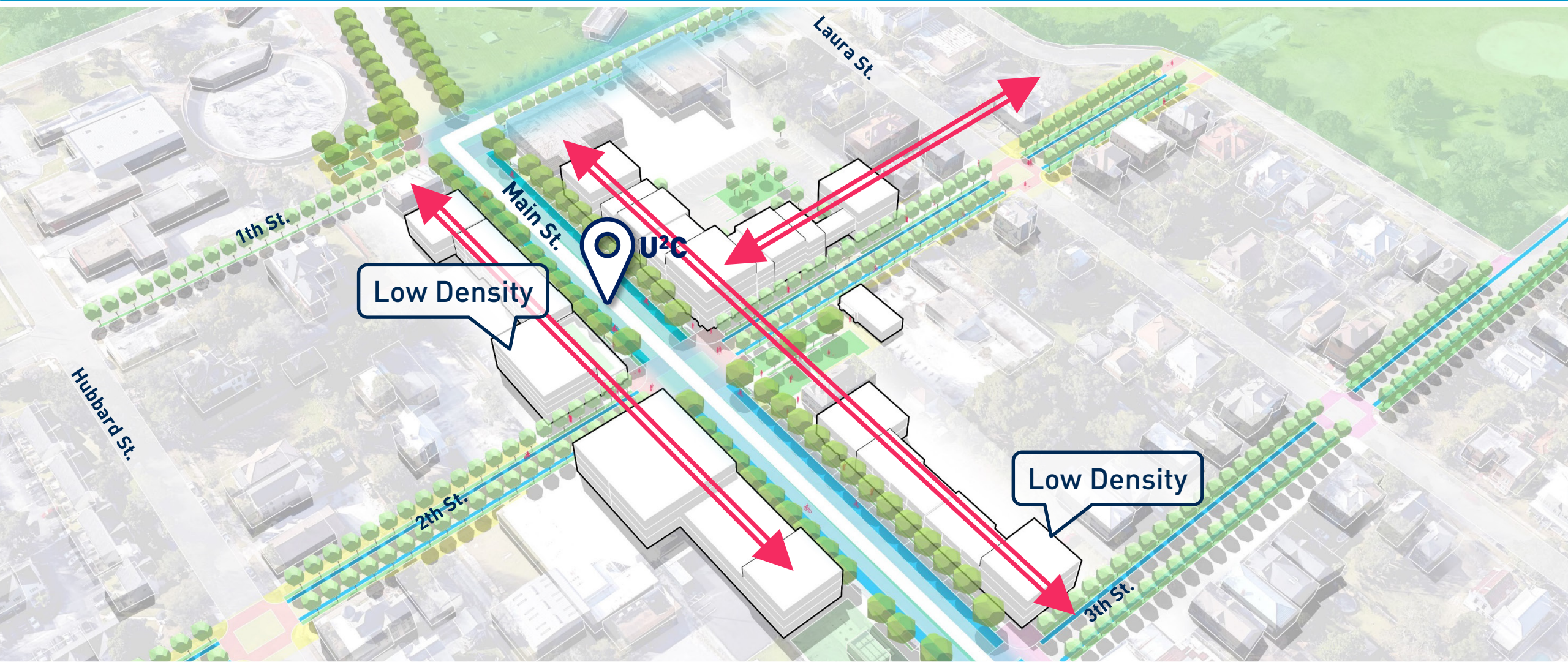
Infill Townhome Developments: Sustainability Park (Denver, CO)



Credit: Landon Baker

Affordable Infill Housing with ADA Access: (Chicago, IL)

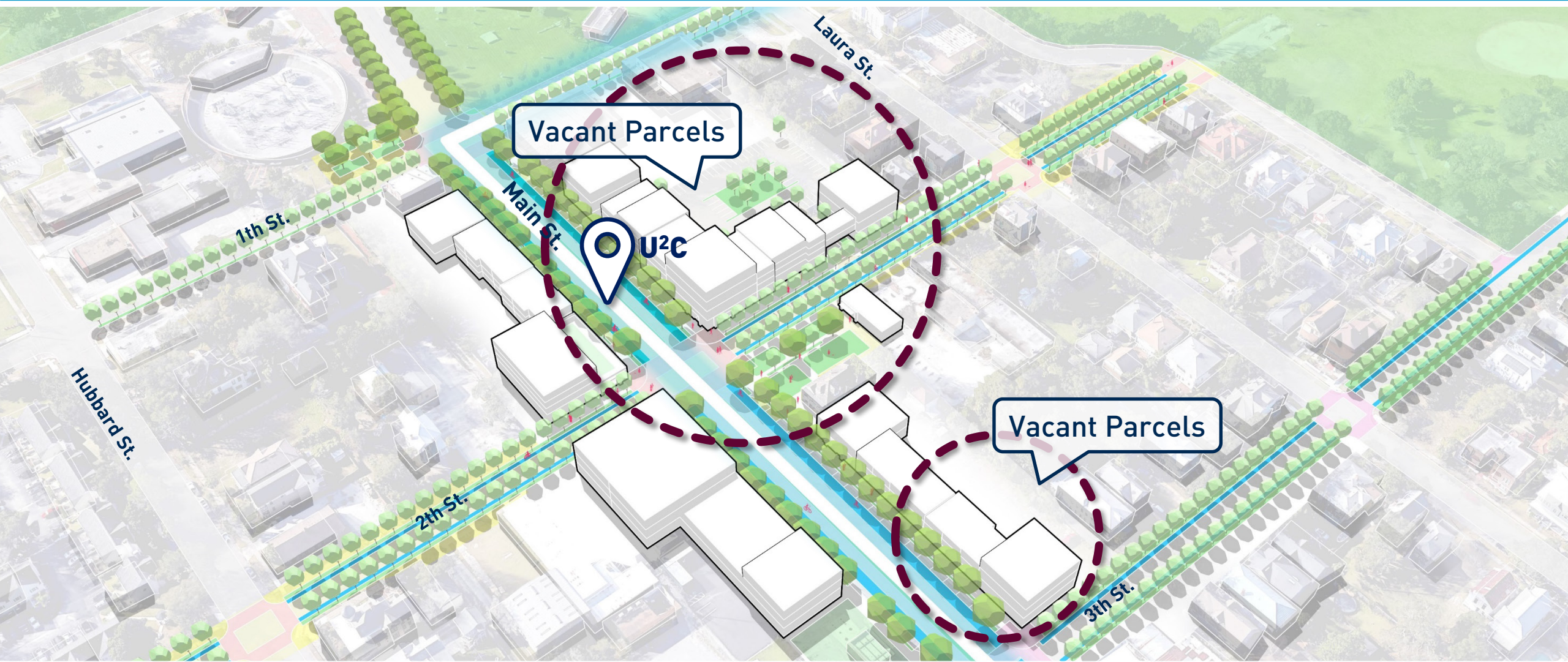
Key TOD Strategy: Focus Density



 **The height and intensity of new development should blend seamlessly with, and compliment, the unique homes and buildings of Springfield.**



Key TOD Strategy: Identify Opportunities



“Fill-the-gaps” with residential and commercial development that enhances Springfield’s unique character and creates a great place to live and visit.