

FOR IMMEDIATE RELEASE  
March 29, 2007

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## **CONSULTANT SELECTED TO PREPARE STATE STREET CORRIDOR REDEVELOPMENT PROGRAM**

The State Street Alliance (Alliance) today announced the selection of a consulting team led by ZHA, Inc. (ZHA) of Annapolis, Maryland to prepare a comprehensive redevelopment program for Springfield's State Street Corridor. The Alliance represents over 40 key institutions, neighborhood groups, and community based organizations working to formulate a long-term vision for the State Street Corridor and to advance its redevelopment.

The ZHA proposal was selected from a group of five consulting teams that submitted responses to a request for proposals issued by the Springfield Business Development Corporation (SBDC) on behalf of the Alliance on January 26, 2007.

ZHA specializes in redevelopment, mixed-use development, joint development financing, and regulatory and public financing innovations. The firm has market analysis, financial feasibility, strategic planning and implementation programming expertise. Established in 1975, ZHA has conducted development-related consulting assignments in 38 states for over 800 public and private clients.

The ZHA team includes Goody Clancy & Associates of Boston (planning and urban design), Zimmerman/Volk Associates of Clinton, NJ (market analysis), and Dietz & Company Architects of Springfield (architecture).

Over the next five months, the ZHA team will develop a comprehensive plan for the 3.2 mile length of State Street, stretching from West Columbus Avenue to St. Michael's Cemetery. The plan will include commercial and residential elements and will capitalize on a \$13 million roadway improvement project for the 3.2-mile-long urban thoroughfare funded by the Federal Highway Administration and the Commonwealth of Massachusetts. Currently in design, that roadway project is expected to move into construction this summer.

“The ZHA team demonstrated a clear understanding of the challenges involved in redeveloping State Street and has a wealth of successful experience in similar engagements” said Maureen C. Hayes, president of the Springfield Business Development Corporation (SBDC). “We were fortunate to have received thoughtful proposals from five very well-qualified teams.”

Nicholas A. Fyntrilakis, Director of Community Relations for Massachusetts Mutual Life Insurance Company (MassMutual) – a member of the Alliance said “ZHA has substantial expertise in market analysis, urban planning and creative development financing. We expect to leverage their capability in developing a practical plan for capturing the full economic potential of the State Street Corridor. We look forward to

helping to restore State Street to its rightful place as one of Springfield's most vibrant thoroughfares.”

Funding for the cost of the plan is being privately provided by members of the Alliance. The cost of the consulting engagement is still being negotiated. The planning process will commence immediately and be completed by September 1. Multiple opportunities for public input will be provided.

David B. Panagore, Springfield's Chief Development Officer said “the Alliance should be applauded for its initiative. In funding and undertaking this process, it's a shining example of a public-private partnership. This market driven, reality-based program is critically necessary if we are to successfully redevelop Springfield's central artery.”

“The McKnight neighborhood is happy to be involved in this process, and I encourage other residents and businesses along the State Street Corridor to do the same. Several positive elements are converging in Springfield, particularly along State Street, that involve major structural improvements, police and citizen action to minimize crime and litter, and huge opportunity for and encouragement of new business and residential development”, said Benjamin Swan, Jr., President of the McKnight Neighborhood Council.

Members of the State Street Alliance include MassMutual, the area colleges along the corridor, the Springfield Museums, Western Massachusetts Electric Company, Bank of America, and a number of neighborhood councils and organizations that share the State Street Corridor as a central artery. SBDC is serving as the facilitator of the planning process on behalf of the Alliance.