



CITY COUNCIL

City Clerk's Office 1/20/2021 12:00:00 PM

Hearings Meeting Agenda~

I hereby notify you that the following items of business have been filed with this office and can be acted upon at the meeting of the City Council **Monday January 25, 2021** at 06:30 PM.

City Clerk

COVID-19 Advisory:

In order to enable municipal government to continue its important work during the COVID-19 pandemic, and to ensure that elected officials can satisfy CDC social distancing guidelines to avoid exposure to contagions, the City of Springfield is providing public notice that it will conduct this meeting utilizing remote collaboration technology in accord with Governor Baker's Order concerning the Open Meeting Law. FOCUS Springfield Community TV will continue to broadcast meetings utilizing the technology listed below.

There are three (3) methods for City residents to be present during the meeting or, in the alternative, watch the meeting at a later date:

1. Viewers used to watching "live" or "on-demand" recordings via Livestream will continue to watch meetings using the same link: <https://livestream.com/focusspringfield/citycouncil>
2. Viewers used to watching "live" or recordings played back on Springfield's Comcast Channel 17 will continue to watch meetings on the same channel, and it is repeatedly aired several times a week until the next meeting
3. At any point, City Council meetings can be viewed at the FOCUS Springfield website <http://focusspringfield.com/>

Hearings

6:30 PM Meeting called to order on January 25, 2021. The meeting will be held via Zoom (Remote Collaboration Technology).

Moment of Silence - Pledge of Allegiance

Special Permits

- (1.) For a Special Permit to Re-Establish a Pre-Existing, Non-Conforming Use (Motor Vehicle Service/Sales) at the Properties Known as 484 Boston Road (01655-0083), 472 Boston Road (01655-0081) and NS Boston Road (01655-0085 & 0086), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 10, Section 10.1.41.

Request:	See Above
Owner:	Sanjay Patel
By:	Sanjay Patel
Petitioner:	Ngoni Noble Makoni

By: Ngoni Noble Makoni

- (2.) To Allow for the Installation of a Wall Sign(S), Above the First Floor, at the Property Known as 151 Chestnut Street (02750-0523) (Book#22006/Page#242), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 9, Section 9.8.17.

Request: See Above

Owner: Chestnut Acquisitions, LLC

By: Juan Prieto, Manager

Petitioner: Chestnut Acquisitions, LLC

By: Juan Prieto, Manager

- (3.) To Amend an Existing Special Permit (Adult Use Marijuana Establishment - Storefront Retail), Granted October 2019, by the Transfer or Assignment of a Portion of the Rights Granted Under the Host Community Agreement Issued by the City of Springfield at the Property Known as 311 Page Boulevard (09440-1063))(Book#17740/Page#19), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 20.1(1).

Request: See Above

Owner: 575 Union Street, LLC

By: Michael Vinick, Manager

Petitioner: 311 Page Boulevard, LLC

By: Timothy Rooke

- (4.) For a Special Permit for the Re-Use of an Existing Structure(S) (More Than 26 Dwelling Units), at the Property Known as 53 Wilbraham Road (12282-1006)(Book#18064/Page#580), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 2.3(2).

Request: See Above

Owner: City of Springfield

By: Christopher Caputo, City Collector
- Treasurer

Petitioner: Knox Residences I, LLP

By: Gordon Pulsifer

- (5.) For a Special Permit for the Re-Use of an Existing Structure(S) (More Than 26 Dwelling Units), at the Property Known as 42 Waltham Avenue (11960-0010)(Book#12875/Page#0447), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 2.3(2).

Request: See Above

Owner: Knox Residences II, LLP

By: Gordon Pulsifer

Petitioner: Knox Residences II, LLP

By: Gordon Pulsifer

Zone Changes

- (1.) To Amend the Springfield Zoning Ordinance by Amending Article 8 by Adding a New Section 8.7-Main Street & Convention Overlay District and Further, by Amending the City of Springfield's Zoning Map by the Mapping of the Main Street & Convention Overlay District Main Street & Convention Center Overlay District None Yet

PETITIONER:

Springfield Planning Board

ADDRESS:

Main Street, State Street, Court Street,

**Harrison Avenue, Dwight Street and
Willow Street**

CHANGE REQUESTED:

**Main Street & Convention Overlay
District**



City Council
36 Court Street
Springfield, MA 01103

SCHEDULED

PETITION (ID # 6001)

Meeting: 01/25/21 06:30 PM
Department: Economic Development
Category: Special Permit
Prepared By: Phil Dromey
Initiator: Phil Dromey
Sponsors:
DOC ID: 6001

For a Special Permit to Re-Establish a Pre-Existing, Non-Conforming Use (Motor Vehicle Service/Sales) at the Properties Known as 484 Boston Road (01655-0083), 472 Boston Road (01655-0081) and NS Boston Road (01655-0085 & 0086), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 10, Section 10.1.41.

