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January 18, 2016

Via Email

John Ziemba
Ombudsman
Massachusetts Gaming Commission
101 Federal Street, 12th Floor
Boston, MA 02110

RE: MGM Springfield Casino Project Design Update

Dear Ombudsman Ziemba:

As part of the Massachusetts Gaming Commission's ongoing review of the design of MGM Springfield project ("Project"), set forth below is additional information requested by the Commission staff and its design consultants to complete the Commission's review of MGM's current proposed design that was accepted at a conceptual level through the recent approval of the Commission's Findings issued pursuant G.L. c. 30, § 61. MGM Springfield looks forward to reviewing these additional design related matters in connection with ongoing design and the filing of its final design for approval pursuant to 205 CMR 135.00.

Access to the Hotel Lobby/Check-In from the Valet Drop-off

Hotel guests arriving by car will enter the Project at the valet drop off area and proceed along the perimeter of the casino to arrive at the lobby for registration and access to the hotel elevators. This distance is approximately 485 feet. A diagram depicting the travel distance from the valet to the hotel lobby is attached as Exhibit A. This design and distance between the valet to the registration desk and hotel elevators is common in the gaming industry. A comparison of MGM Springfield's design to that of the Mirage, Delano Las Vegas and Luxor is attached as Exhibit B.

To manage access to the gaming area, the floor material along the perimeter of the gaming area will be a hard surface that will clearly define the boundary of this space. Signage will also be used to direct the guests to the hotel lobby and this area will be continuously monitored to ensure that the gaming area is only accessed by those permitted under the Gaming Act.

Reconfigured Bus Drop Off

Through continued discussions with the City of Springfield, the bus drop-off was relocated from the periphery of the site near Howard Street to a new location along MGM Way and reconfigured from a previous “saw tooth” design. See MGM Bus Loading Diagram attached as Exhibit C. First, moving the bus drop off to MGM Way, a more prominent space, will increase the attractiveness of the multi-modal operations serving the site and encourage their use. It also shortens the walking distance for guests arriving by bus to the main guest sites and amenities. A decorative metal awning and signage element were added to the bus drop-off area on MGM Way in order to signify entry at this location and are a prominent design feature on the MGM Way façade. See Rendering of the Bliss Street Entry attached as Exhibit D.

Second, this design change provides an opportunity to provide a one-way flow of the bus access that does not require a bus to operate in reverse to depart from one of the bus berths. This will improve safety and efficiency. There is sufficient room for two buses to discharge passengers side-by-side while having room for a bypass aisle for other patron drop-off and pick-up activities. These flows are removed from the other vehicle flows along MGM Way. MGM anticipates an average of approximately 10 buses visiting the site per day. The bus drop-off movements will stop to discharge passengers and proceed to a bus layover area to be determined through further discussions with the City. Buses associated with a pick-up routine will be actively managed by MGM to provide on-time arrival for chartered groups. Therefore, buses will not be present in the bus drop-off area for a significant period of time. This provides an opportunity for a managed drop-off and pick-up area with assigned staff. No parking will be allowed in this area.

Finally, the bus drop off design change provides an opportunity to create a truck loading area that does not have interaction with the bus traffic.

Additional Taxi Drop Off Points on Main Street

The primary taxi area for patrons will be located within the garage, in the valet area on Bliss Street and MGM Way for covered patron access. Nevertheless, the City of Springfield asked for the retention of a small area to be designated for a taxi stand and drop-off area for hotel guests on Main Street. The proposed Main Street design accommodates a longer Pioneer Valley Transit Authority (PVTA) bus stop on the west side of Main Street, in front of the MGM site, and two defined taxi stalls just north of Howard Street. A traffic diagram showing the proposed additional taxi drop off points is attached as Exhibit E. This will better define an area along Main Street for taxi drop off and diminish the likelihood of taxis circulating onto Howard Street.

Index of Exterior Materials to be used in the Project

The materials being used throughout the Project will contextually relate to the character of downtown Springfield and will be of a quality to convey this intent. MGM Springfield has prepared an index of possible materials used in the project, which has been reviewed by the City in order to ensure its appropriateness. A Materials Index for the Project is attached as Exhibit F.

Cinema Façade above the YWCA

Through a collaborative process, MGM and the City have redesigned the portion above the YWCA façade to add more articulation and detail, as well as refine the design along the entire length of the entertainment block. This façade will be composed of textured plaster (*See Exhibit F*). A copy of a rendering depicting the YWCA and Event Plaza is attached hereto as Exhibit G. The entertainment block facades have been adjusted in scale to relate more closely to the YWCA façade and appeal directly to the pedestrian nature of the project through material differentiation and horizontal articulations. Specifically above the YWCA façade, material score lines and blade banners have been added to break up the façade and add an architectural element above the recreated façade that does not compete with, but accents, the YWCA façade. *See Exhibit G*.

The banners above the YWCA façade will be signage elements that advertise the many amenities MGM Springfield has to offer. At night, the banners have the possibility to be illuminated, adding life and intrigue to the entertainment plaza.

In addition, light fixtures are proposed on the projected elements of the façade, above the arched windows and doors, in order to up light the YWCA façade. Possible recessed ground fixtures can be used to also up light the decorative quoining at the base of these elements. Additional lighting can be placed under the cornice of the YWCA façade to create a band of light and emphasize its importance. The banners also have the possibility to be independently illuminated, creating multiple layers of interest across the façade.

YWCA Façade

The exterior of the YWCA façade will be composed primarily of simulated brick (*See Exhibit F*), in a similar style and coloration of the existing YWCA façade. Additional materials used in this façade are simulated stone and glass. Each element will be reminiscent of the existing façade in order to successfully recreate the existing structure. MGM has salvaged architectural elements of all types (doors, windows, etc.) from the YWCA so that they can be successfully replicated.

Thin brick veneer delivers the authenticity of a full size brick, is available in a wide variety of colors, textures, appearances, and has been effectively employed in multiple climate types. The ability of thin brick to meet the same high standards of uniformity and quality as a full size brick will contribute to the quality of design represented by MGM Springfield. Thin brick is also available in corner brick and edge brick modules to ensure that an authentic brick design can be achieved.

The design of the first floor YWCA doors are reminiscent of the original doors on the YWCA. (*See Exhibit G*). Similar details will be used in order to emulate the existing doors currently on the YWCA. Certain doors will be used on this façade to access amenities within MGM Springfield, and others will not be operable. The second floor windows will be composed of spandrel glass, which will have illumination on the adjacent brick in order to add life and character to the facade. The third floor windows have the possibility of vision glass, depending on the preference of the cinema

operator, with the cinema lobby and corridor beyond. Additional code direction will determine the full range of options on this façade.

Chandler Hotel/Union House

MGM has made accommodations to the Springfield Historical Commission (SHC) to attempt to retain the Main Street elevation of the Chandler Hotel/Union House, a minimum of six feet of the Bliss Street elevation (10 feet in subsequent meetings), replace the second floor window openings to their original configuration, replace the windows on the second, third, and fourth floor with six-over-six windows matching the original dimensions and configuration, replace the ground floor storefronts, and offset the glass façade 4 feet back from the Main Street elevation. A copy of a rendering depicting the Chandler Hotel/Union House façade is attached as Exhibit H.

The glass curtain wall over the existing historic façade is intended to be a neutral backdrop for the historic architecture that surrounds it as requested by the SHC. The glass is slightly stepped back from the historic façade to allow the historic architecture to stand out as a signature feature of the project. MGM will select windows that contextually relate to the character of downtown Springfield. This treatment was discussed with the SHC as part of the Historical approval process and is incorporated as an obligation into the Memorandum of Agreement between MGM Springfield, the Commission and the Massachusetts Historical Commission.

DaVinci Park

The new DaVinci Park is a formal garden that complements both the Romanesque Revival architecture of the adjacent historic Armory building and the prevalent Victorian architecture of Springfield. The garden as currently proposed features a strong axis and a center focal point traditionally known as a “folly”. The plantings may include a manicured lawn area lined with tight boxwood hedges, topiaries and perennials in neatly trimmed traditional “knot garden” formations. The classical geometric design was popular in the Victorian era and is similar in style to neighboring Courthouse Square. A diagram depicting the proposed design of DaVinci Park is attached as Exhibit I. To illustrate the size of DaVinci Park (approximately 96’ x 157’), please see the attached comparison to Boston City Hall Plaza, Boston’s Post Office Square and a central parcel of the Rose Kennedy Greenway attached as Exhibit J.

DaVinci Park provides pedestrian access to the Red Rose Parking lot via curb cut and decorative gate on the east corner of the garden. At this access point there is a semi-circle gathering space and a pathway leading to the focal point of the garden. From there, the pedestrians can continue on to Howard Street or the Armory Marketplace. Renderings depicting the view of DaVinci Park and Red Rose Pizza across the Plaza from the YWCA and from the Cinema/Rink are attached as Exhibits K and L.

Activation of the Plaza

Through collaboration with the City, multiple features have been incorporated to further activate the plaza. In addition to the video screen attached to the YWCA façade, the provision of a seasonal ice skating rink and farmers market, and the incorporation of the Armory and relocated church as key

elements of the plaza, possible pop-up retail and the potential for vitrine windows have been incorporated into the design. (See Exhibit L). These features will add additional energy to the plaza and stimulate increased pedestrian activity throughout the project.

The possible pop-up retail element of MGM Springfield adds a unique retail experience to the patrons, allowing an opportunity for exposure to new products from local or emerging markets. By incorporating a retail element that can continuously change, the retail environment can evolve with time and encourage social interaction within the pedestrian environment. Utilities will be delivered to these locations in order to ensure that the space can accommodate a range of vendors

The possibility of vitrine windows is a feature of the casino façade facing the entertainment plaza. Vitrine windows are used to display a wide variety of merchandise, which can add life and character to the facades.

Emergency Access to Plaza

Emergency Access to the Event Plaza is primarily provided by Howard Street including a cul-de-sac incorporated to allow for the turning radius for certain emergency vehicles. MGM Springfield and the Springfield Fire Department are in continued discussions on the emergency access to the Project including access to the Event Plaza from Union Street. MGM Springfield's consultant on these matters is meeting with Fire and Building Department officials on Thursday, January 21 to clarify the emergency access requirements of the Project which will be incorporated into the Project design.

Retail at the Corner of Main Street and Union Street

The retail at the corner of Main Street and Union Street will be new construction. The elevations relate to the same architectural character shown on the retail and entertainment facades. However, MGM Springfield wants to allow discussion with potential tenants to progress before committing to the precise detail of that construction.

Garage

The Bliss Street garage façade is designed as a continuation of the urban fabric of downtown Springfield. See Exhibit D. By incorporating multiple building articulations, various heights, and a range of materials (See Exhibit F), the architecture of the garage contributes to the overall composition of the project. Inspired by converted warehouse structures, the garage at a conceptual level represents an adaptive reuse of an older building into a parking structure. Elevations of the garage façade are attached as Exhibits M and N.

The East Columbus garage façade is a continuation of the urban architectural language that is established on the Bliss Street Façade, with taller elements at the ends and center to emphasize various heights and feature elements throughout. By using a simulated limestone material in contrast to simulated brick materials (See Exhibits F and M), the architecture of the East Columbus garage façade will directly tie into the overall theme of the project, with the use of a variety of materials and textures. The signage elements allocated along the East Columbus façade are part of ongoing discussions with the City of Springfield.

MGM Springfield appreciates the opportunity to provide additional information on the Company's exciting design in response to ongoing discussions with the Commission's staff and design consultants. MGM Springfield hopes this information is helpful as the Commission discusses MGM Springfield's design at its January 21, 2015 Public Meeting. MGM Springfield welcomes and looks forward to any feedback the Commission has on its current design at that time.

Sincerely,

BROWN RUDNICK LLC



JED M. NOSAL

cc: Edward Bedrosian, Executive Director
Catherine Blue, General Counsel, MGC

EXHIBIT A

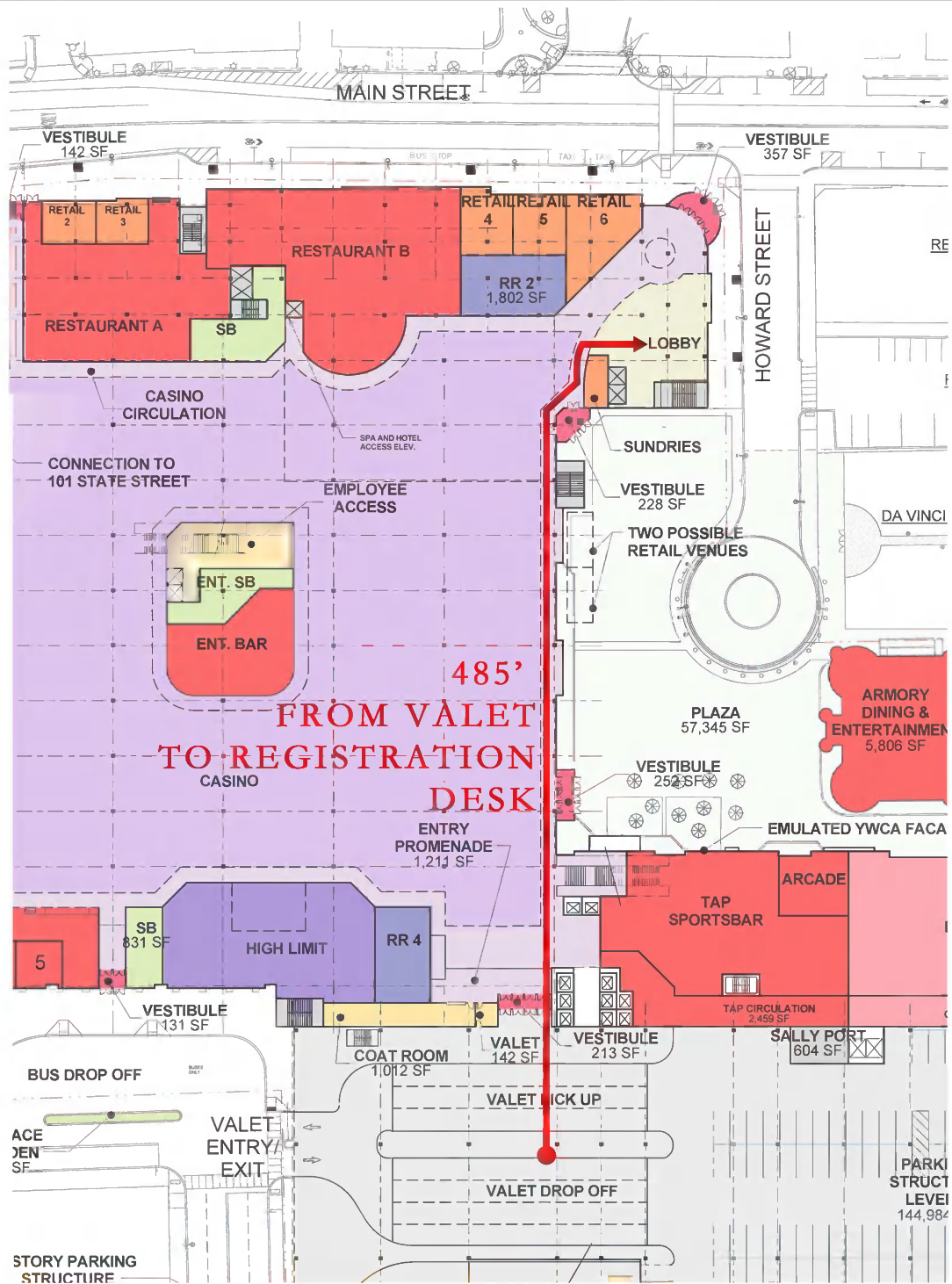


EXHIBIT B

DROP OFF WALKING DISTANCES



MGM Springfield

Distance from Drop Off to Registration to Elevators: 500 feet



Mirage

Distance from Drop Off to Registration to Elevators: 885 feet



Delano Las Vegas

Distance from Drop Off to Registration to Elevators: 450 feet



Luxor

Distance from Drop Off to Registration to Elevators: 420-840 feet

EXHIBIT C



STAGGERED LOADING EXHIBIT

BAY 1 TO BE UTILIZED BY CARS FOR LOADING AND UNLOADING WHEN NOT IN USE BY BUSES. LOADING AREA TO BE STRICTLY MONITORED BY MGM ATTENDANTS TO ENFORCE BUS USE VS CAR USE IN THE BAYS.

SCALE: 1"=30'

- ↓ = Discharged/Boarding Passenger Flows
- ☀ = MGM Attendant



EXHIBIT D



EXHIBIT E

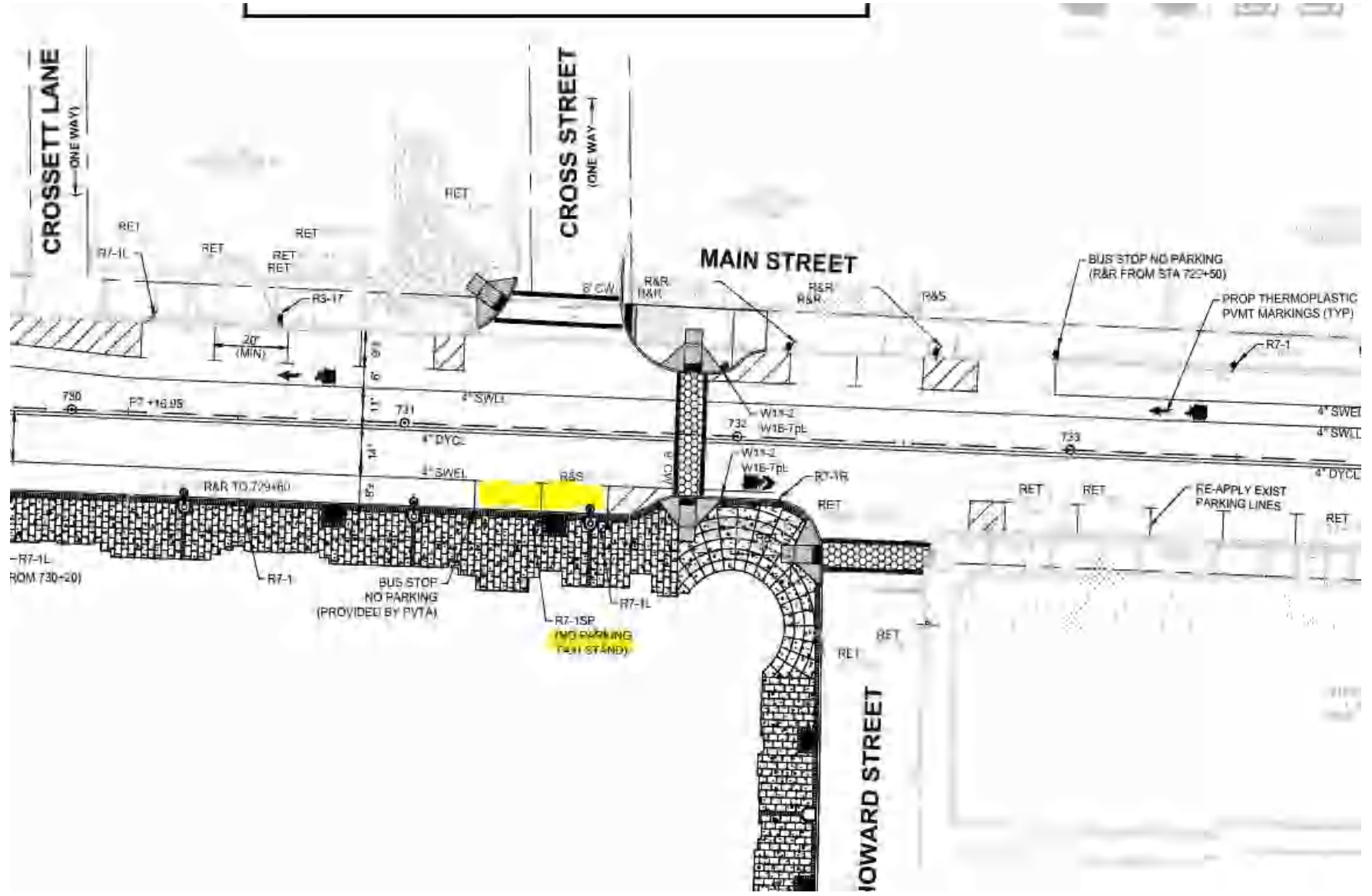
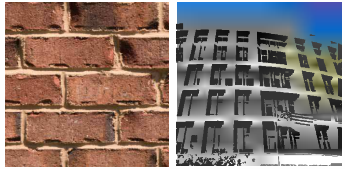


EXHIBIT F

BRICK



CLAY BRICK
MANUFACTURER:
TRIANGLE BRICK



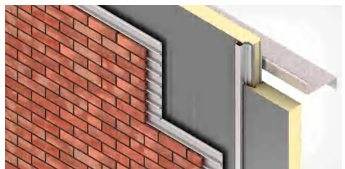
PORCELAIN BRICK
MANUFACTURER:
CAROLINA CERAMICS



THIN BRICK
MANUFACTURER:
GLEN-GERY BRICK



PANELIZED BRICK
SYSTEM
MANUFACTURER:
SLENDERWALL



THIN BRICK
RAINSCREEN
MANUFACTURER:
KINGSPAN

STONE



FRENCH LIMESTONE
MANUFACTURER:
CORONADO STONE



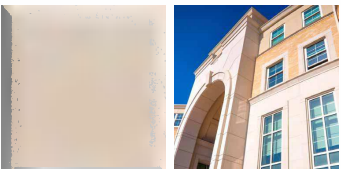
CARVED STONE



SMOOTH LIMESTONE
MANUFACTURER:
US STONE

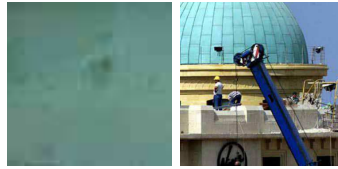


GFRc
MANUFACTURER:
ADVANCED
ARCHITECTURAL
STONE



GFRc
MANUFACTURER:
ADVANCED
ARCHITECTURAL
STONE

METAL



METAL PATINA
MANUFACTURER:
MODERN MASTERS



METAL PATINA
MANUFACTURER:
COPPER CRAFT



COPPER ROOF
MANUFACTURER:
AMERICAN METAL

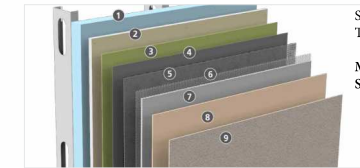
PLASTER



TEXTURED PLASTER
MANUFACTURER:
STO CORP



TEXTURED PLASTER
MANUFACTURER:
STO CORP



STO POWERWALL
TEXTURED PLASTER
MANUFACTURER:
STO CORP

LIGHTING

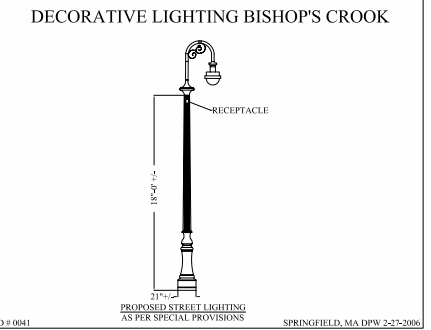
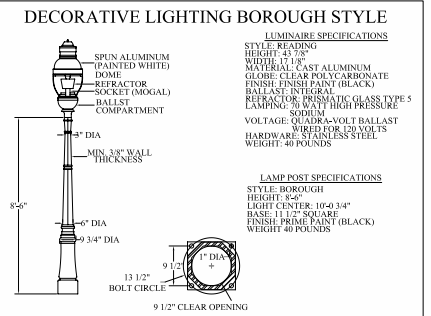


EXHIBIT G



EXHIBIT H



EXHIBIT I

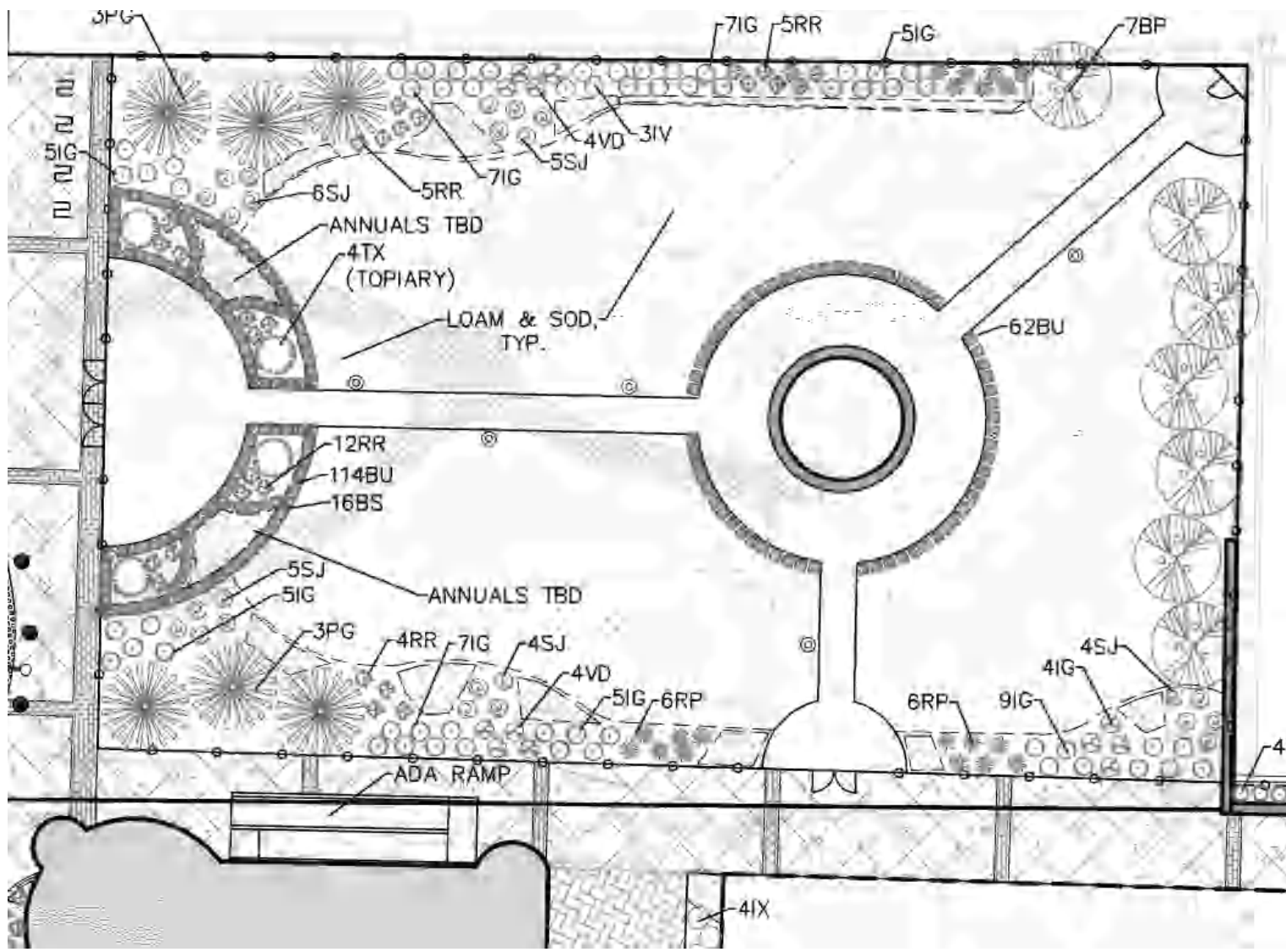
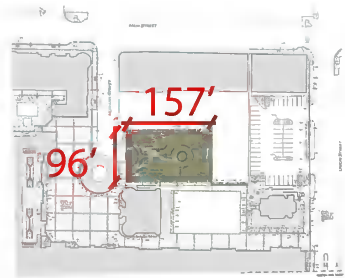


