Part B- Transportation The application should include sufficient backup information for the review team to fully understand the project(s). This information could include locus maps, requests for proposals, detailed scopes of work, etc.

Project Name: Central Mixed-Use Parking Infrastructure Project	
Please provide below the contact information for the individual managing this aspect of the grant. If there are multiple people involved in the grants management, please add more lines to accommodate their information.	
Project Contact:	**Additional Project Contact** *(if applicable)*
Name: Brian Connors	Name:
Title: Deputy Development Officer	Title:
Department: Planning & Economic Development	Department:
Email Address: bconnors@springfieldcityhall.com	Email Address:
Telephone: 413-787-6664	Telephone:
Address: 70 Tapley Street, Springfield, MA 01104	Address:

I. Please use the space below to identify the impact of the gaming establishment on your municipality. You may use the impacts identified in the FY 2026 Guidelines relevant to this category. If you are using an impact not identified in the guidelines, please use the space below to identify the impact. Please provide documentation or evidence that gives support for the determination that the operation of the gaming facility causes or is causing the impact (i.e., surveys, data, reports, etc.)

The impact for this project has been previously established, as the Gaming Commission has provided a $3 million award (in two tranches) towards the Central Mixed-Use Parking Infrastructure Project. The project is a nearly 400-space parking facility located on Willow Street, in the blocks directly across Main Street from MGM Springfield.

The impacts to public parking have been well documented in Springfield with the introduction of MGM's 3300-space free parking facility, with reduced revenues and occupancy at publicly owned facilities. The impacts to the real estate market around the property have also been well documented, causing real estate speculation and disinvestment that led to bank foreclosures. As you are aware, the Springfield Redevelopment Authority (SRA) took action, purchased properties out of foreclosure, and repositioned them for redevelopment. The SRA has made additional acquisitions in the neighborhood as well, to develop parking and to lead the way in creating the vibrant spin-off neighborhood adjacent to MGM Springfield that had been the original vision of the casino investment in this neighborhood.

II. Please describe the project in detail and how the proposed project will address the impact indicated above. Please include a breakdown of the proposed scope of work, the scope should be sufficiently detailed to allow the review team to understand the steps required for project completion.

The project is a nearly 400-space parking facility located on Willow Street, in the blocks directly across Main Street from MGM Springfield.

The project will help support the redevelopment of currently vacant, historic buildings located along Main Street, across the street from the MGM Springfield hotel rooms. Three buildings, including two of the more prominent buildings in this stretch (113 State Street & 1155 Main Street) are currently in design on a $70 million redevelopment to create 90+ new units of mixed-income housing with ground floor retail and food and beverage.

The developer, McCaffery Interests of Chicago, IL, were selected by the SRA to develop the properties after a Request for Proposals process garnered five interested developers. McCaffery, a nationally respected developer, has done similar projects in locations such as Chicago, Pittsburgh, and Washington, DC. In May, 2025, McCaffery broke ground on interior demolition to begin to prepare the buildings for full buildout. Work will continue this summer on advancing the project.

The new parking facility (current design images attached to this application) will be publicly owned (Springfield Parking Authority), intended to help support the redevelopment of these buildings and the new residents that will reside at these developments as well the needs of existing stakeholders in the neighborhood – including the Holiday inn Express, Stockbridge Court, and the Community Music School.

As the current estimates for the parking garage approach $24 million (Walker information attached), and MGC has awarded $3 million to date – we believe an additional $600,000 award would keep the MGC contribution to approximately 15% overall, well below the program maximum of 30%.

Proposed MGC Grant Budget

Please use the following table to outline the project budget. Please include as an attachment any requests for proposals, quotes, or estimates that would quantify the costs associated with the mitigation.