Request:	See Above
Owner:	Sanjay Patel
By:	Sanjay Patel
Petitioner:	Ngoni Noble Makoni
By:	Ngoni Noble Makoni

To The City Council of the City of Springfield:
The undersigned respectfully petition your honorable body

for a special permit to re-establish a pre-existing, non-conforming use (motor vehicle service/sales) at the properties known as 484 Boston Road (01655-0083), 472 Boston Road (01655-0081) and NS Boston Road (01655-0085 & 0086), as allowed by M.G.L. and the Springfield Zoning Ordinance Article 10, Section 10.1.41.

Mailing Address:

592 Birnie Avenue
 West Springfield, MA 01089

Owner:

Sanjay Patel

I hereby certify that I am the owner or acting on behalf of the owner.

By: 
Sanjay Patel

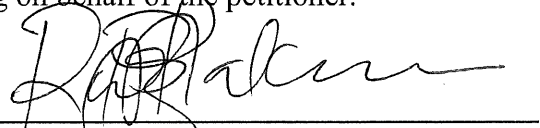
Mailing Address:

68 Burbank Street
 Pittsfield, MA 01201

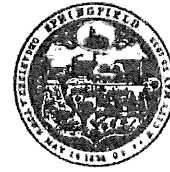
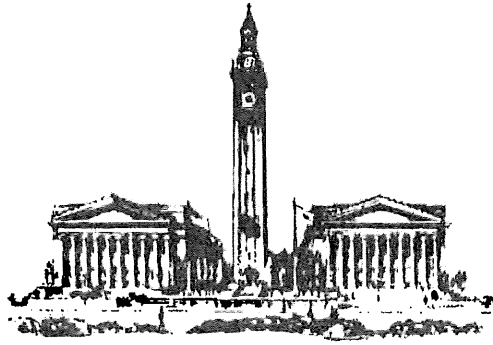
Petitioner:

Ngoni Noble Makoni

I hereby certify that I am the petitioner or acting on behalf of the petitioner.

By: 
Ngoni Noble Makoni

Attachment: Boston_Rd_484_Tax_Formal_Jan_2021 (6001 : 484 Boston Road)



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

11/25/2020

Special Permit Tax Certification

I certify that all identifiable real estate, personal property and excise taxes have been paid by the petitioner and/or landlord associated with the special permit request shown below:

Special Permit : 484 Boston Road, 472 Boston Road, & NS Boston Road

Petitioner : Ngoni Noble Makoni

Landlord : Sanjay Patel

Christopher A. Caputo: Treasurer Collector

**OFFICE OF PLANNING & ECONOMIC DEVELOPMENT
ANALYSIS FOR A SPECIAL PERMIT**

**484 BOSTON ROAD, 472 BOSTON ROAD AND NS BOSTON ROAD
PRE-EXISTING, NON-CONFORMING USE (MOTOR VEHICLE REPAIRS/SALES)**

General Information

Petitioner:	Ngoni Noble Makoni
Request:	To re-establish a pre-existing, non-conforming use (motor vehicle service/sales)
Proposed use of the property:	Motor vehicle repairs/sales
Parcel Size:	73,780 s.f.
Compatibility with current planning documents:	The Pine Point Neighborhood Plan shows no changes to this area.
Neighborhood council notification:	Pine Point Neighborhood Council: 1-11-21
Tax Status:	SEE ATTACHED
Site Visit:	1-5-21
Hearing Date:	1-25-21/2-8-21

Staff Analysis

Neighborhood characteristics:

The parcels are currently zoned Business A and are located along the commercial corridor of Boston Road. The surrounding land uses include:

- To the north is a motor vehicle sales and service operation zoned Business A.
- To the south is a vacant motor vehicle sales and service operation zoned Business A.
- To the east are a small commercial shopping plaza and single family homes zoned Business A and Residence A.
- To the west is vacant wetlands zoned Business A.

Site plan review:

The petitioner has requested a special permit to re-open a pre-existing, non-conforming use (motor vehicle sales/service) at the properties known as 484 Boston Road, 475 Boston Road and NS Boston Road. These site were the location of Metro Jeep but has been vacant for several years. Due to the fact that the properties are zoned Business A, a special permit is required to re-establish this use.

After reviewing the site plan and visiting the site, the staff does not object to the proposed request. As noted above, this site had been the location of a similar use for many years. Also as noted above, a number of the surrounding properties are also being used for motor vehicle sales and service operations.