EXHIBIT J



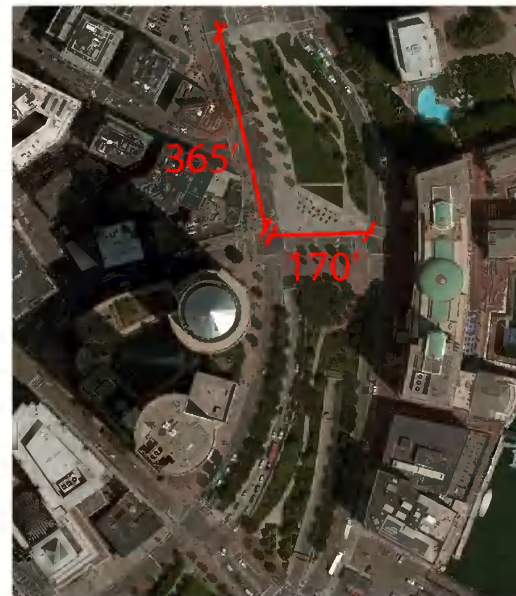
DA VINCI PARK



BOSTON POST OFFICE SQUARE



BOSTON CITY HALL PLAZA



BOSTON GREENWAY PARCEL

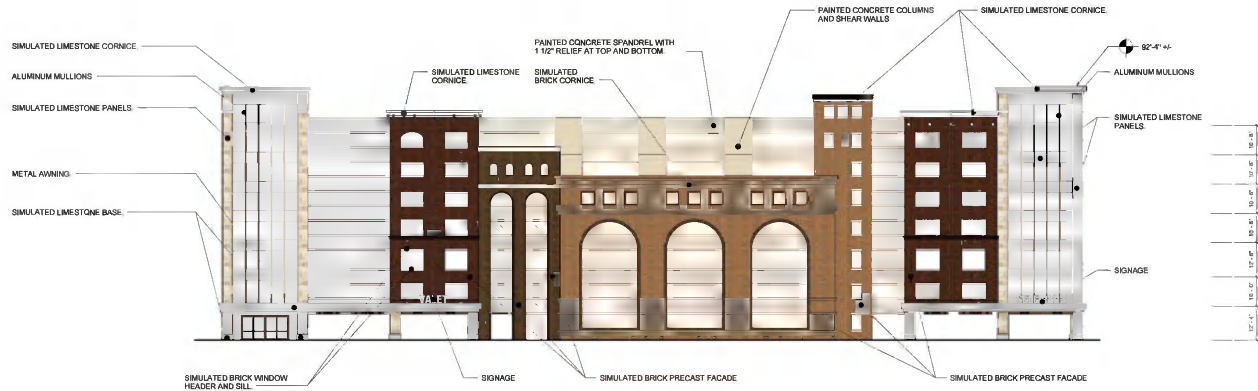
EXHIBIT K



EXHIBIT L

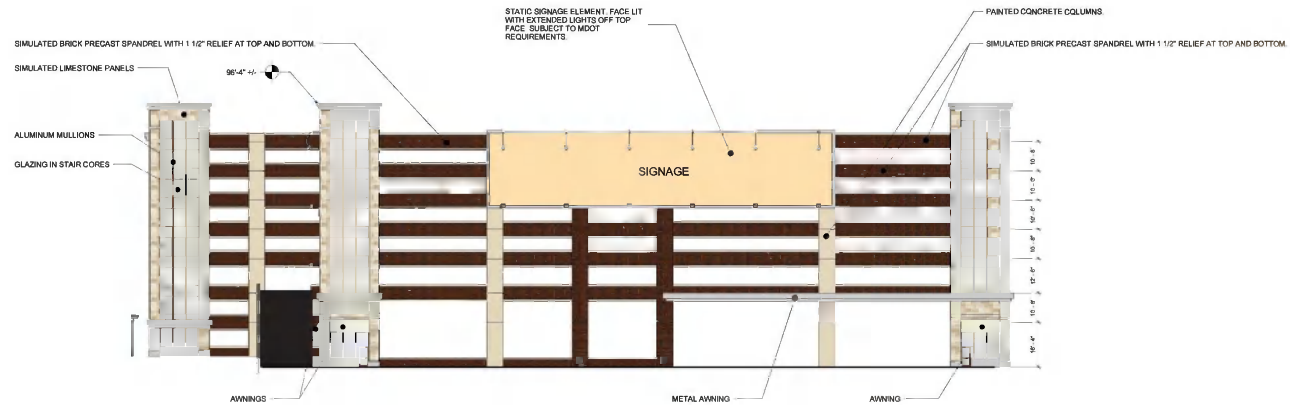


EXHIBIT M



PARKING STRUCTURE BLISS STREET
ELEVATION
1/16" = 1'-0"

PARKING STRUCTURE BLISS STREET ELEVATION



PARKING STRUCTURE UNION STREET
ELEVATION
1/16" = 1'-0"

PARKING STRUCTURE UNION STREET ELEVATION

EXHIBIT N

City of Springfield Site Plan Presentation

January 19, 2016



An MGM Resorts
Luxury Destination

Mike Mathis

President - MGM Springfield



MGM SPRINGFIELD

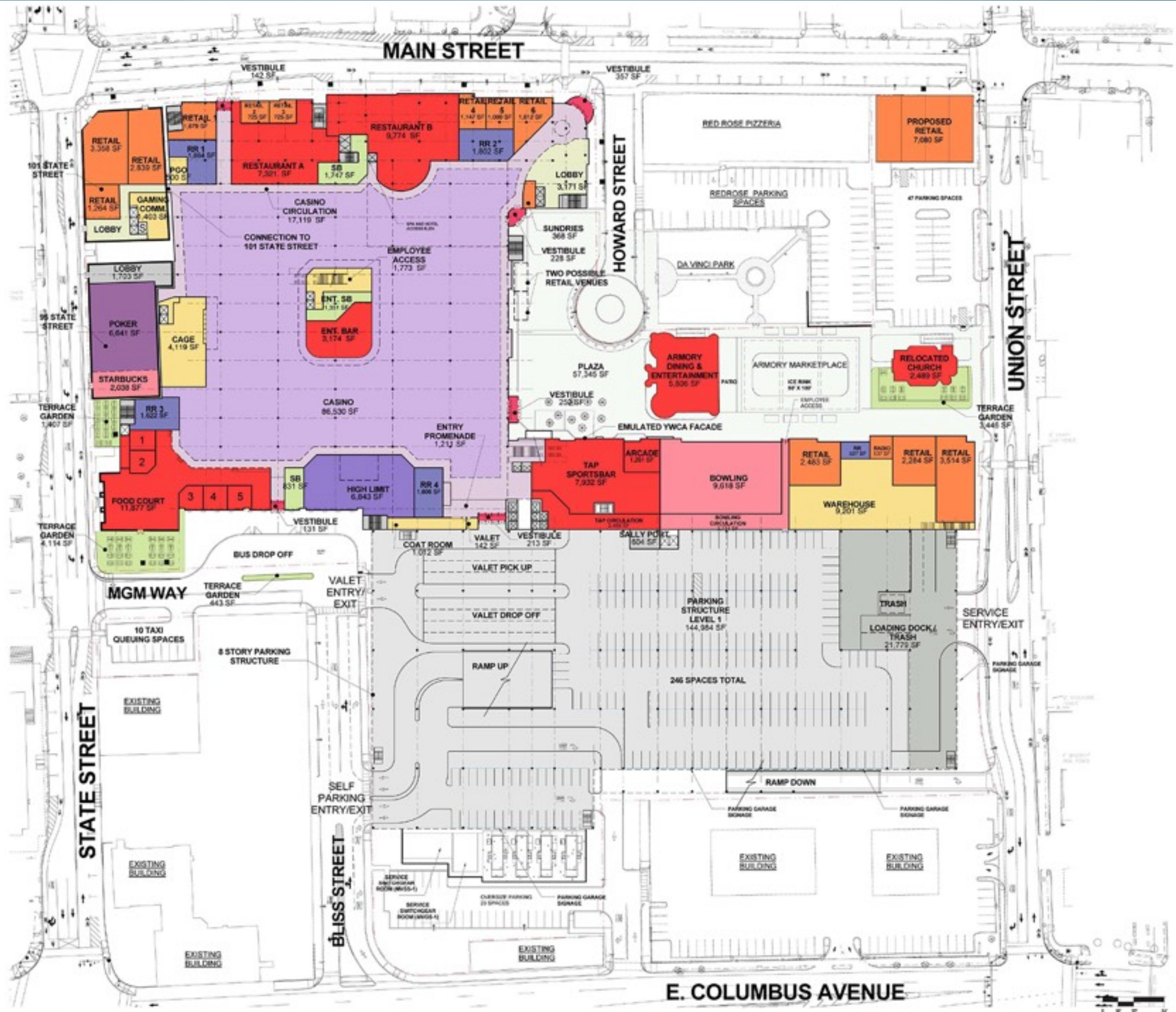
- \$950MM development
- \$1 Billion of Payments to the City of Springfield
- 2,000 construction workers
- 3,000 operational jobs
- \$50 million of local and regional spend

Albie Colotto

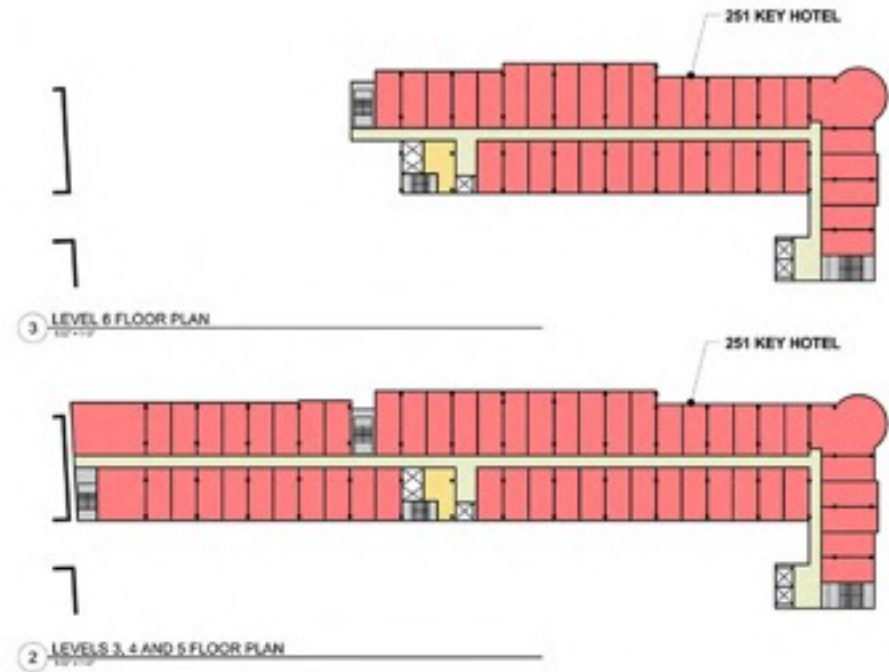
Art/Design Director - Friedmutter Group



LEVEL 1 FLOOR PLAN

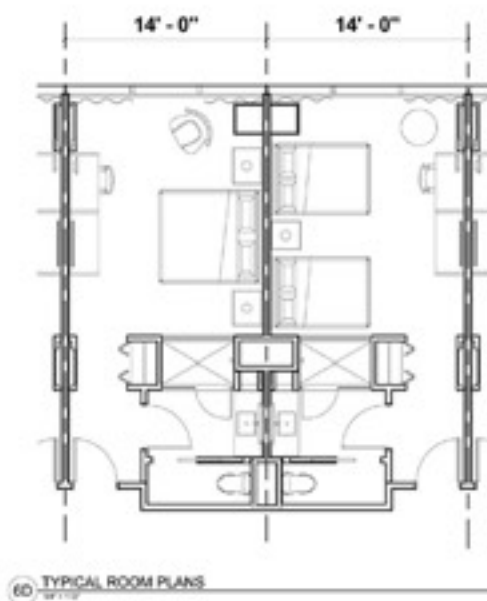
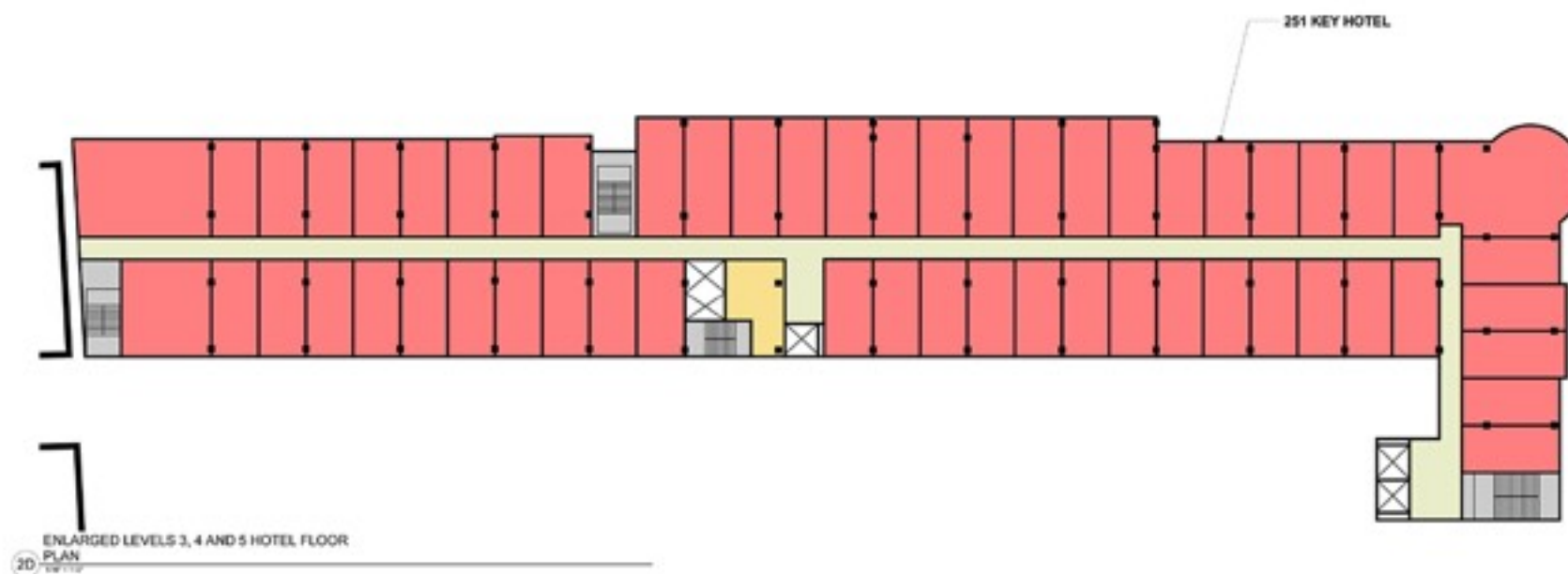
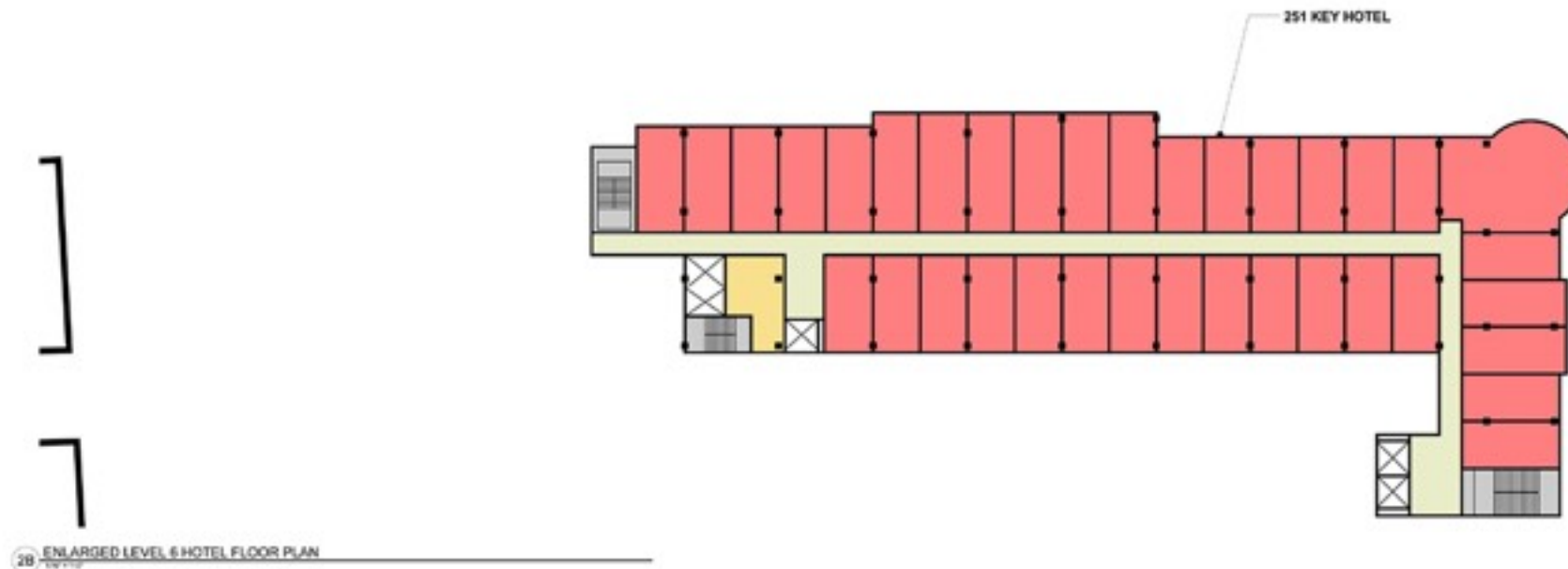


E. COLUMBUS AVENUE



LEVEL 2 FLOOR PLAN

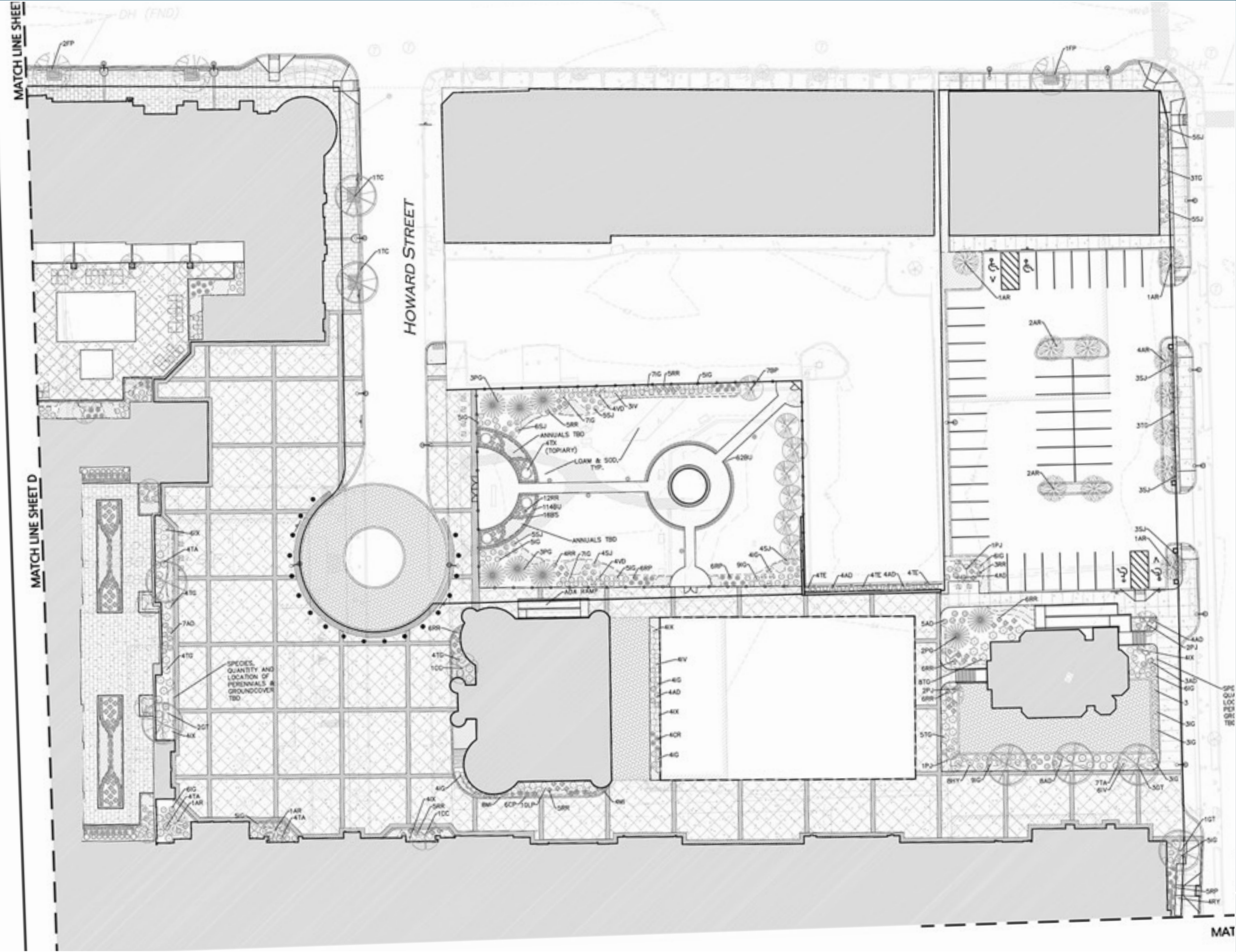
HOTEL TOWER FLOOR PLAN



MGM SPRINGFIELD GUEST ROOM MATRIX

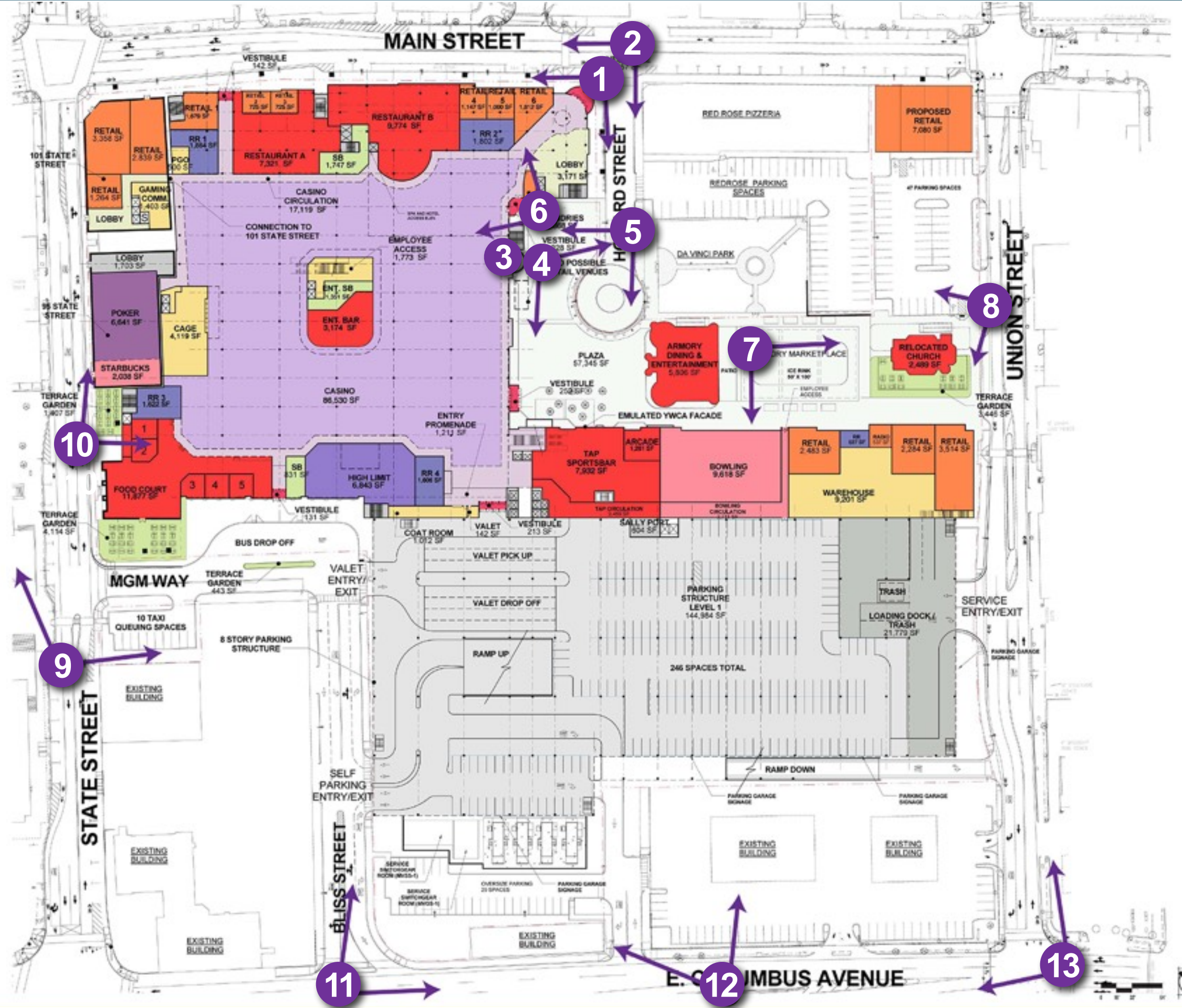
	1 BAY	1 BAY PLUS	2 BAY	2.5 BAY	TOTAL
LEVEL 2	27	11	7		2
LEVEL 3	42	11	1		2
LEVEL 4	42	11	1		2
LEVEL 5	42	11	1		2
LEVEL 6	29	6	0		1
TOTAL	182	50	10	9	251





LANDSCAPE PLAN

PERSPECTIVES KEY PLAN











ENLARGED MAIN STREET ELEVATION (PART 1)
 1 OF 2
 12-13



ENLARGED MAIN STREET ELEVATION (PART 2)













