



Casino Oversight Committee

Regular

~ Agenda ~

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

Michael A. Fenton

Monday, April 24, 2017

5:00 PM

City Hall -- Room 200

I. Call to Order

5:00 PM Meeting called to order on April 24, 2017 at City Hall -- Room 200, 36 Court Street, Springfield, MA.

II. Public Portion

1. Petition (ID # 3898)

Petition MGM 10,278

HISTORY:

03/20/17

City Council

REFER TO COMMITTEE

ATTACHMENTS:

- RIGHT OF WAY EXTENSION MGM (PDF)
- S-1839-02A-ROW-ALT-M-B-2016-06-07(PDF)
- S-1839-02A-ROW-ALT-H-U-2016-06-07(PDF)

2. MGM Signage Update

3. General/Construction Update



City Council
36 Court Street
Springfield, MA 01103

Meeting: 04/24/17 05:00 PM
Department: Department of Public Works
Category: Street Line Relocation
Prepared By: Hector Velez
Initiator: Hector Velez
Sponsors: Mayor Domenic J. Sarno
DOC ID: 3898

TABLED

PETITION (ID # 3898)

Petition MGM 10,278

PET. NO. 10,277

CITY OF SPRINGFIELD, MASSACHUSETTS

March 01, 2017

TO THE MAYOR AND CITY COUNCIL OF THE CITY OF SPRINGFIELD:

The Board of Public Works, to which was referred the petition of MGM Springfield and others, praying:

Widen the Bliss Street Public Right-of-way:

To widen the southerly side of the Bliss Street right-of-way by fifteen (15') feet to accommodate additional lanes of traffic.

Creation of the MGM Way Public Right-of-Way:

To create a new public right-of-way of fifty (50') feet wide and approximately two hundred (200') feet long to be established between State Street and Bliss Street connecting both streets.

Widen the Howard Street (east) Public Right-of-Way:

To widen the right-of-way of Howard Street when accessed from Main Street about 1,108 square feet to accommodate the proposed cul-de-sac at the terminus of previously established right-of-way.

Widen the Union Street Public Right-of-Way:

To widen the north side of the right-of-way of Union Street to accommodate additional lanes of traffic, from Main Street southerly to property boundary of land owned by Colves/Columbus Springfield LLC.

Reports thereon pursuant to Revised Ordinances of the City of Springfield, as follows:

The Board notified all known interested parties of its intent to view the premises and hold a hearing set for February 22, 2017 on the petition by mailing notices, postage prepaid, to their

respective addresses of record as well as posting notices in two (2) public places and publishing in a newspaper, all at least seven (7) days prior to said date.

Pursuant to said notices and all other statutory notice requirements the Board viewed the premises and held an open hearing on February 22, 2017 at 4:00 P.M., at the corner of Howard Street and East Columbus Avenue, Springfield, MA. Three (3) members of the Board, and four (4) persons interested in the matter were present. Four (4) of the latter voted in favor of the petition and no one (0) voted in opposition thereto.

After careful consideration of the above matter, the Board is of the opinion that common convenience and necessity required to widen southerly side of the Bliss Street right-of-way by fifteen (15') feet to accommodate additional lanes of traffic, to create a new public right-of-way of fifty (50') feet wide and approximately two hundred (200') feet long to be established between State Street and Bliss Street connecting both streets, to widen the right-of-way of Howard Street when accessed from Main Street about 1,108 square feet to accommodate the proposed cul-de-sac at the terminus of previously established right-of-way and to widen the north side of the right-of-way of Union Street to accommodate additional lanes of traffic, from Main Street southerly to property boundary of land owned by Colves/Columbus Springfield LLC. as set forth in the accompanying order and as shown on plan entitled,

SPRINGFIELD, MASS.

SPRINGFIELD REDEVELOPMENT AUTHORITY

MGM Way Taking (11,209± S.F.)

Bliss Street Taking (6,748± S.F.)

PREPARED FOR

THE BOARD OF PUBLIC WORKS

DATE: 06/07/2016

SCALE: 1" = 30'

SPRINGFIELD, MASS.

DEPARTMENT OF PUBLIC WORKS

Howard Street Taking (1,108± S.F.)

Union Street Taking (8,146± S.F.)