Description of Purchase/Work	Timeline	QTY	Budget
Central Mixed-Use Parking Infrastructure Project	6-24 months		$600,000
	TOTAL:		$600,000

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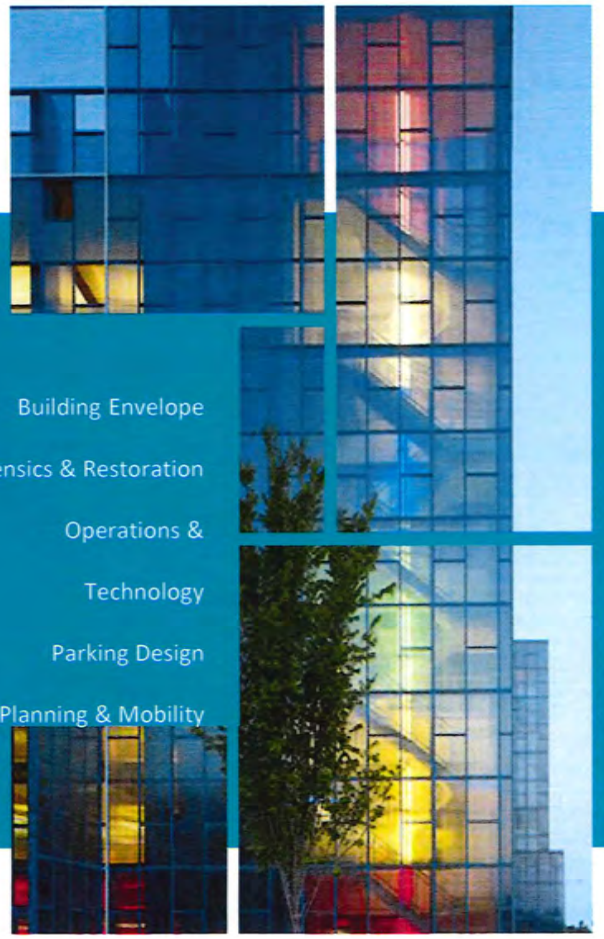
Willow Street Garage Schematic Design