1 ENLARGED HOWARD STREET ELEVATION (PART 1 OF 2)

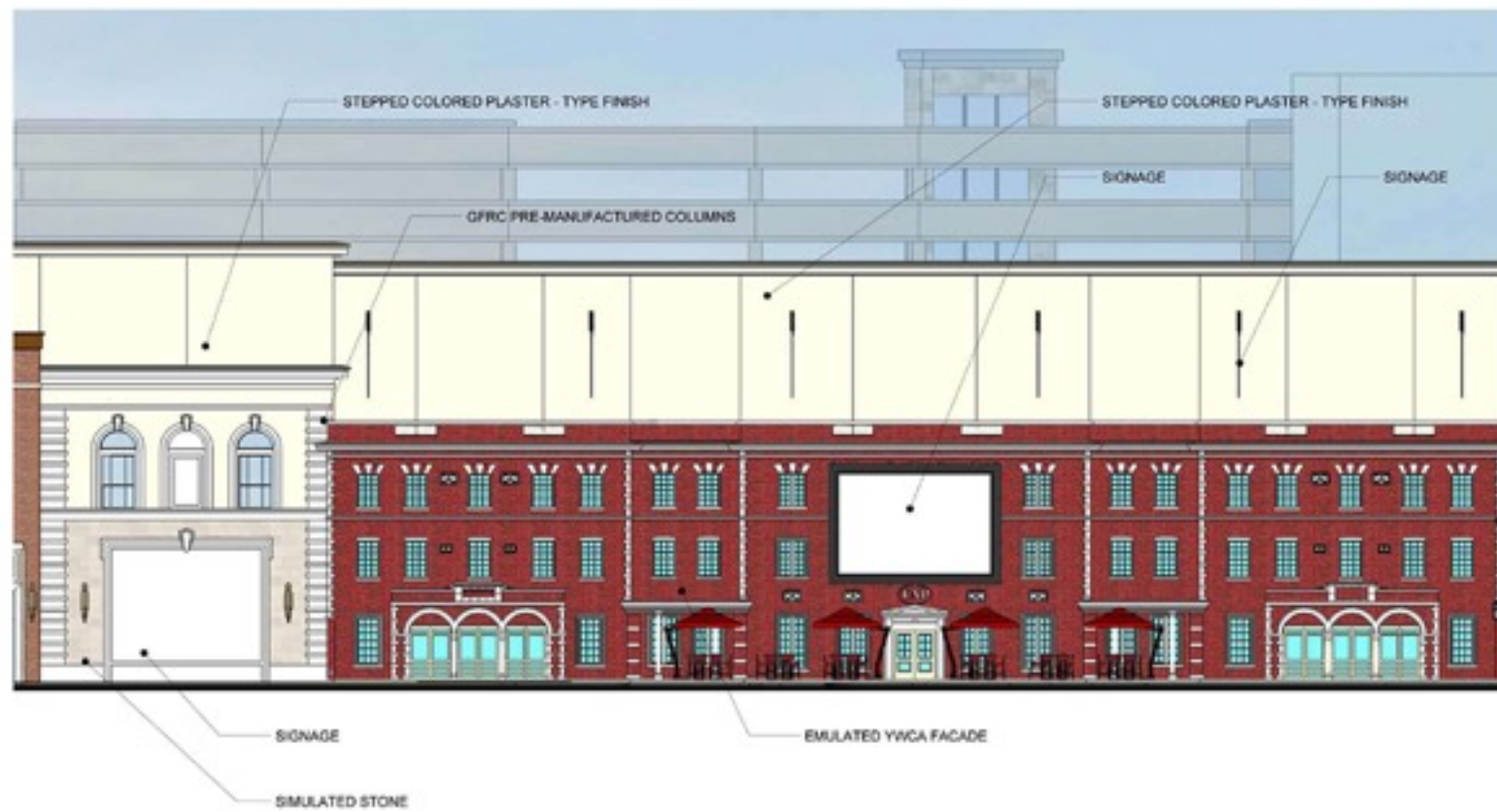
ALUMINUM STOREFRONT EXIT DOORS



2 ENLARGED HOWARD STREET ELEVATION (PART 2 OF 2)







1 ENLARGED ENTERTAINMENT BLOCK ELEVATION (PART 1 OF 2)











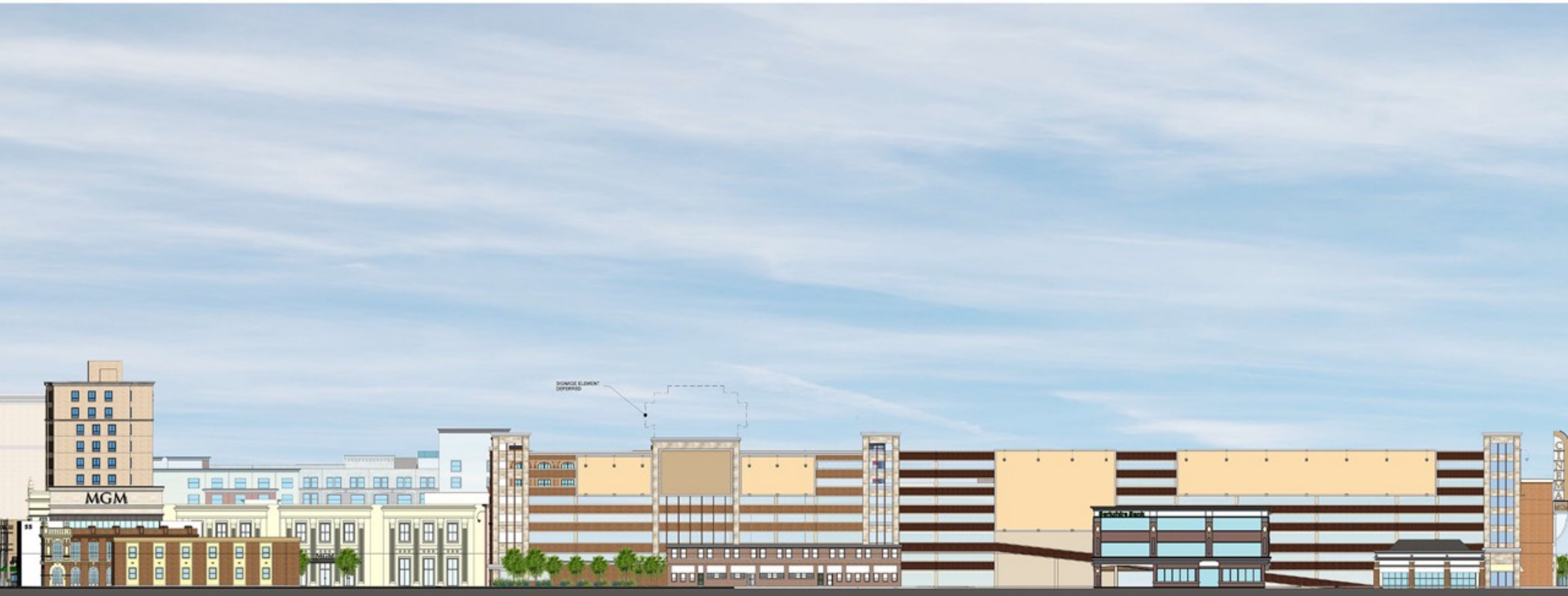
ENLARGED STATE STREET ELEVATION (PART 1 OF 2)



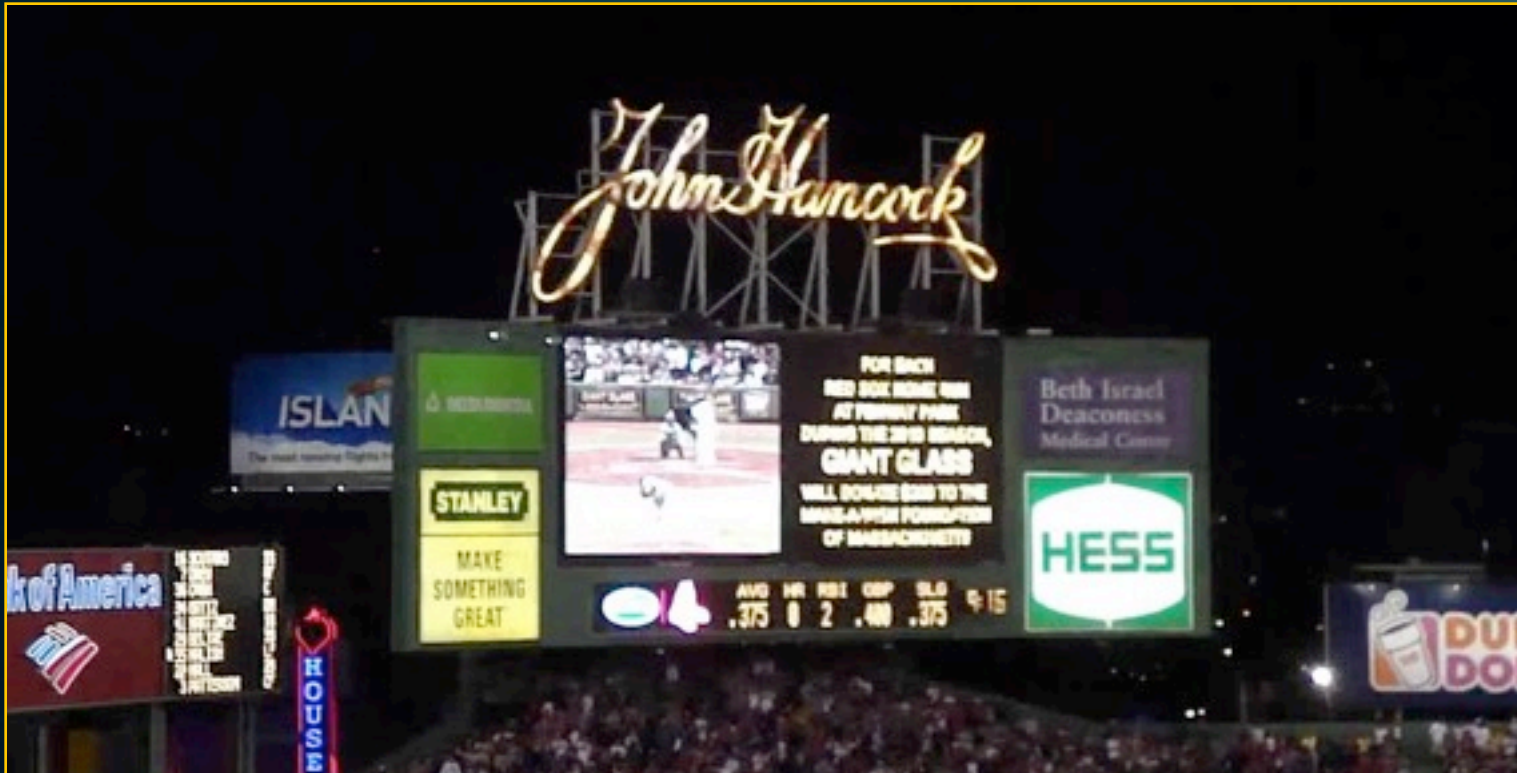


ENLARGED MGM WAY ELEVATION (PART 1 OF 1)

1)



ICONIC SIGNAGE



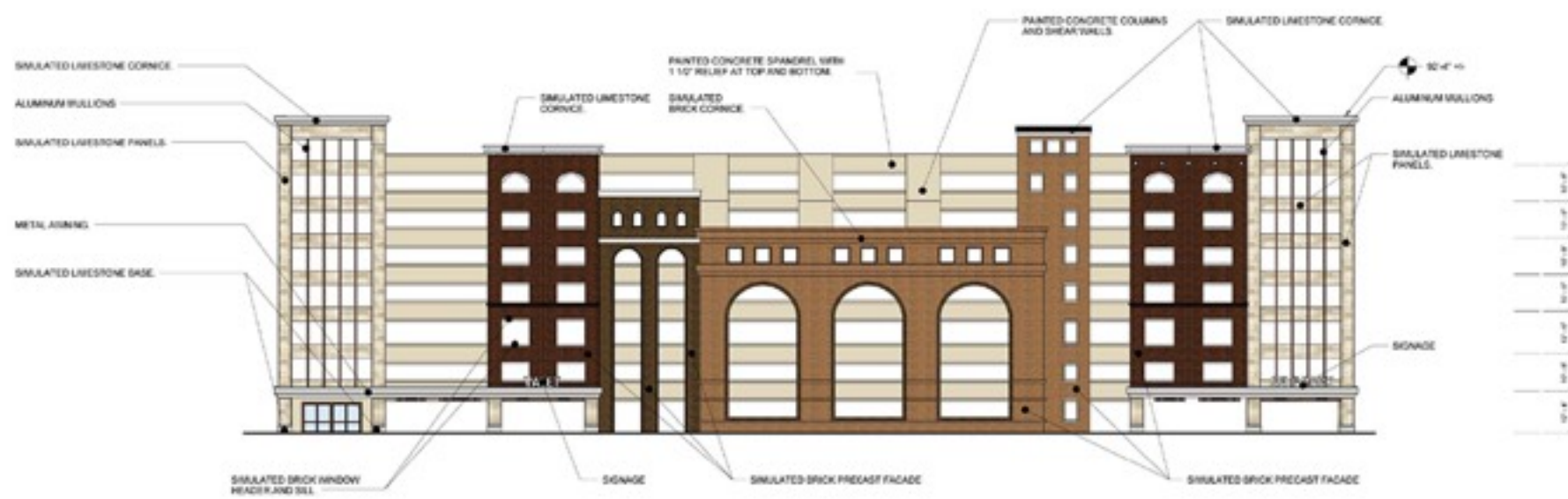
MGM SPRINGFIELD





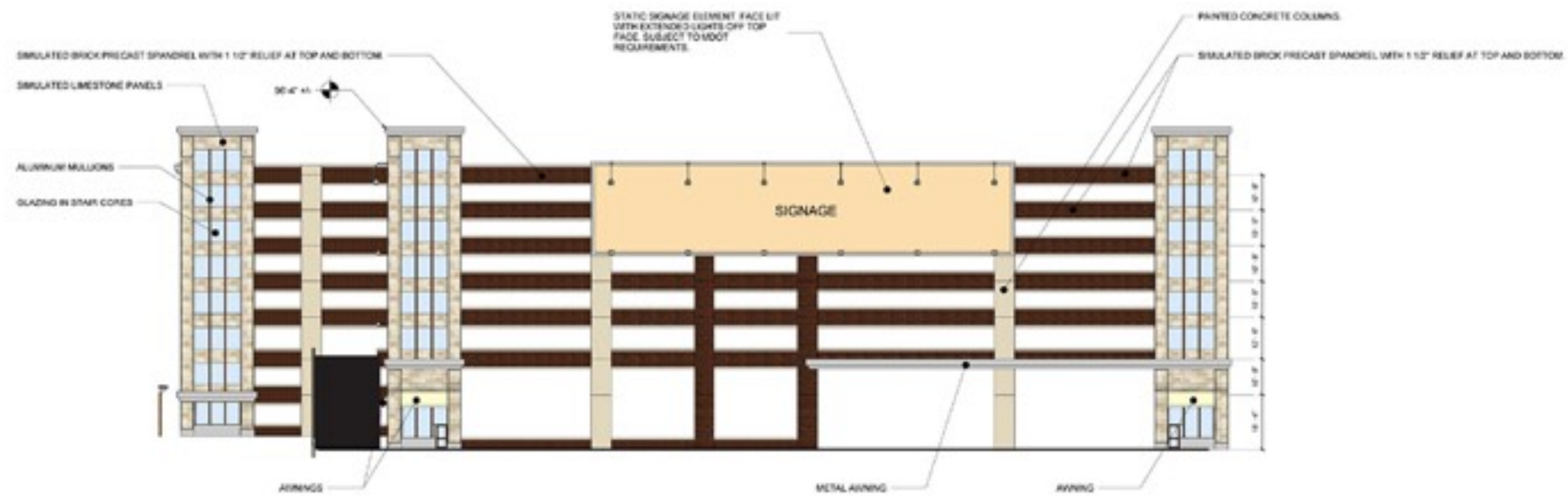






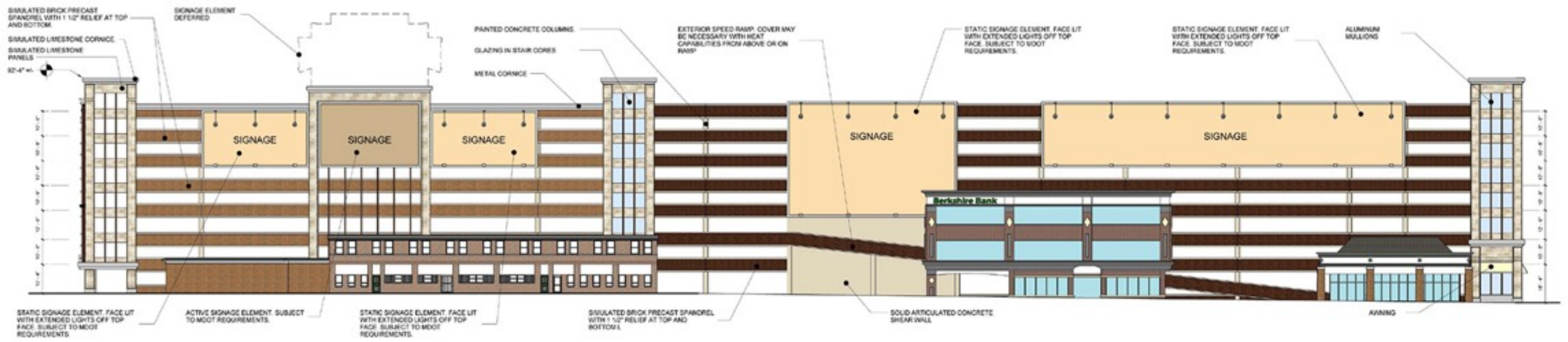
PARKING STRUCTURE BLISS STREET
ELEVATION
1/8" = 1'-0"

PARKING STRUCTURE BLISS STREET ELEVATION



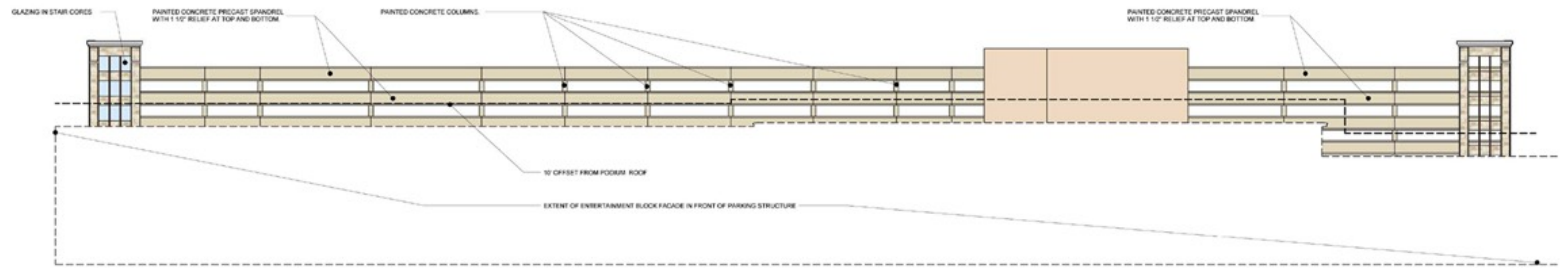
PARKING STRUCTURE UNION STREET
ELEVATION
1/8" = 1'-0"

PARKING STRUCTURE UNION STREET ELEVATION



PARKING STRUCTURE COLUMBUS AVE.
ELEVATION
1/8" = 1'-0"

PARKING STRUCTURE EAST COLUMBUS AVENUE ELEVATION



BRICK



CLAY BRICK
MANUFACTURER:
TRIANGLE BRICK



PORCELAIN BRICK
MANUFACTURER:
CAROLINA CERAMICS



THIN BRICK
MANUFACTURER:
GLEN-GERY BRICK



PANELIZED BRICK SYSTEM
MANUFACTURER:
SLENDERWALL



THIN BRICK RAINSCREEN
MANUFACTURER:
KINGSPAN

STONE



FRENCH LIMESTONE
MANUFACTURER:
CORONADO STONE



CARVED STONE



SMOOTH LIMESTONE
MANUFACTURER:
US STONE

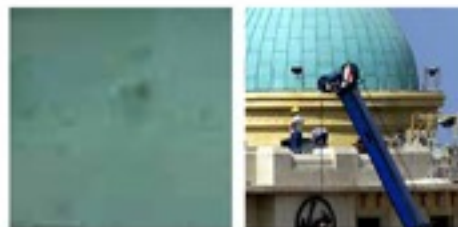


GFRc
MANUFACTURER:
ADVANCED ARCHITECTURAL STONE



GFRc
MANUFACTURER:
ADVANCED ARCHITECTURAL STONE

METAL



METAL PATINA
MANUFACTURER:
MODERN MASTERS



METAL PATINA
MANUFACTURER:
COPPER CRAFT



COPPER ROOF
MANUFACTURER:
AMERICAN METAL

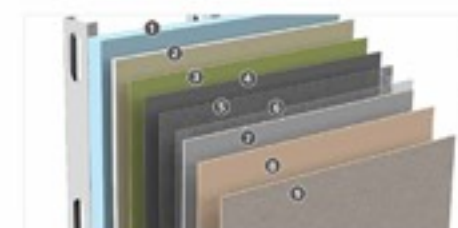
PLASTER



TEXTURED PLASTER
MANUFACTURER:
STO CORP



TEXTURED PLASTER
MANUFACTURER:
STO CORP

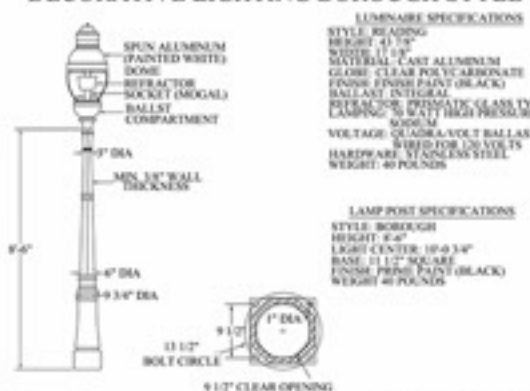


STO POWERWALL
TEXTURED PLASTER
MANUFACTURER:
STO CORP

LIGHTING

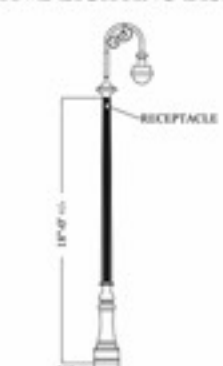


DECORATIVE LIGHTING BOROUGH STYLE



ID # 0038 SPRINGFIELD, MA DWS 2-27-2006

DECORATIVE LIGHTING BISHOP'S CROOK



ID # 0041 SPRINGFIELD, MA DWS 2-27-2006



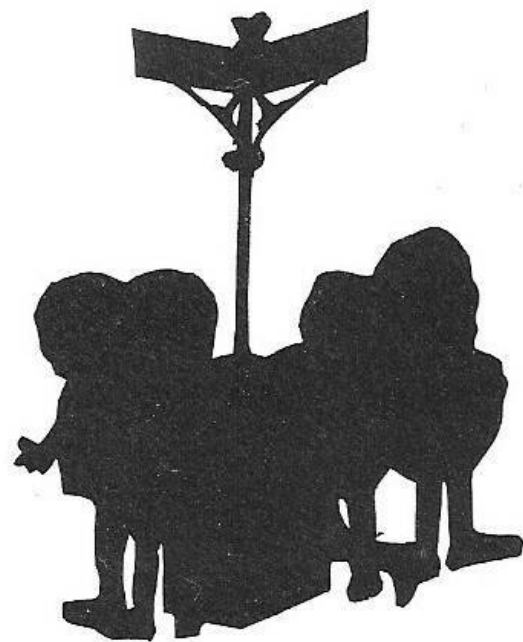
Brian Packer

Vice President - Construction/Development



NEIGHBORHOOD ENGAGEMENT

Regular meetings with and participation in community initiatives



South End Citizens Council, Inc.



South End Business Association endorses proposed MGM Springfield design changes

SPRINGFIELD - The South End Business Association lauded [MGM Springfield's](#) proposed design changes Wednesday, saying its plan to reconfigure and relocate a planned hotel structure will enhance the casino's engagement with the city's Main Street.

The group, which represents more than 40 business owners working to rebuild Springfield's South End, endorsed the proposed changes to the casino project, which have drawn [criticism](#) and praise alike since being announced this fall.

SEBA said while there are many aspects of the project that will help further its mission of promoting the South End, "none is more critical than MGM's commitment to engage Main Street through its 'inside out' design."

The company's decision to [eliminate](#) a planned 25-story hotel tower and replace it with a six-story structure, the group said, "can only help broaden this engagement."

"The previous design would have required hotel guests to walk through the casino or along State Street to access our shops and restaurants," SEBA said in a statement. "The current configuration will have guests from 251 hotel rooms spilling directly out onto Main Street. This will create more foot traffic, greater visibility for our local businesses and the type of activity that will breathe new life into our downtown. The economic benefits of such a change simply cannot be overstated."

DIRECT ABUTTER COMMUNICATION

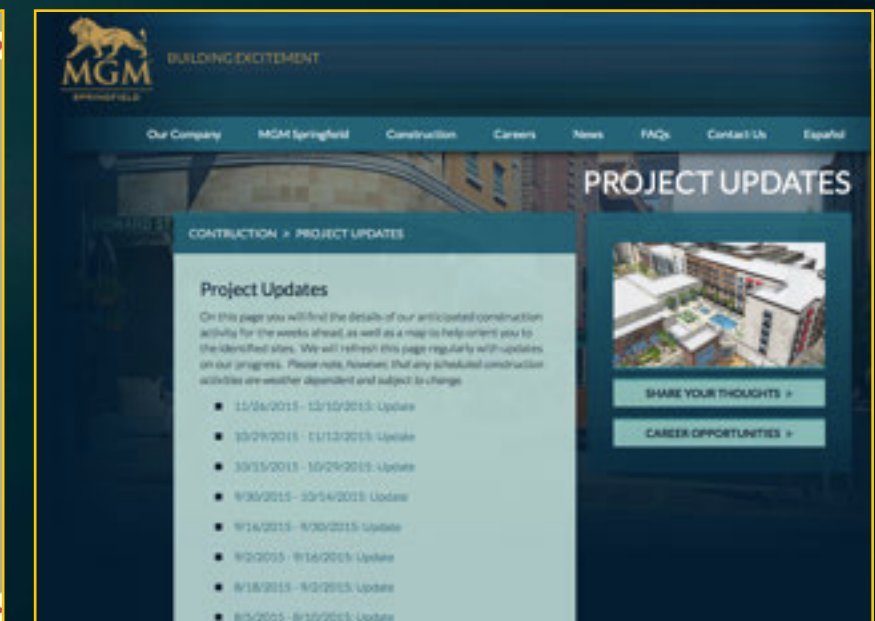
Design Review Meetings

- March 7, 2014
- November 19, 2014
- July 22, 2015
- November 5, 2015
- December 2, 2015

Biweekly Updates

- Sent by email to each abutter
- Available on MGM Springfield Website

MGM SPRINGFIELD CONSTRUCTION ACTIVITIES - 11/24/15-12/9/15		
WORK HOURS: 7:00 AM - 7:00 PM		
FOR CONSTRUCTION-RELATED INQUIRES PLEASE CONTACT: JMARTIN@DVNPT.NET		
REFERENCE #	LOCATION	STATUS
1	15 Bliss Street (VFW)	No work anticipated
2	19 Bliss Street (Springfield Rescue Mission)	No work anticipated
3	16-30 Bliss Street (State-Bliss Parking Garage)	No work anticipated
4	33-37 Bliss Street (French Spiritualist Church)	Continuing haul road construction for the eventual relocation on the French Spiritualist Church. Work will be confined to the MGM site between Howard and Bliss Streets and will not impact any public ways. Excavation for the new Church foundation on Union Street is also taking place.
5	53-57 Bliss Street (48 Howard Street) (Auto Park)	No work anticipated
6	61 Bliss Street (52-62 Howard Street)	No work anticipated
7	1317-1343 East Columbus Avenue	No work anticipated
8	1357 East Columbus Avenue	No work anticipated
9	22-30 Howard Street (YWCA Building)	No work anticipated
10	29 Howard Street (Armory)	Winterization in progress
11	37 Howard Street	No work anticipated
12	59 Howard Street (Zanetti School)	No work anticipated
13	82 Howard Street (Rectory)	No work anticipated
14	Howard Street (DaVinci Park)	No work anticipated
15	1008-1028 Main Street (Dave's Furniture)	No work anticipated



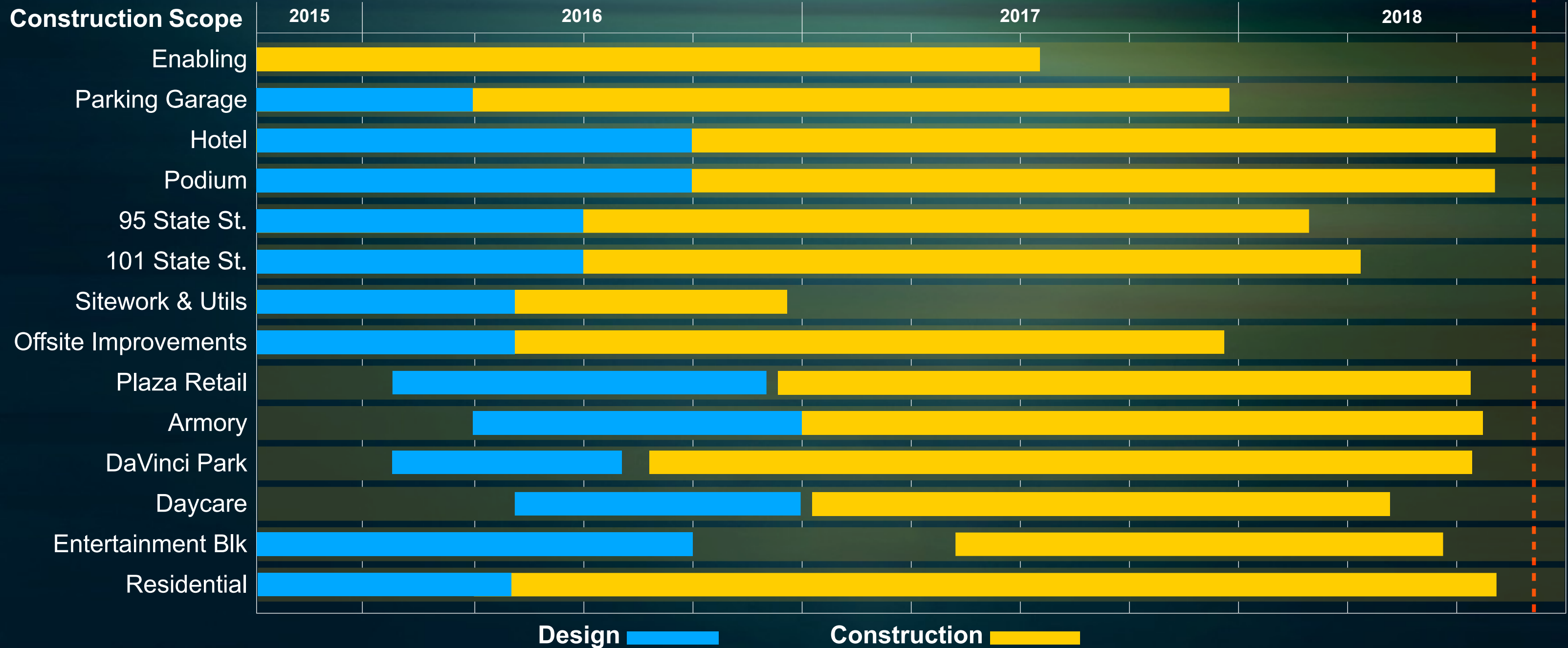
ABUTTER COMMENTS AND RESPONSES

1. Lack of an easily-identifiable turn-around on the Howard Street “stub”
 - ✓ Howard Street cul-de-sac updated to include distinguishable paving colors and removable bollards
2. Noise and vibration impact on abutters due to Central Plant located near E. Columbus
 - ✓ Relocated Central Plant. Back-up generators remain near E. Columbus
3. MGM garage located along the property line with no landscape buffer zone
 - ✓ Garage pulled back and lowered to provide buffer
4. Bus drop-off location to result in undue traffic burden on Union Street
 - ✓ Bus drop-off area moved to new Bliss Street location
5. DaVinci Park design and fencing must distinguish public park from MGM site
 - ✓ Park redesigned to be more inviting and distinguishable from MGM project
6. Curb cuts on Bliss and State Streets would encourage cut through traffic only to alter abutter curb cut location pending abutter feedback
 - ✓ Willing to alter abutter’s existing curb cut. Pending abutter feedback
7. Placement of dynamic signage distracts from abutting properties
 - ✓ Reoriented video signage in response to abutter comments
8. Potential for patrons to cut through Red Rose parking lot onto Union St.
 - ✓ Signage to be provided on Howard and Union Street entrances indicating “Red Rose parking only”
9. Perimeter of MGM Springfield site not pedestrian friendly
 - ✓ Provided sidewalks on Union and E. Columbus
10. Pedestrian access to DaVinci Park not delineated
 - ✓ Sidewalk added adjacent to plaza in front of park

PROJECT MILESTONES

Anticipated Opening Date - September 2018

Sept 2018 ●





SITE PLAN REVIEW
FINDINGS AND DECISION OF THE CITY COUNCIL

Project: For a Casino Overlay Site Plan Review to Facilitate the Location of a Licensed Casino and Casino Complex with the Boundaries Established by the City of Springfield for Casino Gaming Activities as Outlined Under the Casino Overlay Regulations (Article 8, Section 8.5) at the Property Bounded by State Street, Main Street, Union Street and East Columbus Avenue.