PREPARED FOR

THE BOARD OF PUBLIC WORKS

DATE: 06/07/2016

SCALE: 1" = 30

Consisting of two (2) sheets, which plan is incorporated herein by reference and is on file in the office of the Engineering Division of the Department of Public Works, Springfield, Massachusetts and which is to be recorded in the Hampden County Registry of Deeds.

The Board is further of the opinion that no damages be sustained by any person, firm, or corporation in their property by reason of the proposed new Right-of-Way of MGM Way, Bliss Street, Howard Street and Union Street.

_____)
_____) BOARD OF PUBLIC WORKS
_____)

CITY OF SPRINGFIELD, MASSACHUSETTS

In City Council, March 20, 2017

ORDERED, that it being necessary for common convenience and necessity that the southeasterly street line of the public way known as Bliss Street be widened to accommodate additional lanes of traffic and the creation of a new public right-of-way of fifty (50') feet wide and approximately two hundred (200') feet for the purpose of connecting State Street and Bliss Street as shown on a plan entitled,

SPRINGFIELD, MASS.
DEPARTMENT OF PUBLIC WORKS
MGM Way Taking (11,209± S.F.)
Bliss Street Taking (6,748± S.F.)
PREPARED FOR
THE BOARD OF PUBLIC WORKS
DATE: 06/07/2016 SCALE: 1" = 30'

Consisting of one (1) sheet, which plan is incorporated herein by reference and is now on file in the office of the Engineering Division of the Department of Public Works, Springfield, Massachusetts;

LEGAL DESCRIPTION LOT B-1

A certain parcel of land situated on the Southeasterly side of Bliss Street in the City of Springfield, County of Hampden, Commonwealth of Massachusetts, bounded and described as follows:

Beginning at the Southerly most point of the lot to be described hereafter; thence

N49°13'21"W Sixty-four and ninety-three hundredths feet (64.93') to a point; thence

N42°13'39"E Four hundred thirty-four and thirty-one hundredths feet (434.31') to a point; thence

S48°10'00"E Fifteen and no hundredths feet (15.00') to a point; thence

S42°26'00"W Three hundred eight-two and sixty-one hundredths feet (382.61') to a point of curvature; thence

Southeasterly Along an arc to the left having a radius of fifty and no hundredths feet (50.00'), an arc length of seventy-nine and ninety-eight hundredths feet (79.98'), a chord length of seventy-one and seventy-two hundredths feet (71.72') and a chord bearing of S03°23'40"E to the point of beginning.

The above described parcel contains an area of area of 6,748 square feet (0.15 acres), more or less, and is more particularly shown as "Lot B-1" on a plan entitled "Taking for MGM Way & Widening of Bliss Street - Springfield, MA - Department of Public Works - MGM Way Taking

(11,209± S.F.) - Bliss Street Taking (6,748± S.F.) - Prepared for The Board of Public Works". Dated June 7, 2016. Prepared for Blue Tarp reDevelopment, LLC. Prepared by Allen & Major Associates, Inc.

LEGAL DESCRIPTION MGM WAY

A certain parcel of land situated on the Southeasterly side of State Street in the City of Springfield, County of Hampden, Commonwealth of Massachusetts, bounded and described as follows:

Beginning at the Northwesterly most point of the lot to be described hereafter; thence

Southeasterly Along an arc to the left having a radius of twenty and no hundredths feet (20.00'), an arc length of thirty-one and fifty-five hundredths feet (31.55'), a chord length of twenty-eight and thirty-eight hundredths feet (28.38') and a chord bearing of S02°58'23"E to a point of tangency; thence

S48°10'00"E Two hundred and seventy-five hundredths feet (200.75') to a point; thence

S42°32'30"W Fifty and no hundredths feet (50.00') to a point; thence

N48°10'00"W Two hundred and seventy-four hundredths feet (200.74') to a point of curvature; thence

Southwesterly Along an arc to the left having a radius of twenty and no hundredths feet (20.00'), an arc length of thirty-one and twenty-eight hundredths feet (31.28'), a chord length of twenty-eight and nineteen hundredths feet (28.19') and a chord bearing of S87°01'37"W to a point of non-tangency; thence

N42°13'15"E Ninety and no hundredths feet (90.00') to the point of beginning.