In reviewing the previous special permit, issued back in 2008, it was noted that there was a condition requiring the petitioner to formally request the discountenance of Hobson Street, which is currently an undeveloped street. After speaking with the staff at the Board of Public Works, the staff has confirmed that this step was completed however, while it appears an Approval Not Required (ANR) plan was created (see attached), it does not appear that the ANR plan was approved by the Springfield Planning Board and/or recorded at the Hampden County Registry of Deeds. If approved, the staff would strongly suggest that this condition be placed on this special permit to ensure this process is completed and the portion of Hobson Street that was discontinued is formally incorporated into the larger parcel.



Recommendation

Approve, with conditions.

Recommended Conditions

1. This special permit is granted solely for the re-establishment of a pre-existing, non-conforming use (motor vehicle sales/service) at the properties known as 484 Boston Road (01655-0083), 472 Boston Road (01655-0081) and NS Boston Road (01655-0085 & 0086).
2. The use shall be developed according to the attached site plan, with the addition of conditions #3 through #15.
3. All parking for display, customers and employees shall be clearly marked.
4. There shall be no storage of junk or inoperable vehicles at this location.
5. The building shall be maintained graffiti free.
6. There shall be no elevated car displays allowed.
7. The site shall be maintained free of all overgrown vegetation, weeds, trash and debris.
8. There shall be no auto body work or painting done at this location.
9. There shall be no banners, streamers or other promotional materials located on the vehicles or building.
10. The public sidewalk along Boston Road shall be maintained, including snow removal.
11. An Approval Not Required Plan (ANR) combining all the parcels, including the discontinued portion of Hobson Street shall be filed with the Springfield Planning Board for approval and then recorded at the Hampden County Registry of Deeds.
12. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in denial of the issuance of a Building Permit and/or Occupancy Permit, revocation of any permits issued and/or enforcement by the Code Enforcement Department punishable by fines of up to \$200 per day for each day a violation exists.



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

11/25/2020

**Special Permit
Tax Certification**

I certify that all identifiable real estate, personal property and excise taxes have been paid by the petitioner and/or landlord associated with the special permit request shown below:

Special Permit : 484 Boston Road, 472 Boston Road, & NS Boston Road
Petitioner : Ngoni Noble Makoni
Landlord : Sanjay Patel

A handwritten signature in black ink, which appears to read "Christopher A. Caputo", is written over a horizontal line.