Owner: Blue Tarp reDevelopment, LLC

By: Seth Stratton, Vice President & General Counsel

I. MATERIALS:

The following materials in addition to the plans as recorded were submitted into the public record:

MGM Springfield: Site Plan Approval Request

Material Submittals

1. October 19, 2015: Site Plan Review Submittal #1
2. October 28, 2015: Storm Water Management
3. November 18, 2015: Site Plan Supplemental Drawings Submittal #2
4. November 18, 2015: Record of the public meeting including MGM PowerPoint presentation and Questions & Answers
5. December 21, 2015: MGM 30-Day Comments/Questions Response and Appendices
6. December 22, 2015: MGM Reissued Site Improvement Plans for MGM-Springfield; Allen and Major, Civil/Landscape
7. January 11, 2016: CCS Site Plan Review Summary Report: Plan/Design/Development Aspect.
8. January 19 & 20, 2016: Record of supplemental materials and drawings presented by MGM at City Council hearings.
9. "Agreement for Removal and Replacement of Trees", signed October 26, 2015.

10. Letter from Seth Stratton dated January 11, 2016 responding to comments of Council President Fenton.
11. November 25, 2015 NPC letter (the “NPC Letter”) from the State Executive Office of Energy and Environmental Affairs attached as Ex A to Seth Stratton’s January 11, 2016 response letter to Council President Fenton, which includes the Mitigation Section 61 Findings, including but not limited to, a Memorandum of Agreement (MOU) with the Massachusetts Historical Commission.
12. “Project Property Line Plan; prepared and stamped by Allen & Major Associates, Inc.
13. Allen & Major Plans dated 12-22-15/Titled: “Site Improvement Plans For MGM Springfield”
14. City comments submitted during the EIR process as to project design and mitigation measures related to traffic and transportation impacts.
15. Robinson/Donovan Letter from abutters: dated January 5, 2016
16. Robinson/Donovan Letter from abutters: dated January 12, 2016
17. Abutter comments submitted to the Springfield Planning Board/ December 16, 2015
18. Mitigation Request of Abutting Parcel #14: dated January 8, 2016
19. Other Documents submitted by participants at public hearing
20. Recording and minutes of meeting.

II. FINDINGS:

1. Using the criteria for evaluation set forth in Section 12.3.51 the City Council finds that the application complies with such review criteria in Section 12.3.51. Specifically:
 - A. Complies with all applicable provisions and requirements of this Ordinance, including all use, dimensional, site, utility, and overlay district standards: *The City’s review of the site plan submittal materials confirms general compliance with the Ordinance. The plans illustrate a development that responds to the opportunities within the site and through the “casino overlay district”*
 - B. Avoids significant detrimental environmental impacts, including storm water runoff, erosion or sedimentation: *The civil engineering and utility plans sufficiently address all site work aspects and the integration of open space, landscape terraces and roof gardens within the site illustrates a positive environmental effect of the project.*
 - C. Ensures adequate light and air quality for adjacent properties and minimize detrimental visual impacts on adjacent uses and public STREETS, parks, BUILDINGS, and other public places: *The site plan embodies improvements including additional setback from adjacent structures, specifically the parking garage; additionally the inclusion of significant usable open space throughout the project including the main Plaza, the*

Armory Marketplace, improved Da Vinci Park, abundant outdoor terraces and roof top gardens, ensure the project has minimized any adverse impacts on light and air quality.

- D. Does not impair pedestrian safety or overload existing roads, considering their current width, surfacing, and condition: *Springfield's downtown city streets can accommodate additional load without compromising public safety or quality of life, and the addition of new businesses, pedestrian and vehicular activity is a positive to the overall urban condition.*
- E. Provides adequate access for fire, police, and emergency vehicles: *Proper widths, materials and access have all been reviewed with the relevant City agencies including enhancements to public areas, paved open spaces/promenades to ensure proper safety and emergency accessibility.*
- F. Minimizes noise, dust, odors, solid waste, glare, or any other nuisances in accordance with the City Ordinance. *The site plan materials reflect that all noise, dust, odors, solid waste, glare, or any other nuisances are planned for to be addressed during construction upon operation, in accordance with the City Ordinances and such reasonable conditions on the issuance of any building or other permit.*
- G. Minimizes impacts on historic resources as determined by Section 12.7: *The site plan materials reflect that all historic resources have been addressed consistent with the MOU with local and state historic preservation agencies.*

2. Pursuant to Section 12.3.60, the City Council makes the following Specific Findings:

- A. Pursuant to Section 12.3.62 the City Council finds that the application meets all zoning requirements, and imposes reasonable conditions as set forth in this decision to ensure compliance with these requirements and other provisions of this Ordinance, consistent with the limitations set forth in Section 12.3.70. These conditions shall be incorporated into any BUILDING PERMIT Road and Curb Cut Permit, Public Way Discontinuance , approved Application for Re-Zoning as well as the Host Community Agreement and any amendments thereto Plan or any other approval issued by the City including but not limited to the City's involvement as to Traffic and Transportation mitigation matters, many of which must be coordinated with the City and others and which may involve MassDOT or the PVRTA; Air Quality mitigation measures that may involve MassDEP; Greenhouse Gas Emissions; Water and Wastewater mitigation matters that may involve the City and the Springfield Water and Sewer Commission; Historic Resources which involve the Massachusetts Historic Commission, Springfield Historic Commission, or Springfield Preservation Trust; Storm water mitigation measures that may involve the

SWSC and MassDEP; Hazardous Materials which may involve City of Springfield regulations; and Construction Period issues which involve the City and MassDOT insofar as they affect traffic management including road closures, detours, and parking; noise, use or occupation of the public ways, or otherwise authorizing the City's participation as to compliance with the terms and conditions of the NPC Letter or the Section 61 findings.

- B. Pursuant to Section 12.3.63 prior to granting approval of the Site Plan Review application, the City Council makes a finding that the proposed DEVELOPMENT is in conformance with this Ordinance, and if applicable, that with conditions imposed, the review criteria in Section 12.3.50 will be satisfied.
- C. Pursuant to Section 12.3.64 such findings in this Decision shall pertain to the entire proposed DEVELOPMENT, including any Site Plan modifications requested by the City Council as a condition of its approval, and any off-site improvements proposed by the applicant or required by the City Council as condition of its approval.

3. Pursuant to Section 12.3.70 City Council Site Plan Review the following Conditions, Limitations and Safeguards are imposed:

Approval of the Site Plan submittal is contingent on the following conditions and performance parameters:

1. This Casino Overlay Site Plan Review approval is granted solely for the development of a licensed casino and casino complex with the boundaries established by the City of Springfield for casino gaming activities as outlined under the Casino Overlay District Regulations (Article 8, Section 8.5) at the properties listed above.
2. The use shall be developed according to the attached plans and elevations, except as listed in the conditions and provided for by the amendment process outlined below.
3. All other requirements and permits shall be sought and received, including, but not limited to, utility connections and Board of Health approvals. The Applicant shall bear the burden of ensuring all state and local permitting has been sought and received, including but not limited to any licenses and/or permits issued by the Springfield Water & Sewer Commission, Massachusetts Gaming Commission (MGC), and any conditions contained in any such license including but not limited to the Section 61 Findings and the Memorandum of Agreement (MOA) with the Massachusetts Historical Commission (MHC).
4. All of the lastly revised plans, including those submitted during the public hearings and as referenced above, shall be updated as Conditioned in this Decision and three (3) complete sets shall be provided to the Office of Planning and Economic

Development (OPED) and the Department of Public Works (DPW). The plans shall be properly stamped and as certified by the applicant (dated and indexed). These plans shall indicate compliance with all applicable zoning by-laws.

5. The Applicant shall coordinate with OPED and the Casino Liaison Office to set up a pre-construction meeting with staff prior to the start of any construction to review these conditions and any and all final construction sequencing, details, and/or plans for this Project. The limit of work line for the particular area or phase being developed shall be demarcated at this time through the placement of temporary fence material or erosion control barriers. Periodic status reports and progress meetings (agreed upon at said pre-construction meeting) shall be coordinated with parties mentioned above, which shall outline the general status of the construction and major milestones completed.
6. The Applicant shall continue to advance the design and construction documents in substantial conformance with the governing drawings and documents collectively contained in Section I (MATERIALS) of this decision.
7. The Applicant shall continue an ongoing and regular dialogue with the City departments and their consultants to pursue further advancement to design and engineering details so that the final construction documents meet or exceed the intent herein resulting in construction of a high quality urban development.
8. The proposed hotel shall be developed and operated as a four (4) star quality, urban venue including but not limited to the level of interior fit out and finishes, guest/public amenities, programming, marketing and branding suitable to be highly competitive with other four star urban hospitality venues in the state and region and in accordance with the HCA, as amended.
9. The Applicant shall demonstrate, through submission of plans, specifications, or other satisfactory documentation, submitted to OPED, its compliance with its residential development commitment set forth in the Host Community Agreement (“HCA”), as amended.
10. The Applicant shall meet all terms and commitments contained and referenced in the HCA, as amended (including full and satisfactory performance related to joint agreements with civic organizations and other public agencies).
11. The Applicant shall coordinate the installation of all street trees with the City Forester in conformance with the “Agreement for Removal and Replacement of Trees”, signed October 26, 2015.

12. The Fire Suppression System, hydrant locations and alarm design shall be subject to approval by the Fire Commissioner or his/her designee and the Code Enforcement Commission or his/her designee.
13. No refuse containers, trailers, construction materials or construction equipment of any kind shall be placed, parked or stored upon a public way without written approval from DPW.
14. Final landscaping plans, including improvements to Da Vinci Park, shall be submitted to OPED and the Parks Department for review and approval, prior to installation.
15. The Applicant shall have the responsibility of maintaining or replacing landscaping, fencing and lighting as indicated in the plans required herein and if such landscape maintenance is not handled directly by the Applicant's employees, the Applicant shall be required to maintain a contract with professional landscaping and maintenance services company. Irrigation systems shall also be installed within all areas proposed to be grassed and/or turf.
16. The public sidewalks immediately adjacent to the Project site along State Street, Main Street, Union Street and East Columbus Avenue shall be maintained, including snow removal.
17. The Applicant shall ensure daily that exterior areas of the site remain clear of debris, trash and any equipment used in connection with commercial activity on the site, and any property or refuse from the commercial operation of the tenants shall not accumulate off-site.
18. The Applicant shall ensure that the required parking spaces are accessible at all times. Snow storage shall not restrict sight lines or damage landscaping.
19. The Applicant shall submit final architectural renderings for all buildings, indicating the proposed construction details, which shall be subject to design review and approval by OPED. These renderings shall indicate a consistent treatment of the elevations on all sides in terms of design, detail, relief, colors and materials. EFIS systems should be avoided. Further, the elevation plans shall include details on the proposed valet entrance within the garage.

20. The final drainage, grading and utility designs shall be revised according to this Decision, subject to further review and approval, as necessary, by the City Engineer or his/her designee.
21. Final construction plans shall be submitted to the Commissioner of Code Enforcement or his/her designee and Fire Commissioner or his/her designee, for review and approval, prior to the issuance of a Building Permit.
22. All documentation on prior environmental remediation shall be provided to the Commissioner of Code Enforcement; any further contamination or analysis identified shall be remediated in accordance with applicable local, state and federal standards.
23. The Applicant shall schedule a meeting with the Building Inspector, Casino Liaison Office and OPED at least thirty (30) days before the request for a Building Permit to review compliance with this Decision.
24. The Applicant shall provide written proof to the OPED, City Engineer and the Building Inspector that the performance standards, as Conditioned herein, were included in the construction documents.
25. The Applicant shall provide a detailed Construction Sequencing Plan, subject to the approval of the City Engineer or his/her designee, the Casino Liaison Office and the Commissioner of Code Enforcement or his/her designee.
26. All DPW comments/conditions, as outlined in the December 21, 2015: MGM 30-Day Comments/Questions Response and Appendices and as noted above in the “materials submittals”, shall be reasonably addressed by the applicant, prior to the issuance of a Building Permit.
27. A full detailed sign plan (as per Article 8, Section 8.5.70) indicating locations, sizes, materials, type of illumination, etc., of all signage shall be submitted to the City Council for review and approval, prior to the issuance of a sign permit(s).
28. The Applicant shall use best efforts, including appropriate signage, subject to the approval of the City Council, to ensure that all delivery trucks to the businesses on the premises shall access and exit the property to and from Union Street.

29. The Applicant shall submit the location for the off-site bus parking to the Department of Public Works (DPW).
30. The proposed Howard Street cul-de-sac shall meet all the underlying requirements of the Board of Public Works, including all fire lanes.
31. An ANR (Approval Not Required) Plan, incorporating all the individual parcels, shall be submitted to the Springfield Planning Board for review and approval and filed at the Hampden County Registry of Deeds.
32. If the proposed MGM Way is to become a public way, a subdivision plan will need to be filed with and approved by the Springfield Planning Board.
33. All the required applications and/or plans for the discontinuance of Bliss Street and Howard Street shall be submitted to the Board of Public Works for review and approval.
34. All proposed new street lights, to be located on the public way, shall be reviewed and approved by OPED and DPW.
35. Access to the adjacent Red Rose parking lot, located on Howard Street, shall be maintained at all times.
36. In the event that the City widens the right of way on Union Street between Main Street and East Columbus Avenue through the exercise of its eminent domain powers, the Applicant will be required to construct an additional turning lane on Union Street to improve traffic mitigation at the intersection of Union Street and East Columbus Avenue.
37. The Applicant shall continue to work with DPW to review taxi drop-off/pick-up issues to ensure that traffic related issues do not occur at the new hotel entrance located at the corner of Main Street and Howard Street.
38. All proposed entrances/exits providing access to the food and/or retail establishments, from a public way, shall generally remain open during full food and/or retail business hours Any plans to change the proposed layout of the entrances or exits shall be reviewed and approved by OPED.
39. The Applicant shall work with the Springfield Police Department on plans for security related issues during construction including the implementation of the

resources provided for under the HCA to enhance public safety in the surrounding area, as well as any post construction issues in so far as the use or jurisdiction of Springfield Police Officers in accordance with an MOU with the State Police pursuant to the provisions of G.L. c. 23K.

40. Construction activities shall be conducted in a workmanlike manner at all times. Blowing dust or debris shall be controlled by the Applicant through stabilization, wetting down, and proper storage and disposal methods, subject to the approval of the Code Enforcement Commissioner or designee. The Applicant shall ensure that abutting local streets and private ways are kept clear of dirt and debris, which may accumulate as a result of construction activities for the Project and documentation, shall be provided demonstrating ongoing pest management control, subject to the approval of and administration by the Code Enforcement Commissioner.
41. Public transportation access shall be maintained throughout the construction phase to the extent that necessary public utility work or life safety measures in connection with construction do not prohibit.
42. The Applicant shall work with OPED and PVTA to coordinate the final proposed trolley transit linkages to other activities and venues with the City of Springfield.
43. The Applicant shall work with remaining tenants, including Focus Springfield, to facilitate relocation.
44. Following occupancy, two hour free parking from 8:00 a.m. to 6:00 p.m. Monday through Friday shall be made generally available in surface or garage parking spaces in sufficient number to replace the number of formerly available on-street public parking spaces on site lost as a result of the construction of the Project; provided however, Applicant shall be free to restrict the number of free parking spaces from time to time in connection with special events or other special accommodations in the ordinary course of business
45. During construction and following occupancy the Applicant shall continue to reasonably work with the abutters as to correspondence relating to operational measures to ameliorate project-related impacts to abutting properties, including but not limited to access, egress, parking, deliveries, and trash removal, to the satisfaction of OPED.

46. Approved site plans and elevations, and other aspects of the development proposal, including uses, may be amended from what is specified in the HCA and Site Plan Approval, pursuant to the same procedure and subject to the same limitations and requirements by which said plans and proposals were initially approved. However, upon written request by the petitioner minor changes from what is specified in the HCA and approved development parameters may be permitted by the Office of Planning & Economic Development subject to a finding that such changes will not cause any of the following:

- A. A change in the character of the development, including the overall massing, primary land uses, quality of materials or significant deviation from the architectural character or building footprints of approved site plans and elevations; or
- B. An increase in the ratio of gross floor area (as specified in the HCA) to LOT area by more than twenty five percent (25%); or
- C. A decrease in open space, pedestrian areas, parks and amenities unless justified by changes in other factors; or
- D. A reduction or increase in approved off-street parking unless justified by changes in other factors.

Copies of all changes found to be “minor” by the Mayor shall be forwarded to the City Council.

Signed as to the accuracy of the vote as reflected in the minutes:

Philip Dromey, Deputy Direct of Planning
Office of Planning & Economic Development

Appeal: The Appeal of any decision of the City council hereunder shall be made in accordance with the provisions of Mass. Gen. L. 40A, Section 17 within 20 days after filing with the City Clerk.

DATE:

**OFFICE OF PLANNING & ECONOMIC DEVELOPMENT
ANALYSIS FOR A CASINO OVERLAY SITE PLAN REVIEW (CITY COUNCIL)**

**PROPERTIES BOUNDED BY MAIN STREET, UNION STREET, STATE STREET AND EAST
COLUMBUS AVENUE
CASINO OVERLAY SITE PLAN REVIEW**

General Information

Petitioner:	Blue Tarp reDevelopment, LLC
Request:	For a Casino Overlay Site Plan Review to facilitate the location of licensed casino and casino complex with the boundaries established by the City of Springfield for casino gaming activities as outlined under the Casino Overlay Regulations (Article 8, Section 8.5) at the property bounded by State Street, Main Street, Union Street and East Columbus Avenue.
Proposed use of the property:	Casino and casino complex
Parcel Size:	Approximately 14 acres
Site Visit:	1-4-16
City Council Hearing Date:	1-4-16/1-19-16/1-20-16

Staff Analysis

Neighborhood characteristics:

The parcel is located within the Metro Center neighborhood. This high density section of the City has a mix of commercial, cultural and residential uses.

Overview:

Blue Tarp reDevelopment has submitted an application for a Casino Overlay Site Plan Review for the proposed casino development to be located on the property generally bounded by State Street, Main Street, Union Street and East Columbus Avenue. As per the Springfield Zoning Ordinance, the City Council is the approving body for a Site Plan Review application for a development which falls under the Casino Overlay District. The Casino Overlay District text was approved by the City Council in May 2013, with the boundaries of the District approved in December 2015.

As noted in the Zoning Ordinance, the Casino Overlay District's purpose is to facilitate the location of a licensed casino and casino complex within the boundaries established by the City of Springfield and the State of Massachusetts for casino gaming activities. The Casino Overlay District focuses on urban entertainment and recreational activities that will enhance the area as a desirable location for tourists, conventions, and urban life. The district also encourages pedestrian and transit-oriented linkages between the casino and casino complex and other activities and venues within the City. The Casino Overlay District regulations are designed

to ensure that the casino and casino complex contributes positively to the built environment, that the operation of the casino and casino complex will help to enhance, expand, and stabilize employment and the local economy while simultaneously ensuring effective public services and a high quality of life for nearby businesses, institutions and residents. As per the Zoning Regulations, the Site Plan Review process follows the procedures outlined in Article 12, Section 12.3; however, as noted above, the City Council is the approving body as opposed to the Planning Board.

As noted in the Casino Overlay District regulations, in addition to the Site Plan Review approval, this proposed development is also subject to the provisions of a Host Community Agreement (HCA) which was approved by the City Council in May 2014 and amended in June 2015. The HCA established a baseline site plan, design elevations, uses, program, signage concept, lighting concept, landscaping and streetscape plan and related information for the development.

Please note, that in addition to the Office of Planning & Economic Development's staff analysis, a full independent review has also been completed by The Chicago Consultants Studio, Inc. (CCS). A copy of their report has been attached. These urban planners have extensive experience with casino development and have also played a key role in the evaluation of the original proposals submitted by the competing casino developments during the City's RFQ/P process. They also assisted in the drafting of the Casino Overlay District regulations and the negotiating and drafting of the HCA.

Further, all plans have been fully reviewed by the Department of Public Works (DPW) as well as their traffic consultant from Fuss & O'Neill. As per the Site Plan Review procedures, copies of the plans were also distributed to City departments for comments. Copies of the comments and responses by the developer have also been attached. Comments were also received by abutters to the proposed development. Those comments were also forward to the developer with copies sent to City Council.

Site Plan Analysis:

As the Council is aware, the developer has submitted plans for the construction of a casino complex on the property generally bounded by State Street, Main Street, Union Street and east Columbus Avenue. In addition to the casino gaming area (126,262 s.f.), the development includes a number of other elements. These elements include a 251 room/4-star hotel, retail opportunities (31,250 s.f.), restaurants and food outlets (73,107 s.f.), banquet area (73,705 s.f.), bowling alleys, movie theaters and outdoor skating rink. The development also includes a 3,375 space parking garage.

After a full review of the plans submitted, the staff believes that the plans submitted meet the underlying Casino Overlay District regulations and firmly believe that the proposed development will have a beneficial impact on not only this area but on the City as a whole.

With regards to the submitted plans, the staff would like to highlight the following:

Hotel:

While the staff does recognize that the current plan does propose modifications to the plan that was originally presented, most notably the reconfiguration of the hotel from a high rise hotel along State Street to a mid-rise hotel along Main Street, the staff fully concurs with the opinion noted in the report completed by CCS. Specifically, the staff agrees that "...moving the hotel function to the Main Street frontage is actually a very positive enhancement in that it more fully engages the project with Main Street and energizes the urban fabric and pedestrian environment". They go on to state that "...we firmly believe that the overall massing and scale of the casino development, developed as a whole and integrated into the Springfield urban fabric, is a

better resolution than the original design and in no way reduces the visual excitement of the project nor the level of quality or attractiveness of the hotel”.

Residential:

As part of the relocation of the hotel to Main Street, the developer has now also proposed to move the market-rate housing to an off-site location. The market-rate housing component (54-units) has always been a key piece to the overall development as the City continues to strive to bring more market-rate units downtown. The staff firmly believes that these new residential units will not only complement the housing developments currently occurring in the downtown area, such as the Silver Brick Lofts, but more importantly, will help foster the further development of additional market-rate housing units in the downtown.

Further, the staff also believes that by expanding the overall development “footprint” this will help to energize the “Implementation Blueprint” outlined in the HCA, which envisions the expansion and collateral impacts that a development of this size can obtain.

It should be noted that, to date, only 195 State Street has been identified as a possible location for new market rate units. However, the sale of this building has not yet been finalized and the total number of units to be located in this building has yet to be determined. A full detailed plan on all the proposed residential units should be required as part of the approval of the site plan.

Retail/Food:

With regards to the retail and restaurant components of this project, as noted above, the plans submitted indicate that there will be a total of 31,250 square feet of retail space and 73,107 square feet of restaurant/food outlet space. This includes a number of spaces along Main Street and State Street as well as spaces within the proposed Armory Market Place. One of the key components of the Armory Market Place is the redevelopment of the former Howard Street Armory. As the Council is aware, this was a structure that was significantly damaged during the 2011 tornado.

As part of the overall site plan review process, the staff and CCS have had numerous discussions about the potential layout of these spaces and will continue to engage the developer in these discussions as the retail and food components solidify and tenants are identified. The staff would like to stress that it is very pleased that 101 State Street, which is at the corner of Main Street and State Street, will now be utilized for street level retail operations. This was not part of the original proposal.

Further, it is very important to stress that unlike a typical casino development, which requires a patron to enter the casino in order to access the retail and food establishments, all the proposed retail and food operations will be able to be accessed directly from Main Street, State Street and Howard Street, without the need to actually enter the casino floor. The staff believes strongly that this is a unique and important design aspect that will, again, help energize the streetscape and enhance pedestrian activity.

Parking Garage:

As noted above, the developer intends to construct a 3,375 space parking garage to be located along Union Street in the area formally occupied by the Zanetti School. The proposed garage will have eight (8) levels with entrances off Union Street and Bliss Street.

Due to the large scale of this proposed garage, the staff and CCS have been having ongoing discussions regarding the overall treatment of the facades of this building. The original elevations submitted indicated that

additional architectural details were going to be added to the Bliss Street side of the garage but that the East Columbus Avenue/Union Street facades were less detailed and lacking in architectural interest. After numerous meetings with the developer, a number of positive changes are being proposed which will address the concerns listed above. It is the understanding of the staff that these changes are still being worked on and that final plans will be submitted as part of the Site Plan Review hearings. It would be the staff's recommendation that any plans submitted at the hearings be incorporated into the final approval.

Bus Drop Off Area:

Another proposed change to the original design is the relocation of the bus drop off/pick up area. In the original plans with the hotel on State Street, a more formal entrance with a porte-cochere was to be located along the newly developed MGM Way. Buses were originally going to be parked within the proposed garage. With the relocation of the hotel to Main Street and the reconfiguration of the internal functions of the parking garage, the buses will now be directed to drop off and pick up along MGM Way. In the original plans submitted, the staff had strong concerns that this area lost much of its pedestrian qualities and did not match the urban design found in the rest of this proposal.

Again, after several internal discussions with the developer a number of positive changes were made and ones in which the staff believes brings back the pedestrian nature of this area while still accommodating the need for bus drop off and pick up. The new plans now show a new entrance articulated with an elegant fixed awning as well as additional pavement treatment that make this space much more welcoming than originally designed.

Landscaping:

As part of the site plan submission, the developer submitted a detailed landscaping plan. This plan was reviewed by the staff as well as CCS. Due to the fact that the plan shows new plantings within Da Vinci Park, the plans were also submitted to the Park Department/City Forester for review. Comments on the plans were submitted by the City Forester which will need to be addressed as the plans progress.