City of Springfield, MA



Building Envelope

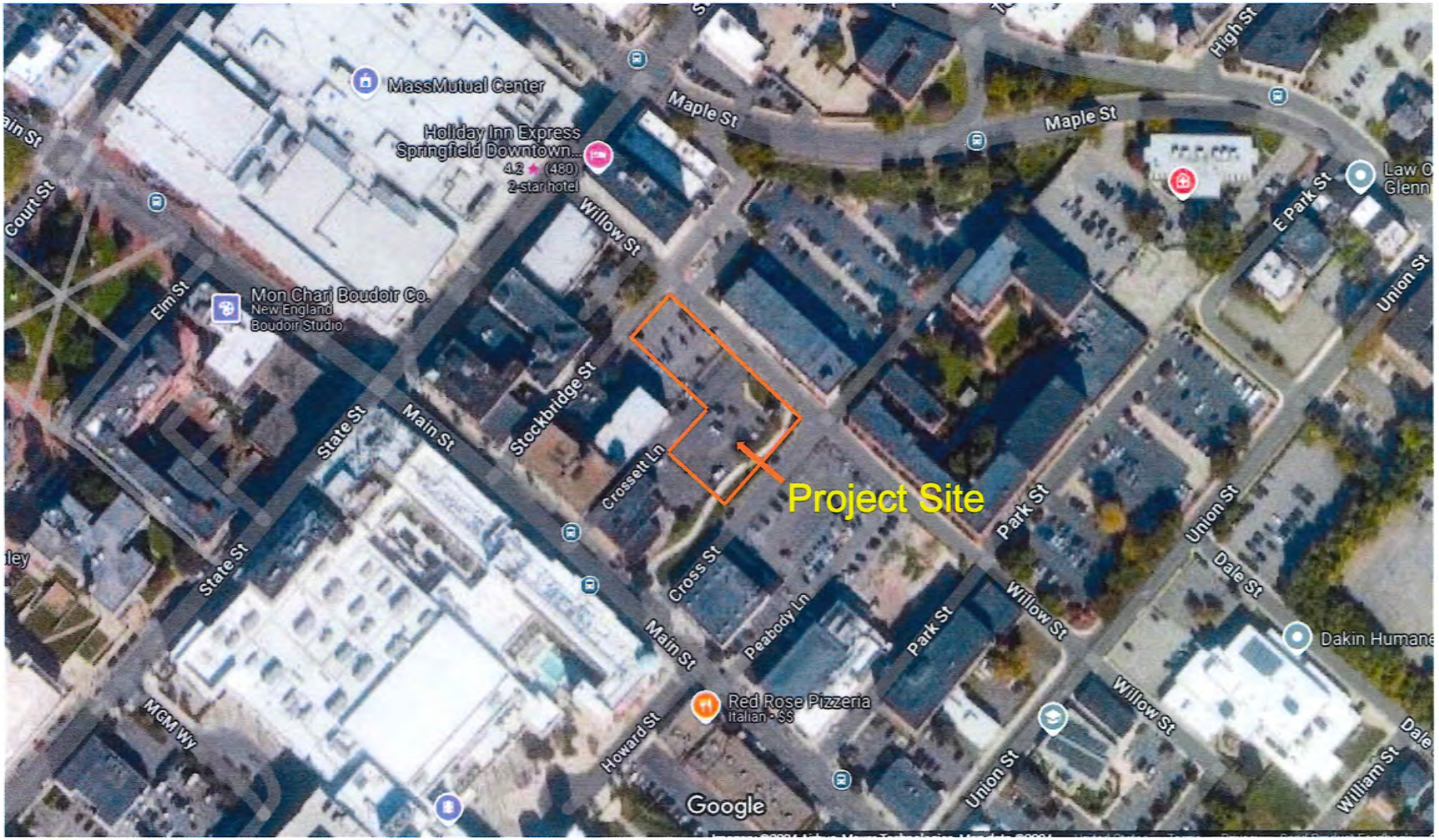
Forensics & Restoration

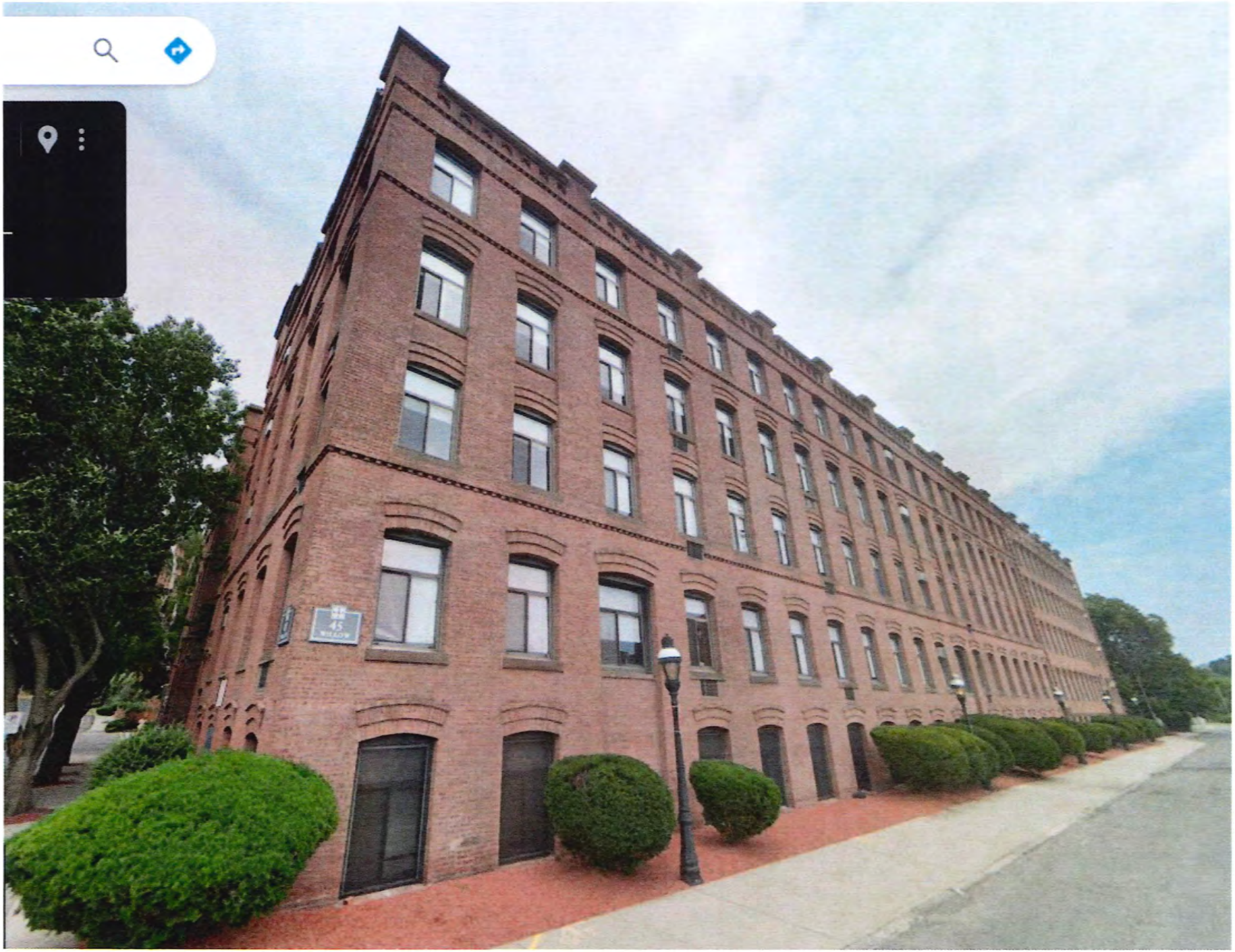
Operations & Technology

Parking Design

Planning & Mobility

Project Site




45
WILLOW

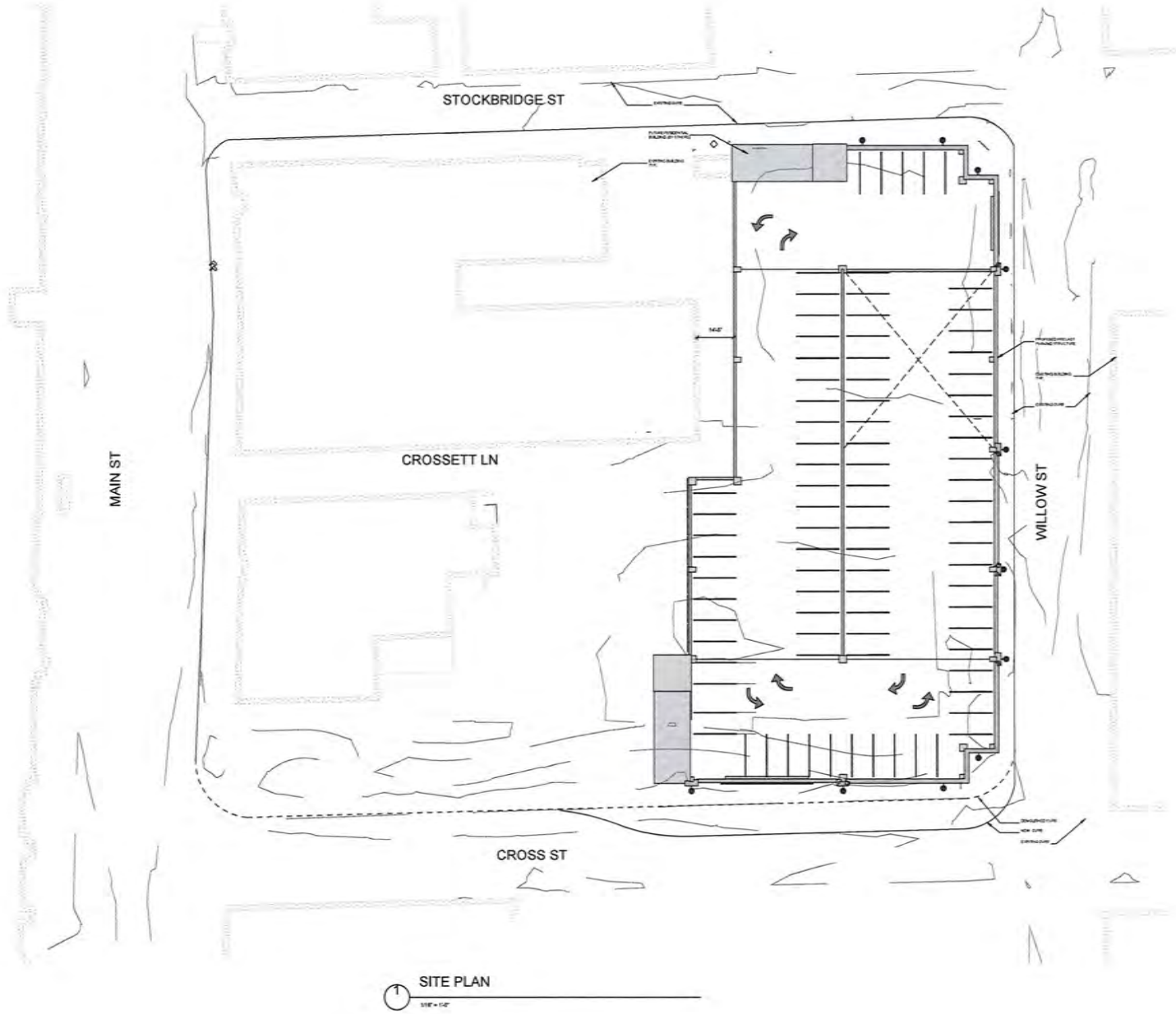
EXIT ONLY

View Looking Down Willow St. from Stockbridge St. Intersection

View Looking Down Willow St. from Cross. St. Intersection

View Looking Down Willow St. from Stockbridge St. Intersection

View Looking Down Cross St.



SITE PLAN

PRELIMINARY - DO NOT USE FOR CONSTRUCTION

WALKER CONSULTANTS
1075 Main St, Suite 410
Waltham, MA 02451
617.350.5340 Ph
www.walkerconsultants.com

SPRINGFIELD
WILLOW STREET
GARAGE
SCHEMATIC DESIGN

SPRINGFIELD, MA 01103

MARK	DATE	DESCRIPTION
		REVISIONS
SCALE:		SCHEMATIC DESIGN
ISSUE DATE:		APPLY DATE
PROJECT NO:		19-0012.00
DRAWN BY:		TMH
CHECKED BY:		BCS