Christopher A. Caputo: Treasurer Collector

SITE PLAN
LOCATION : 484 BOSTON ROAD SPRINGFIELD, MA 01109

AC

LEGEND

	Conc.	CONCRETE FLOOR
	asph.	ASPHALT FLOOR
	gr's.	GRASS

 = property corner

 = street light

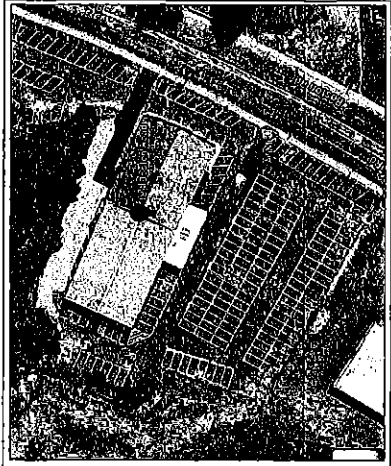
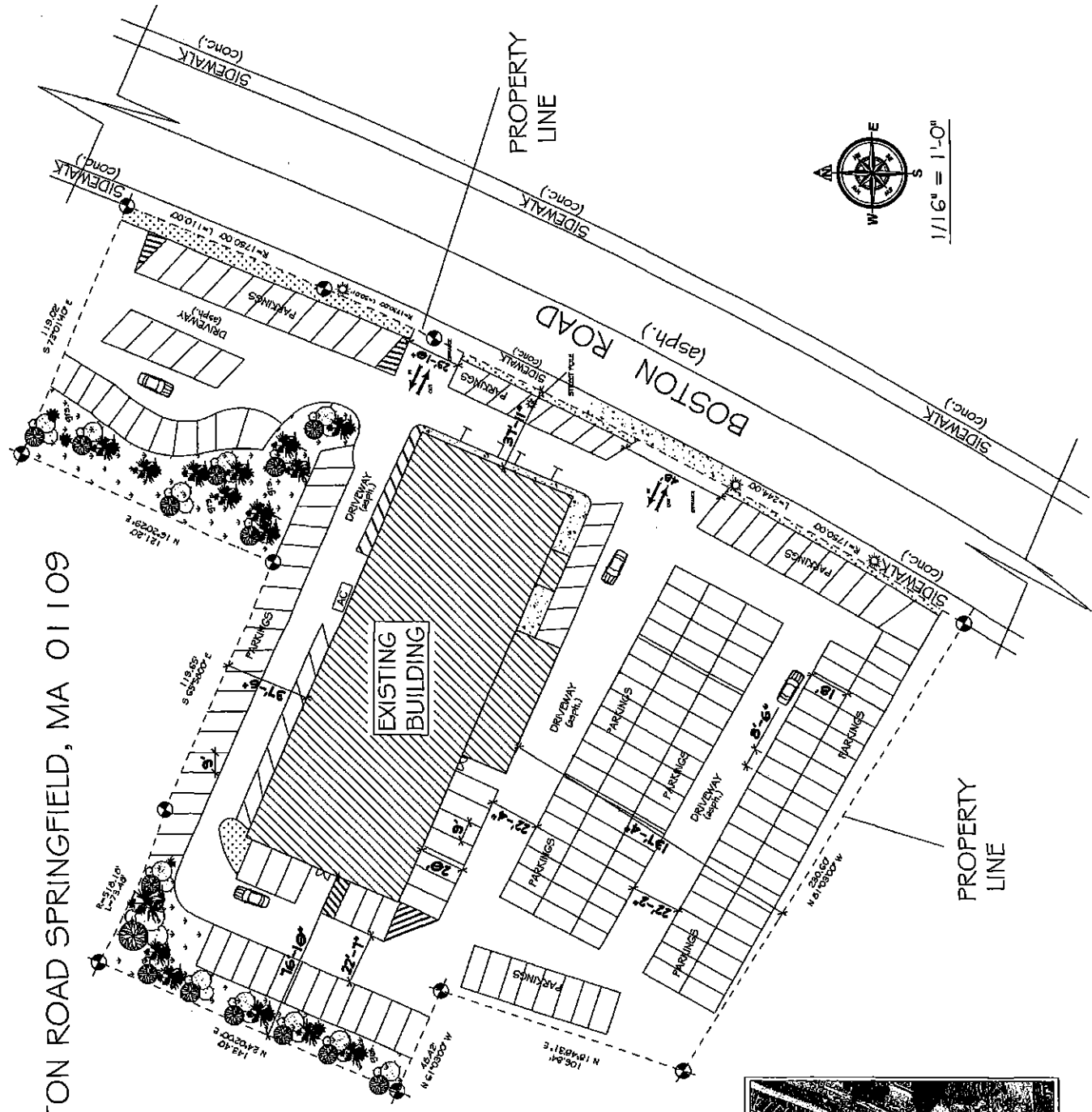
 = Buildings