The above described parcel contains an area of area of 11,209 square feet (0.26 acres), more or less, and is more particularly shown as "Proposed 50' Right of Way 'MGM Way' " on a plan entitled "Taking for MGM Way & Widening of Bliss Street - Springfield, MA - Department of Public Works - MGM Way Taking (11,209± S.F.) - Bliss Street Taking (6,748± S.F.) - Prepared for The Board of Public Works". Dated June 7, 2016. Prepared for Blue Tarp redevelopment, LLC. Prepared by Allen & Major Associates, Inc.

CITY OF SPRINGFIELD, MASSACHUSETTS

In City Council, March 20, 2017

ORDERED, that it being necessary for common convenience and necessity that the widened of the right-of-way of Howard Street to accommodate the proposed cul-de-sac at the terminus and widened the north side of the right-of-way of Union Street to accommodate additional lanes of traffic as shown on a plan entitled,

SPRINGFIELD, MASS.**DEPARTMENT OF PUBLIC WORKS****Howard Street Taking (1,108± S.F.)****Union Street Taking (8,146± S.F.)****PREPARED FOR****THE BOARD OF PUBLIC WORKS****DATE: 06/07/2016****SCALE: 1" = 30'**

Consisting of one (1) sheet, which plan is incorporated herein by reference and is now on file in the office of the Engineering Division of the Department of Public Works, Springfield, Massachusetts;

LEGAL DESCRIPTION LOT H-1

A certain parcel of land situated on the Southwesterly side of Howard Street in the City of Springfield, County of Hampden, Commonwealth of Massachusetts, bounded and described as follows:

Beginning at the Northerly most point of the lot to be described hereafter; thence

- S43°10'27"W Seventy-eight and twenty-eight hundredths feet (78.28') to a point of non-tangent curvature; thence
- Northwesterly Along an arc to the right having a radius of thirty-six and no hundredths feet (36.00'), an arc length of seventy-six and twenty-three hundredths feet (76.23'), a chord length of sixty-two and seventy-six hundredths feet (62.76') and a chord bearing of N35°48'48"E to a point of reverse curvature; thence
- Northeasterly Along an arc to the left having a radius of twenty and no hundredths feet (20.00'), an arc length of eighteen and sixty hundredths feet (18.60'), a chord length of seventeen and ninety-four hundredths feet (17.94') and a chord bearing of N69°49'13"E to the point of beginning.

The above described parcel contains an area of area of 1,108 square feet (0.03 acres), more or less, and is more particularly shown as "Lot H-1" on a plan entitled "Widening of Howard Street & Union Street - Springfield, MA - Department of Public Works - Howard Street Taking (1,108± S.F.) - Union Street Taking (8,146± S.F.) - Prepared for The Board of Public Works". Dated June 7, 2016. Prepared for Blue Tarp reDevelopment, LLC. Prepared by Allen & Major Associates, Inc.

LEGAL DESCRIPTION LOT U-1

A certain parcel of land situated on the Southwesterly side of Union Street in the City of Springfield, County of Hampden, Commonwealth of Massachusetts, bounded and described as follows:

Beginning at the Northerly most point of the lot to be described hereafter; thence

- S44°10'53"E Ten and eighty-one hundredths feet (10.81') to a point; thence
- S42°37'17"W Seven hundred thirty-one and nineteen hundredths feet (731.19') to a point; thence
- N27°09'19"E Thirty-four and no hundredths feet (34.00') to a point of curvature; thence
- Northeasterly Along an arc to the right having a radius of two hundred fifty and no hundredths feet (250.00'), an arc length of sixty-seven and forty-nine hundredths feet (67.49'), a chord length of sixty-seven and twenty-nine hundredths feet (67.29') and a chord bearing of N34°53'22"E to a point of tangency; thence

N42°37'25"E One hundred fifteen and no hundredths feet (115.00') to a point of curvature; thence

N46°19'02"E One hundred fifty-five and no hundredths feet (155.00') to a point; thence

N42°41'58"E Three hundred forty-eight and no hundredths feet (348.00') to a point; thence

N30°31'25"E Fifteen and no hundredths feet (15.00') to the point of beginning.

The above described parcel contains an area of area of 8,146 square feet (0.19 acres), more or less, and is more particularly shown as "Lot U-1" on a plan entitled "Widening of Howard Street & Union Street - Springfield, MA - Department of Public Works - Howard Street Taking (1,108± S.F.) - Union Street Taking (8,146± S.F.) - Prepared for The Board of Public Works". Dated June 7, 2016. Prepared for Blue Tarp reDevelopment, LLC. Prepared by Allen & Major Associates, Inc.