Overall, the staff is very pleased with what has been proposed. However, we understand that additional reviews will be required as the plans evolve. It should also be noted that a Memorandum of Understanding (MOU) was signed between the developer and the Parks Department which relates to the number of street trees that had to be removed. As part of the MOU, the developer is required to work directly with the City Forester to ensure the adequate replacement of the street trees that were removed.

One of the most significant amenities of the landscaping plan is the roof top gardens located on the second level of the development. The staff firmly believes that this is a truly unique amenity that is not found elsewhere in the City. These roof gardens will be fully assessable to hotel guests, conference attendees and casino patrons. These areas will also provide a direct visual link to the entertainment plaza below.

Building Elevations/Materials:

Again, as part of the site plan submission, the staff requested that the developer identify the proposed exterior materials to be used in this development. Understanding that specific details of what each building will be constructed of have not yet been completed, the developer has submit a materials matrix which identifies a menu of materials to be used in this development. While further details need to be provided, the staff does believe this materials matrix helps to ensure that this development will be completed with quality materials which will match the urban character of Springfield while also being able to withstand the rigors of this northern climate.

In addition to the materials, the staff has also been having ongoing discussion about the overall massing and articulation of the proposed buildings and facades. As the Council is aware, the developer had to undergo a very rigorous historic review process with not only the Springfield Historical Commission (SHC) but also the Massachusetts Historical Commission (MHC) as well. As a result of this review, a number of historic buildings and facades will remain. In addition, the developer has also agreed to replicate the former YMCA façade along the new entertainment plaza. The staff firmly believes that this façade, as well as the other buildings/facades being saved helps to preserve the historic character and fabric of this area and contributes positively to the overall development.

Day Care:

As the Council is aware, as part of this overall development, a day care operation is required. In the original plans submitted, the day care was going to be located onsite, on the corner of Howard Street and East Columbus Avenue. The plans now show that the day-care operation will now be located off-site.

In discussions with the developer, it has been indicated that the day care will be located on a portion of the vacant property located at the corner of Main Street and Union Street. This was the former location of the Zorzi Building which was demolished as a result of the 2011 tornado. While this site has been identified as a possible location, no plans have been submitted. Due to the fact that this is such a prominent location, the staff wants to ensure that the design of this day care operation is in context with the surrounding properties. As such, the staff would strongly recommend that as a condition of this approval, the developer be required to submit a full set of site plans to the Office of Planning & Economic Development, prior to the issuance of a Building Permit.

Signage:

As anticipated in the Casino Overlay District regulations, due to the unique signage associated with a casino, the Casino Overlay District regulations allows for a wide range of signage and building lighting not contemplated in the underlying zoning.

As part of the developer's site plan submission, a letter was submitted specifically requesting that the review of signage be waived at this time as "...MGM [Springfield] has not yet determined the size, scope and type of signage appropriate for the development". Although some renderings and elevations, submitted as part of the site plan review submission, show proposed signage, it needs to be stressed that these are only conceptual in nature and done for illustrative purposes only. A full detailed sign plan indicating locations, sizes, materials, etc., will need to be submitted to the City Council for a full review and approval prior to the issuance of any sign permits.

Recommendation

As stated above, the staff is very pleased with what has been presented. After a full detailed review of the plans submitted, by not only the staff but also the planning consultants from CCS, it is the staff's recommendation that the plans meet the underlying Casino Overlay District regulations and the Site Plan, as presented, should be approved, with conditions.



November 18, 2015

By First Class Mail and Email

Phil Dromey
Office of Planning and Economic Development
City of Springfield 70 Tapley Street
Springfield, MA 01104

Re: Casino Overlay District Site Plan Review Application

Dear Phil:

Blue Tarp reDevelopment, LLC d/b/a MGM Springfield ("MGM") is in receipt of your October 26, 2015 letter regarding MGM's Casino Overlay District Site Plan Review Application (the "Application"). Your letter indicated that the Application did not address the "signage and specialty lighting concept" as detailed in Section 8.5 of the Springfield Zoning Ordinance (the "Ordinance"). We previously discussed with your office that our signage and lighting plans would follow at a later date closer to opening as we continue to refine those aspects of the development. Based on further discussions subsequent to submission of our Application, we now understand that you require a formal request to the Application be permitted to proceed with the Site Plan Review process notwithstanding the fact that the "signage and specialty lighting concept" was not included with the Application and will be submitted at a future date. Please accept this letter requesting the same.

Due to the unique nature of the Project¹ and considering that Operations Commencement is not expected to occur until Fall 2018, MGM has not yet determined size, scope, and type of signage appropriate for the Project. Pursuant to Section 12.2.32 of the Ordinance, "[t]he Office of Planning and Economic Development may waive specific submission requirements for a Site Plan Review application upon demonstration by the applicant that a requirement is not necessary or it inapplicable to the applicant's project." The Ordinance provides in addition that, "[d]isapproval of a request in the Site Plan review for a particular specialty signage or lighting component shall not be cause to disapprove the Site Plan Review or the Use and the applicant would still have the right (if the other Site Plan Review criteria were met and approved as per Section 8.5.32) to proceed with the development without the requested specialty signage or with amended specialty signage approved by the City." Ordinance, at Section 8.5.34. MGM is requesting that the Office of Planning and Economic Development ("OPED") proceed with the Application without the complete signage plan so that it may proceed with the development of the Project without delay. An

¹ Capitalized terms not explicitly defined herein shall have the same means as in the Host Community Agreement.

MGM Springfield
One Monarch Place, Suite 910
Springfield, MA 01144
413-273-5000



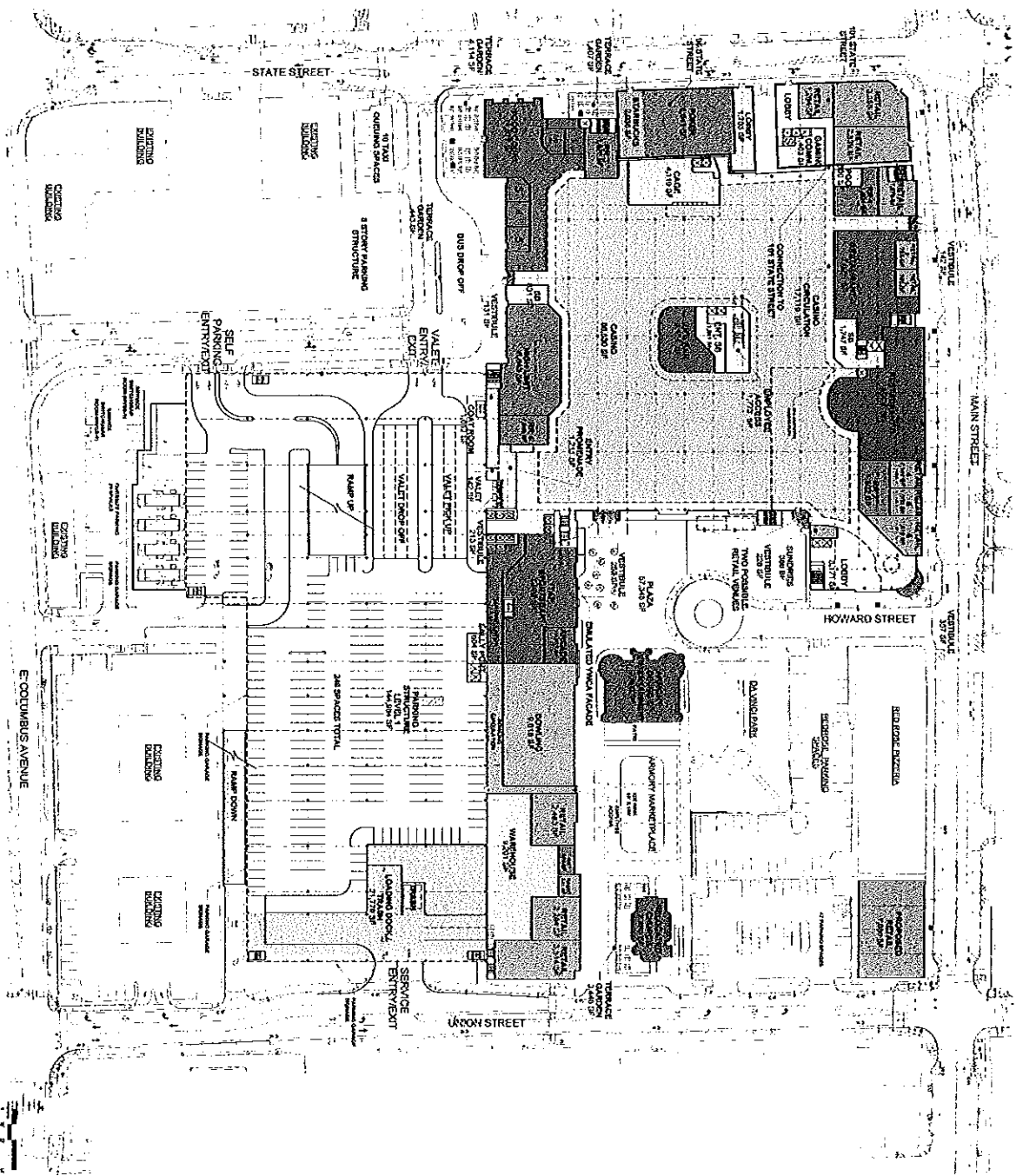
appropriate signage plan, as required by the Ordinance, will follow once it is fully developed. MGM will continue to keep OPED apprised of its progress in that regard.

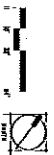
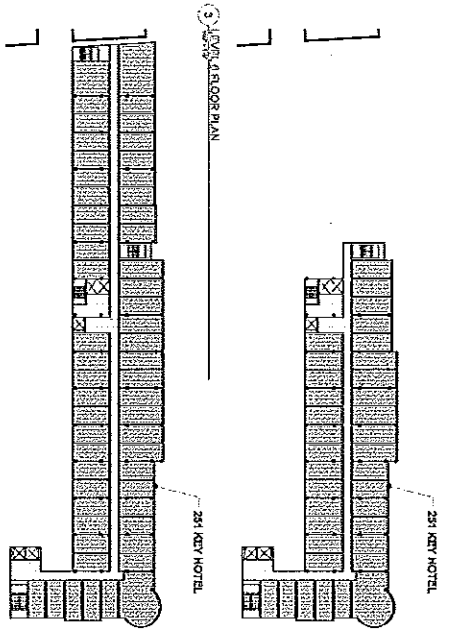
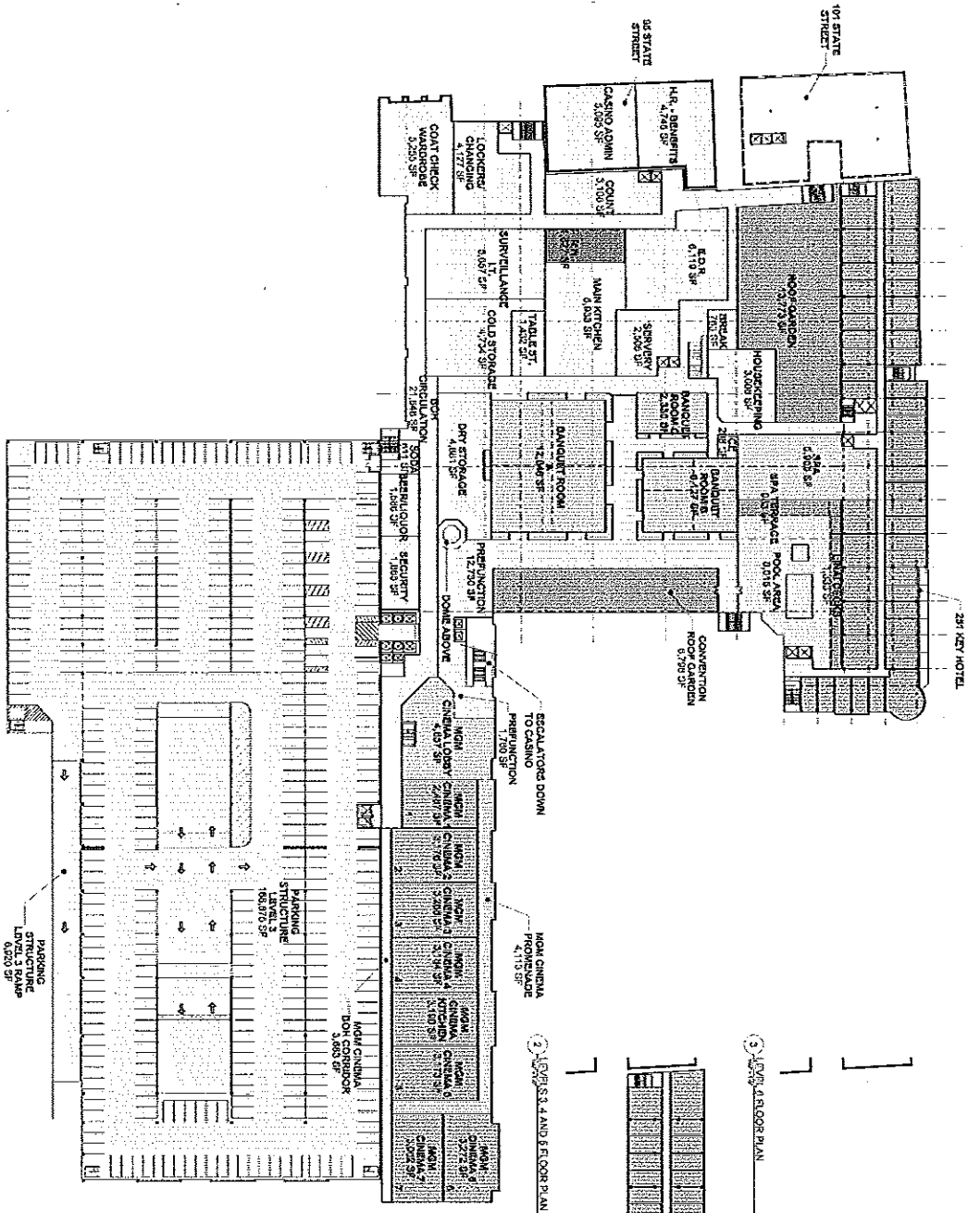
Should you have any questions regarding the Application, please feel free to contact me.

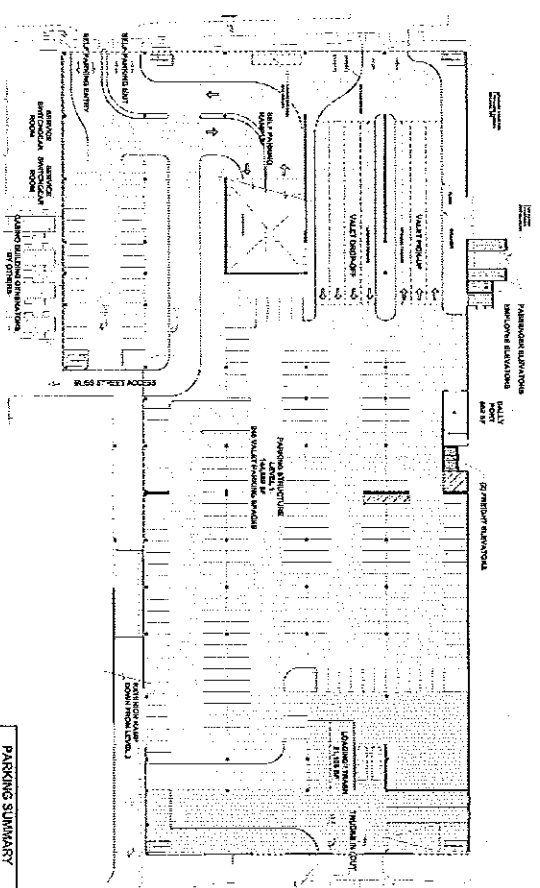
Sincerely,

Seth Stratton
Vice President & General Counsel

cc: Brian Packer
Frank P. Fitzgerald, Esq.

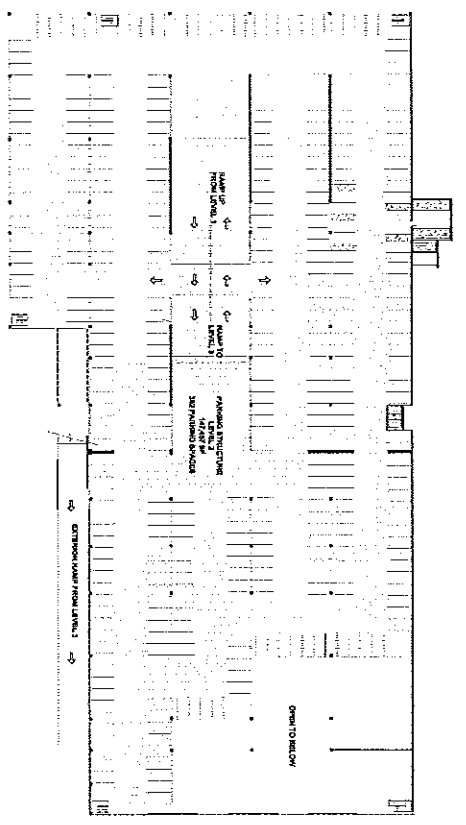






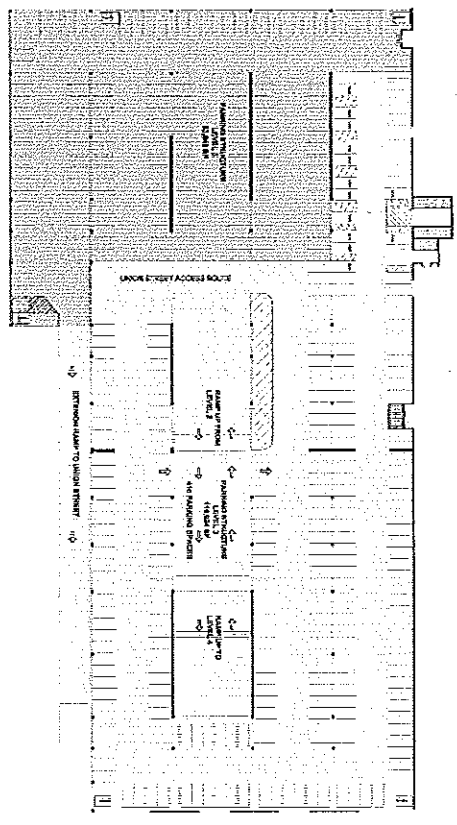
GARAGE LEVEL ONE

PARKING SUMMARY	
LEVEL 1	242 SPACES
LEVEL 2	242 SPACES
LEVEL 3	418 SPACES
LEVEL 4	444 SPACES
LEVEL 5	443 SPACES
LEVEL 6	443 SPACES
LEVEL 7	443 SPACES
LEVEL 8	443 SPACES
TOTAL	3,213 SPACES

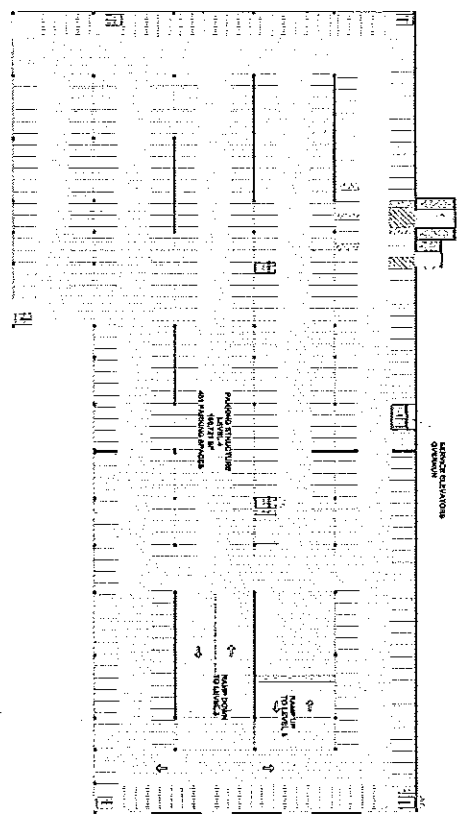


GARAGE LEVEL TWO

STRUCTURAL NOTE
 ALL STRUCTURAL ELEMENTS SHALL BE CONFORM TO THE LATEST EDITIONS OF THE IBC AND ACI 308R-02.
 ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.

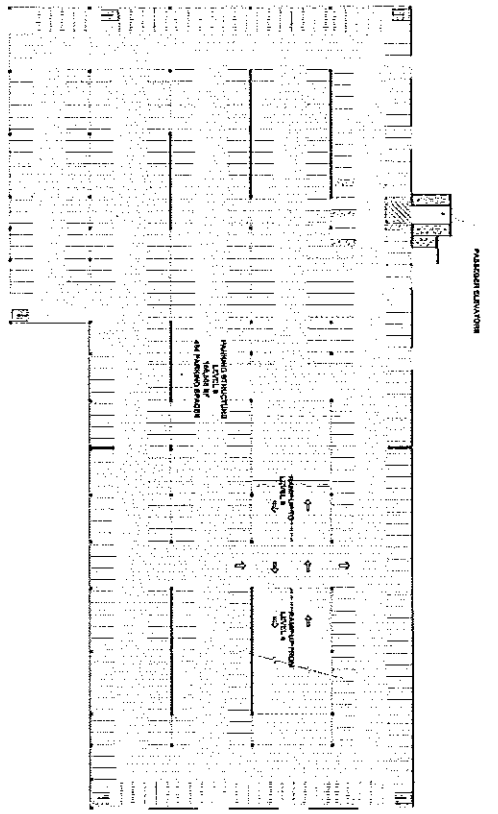


GARAGE LEVEL THREE



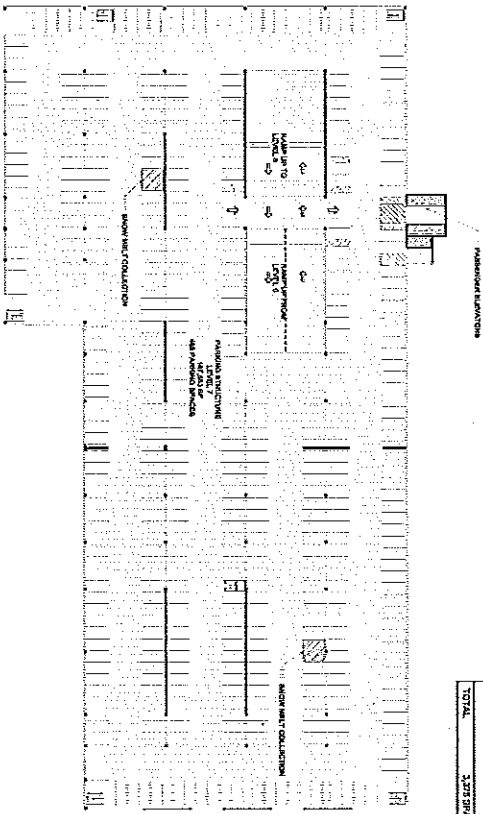
GARAGE LEVEL FOUR



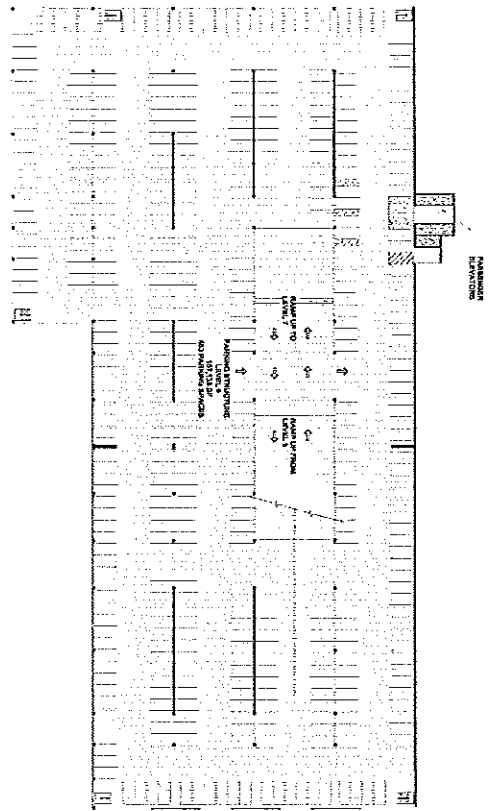


GARAGE LEVEL FIVE

PARKING SUMMARY	
LEVEL 1	246 SPACES
LEVEL 2	202 SPACES
LEVEL 3	415 SPACES
LEVEL 4	451 SPACES
LEVEL 5	424 SPACES
LEVEL 6	403 SPACES
LEVEL 7	408 SPACES
LEVEL 8	408 SPACES
TOTAL	3,257 SPACES

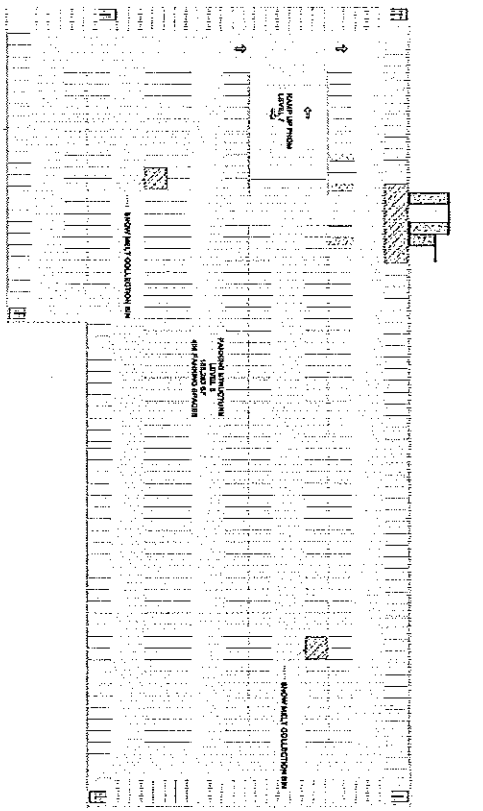


GARAGE LEVEL SEVEN



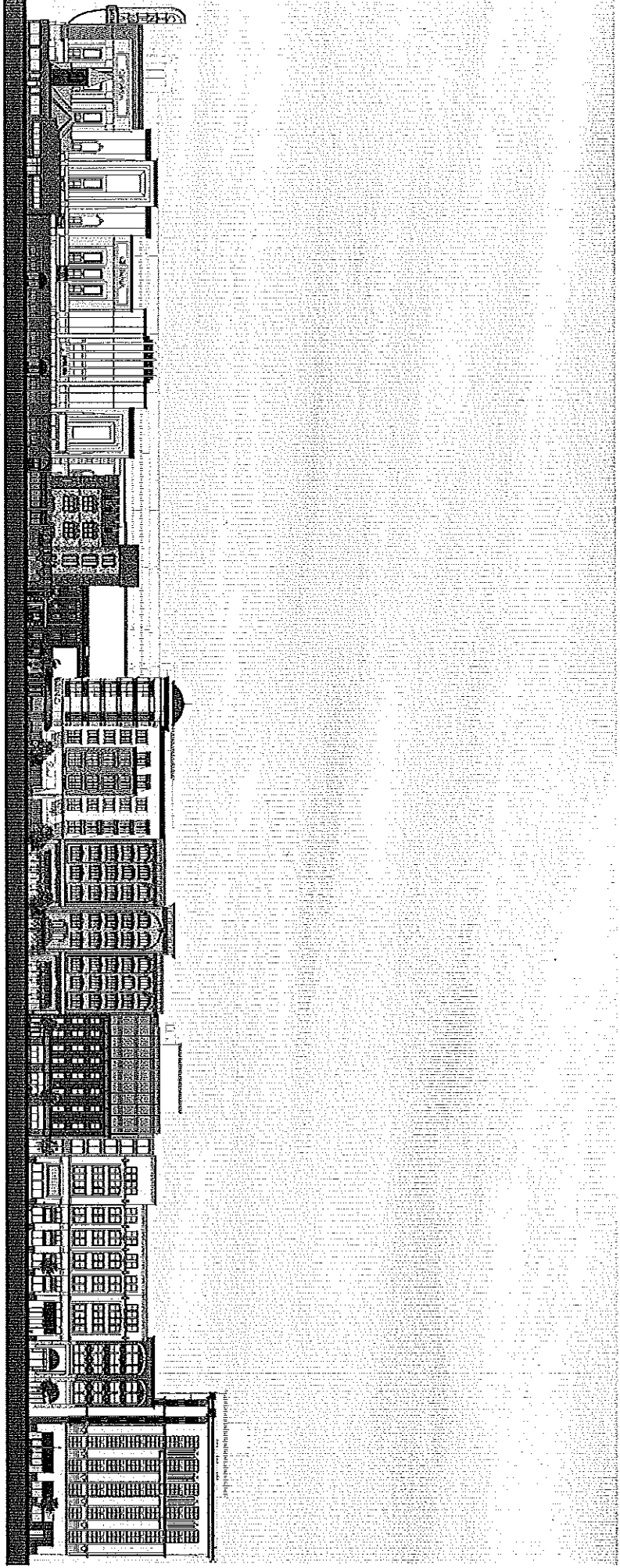
GARAGE LEVEL SIX

STRUCTURAL NOTE
 ALL CONCRETE SHALL BE CAST IN PLACE AND REINFORCED WITH STEEL. ALL REINFORCING SHALL BE CAST IN PLACE AND REINFORCED WITH STEEL.