 = Grass

 = concrete Floor

 = asphalt Floor

LEGEND



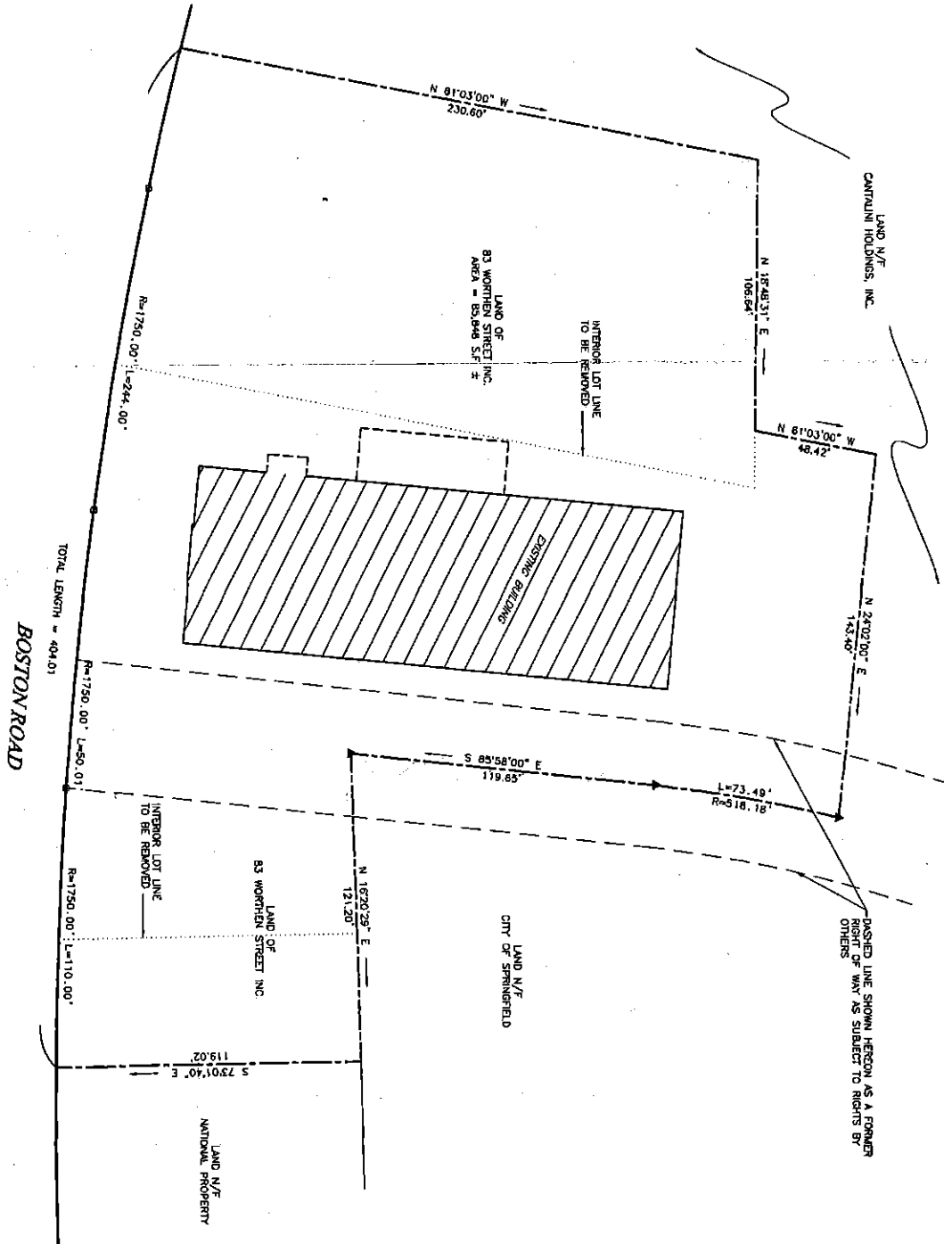
LOCATION MAP

[illegible]

SHEET NO:

1A

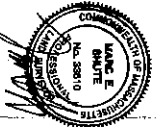
2.1.b



PLAN REFERENCES:
 LAND IN SPRINGFIELD MASSACHUSETTS, PREPARED FOR ALBERT R. WES. DATED: MAY
 1983, RECORDED IN H.C.R.D. PLAN BOOK 212 PAGE 128.
 PLAN OF LAND BOSTON ROAD AND WORTHEN STREET SPRINGFIELD, MA, PREPARED FOR
 CHESTER REALTY CORP. DATED: FEB. 1987, RECORDED IN H.C.R.D. PLAN BOOK 245
 PAGE 120.

I certify that this plan has been prepared in accordance with
 the Rules and Regulations of the Registrars of Deeds.

Professional Land Surveyor



SYMBOL & LINE LEGEND

- IRON PIPE FOUND
- ◊ BOUND FOUND
- ▲ COMPUTED POINT

Springfield Planning Board

Date:

Approval Under Subdivision
 Control Law Not Required:
 This Planning Board Endorsement
 does not imply compliance with
 the Massachusetts Wetlands
 Protection Act or Zoning By-law.

Plan Of Land In

Springfield, Massachusetts
 Surveyed And Mapped For

83 Worthen Street Inc.

Date: 10-10-2017 Scale: 1" = 30'

Prepared By

RLA

R. L. VESQUITE ASSOCIATES, INC.

40 School Street
 P.O. Box 646
 Westfield, MA 01086



RLA Job No. 170819

Proposed Location

Hobson St

Boston Rd

Gresham St

Fargo St

Morton St

 SPRINGFIELD GIS	City of Springfield, Massachusetts	
	484 Boston Road	

DATA SOURCE:





City Council
36 Court Street
Springfield, MA 01103

SCHEDULED

PETITION (ID # 6004)

Meeting: 01/25/21 06:30 PM
Department: Economic Development
Category: Special Permit
Prepared By: Phil Dromey
Initiator: Phil Dromey
Sponsors:
DOC ID: 6004

To Allow for the Installation of a Wall Sign(S), Above the First Floor, at the Property Known as 151 Chestnut Street (02750-0523) (Book#22006/Page#242), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 9, Section 9.8.17.