That appropriate street monuments shall be placed upon the lines above described at terminal points;

that no damages be awarded, inasmuch as no damages will be sustained by any person, firm or corporation in their property by reason of the proposed new Right-of-Way of MGM Way, Bliss Street, Howard Street and Union Street.

that no assessments be levied;

that within thirty (30) days after the adoption of this order, the City Clerk is directed to give notice in compliance with Chapter 79 of the Massachusetts General Laws;

that within thirty (30) days after the adoption of this order, the City Clerk is hereby ordered to certify, and record a copy hereof, together with the aforementioned plan, in the Hampden County Registry of Deeds.

HISTORY:

03/20/17 City Council

REFER TO COMMITTEE



**ALLEN & MAJOR
ASSOCIATES, INC.**

100 Commerce Way
P.O. Box 2118
Woburn, MA 01888-0118
Tel: (781) 935-6889
Fax: (781) 935-2896

August 10, 2016

Michael Fenton, President
City Council
City of Springfield City Council
36 Court Street, Room 200
Springfield, MA 01103

Re: A&M Project #1839-02D
MGM Springfield
Springfield, Massachusetts
Request for Street Modifications

Dear Councilor Fenton:

This request is for the modifications of the adjacent streets to support the MGM Springfield project. The narrative below outlines the land transfer from Blue Tarp ReDevelopment LLC to the City of Springfield as reflected on the following plans:

- “Taking for MGM Way & Widening of Bliss Street” Sheet M/B-1, dated June 7, 2016, prepared by Allen & Major Associates, Inc.
- “Widening of Howard Street & Union Street” Sheet H/U-1, dated June 7, 2016, prepared by Allen & Major Associates, Inc.

The creation of MGM Way and the alterations to Howard Street, Bliss Street and Union Street are described below.

WIDEN THE BLISS STREET PUBLIC RIGHT-OF-WAY:

Bliss Street is proposed be widened by 15-feet to accommodate additional lanes of traffic. As well the right-of-way alteration includes a 50-foot radius along the southern edge at the curb cut to East Columbus Boulevard to facilitate right turn movements onto Bliss Street.

CREATION OF THE MGM WAY PUBLIC RIGHT-OF-WAY:

A 50-Foot public Right-of-Way is to be established between State Street and Bliss Street connecting both streets.

WIDEN THE HOWARD STREET (EAST) PUBLIC RIGHT-OF-WAY:

Howard Street (East) is proposed be widened by 1,108 square feet to accommodate the proposed cul-de-sac at the terminus of the previously established right-of-way.

WIDEN THE UNION STREET PUBLIC RIGHT-OF-WAY:

Attachment: RIGHT OF WAY EXTENSION MGM (3898 : Petition MGM 10,277)

A&M Project #1839-02D

August 10, 2016

Union Street is proposed be widened along the northern right-of-way to accommodate additional lanes of traffic. The widening of various widths will be from Main Street south toward East Columbus Boulevard terminating at the property boundary of land currently owned by Colvest/Columbus Springfield LLC (Bk. 17031/Pg. 517).

We appreciate you cooperation on this project, if you have any questions or comments please do not hesitate to contact our office.

Very truly yours,

ALLEN & MAJOR ASSOCIATES, INC.

Timothy J. Williams, PE
Principal

cc: Blue Tarp Redevelopment, LLC
Bulkley, Richardson and Gelinis, LLP
Springfield Department of Public Works

A true copy of a petition referred to the Board of Public Works on:

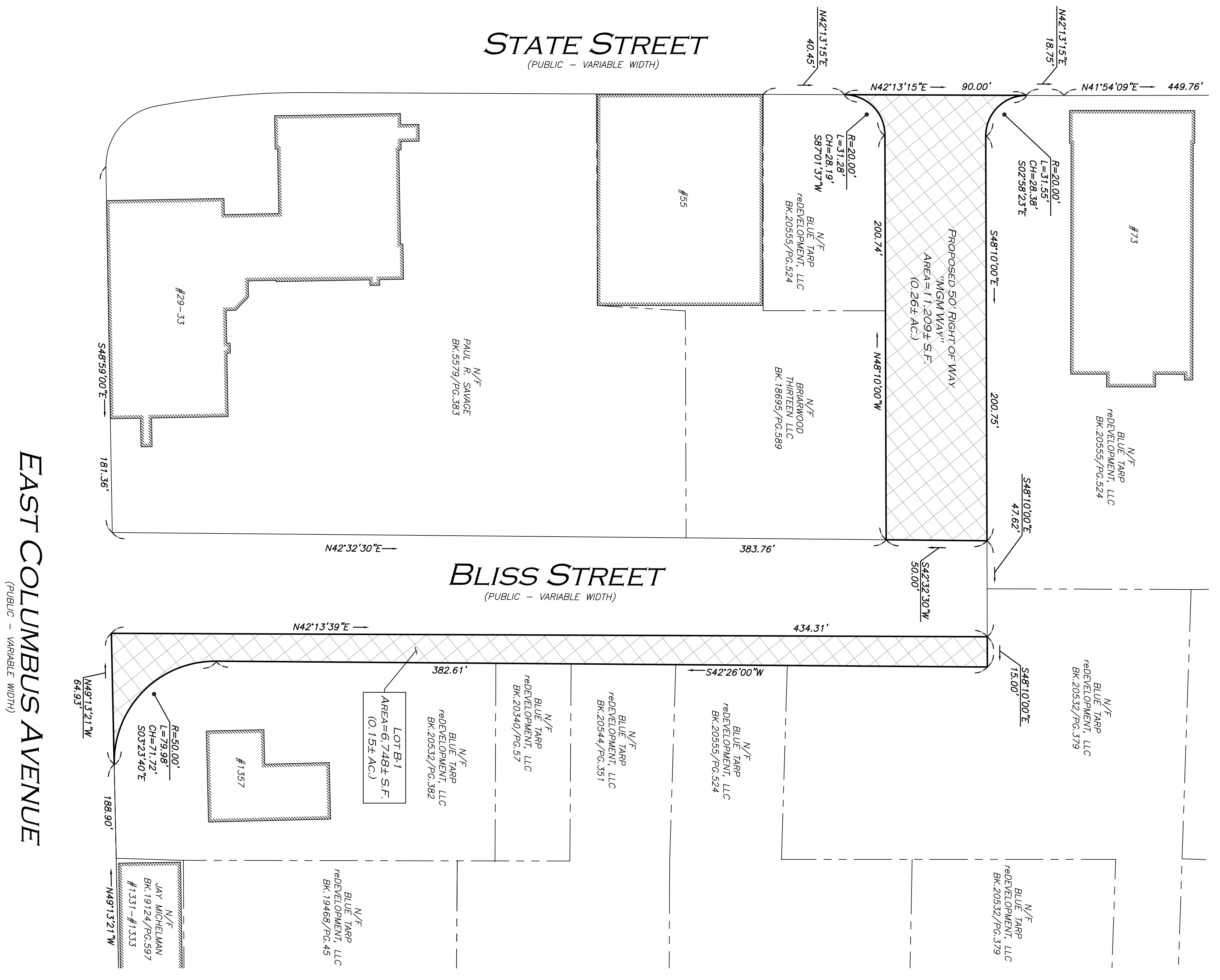
January 19, 2017

Attest:

City Clerk



Attachment: RIGHT OF WAY EXTENSION MGM (3898 : Petition MGM 10,277)

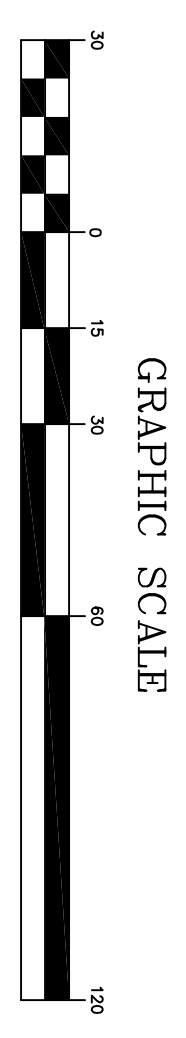


EAST COLUMBUS AVENUE
(PUBLIC - VARIABLE WIDTH)

STATE STREET
(PUBLIC - VARIABLE WIDTH)