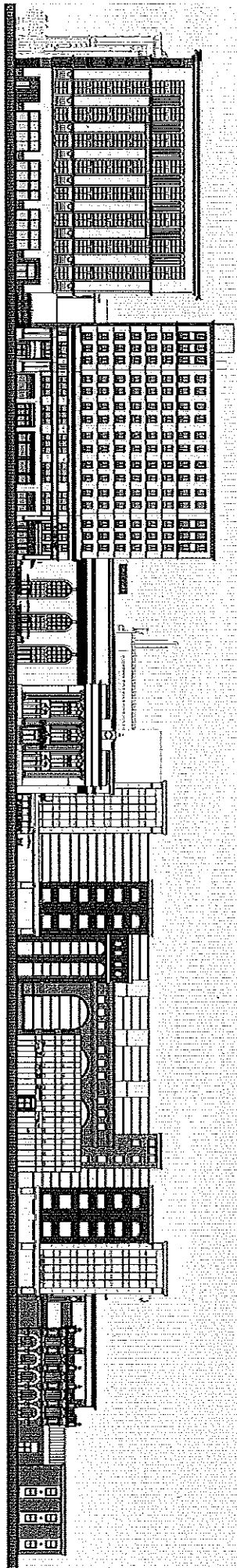
GARAGE LEVEL EIGHT





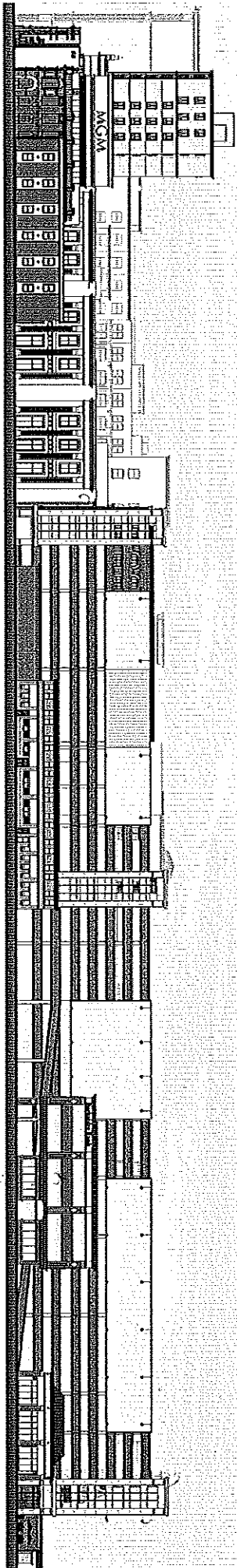
MGM SPRINGFIELD

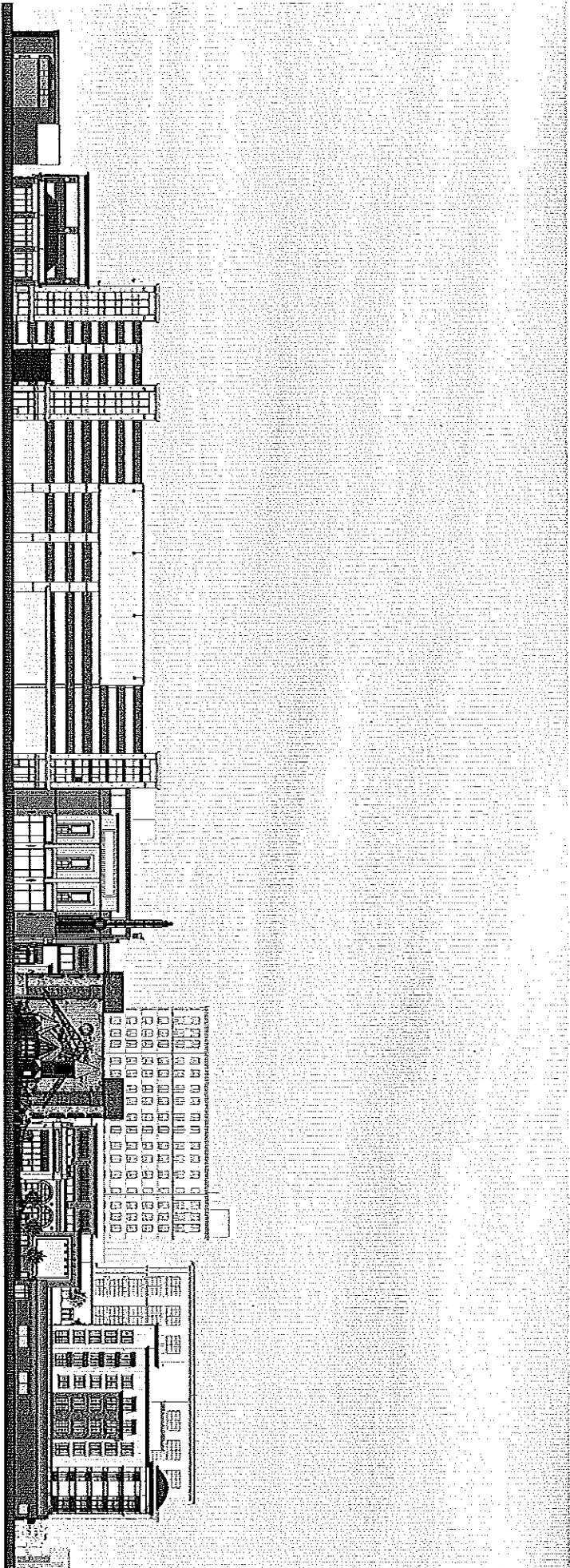
STATE STREET ELEVATION



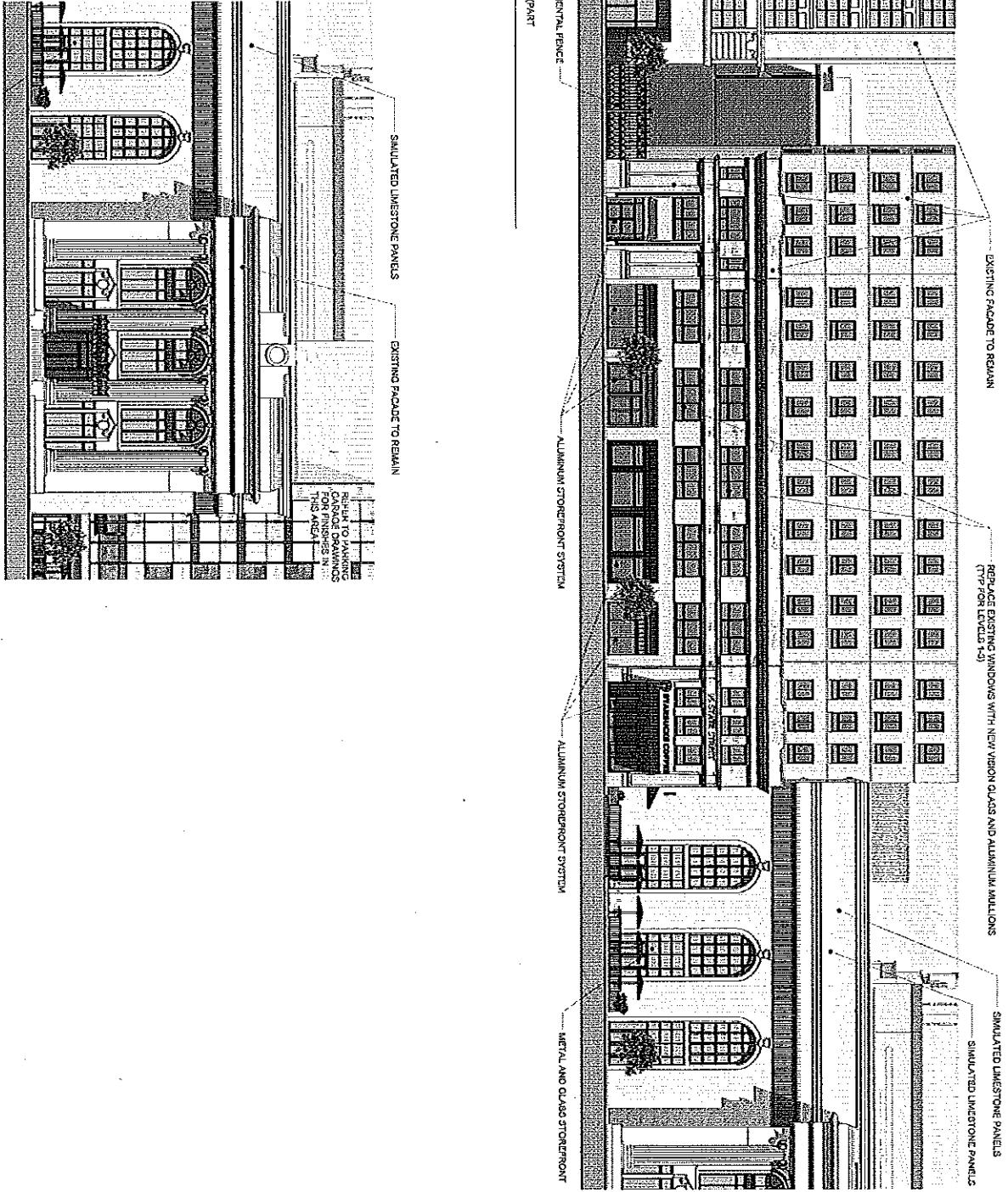
MGM SPRINGFIELD

COLUMBUS AVENUE ELEVATION

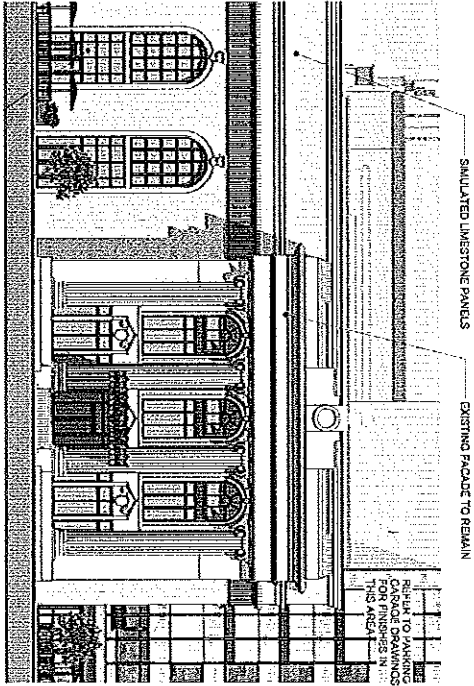


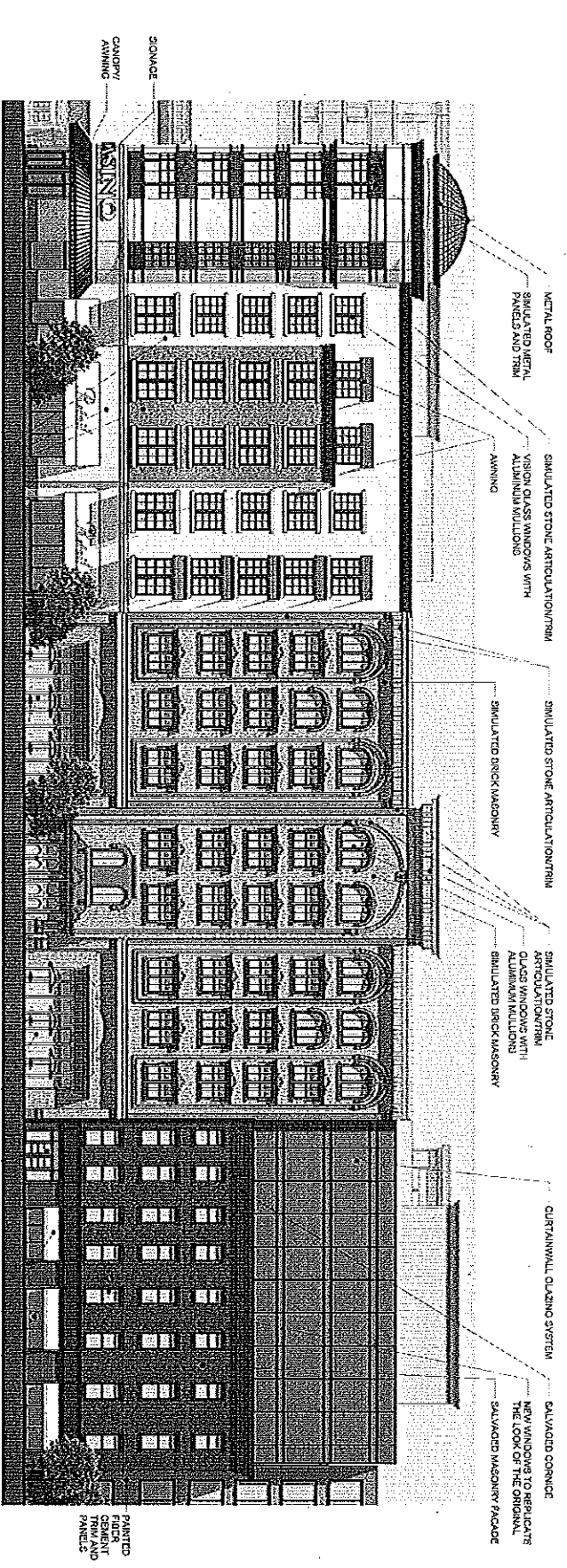


1 OF 2
ENLARGED STATE STREET ELEVATION (PART)

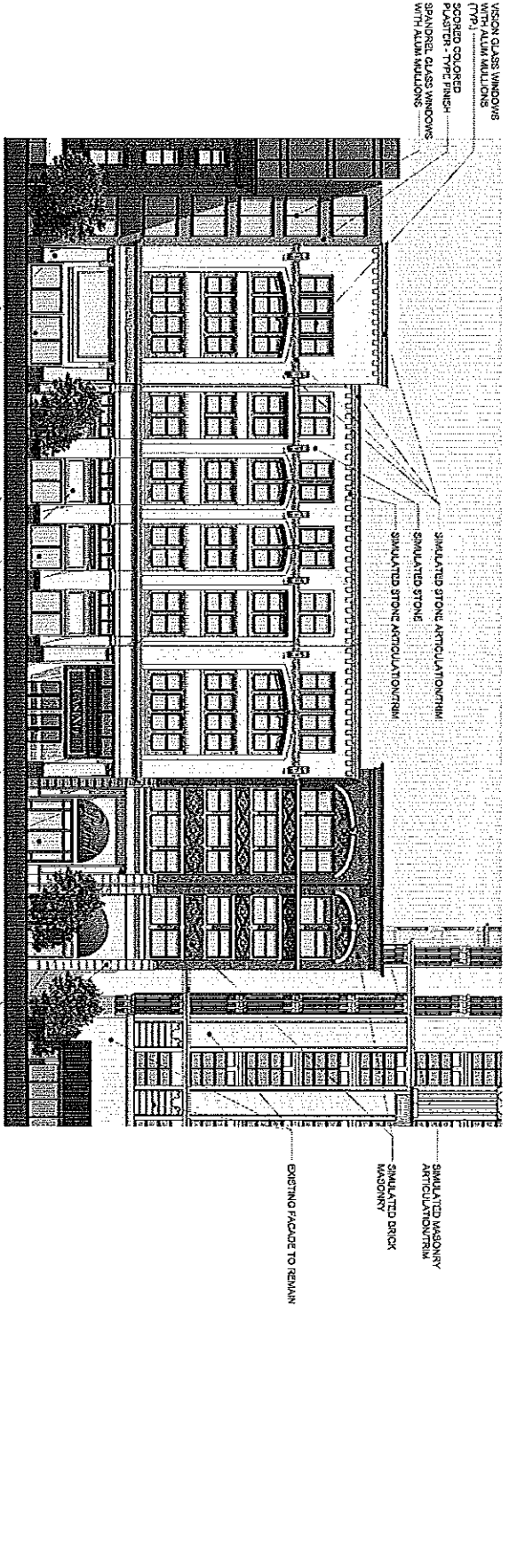


2 OF 2
ENLARGED STATE STREET ELEVATION (PART)



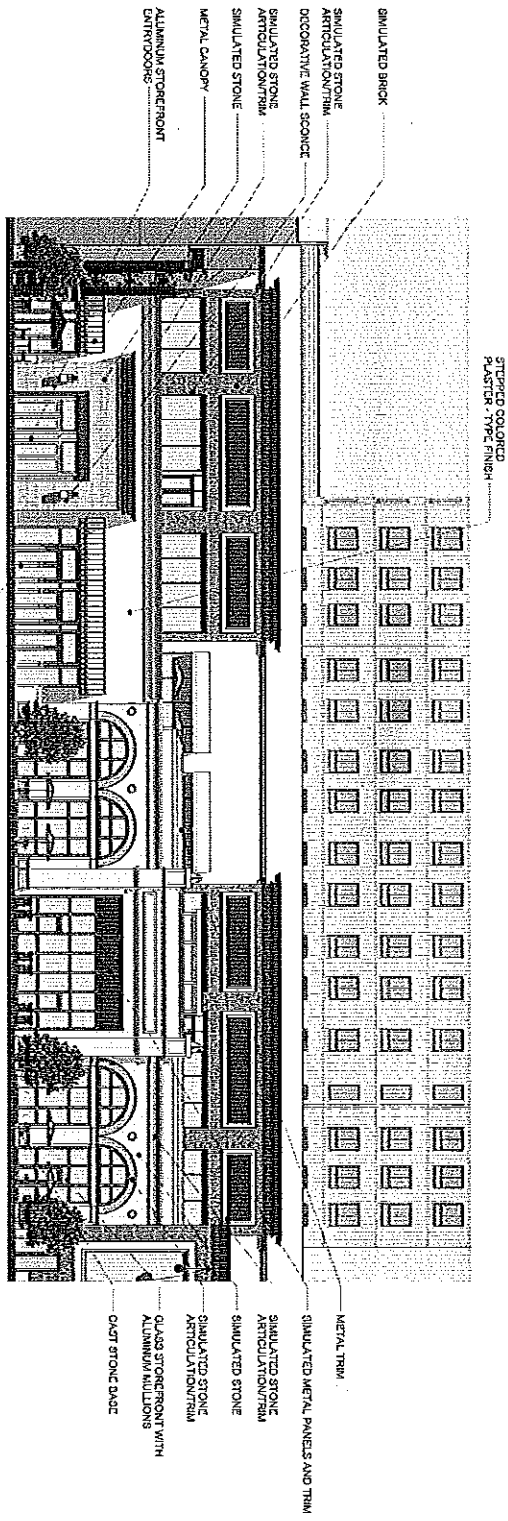


ENLARGED MAIN STREET ELEVATION (PART 1)

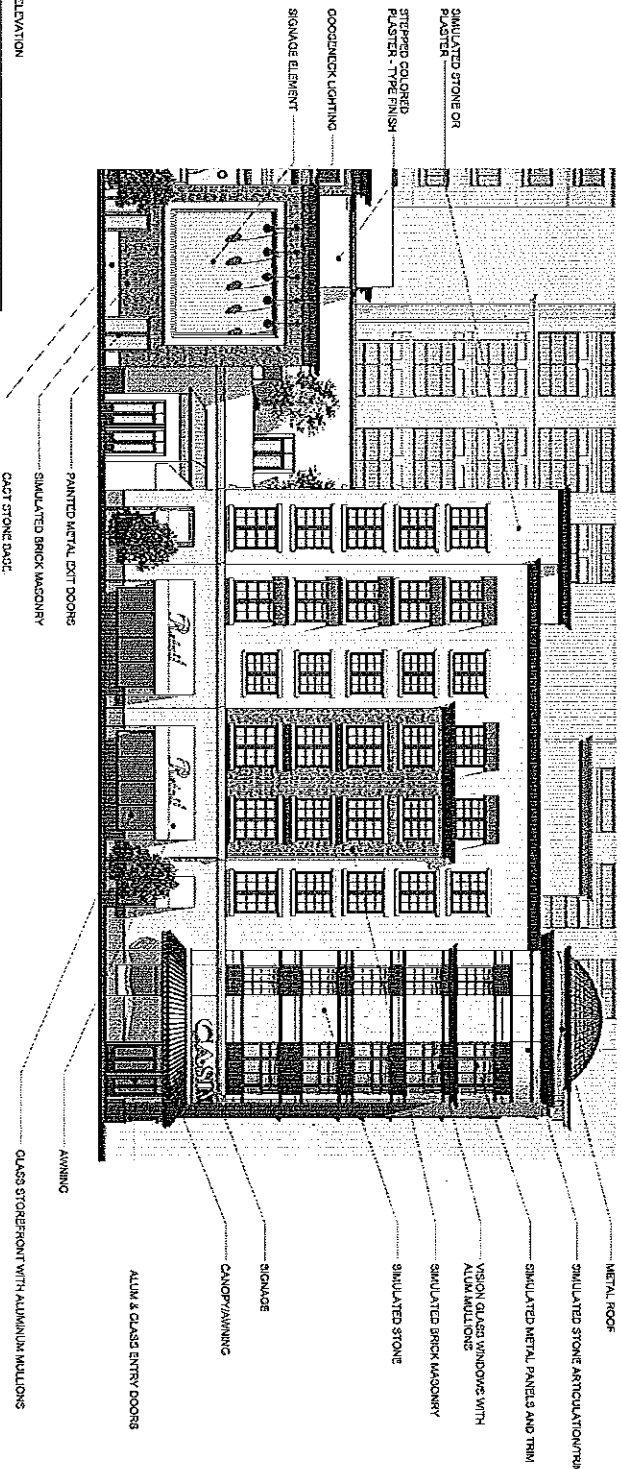


ENLARGED MAIN STREET ELEVATION (PART 2)

1 ENLARGED HOWARD STREET ELEVATION
(PART 1 OF 2)

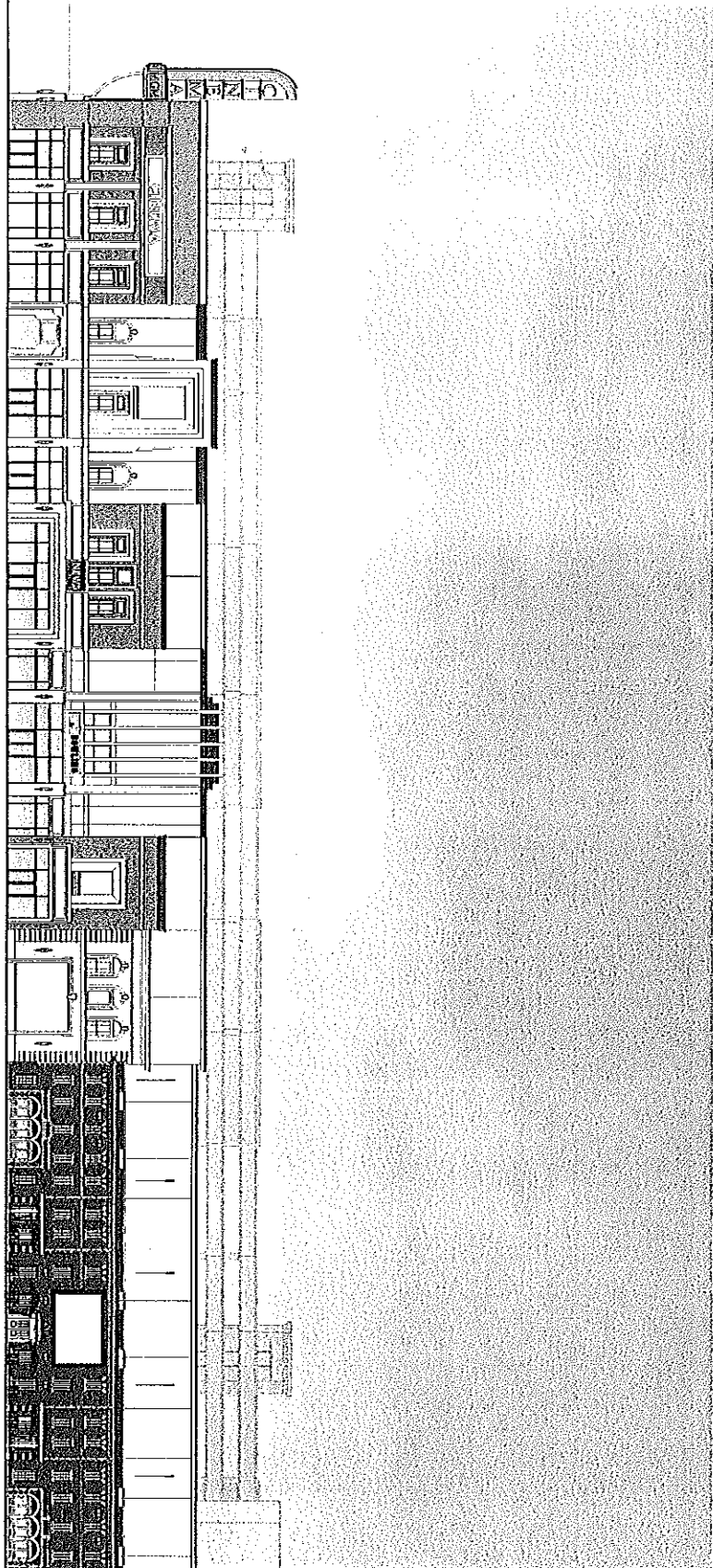


2 ENLARGED HOWARD STREET ELEVATION
(PART 2 OF 2)

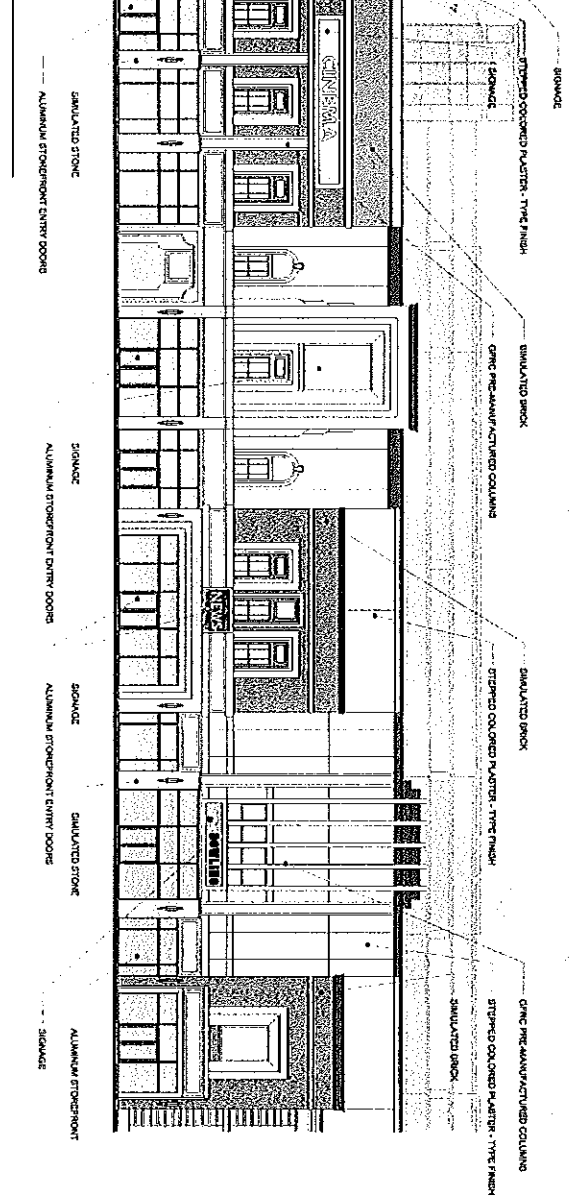


MGM SPRINGFIELD

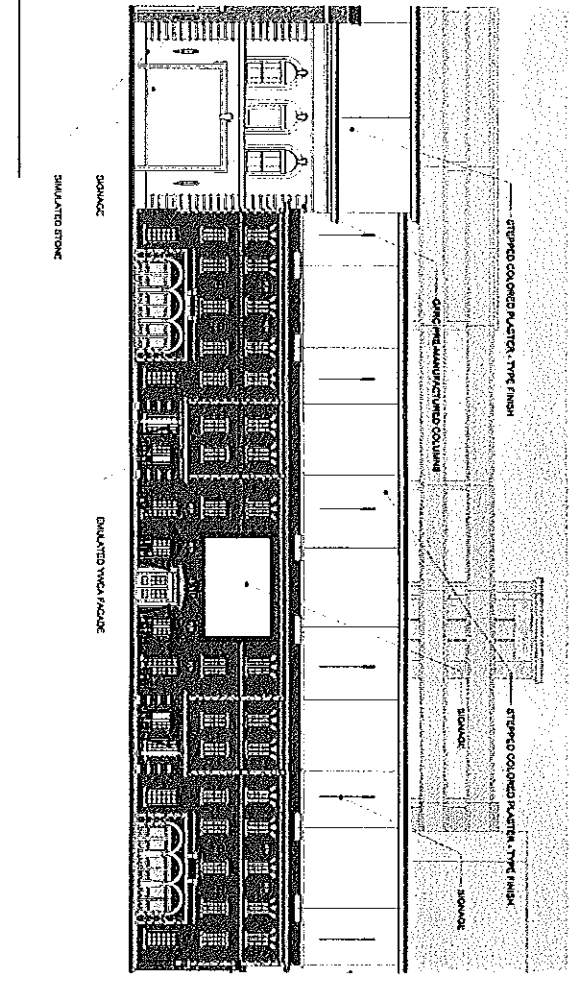
OVERALL ENTERTAINMENT BLOCK ELEVATION



1. ENLARGED ENTERTAINMENT BLOCK
 2. ELEVATION PART OF 1



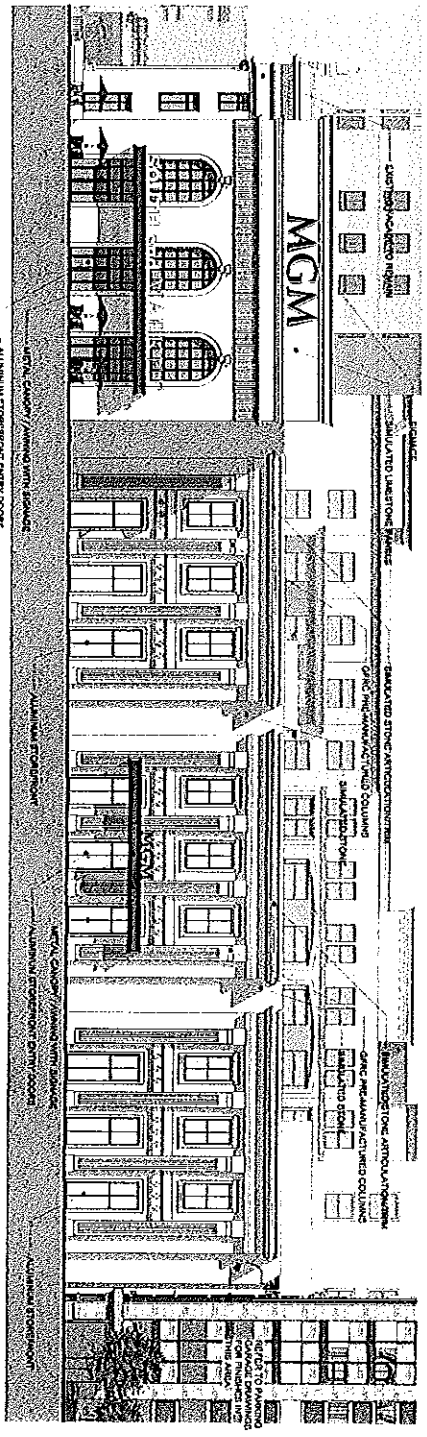
1. ENLARGED ENTERTAINMENT BLOCK
 2. ELEVATION PART OF 1