Request:	See Above
Owner:	Chestnut Acquisitions, LLC
By:	Juan Prieto, Manager
Petitioner:	Chestnut Acquisitions, LLC
By:	Juan Prieto, Manager

To The City Council of the City of Springfield:
The undersigned respectfully petition your honorable body

to allow for the installation of a wall sign(s), above the first floor, at the property known as 151 Chestnut Street (02750-0523) (Book#22006/Page#242), as allowed by M.G.L. and the Springfield Zoning Ordinance Article 9, Section 9.8.17.

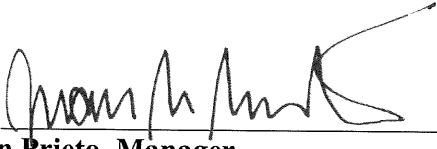
Mailing Address:

667 Boylston Street, 2nd Floor
Boston, MA 02116

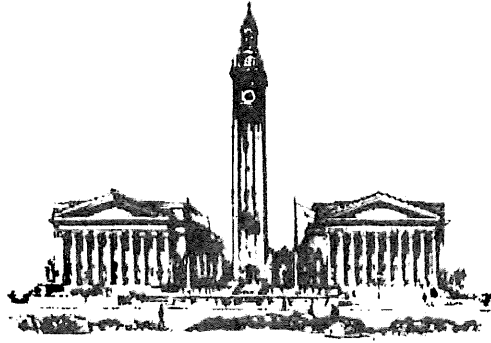
Owner & Petitioner:

Chestnut Acquisitions, LLC

I hereby certify that I am the owner and petitioner or acting on behalf of the owner and petitioner.

BY: 
Juan Prieto, Manager

Attachment: Chestnut St 151 Tax Formal (6004 : 151 Chestnut Street)



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

12/09/2020

Special Permit Tax Certification

I certify that all identifiable real estate, personal property and excise taxes have been paid by the petitioner and/or landlord associated with the special permit request shown below:

Special Permit : 151 Chestnut Street
Petitioner : Chestnut Acquisitions, LLC
Landlord : Chestnut Acquisitions, LLC

Attachment: Chestnut_St_151_Tax_Formal (6004 : 151 Chestnu Street)


Christopher A. Caputo: Treasurer Collector

**OFFICE OF PLANNING & ECONOMIC DEVELOPMENT
ANALYSIS FOR A SPECIAL PERMIT**

**151 CHESTNUT STREET (02750-0523)
WALL SIGN(S) (ABOVE THE FIRST FLOOR)**

General Information

Petitioner:	Davenport Advisors, LLC
Request:	Re-use of an existing structure(s) for the creation of new residential units and accessory parking.
Proposed use of the property:	Residential units and accessory parking.
Parcel Size:	32,451 s.f.
Compatibility with current planning documents:	The Downtown Master Plan shows no changes to this area.
Neighborhood council notification:	Armoury Quadrangle Civic Association: 2-25-19
Tax Status:	SEE ATTACHED
Site Visit:	1-4-21
Hearing Date:	1-25-21/2-8-21

Staff Analysis

Neighborhood characteristics:

The parcel is currently zoned Business C and is located within an area with a mix of commercial and residential uses. The surrounding land uses include:

- To the north is an automotive repair facility zoned Business C.
- To the south are a commercial parking lot and automotive repair facility zoned Business C and Business A.
- To the east is a commercial parking lot zoned Industrial A.
- To the west are the Macintosh Condominiums zoned Business C.

Site plan review:

The petitioner has requested a special permit for the installation of two (2) accessory wall signs, above the first floor, at the property known as 151 Chestnut Street. The proposed signs will be located on the façade facing Chestnut Street and will advertise the newly renovated Willy's Overland Lofts.

As per the attached plans, two (2) accessory signs are proposed to be installed. As noted, both signs will be located on the western façade, facing Chestnut Street. One of the signs will be a vintage neon sign

approximately seventy four (74) square feet. The second sign will be located directly below and will be approximately eight (8) square feet.

After visiting the site and reviewing the submitted plans, the staff does not object to the proposed request. As noted above, the larger neon sign is a vintage sign that was located by the developer. This sign had been used on a similar Willy's Overland building at another location. It should also be noted that the larger neon sign will be in the same location as the original sign for this building. The staff believes that this sign is a very significant feature and one that adds to the overall historic nature of this building.



Overall, the staff is very pleased with the proposed signage and believes the signs are in context and in scale with the architecture of the building. As such, the staff believes the signs will not have a negative impact on the surrounding businesses or on the overall neighborhood.

Recommendation

Approve, with conditions.

Recommended Conditions:

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely for the installation of two (2) accessory wall signs, above the first floor, at the properties known as 151 Chestnut Street (02750-0523).
3. The use shall be developed as per the attached plans and elevations, with the addition of condition #4.
4. All signage shall be fully permitted through the Building Department, prior to installation.
5. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in denial of the issuance of a Building Permit and/or Occupancy Permit, revocation of any permits issued and/or enforcement by the Code Enforcement Department punishable by fines of up to \$200 per day for each day a violation exists.