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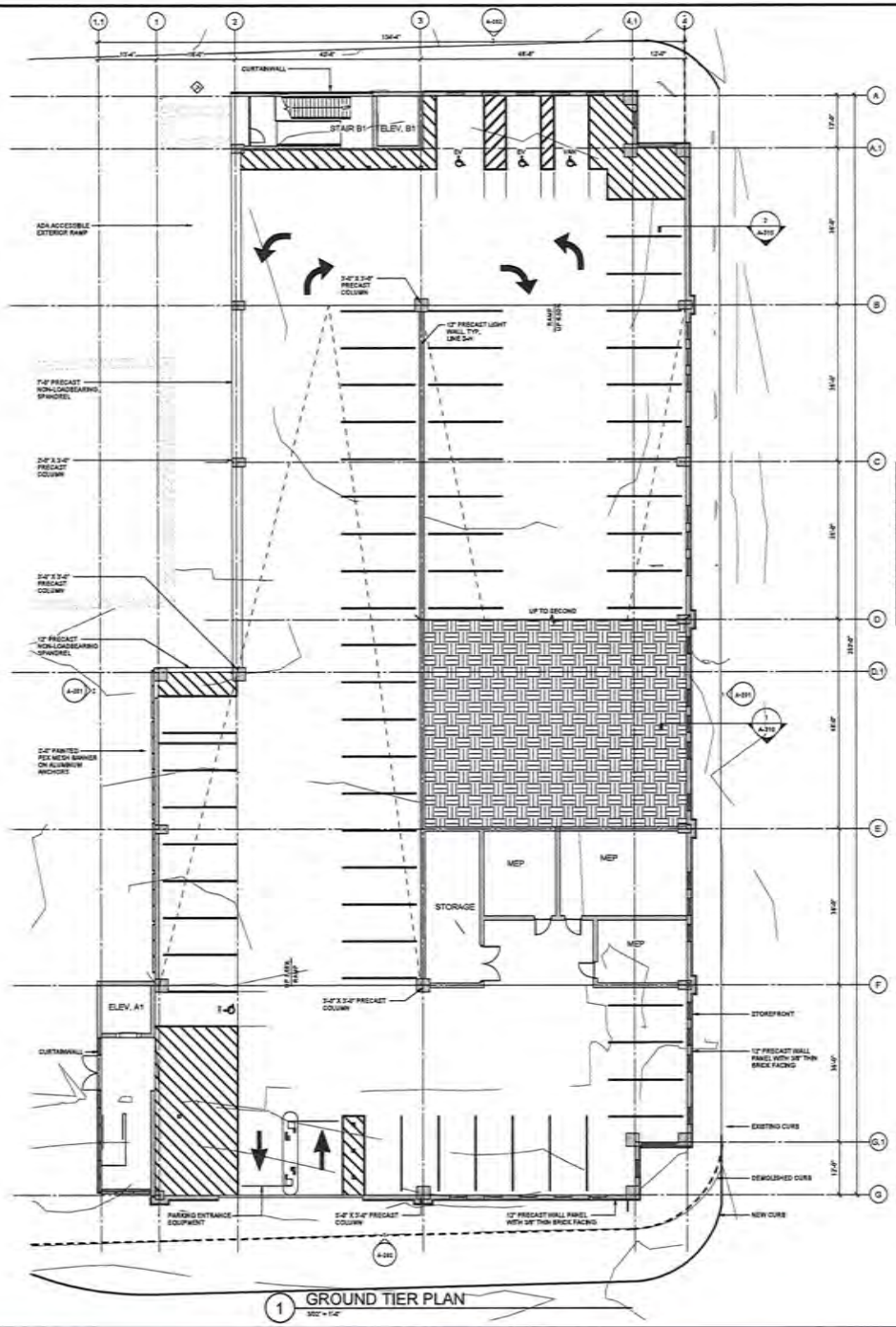
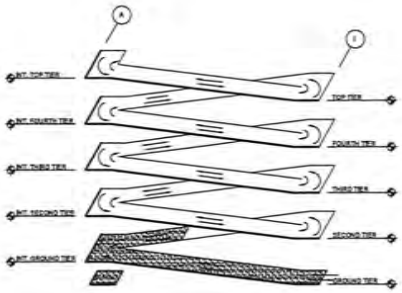
ARCHITECTURAL SITE PLAN

A-100



1 GROUND TIER PLAN



ISOMETRIC

PARKING SCHEDULE - OVERALL

TIER	STANDARD	ACCESSSIBLE CAR	ACCESSIBLE VAN	EV	EV ADA	EV ADA VAN	TOTAL
GROUND TIER	54	0	2	6	1	1	58
SECOND TIER	70	2	0	12	0	0	84
THIRD TIER	70	2	0	12	0	0	84
FOURTH TIER	72	2	0	10	0	0	84
FIFTH TIER	69	0	0	9	0	0	83
	331	6	2	34	1	1	375