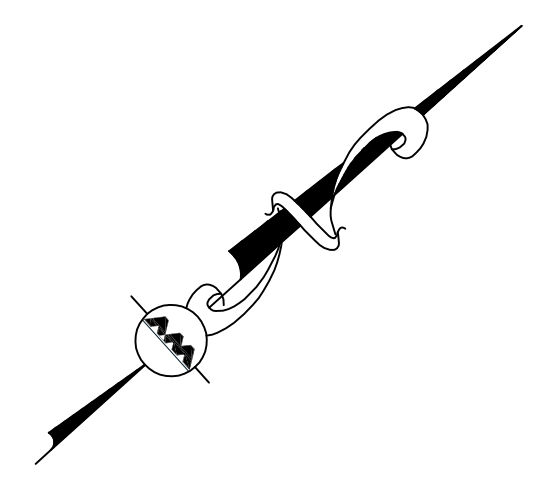
BLISS STREET
(PUBLIC - VARIABLE WIDTH)

- NOTES**
1. NORTH ARROW IS BASED ON MASSACHUSETTS STATE PLANE COORDINATE SYSTEM (MAINLAND ZONE) (NAD 83).
 2. BOOK/PAGE AND PLAN REFERENCES ARE TAKEN FROM HAMPSHIRE COUNTY REGISTRY OF DEEDS IN SPRINGFIELD, MA.



N:\PROJECTS\1839-02A\SUBSET\DRAWINGS\5--1839-02A-ROW-M-B-17.DWG
FD# 1679 PG. 92

FOR REGISTRY USE ONLY



WE HEREBY CERTIFY THAT:
THIS PLAN IS THE RESULT OF AN ACTUAL ON-THE-GROUND SURVEY PERFORMED ON OR BETWEEN AUGUST 30, 2012 AND JANUARY 8, 2016.
THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS DATED JANUARY 1, 1976 AND REVISED JANUARY 12, 1988. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT CITY OF SPRINGFIELD ASSESSORS' INFORMATION. THE PROFESSIONAL LAND SURVEYOR HAS THE BEST OF HIS PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF.

ALLEN & MAJOR ASSOCIATES, INC.

ISSUED FOR REVIEW
JUNE 7, 2018

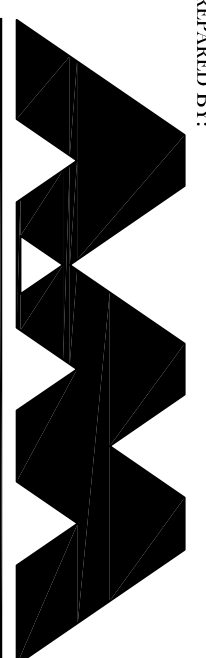
PROFESSIONAL LAND SURVEYOR FOR ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION

APPLICANT/OWNER:
BLUE TARP REDEVELOPMENT, LLC
1441 MAIN STREET
SPRINGFIELD, MA 01103

PROJECT:
SPRINGFIELD, MA DEPARTMENT OF PUBLIC WORKS MGM WAY TAKING (11,209± S.F.) BLISS STREET TAKING (6,748± S.F.)
PREPARED FOR
THE BOARD OF PUBLIC WORKS

PROJECT NO. 1839-02A DATE: 06/07/18
SCALE: 1" = 30' DWG. NAME: 51890A000A1T
DRAFTED BY: COB CHECKED BY: KIK
PREPARED BY:



ALLEN & MAJOR ASSOCIATES, INC.
civil & structural engineering • land surveying
environmental consulting • landscape architecture
100 CONMERCE WAY
P.O. BOX 3118
WORMLEN MA 01888-0118
TEL: (781) 952-8880
FAX: (781) 952-8889
WORMLEN, MA • LANSHUTE, MA • MANCHESTER, NH

THIS DRAWING HAS BEEN PREPARED IN ELECTRONIC FORMAT. ALL DIMENSIONS SHALL BE TAKEN FROM THE ORIGINAL DRAWING. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION AND USE FOR SPECIFIC APPLICATION TO THIS PROJECT. DUE TO THE POTENTIAL THAT THE MAGNETIC INFORMATION MAY BE MODIFIED INTERNATIONALLY, THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION. PRINTED REPRESENTATIONS OF THE DRAWINGS AND SPECIFICATIONS SHALL BE THE ONLY RECORD COPIES OF THIS DRAWING. ALLEN & MAJOR ASSOCIATES, INC.'S WORK PRODUCT.
DRAWING TITLE: **TAKING FOR MGM WAY & WIDENING OF BLISS STREET**
SHEET No. **M/B-1**