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

12/09/2020

Special Permit Tax Certification

I certify that all identifiable real estate, personal property and excise taxes have been paid by the petitioner and/or landlord associated with the special permit request shown below:

Special Permit : 151 Chestnut Street
Petitioner : Chestnut Acquisitions, LLC
Landlord : Chestnut Acquisitions, LLC

A handwritten signature in cursive script, reading "Christopher A. Caputo", is positioned above the printed name of the Treasurer Collector.

Christopher A. Caputo: Treasurer Collector

ARMOURY QUADRANGLE CIVIC ASSOCIATION**140 Chestnut Street, Springfield, Massachusetts 01103****aqca@aqca.org**

December 4, 2020

Philip Dromey

City of Springfield Planning

Delivered by email to: pdromey@springfieldcityhall.com

Dear Mr. Dromey:

I write as president of the Armoury Quadrangle Civic Association (AQCA), the Springfield neighborhood council for the Metro Center area including the newly renovated Willy's Overland building on Chestnut Street. The Association was asked by Mr. Auerbach of Agnoli Sign Co. to review the proposed installation of the historic neon sign at the Davenport apartments. The AQCA Board met by video conference on December 2, 2020 and was able to view the proposed installation.

The board voted its approval. However, we would prefer, if possible, that the "LOFTS" sign use the same font and yellow coloring as the "Overland" sign.

Sincerely,



Betsy Johnson

President

Cc: Harry Auerbach harry@agnolisign.com

Joy Martin jmartin@dvnpnt.net

Attachment: Chestnut St 151 Jan 2021 (6004 : 151 Chestnut Street)



Overland Lofts

Vintage Neon Sign

Blade Sign

Attachment: Chestnut St 151 Jan 2021 (6004 : 151 Chestnut Street)

VINTAGE NEON SIGN

Double sided 154 x 70 1/2 x 15 1/4"

- Refurbish sign
- Neon - Color - TBD
- Steel Anchors set with epoxy into brick/concrete column
- Steel Tubing secured to sign

DOUBLE FACED BLADE SIGN

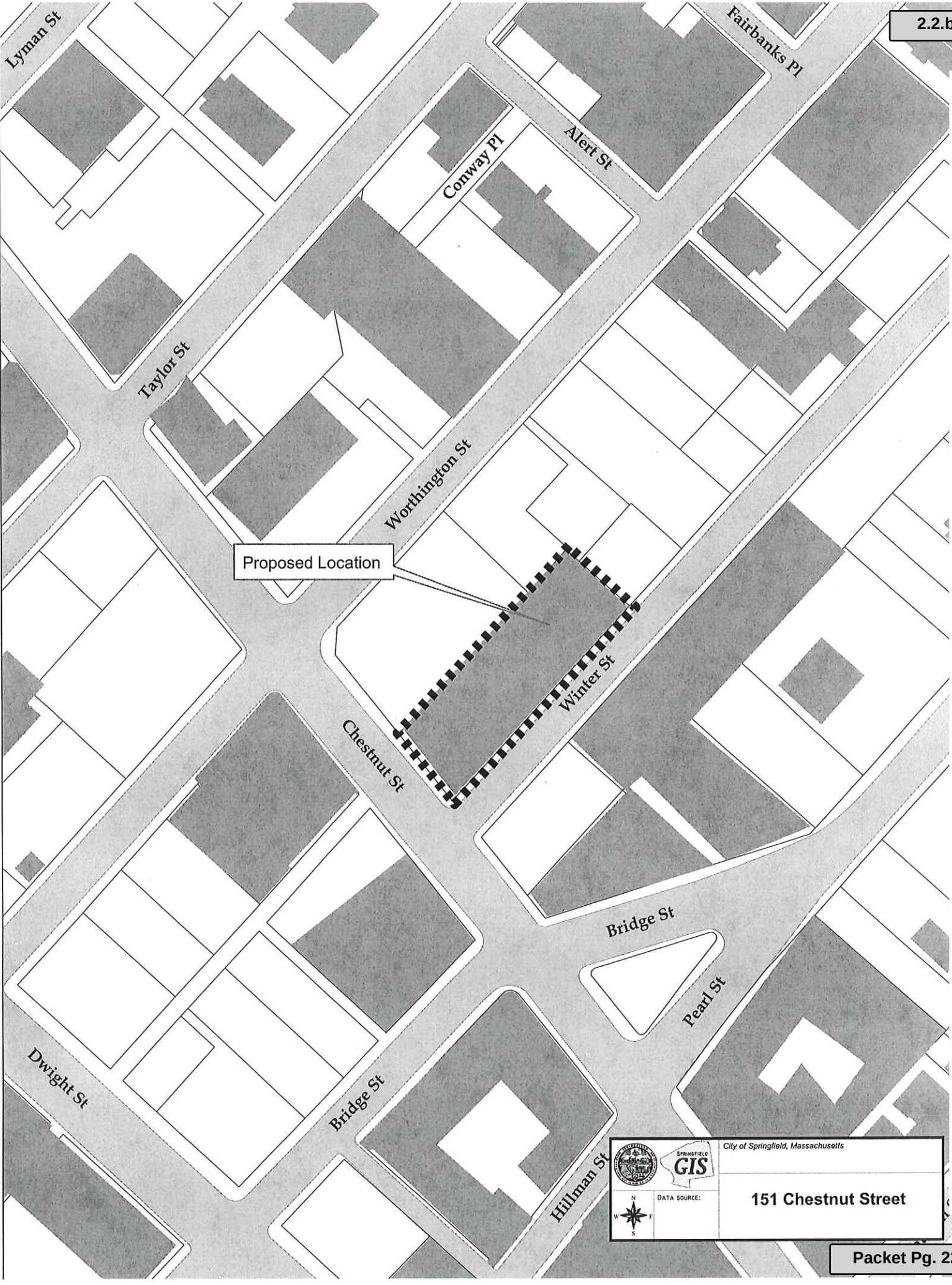
4'-0" x 2'-0"x 4"