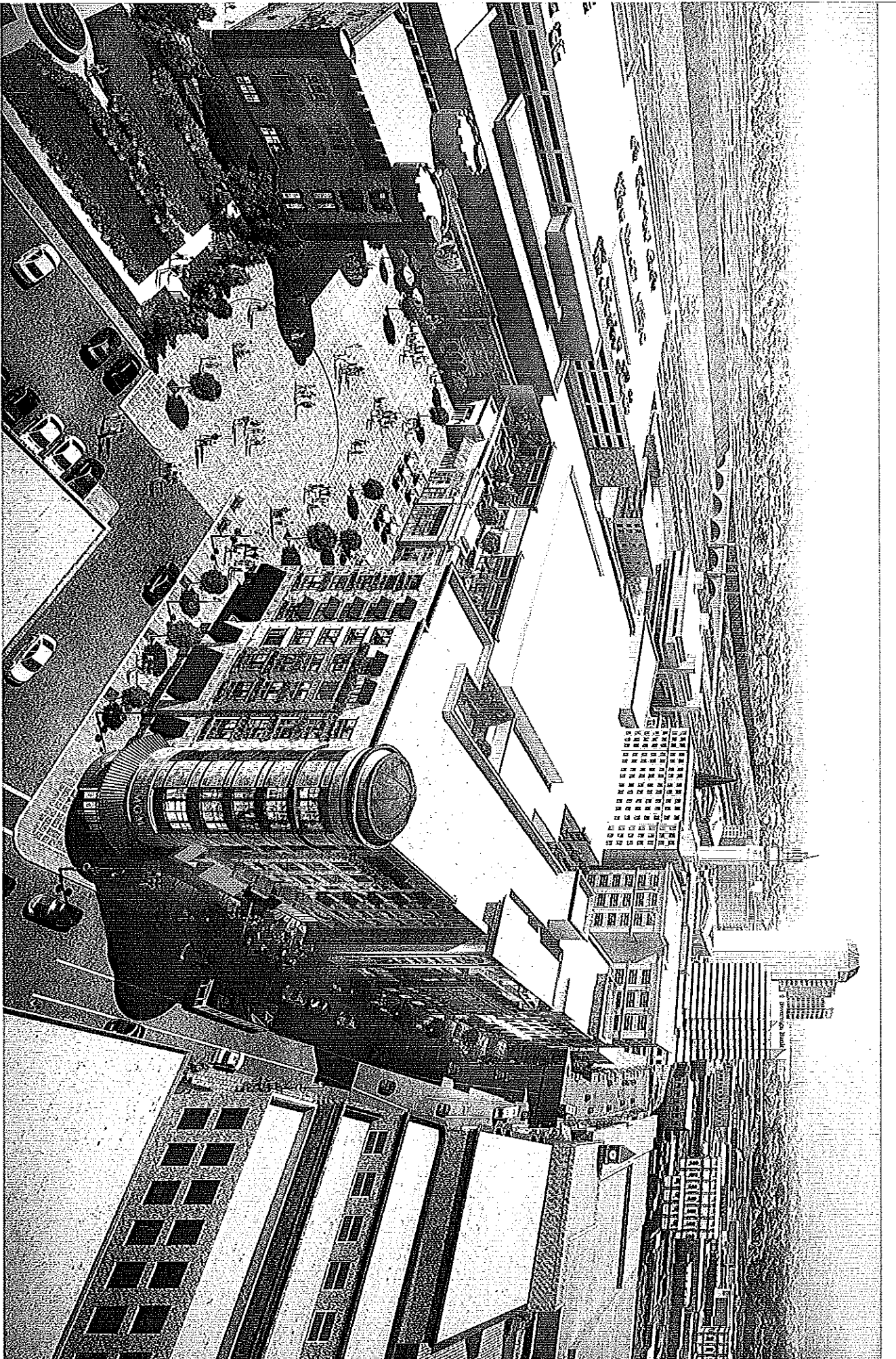


MGM SPRINGFIELD

ENLARGED MGM WAY ELEVATION

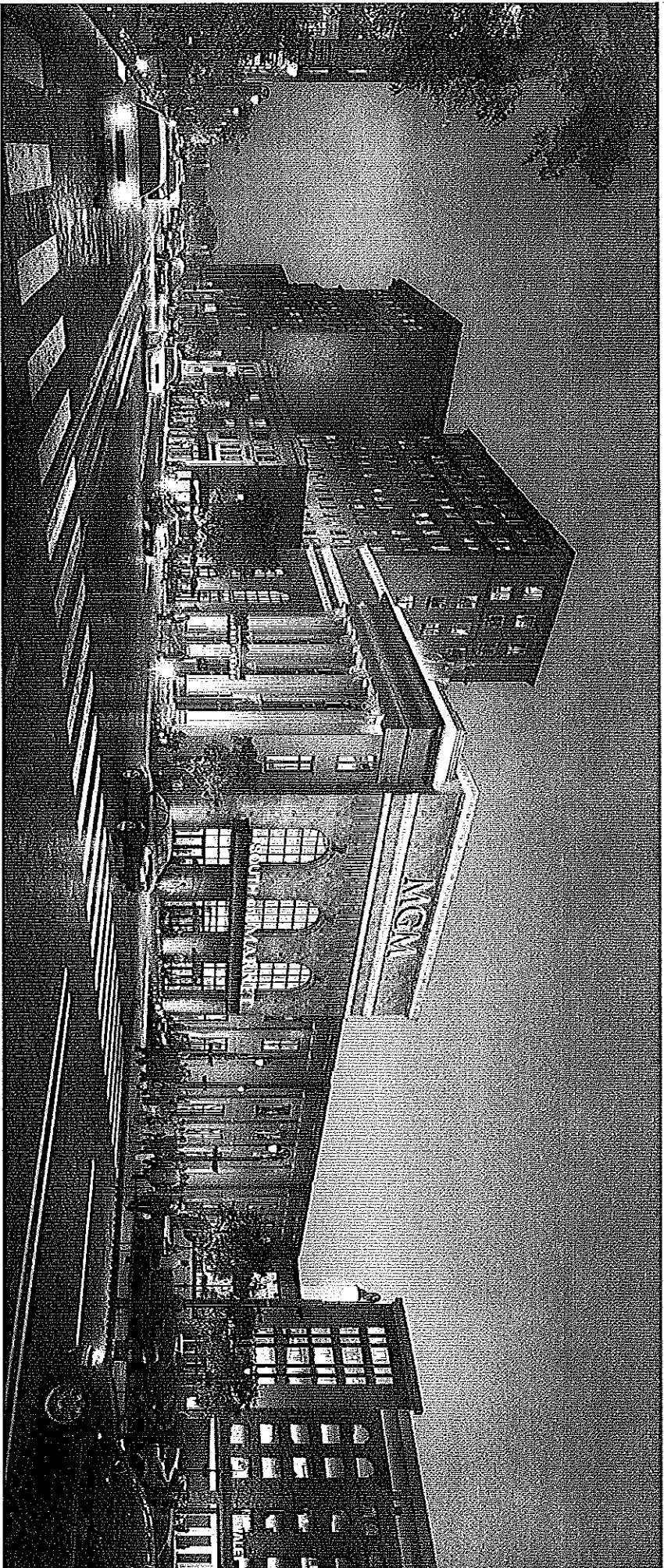
ENLARGED MGM WAY ELEVATION (PART 1) OF 2