PARKING SCHEDULE - OVERALL W/ 2% REDUCTION

TIER	STANDARD 2%	ACCESSSIBLE CAR	ACCESSIBLE VAN	EV	EV ADA	EV ADA VAN	TOTAL
GROUND TIER	52	0	2	6	1	1	59
SECOND TIER	70	2	0	12	0	0	82
THIRD TIER	70	2	0	12	0	0	82
FOURTH TIER	70	2	0	10	0	0	82
TOP TIER	60	0	0	6	0	0	63
	324	6	2	34	1	1	368

NOTES:
1. PARKING SCHEDULE COUNT IS REDUCED BY 2% TO ACCOUNT FOR UNIDENTIFIED DESIGN ELEMENTS.

SHEET NOTES

1. INDICATES PLAN MATCH LINE.
2. REFER TO A-103 FOR TYPICAL FRAMING NOTES.

LEGEND

- CIP
- PRECAST CONCRETE
- CMU
- PAVEMENT MARKING - NO PARKING AREA
- SHEET NOTE
- PIPE BOLLARD

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617.350.5040 Ph
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PRELIMINARY - DO NOT USE FOR CONSTRUCTION

SPRINGFIELD
WILLOW STREET GARAGE
SCHEMATIC DESIGN

SPRINGFIELD, MA 01103

MARK	DATE	DESCRIPTION
		REVISIONS
ISSUE:		SCHEMATIC DESIGN
ISSUE DATE:		APRIL 8, 2025
PROJECT NO:		1340239.00
DRAWN BY:		SAH
CHECKED BY:		ECC

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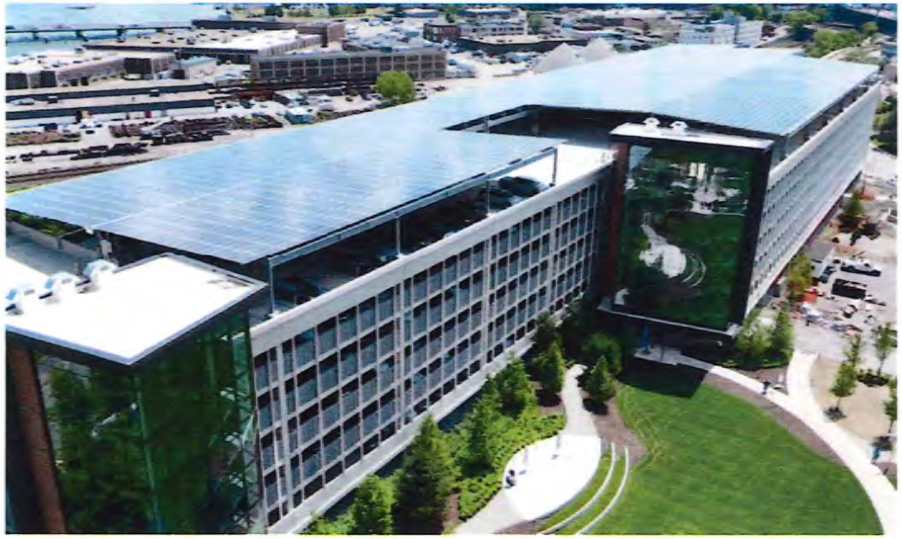
SHEET TITLE:
GROUND TIER PLAN

A-101

Solar Example Image

- Photovoltaic Array (Solar)
  Will vary widely depending on agreement with solar provide
  What is done with the energy
  Who pays for the frame
- Lease agreement or otherwise
- Future of PV array business models expected to change
- Previous project - $100 / SF w/ frame, batteries, etc. = Approx. $2.5M



Assumptions

- 364 spaces
- All except 10 spaces unreserved
- Minimum debt coverage ratio on bonds = 1.25
- Opex and Capex inflation at 3%/yr
- Construction cost = $24.1M (not incl. soft costs)
- 30-year tax free bonds at 4.75%

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