MGM  SPRINGFIELD

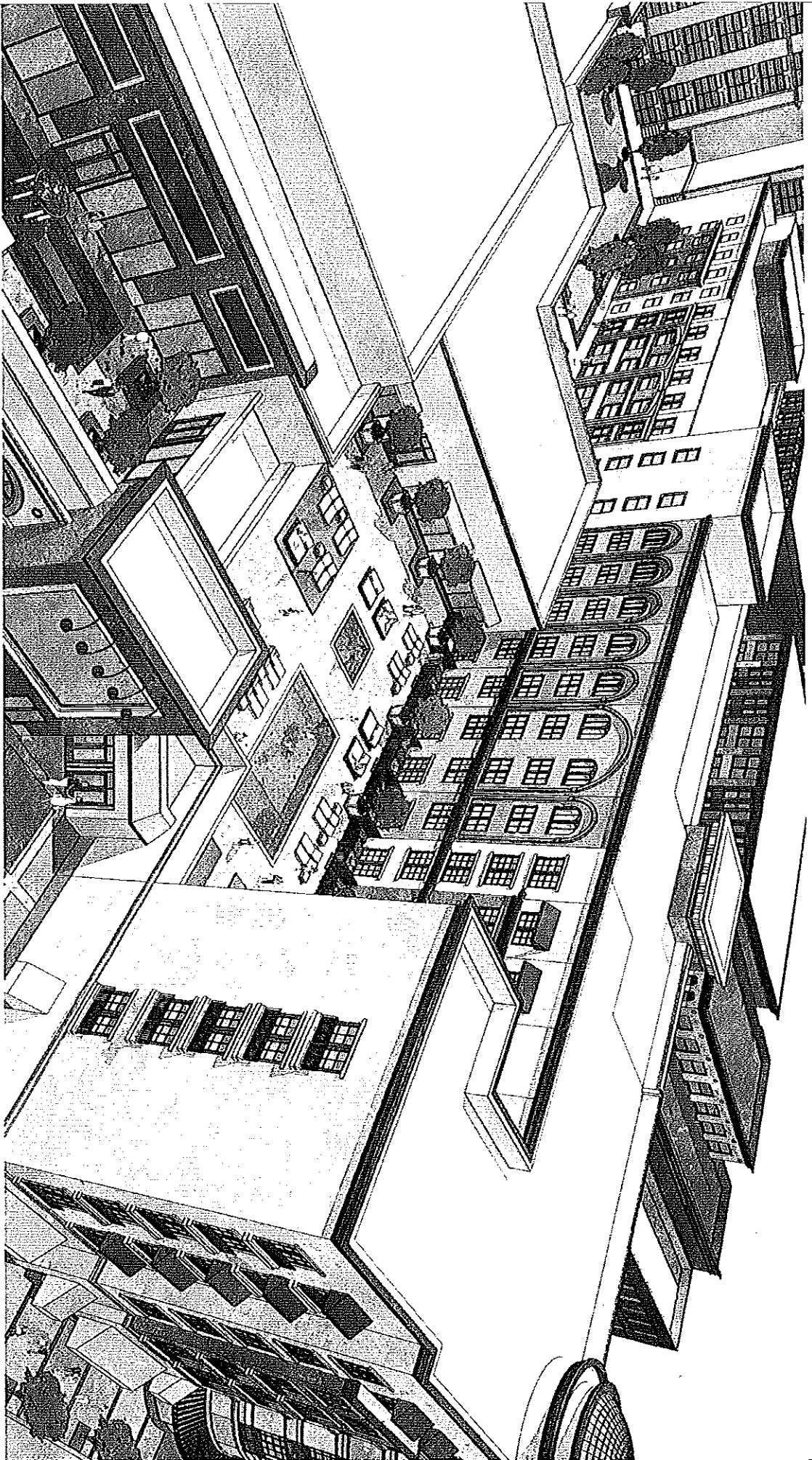
VIEW OF MAIN AND HOWARD STREET



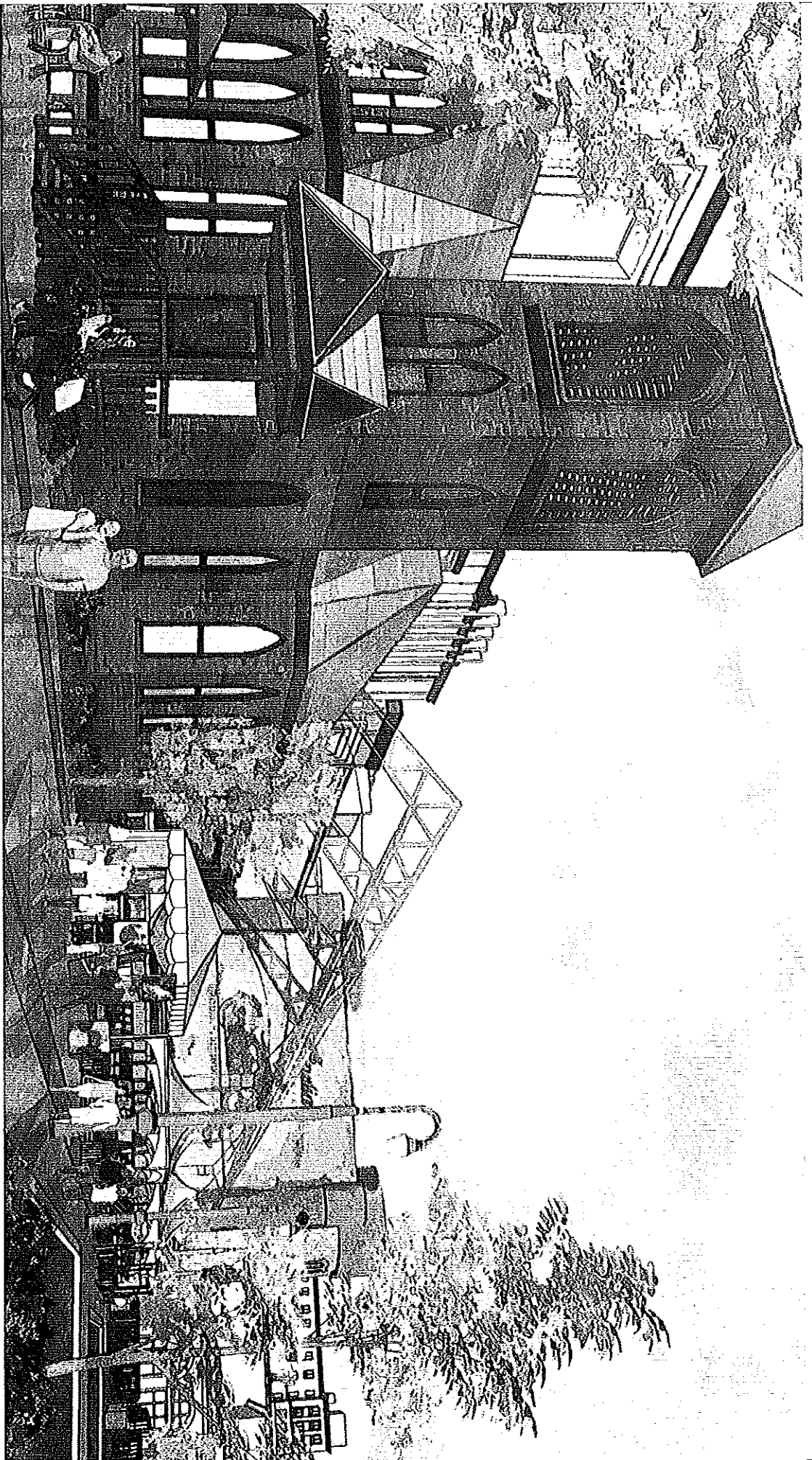
MGM SPRINGFIELD

VIEW OF STATE STREET AND MGM WAY

MGM SPRINGFIELD

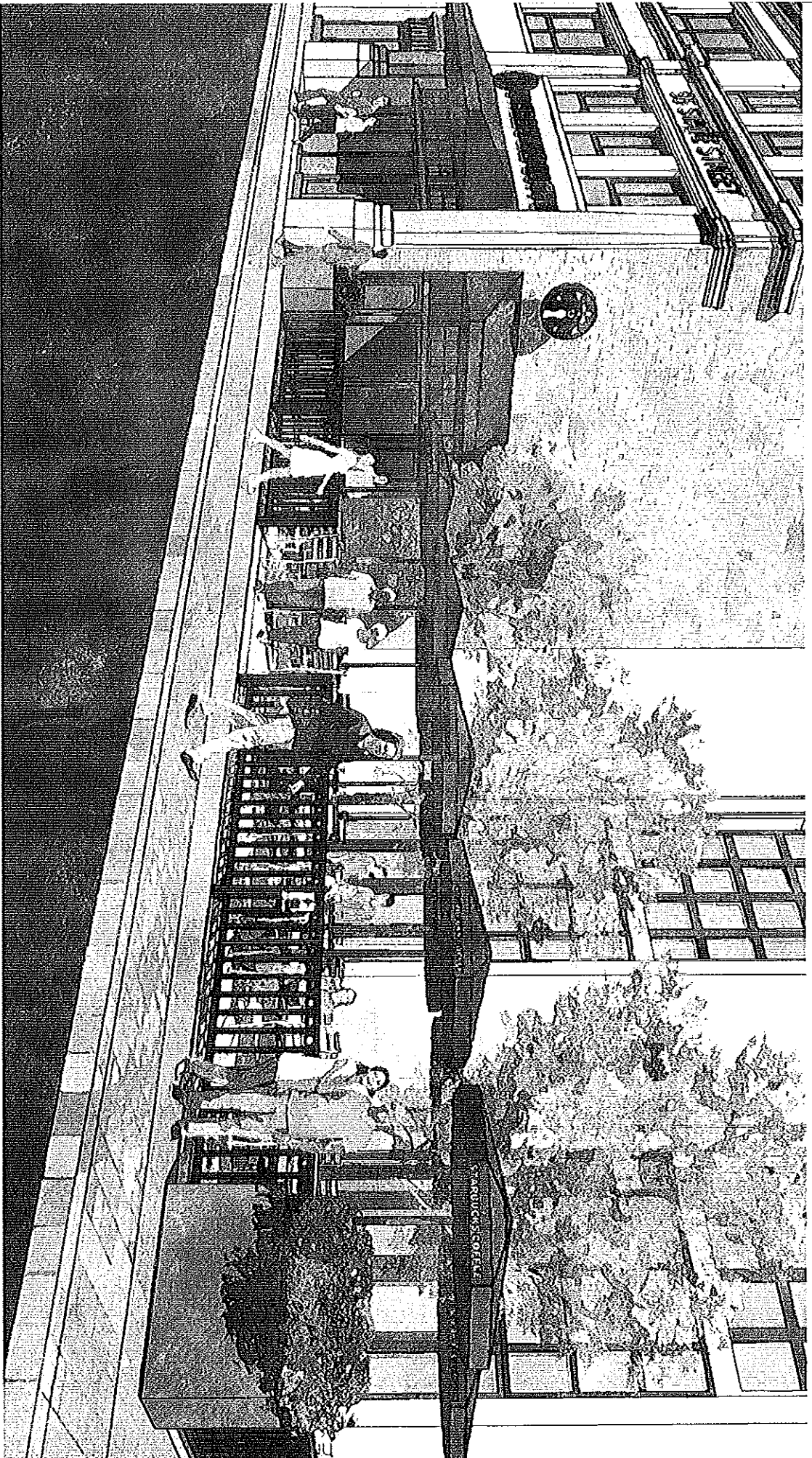


POOL DECK



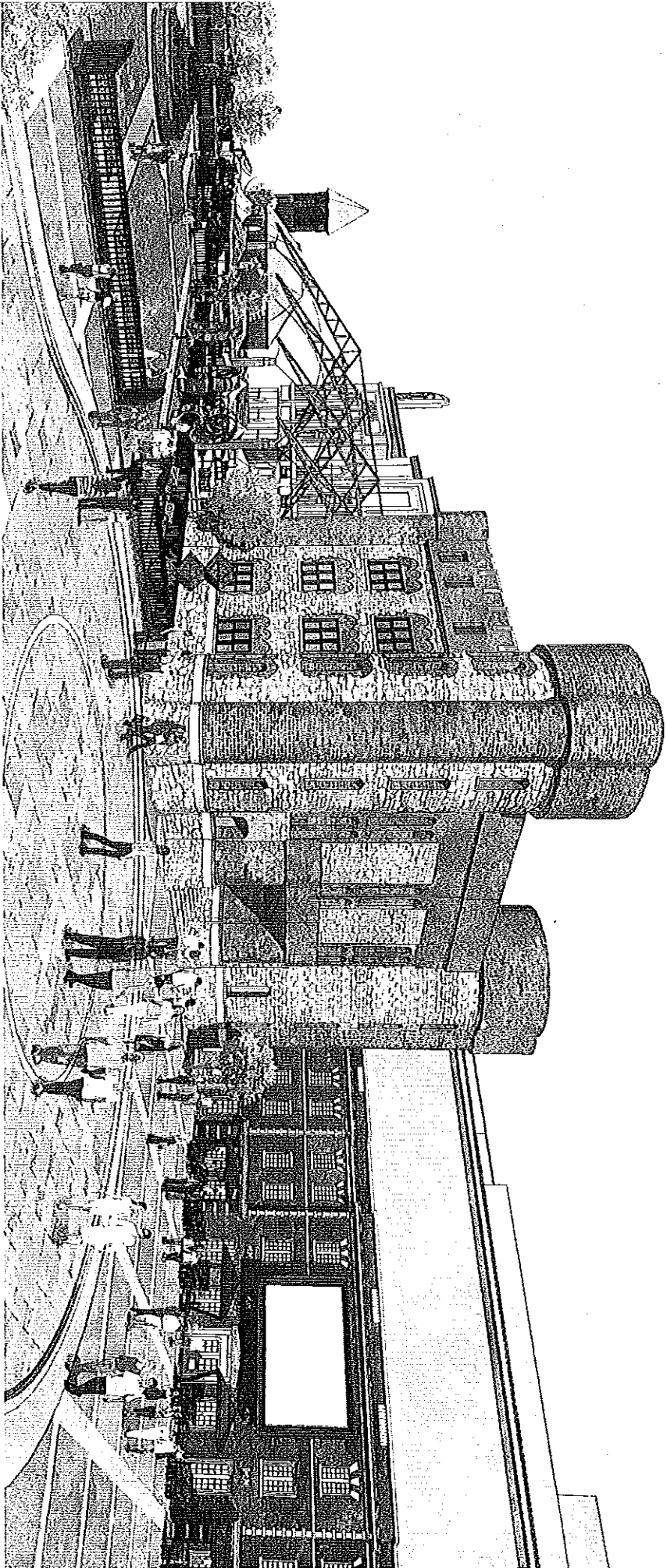
MGM  SPRINGFIELD

ENTERTAINMENT PLAZA



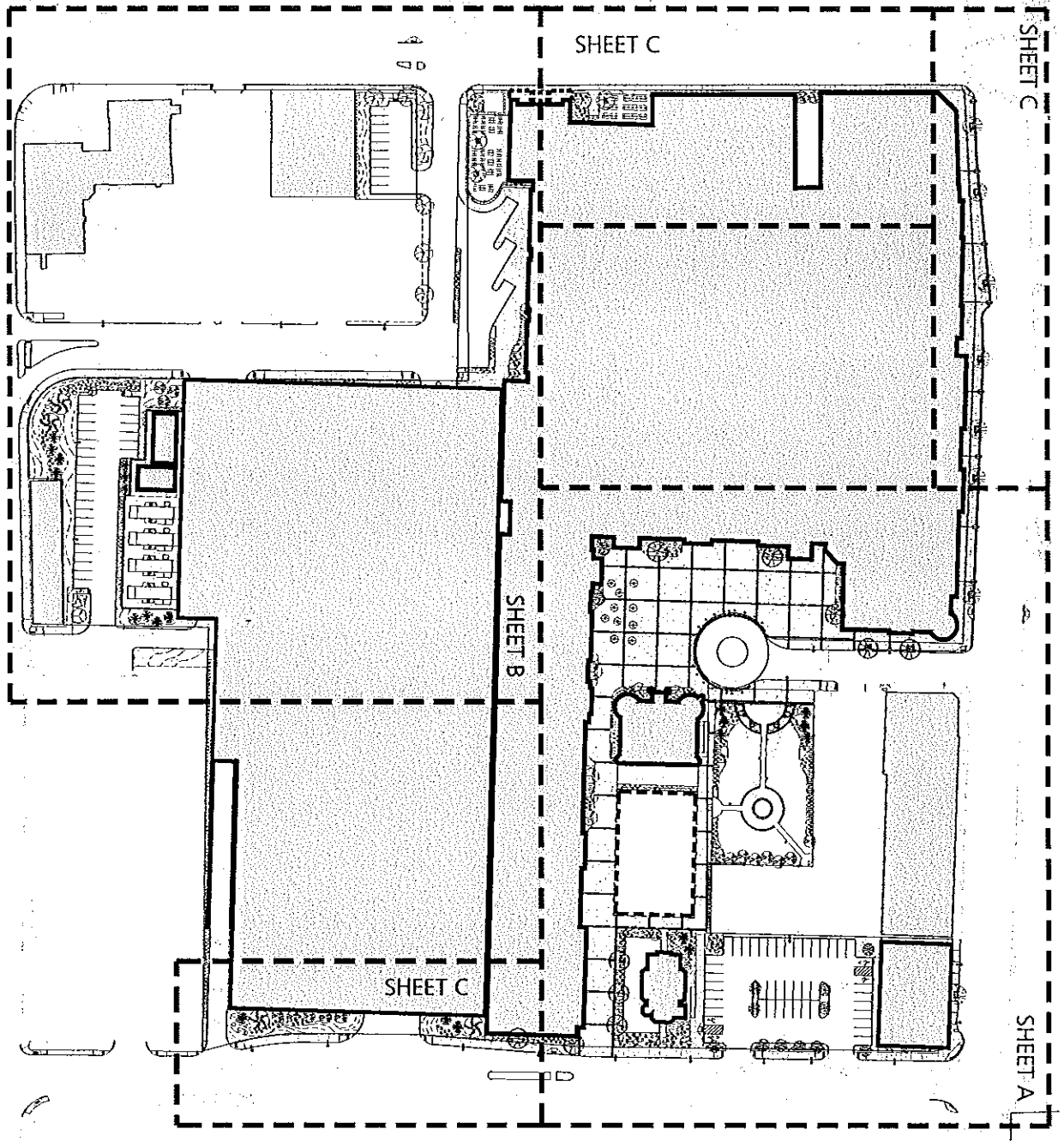
MGM SPRINGFIELD

STATE STREET VIEW



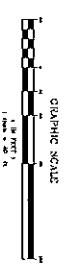
MGM  SPRINGFIELD

EVENT PLAZA

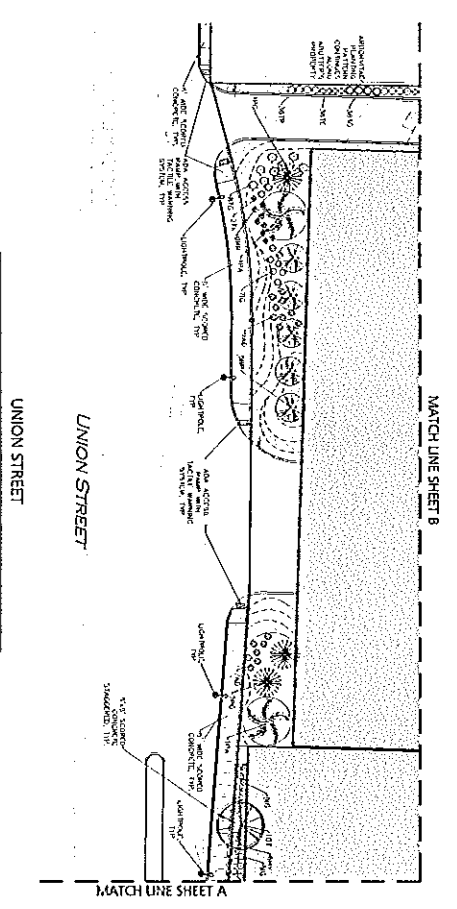
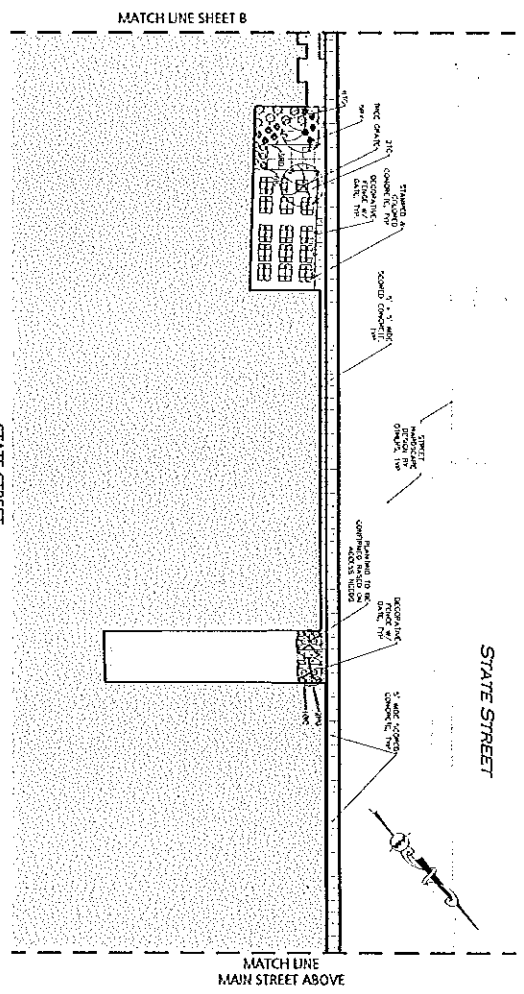
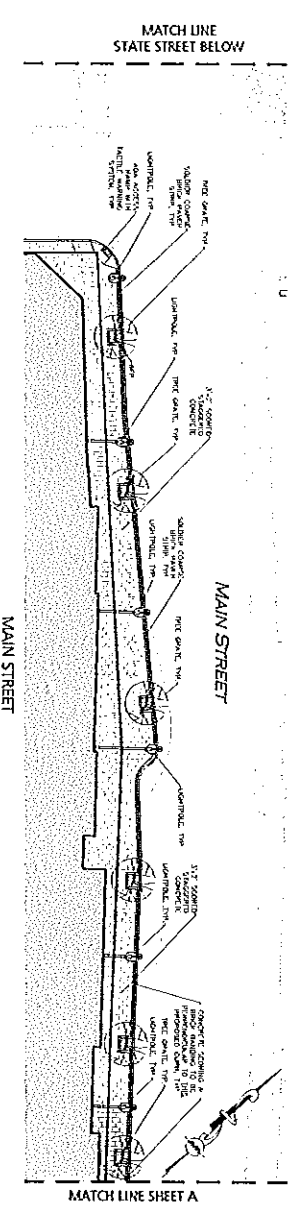


LEGEND:	
	Existing Impervious Area
	Building
	Impervious Land Area
	Stormwater Conveyance
	Sloped Surface
	Mowed Planting Bed
	Perennial/Deciduous
	Deciduous Trees
	Ornamental/Deciduous Trees
	Evergreen
	Grass
	Other Planting

1. The location of existing underground utilities are shown as indicated by the existing utility records. All utility lines shown on this plan are shown as existing. All utility lines shown on this plan are shown as existing. All utility lines shown on this plan are shown as existing.
2. The location of existing above-ground utilities are shown as indicated by the existing utility records. All utility lines shown on this plan are shown as existing. All utility lines shown on this plan are shown as existing.



 MGM RESORTS 12000 W. Sahara Ave. Suite 1000 Las Vegas, NV 89135	 SPRING HILL CLUB 1000 Spring Hill Club Blvd. Springfield, MA 01103	 ALLEN & MAJOR ASSOCIATES, INC. 1000 North Main Street Springfield, MA 01103	PROJECT: MGM SPRING HILL CLUB - SITE PLAN	DRAWING TITLE: LANDSCAPE OVERALL PLAN	SHEET NO.: LA

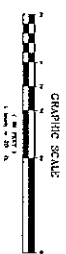


LEGEND

1/2" CONCRET	1/2" CONCRET
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4" CONCRET	4" CONCRET
6" CONCRET	6" CONCRET
8" CONCRET	8" CONCRET
12" CONCRET	12" CONCRET
18" CONCRET	18" CONCRET
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30" CONCRET	30" CONCRET
36" CONCRET	36" CONCRET
42" CONCRET	42" CONCRET
48" CONCRET	48" CONCRET
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72" CONCRET	72" CONCRET
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582" CONCRET	582" CONCRET
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642" CONCRET	642" CONCRET
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666" CONCRET	666" CONCRET
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702" CONCRET	702" CONCRET
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792" CONCRET	792" CONCRET
798" CONCRET	798" CONCRET
804" CONCRET	804" CONCRET
810" CONCRET	810" CONCRET
816" CONCRET	816" CONCRET
822" CONCRET	822" CONCRET
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870" CONCRET	870" CONCRET
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900" CONCRET	900" CONCRET
906" CONCRET	906" CONCRET
912" CONCRET	912" CONCRET
918" CONCRET	918" CONCRET
924" CONCRET	924" CONCRET
930" CONCRET	930" CONCRET
936" CONCRET	936" CONCRET
942" CONCRET	942" CONCRET
948" CONCRET	948" CONCRET
954" CONCRET	954" CONCRET
960" CONCRET	960" CONCRET
966" CONCRET	966" CONCRET
972" CONCRET	972" CONCRET
978" CONCRET	978" CONCRET
984" CONCRET	984" CONCRET
990" CONCRET	990" CONCRET
996" CONCRET	996" CONCRET
1002" CONCRET	1002" CONCRET

GENERAL NOTES:

- The location of existing underground utilities and other structures shall be verified in the field by the contractor. The contractor shall be responsible for the location, depth, and condition of all existing utilities. No utility shall be located within the proposed construction area unless it is shown on the site plan and the contractor shall be responsible for its location and protection and all interference shall be avoided.
- Excavations shall be made in accordance with the approved site plan and shall be made in a safe and sound manner. All excavations shall be shored and braced in accordance with the approved site plan. All excavations shall be backfilled and compacted in accordance with the approved site plan. All excavations shall be covered with a minimum of 6" of compacted fill.



<p>ALLEN & MAJOR ASSOCIATES, INC. 1000 N. GARDEN AVENUE, SUITE 100 GARDEN CITY, MISSOURI 64503 PHONE: (816) 431-1100 FAX: (816) 431-1101 WWW: WWW.AMAGROUP.COM</p>	<p>MGM SPRINGFIELD SPRINGFIELD, MO</p>	<p>MGM RESORTS 1000 N. GARDEN AVENUE, SUITE 100 GARDEN CITY, MISSOURI 64503 PHONE: (816) 431-1100 FAX: (816) 431-1101 WWW: WWW.MGMRESORTS.COM</p>	<p>PROJECT: MGM SPRINGFIELD - 5 YEAR RECORD</p>	<p>DATE: 10/15/2010</p>	<p>SCALE: 1" = 30' 0"</p>
				<p>DESIGNED BY: [Name]</p>	<p>CHECKED BY: [Name]</p>

Project Site

Court St

State St

Cross St

Bliss St

Main St

Peabody La

Park St

Willow St

Howard St

W. Columbus Av

E Columbus Av

I-91

I-91

Union St

Wilcox St

William St



SPRINGFIELD
GIS

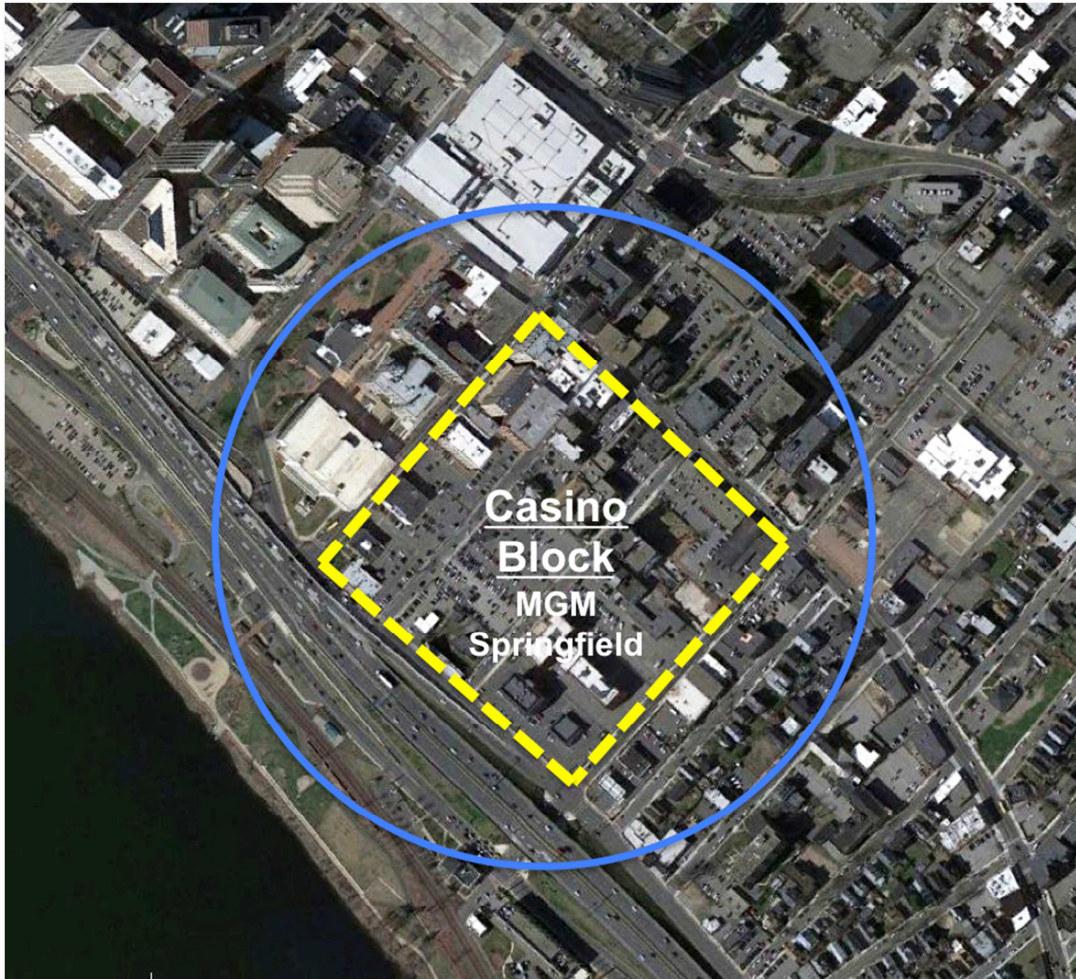
City of Springfield, Massachusetts



DATA SOURCE:

Casino Overlay District
City Council Site Plan Review

MGM SPRINGFIELD SITE PLAN REVIEW



Summary Report: Plan/Design/Development Aspects

January 13, 2016

Prepared by: The Chicago Consultants Studio, Inc.

MGM SPRINGFIELD – SITE PLAN REVIEW

Summary Report: Plan/Design/Development Aspects

January 13, 2016

OVERVIEW

MGM Springfield's plan for a downtown redevelopment, located adjacent to Springfield's South End neighborhood represents a major economic development initiative for the City, the State and the Region. Their focus on creating an integrated casino "urban destination" complex within the heart of the City provides a unique opportunity to reshape a significant portion of the downtown devastated by the 2011 tornado, and foster economic development for the city and region. Properly leveraged, the development will bring great benefits beyond just pure gaming revenues including across many other sectors such as tourism, convention, commercial, retail, food/entertainment and even residential. MGM's proposal in 2013 outlined a significant reinvestment in the area which was memorialized in the Host Community Agreement (HCA) and has served as the basis for ongoing review.

On behalf of the City of Springfield and in direct consultation with the Office of Planning & Economic Development, the Chicago Consultants Studio, Inc, (CCS) have engaged in an independent review, assessment and advancement of the key urban design, programmatic and strategic development aspects of the project to ensure that it meets or exceeds the minimum requirements as outlined in both City code with respect to Site Plan Review and development commitments as articulated in the HCA. These reviews for Site Plan Approval and HCA compliance have been undertaken concurrently as the two rely on the similar advancement of the project and plans, though are separate in their focus for approval. The findings will be detailed in two separate reports, including herein this report for Site Plan Approval.

While there have been significant modifications to the site plan compared to the concept plans submitted with the original HCA, overall when understood as a complete "project" the proposed changes generally reflect positive improvements and are part of the normal and customary design evolution of an urban development of this scale. As long as MGM continues to work collaboratively with the City as the project advances, CCS believes the development is on track to deliver what excited us and excited the City when it originally selected MGM's proposal. Properly executed, such modifications are in fact an important and essential part of a successful development process and should be evaluated in light of making certain the plan and design continues to "evolve" as it enters the design development and construction documents phases.

Subject to the specific comments and conditions recommended herein, it is our opinion that the site plan submittal is consistent with the design, program and character as reflected in the original MGM proposal and memorialized in this next generation of design drawings submitted by MGM for Site Plan Review and Approval.

SUMMARY OF SITE PLAN REVIEW PROCESS AND COMMENTS

Pre-Submittal Advancements and Dialogue

Prior to formal submittals for Site Plan review, MGM continued the advancement of the plan and program and engaged with the City and its consultants in a number of informal review and dialogue sessions. Preliminary discussions revolved around plan changes by MGM required in their estimation to create a more functional plan for patrons and employees, as well as to better respond to constructability / feasibility and cost issues. Key discussion revolved around the elimination of the basement and resulting relocation of warehouse, the back of house functions to the second floor and significant reduction to the roof top garden amenity, and miscellaneous other site plan modifications. This dialogue afforded the City with the opportunity to influence the final site plan characteristics rather than merely evaluate changes in a vacuum.

Site Plan Submittal #1

As part of the requirements for any construction project to commence in Springfield, the City requires a formal submittal for “site plan approval” as outlined in Article 12 of the City Zoning Ordinance. MGM submitted a package for formal Site Plan Approval to the City on October 22, 2015 consisting of a variety of site and building plans and elevations. After initial review by the City, the Site Plan package was deemed “incomplete” due to lacking the required drawings for site lighting, signage, and site landscaping as required in the City’s Site Plan Review process, as well as certain inconsistencies with the original MGM proposal deemed material. CCS concurred with the assessment. MGM was requested to supplement the submittal with drawings to satisfy the City requirements.

Though the Site Plan package was deemed incomplete, the plans submitted did provide substantial information for review and assessment. While the Site Plan review is primarily a cursory checklist and not a subjective “design” review, the following concerns were discussed with MGM in conjunction with the net effect of the modifications on the HCA commitments as well as the overall pursuit of a better project:

- Relocation of the Hotel tower as a midrise along Main Street
- Relocation of the residential component offsite
- Primary entry and access points to the Casino, Hotel, Retail
- Roof garden allocation and access
- Retail storefront allocation and location
- Garage/Traffic/Parking access
- Bus drop-off and pick-up configuration

Given the pending changes in the Site Plan and their related impact on the commitments of the HCA, the City, its Consultants and MGM agreed to continue further dialogue to advance the plan and program to a mutually agreeable solution.

November 18, 2015 Public Presentation

To facilitate an open, transparent process and clarify MGM's revisions to the overall project, the City asked MGM to make a formal public presentation of the revised project and participate in a question and answer session. The City, CCS and other consultants participated in open dialogue as well as a PowerPoint presentation that focused on clarifying the current plans in relation to the requirements of the HCA.

MGM's presentation revealed the primary changes in the plan (as noted above), the net minimal effect to the quality of the development, and the general consistency with the site plan and design characteristics of its original proposal and the site plan/design obligations in the HCA. Through comparative analysis, MGM displayed that the overall plan and program remained virtually the same with respect to key program elements (included gaming area, retail, food and beverage, hotel rooms) and that the net decreases in square footage were primarily due to reduction of the back of house and further efficiencies resulting from design advancement. Separate from the MGM presentation and in advance of the November 18th meeting, CCS independently assessed and analyzed the changes to the overall project and concurred with MGM's assessment that the site plan and design aspects were consistent with the original proposal and consistent with the HCA obligations related to plan/design aspects. Notwithstanding, CCS did identify and raise a number of areas that required further articulation, explanation or clarification in this regard.

Also, at the public meeting the City outlined the pertinent information related to the Site Plan Review process, and the procedures for moving forward with the project including:

- 30 day review period
- public hearing within 45 days (running concurrently with 30 day period)
- City Council is the approving body for the Site Plan Review, whose approval cannot be denied if found to be in conformance with the underlying zoning regulations, though reasonable conditions can be imposed on the approval; a decision must be rendered within 10 days after the public hearing is closed

Site Plan Submittal #2

Subsequent to the initial submittal for Site Plan Approval, MGM delivered to the City the missing documents including: Storm Water Management plans on October 28, 2015; Street Lighting and Landscape Plans, a Signage Plan Waiver Request, and a Materials Matrix on November 18, 2015. With this additional information, the submittal fulfilled the City requirements and the application was deemed complete on November 23, 2015 beginning the 30-day review process for approval.

Interactive Work Sessions and Revisions

With a complete application, the City and CCS set out to engage MGM in follow-up work sessions targeting the key concerns of the original October 22nd site plan package and the questions/comments raised at the November 18th meeting. These in-depth work sessions included discussions on retail programming and location, façade articulation and materials, vehicular access and parking, spatial adjacencies, landscaping, and signage design and integration into the façade.

On December 22, 2015, MGM supplemented their submittal with revised drawings and materials that reflect the advances and mutually agreeable enhancements to the plan, design and program achieved through the interactive process.

Further documentation from MGM generated out of the interactive design work sessions with the City and its team will be included in the presentations to the City Council in January and is considered part of this report.

The materials submitted by MGM on October 22nd, supplemented on October 28th and November 18th, and further refined on December 22nd, together with the materials to be submitted at the January 19th & 20th hearings, will collectively reflect the current submittal of the site plan and the design. Should there be any discrepancies within these submittals, then the latest iterations shall govern.

Implementation Blueprint

Section 4.10 of the Host Community Agreement (HCA) cites a commitment by the City to engage in a process to generate an Implementation Blueprint which seeks to leverage the energy and positive impact of the casino development on a broader scale to stimulate collateral community and economic development. While the Implementation Blueprint relates more specifically to the HCA than the Site Plan Review, it is referenced here since approval of the Site Plan will help lay the foundation for initiating work in earnest on the Implementation Blueprint.

It is relevant to the Site Plan review process as the Implementation Blueprint effort will afford further opportunity to abutters, nearby property owners, adjacent neighborhoods, civic entities and interested parties to engage the City in an ongoing collaborative dialogue on how to maximize the benefit of this most unique and precedent setting urban redevelopment.

RECOMMENDATIONS FOR SITE PLAN APPROVAL

Summary of Key Plan/Design Aspects Resolved

The review and assessment process involved both major and minor site plan and design aspects to resolve. A summary of the primary and most substantive items and their resolution includes:

- Removal of the Highrise Hotel tower and Replacement as a Midrise Component along Main Street

While the original highrise hotel tower provided the project with a tall image, its design resolution, character and scale were not fully resolved in the original plans. Moving the hotel function to the Main Street frontage is actually a very positive enhancement in that it more fully engages the project with Main Street and energizes the urban fabric and pedestrian environment. We firmly believe that the overall massing and scale of the casino development, developed as a whole and integrated into the Springfield urban fabric, is a better resolution than the original design and in no way reduces the visual excitement of the project nor the level of quality or attractiveness of the hotel.

- Relocation of the Market Rate Housing Component Off-Site

Market rate residential as a stimulus to other similar neighborhood investment in downtown has always been a significant positive element of the project. Like the hotel tower, however, the on-site residential was not fully resolved in the preliminary concept plans. Relocation of the residential commitment off-site to several unique and different venues within the downtown community presents an exciting opportunity to truly leverage the new housing for its intended purpose. Although yet to be finally determined where and how, the potential to “cloud seed” with precedent-setting, market rate residential product off-site and nearby the casino block is a positive enhancement to the project, and in no way reduces the character or quality of the project. Further, this move actually energizes the “Implementation Blueprint” effort which the HCA commits to in order to ensure that the positive collateral impacts of the casino development are realized through a larger community-building and economic development footprint in the broader downtown area.

- Distribution and Location of Retail and Food/Beverage Storefronts

The commitment to retail and food & beverage venues has actually increased in square footage, as well as maintained its minimum number of separate and unique vendors. The introduction of the Armory Marketplace is a new and exciting enhancement to the site plan. Also, the commitment to energize the retail presence at the two main project corners (State/Main and Main/Union) is a positive enhancement. To that end, MGM has indicated that the existing Dave’s Furniture building will be replaced by a new retail structure and the City should encourage MGM to develop that corner in a high quality manner consistent with Main Street and with MGM’s commitments to destination and new-to-market retail, entertainment of food/beverage venues.

Due to the critical nature of the overall retail and food/beverage programming on the success of the redevelopment as a unique destination, as tenanting

advances it is important that MGM and the City continue a dialogue to achieve the dynamic environment reflected in MGM's original proposal.

- Garage Facades (primarily façade facing the Interstate)

The elevations of the garage were the subject of much dialogue during the review process. Several advancements in the latest plans and drawings include a change in façade coloration between the two garage massings in order to differentiate and modulate the overall scale of the structure, redesign of the garage corner elements to create more pleasing architectural definition, introduction of a rooftop parapet design element to serve as both an architectural feature and to embody project signage and graphics in a manner which is integrated into the Springfield skyline and captures attention from the higher speed highway traffic. Although not concluded, it remains our recommendation that some form of urban landscaping be integrated into the new rooftop parapet design to provide a unique, year round image and soften the overall mass and scale of the garage complex.

- Bus Drop-Off and Pick-Up

As a casino in the heart of an urban downtown, the preliminary bus drop-off area was conceived as a more suburban configuration which detracted from the pedestrian access from downtown and did not fit the cityscape character both MGM and the City desired. Work sessions with the City and MGM's design team resulted in a much more urban and welcoming configuration for bus operations and with the addition of an elegant porte cochere fixed awning, creates a more inviting urban image and character for this important edge of the development.

- Landscaping Plan

Landscaping is an extremely critical part of the overall design character of a project despite its location in the heart of downtown. Major concerns over the reduction and reallocation of the second level roof garden were resolved after numerous work sessions to better understand the intent, the value and the commitment which MGM made to this as a most appealing amenity. The resolution allows for use of the roof garden by hotel guests, conference attendees, casino patrons and the general public, and visually links it with the entertainment plaza components below. While the overall detailed project site landscaping plans remain very preliminary, a review of the landscape design specifics provided very detailed concept comments which MGM concurred would be addressed as the landscaping plans advance. This includes the enhanced design for DaVinci Park as well as making certain paving patterns, materials, street furnishings and streetscape elements all reinforce the unique opportunity presented in the pedestrian areas and street edges.

- General Massing and Building Materials Matrix

The site plan review process also addressed advancements to the overall massing and articulation of facades, entries and design character/quality. Areas such as the character of the entertainment plaza facades were discussed in detail and embellished to ensure proper articulation, fenestration and integration as an extension of the downtown urban fabric.

The City requested a means to ensure that as the development details advanced, the design character and quality of the buildings continue to meet the urban standards of Springfield, the rigors of a northern climate and the depth of a true urban cityscape. In response MGM developed a preliminary matrix of allowable building materials and a menu of where and how they will be deployed across the project. While the materials matrix will evolve and advance further as the design advances in consultation with the City, it provides a valuable development tool for the City to assure that the design intent will be met while allowing the flexibility necessary for design development to evolve.

- Day Care

The latest plans have located the Day Care facility at the corner of Main and Union nearby but off-site, and have significantly enlarged its program to 6,000sf to meet the anticipated needs and amenities. As an important social/community benefit aspect of the plans, it will be important for the City to continue to review the detailed plans for the Day Care facility as they are advanced.

- Signage and Graphics

While some of the advanced plans and drawings prepared by MGM may show signage, it should be noted this is for illustrative purposes to assist in modulating the massing and architectural design. The Applicant should return to the City Council to provide further supplementation of this Site Plan approval to comply with the intent of the signage regulations.

Contingent Approval

Based on CCS' independent review and the significant in-depth dialogue with MGM during that review process (which will continue as the site plan and project design advance to the next level of design/construction detail), CCS believes the project meets the City's requirements for Site Plan approval. This recommendation is contingent on MGM's continued advancement of the design in a manner consistent with the latest materials and design directions provided by MGM, and compliance with the provisions of the HCA related to design and development aspects.

Specific contingent items include those elements noted above in the Summary which MGM has demonstrated an understanding and concurrence with the desired intent but for which further design advancement is necessary before finalization.

The site plan, building designs, elevations, signage, programming, tenanting and other aspects will continue to evolve and advance as is typical to large scale redevelopment projects. CCS' review of the City's Site Plan submittals has been based on conformance to meet or exceed the requirements and the overall intent of the project as detailed throughout the process. It is our recommendation that the Site Plan Review be conditionally approved contingent on review of MGM's future submissions for conformance to the overall plan and design directions in the approved site plan submittal and as outlined herein.