- Background - Aluminum Face painted Metallic
- 3/4" Acrylic Push Through Letters (Black Trans Vinyl)
- Illuminated: LEDs



Support arms
mounted through
center of
horizontal brick
layers

CUSTOMER: Davenport Companies 667 Boylston Street Boston, MA 02116	LOCATION: 151 Chestnut Street Springfield, MA 01105	CONTACT: Joy Martin SALES PERSON: Harry DRAWN BY: Aaron	DRAWING CODE: D:\JOBS\WMISC\Willys\overlandsign.plt CDR\WILLYSOVERLANDSIGN.CDR	ORIG: 11-23-20 DRAWN BY: AARON REV: 12/7/20 DRAWN BY: jgm	SCALE: NTS THIS IS NOT A FINAL DRAWING AND IS NOT TO BE USED FOR CONSTRUCTION
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Proposed Location

Attachment: Chestnut St 151 Jan 2021 (6004 : 151 Chestnu Street)

 SPRINGFIELD MASSACHUSETTS GIS	City of Springfield, Massachusetts
	151 Chestnut Street
 N W E S DATA SOURCE:	



City Council
36 Court Street
Springfield, MA 01103

SCHEDULED

PETITION (ID # 6005)

Meeting: 01/25/21 06:30 PM
Department: Economic Development
Category: Special Permit
Prepared By: Phil Dromey
Initiator: Phil Dromey
Sponsors:
DOC ID: 6005

To Amend an Existing Special Permit (Adult Use Marijuana Establishment - Storefront Retail), Granted October 2019, by the Transfer or Assignment of a Portion of the Rights Granted Under the Host Community Agreement Issued by the City of Springfield at the Property Known as 311 Page Boulevard (09440-1063))(Book#17740/Page#19), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 20.1(1).

Request:	See Above
Owner:	575 Union Street, LLC
By:	Michael Vinick, Manager
Petitioner:	311 Page Boulevard, LLC
By:	Timothy Rooke

To The City Council of the City of Springfield:
The undersigned respectfully petition your honorable body

to amend an existing special permit (Adult Use Marijuana Establishment - storefront retail), granted October 2019, by the transfer or assignment of a portion of the rights granted under the Host Community Agreement issued by the City of Springfield at the property known as 311 Page Boulevard (09440-1063)(Book#17740/Page#19), as allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 20.1(1).

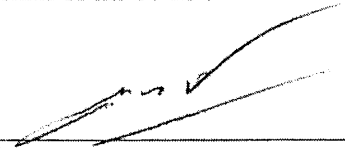
Mailing Address:

311 Page Boulevard
 Springfield, MA 01114

Owner:

575 Union Street, LLC

I hereby certify that I am the owner or acting on behalf of the owner.

BY: 

Michael Vinick *It's manager*

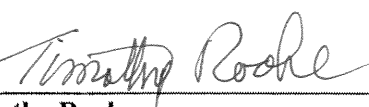
Mailing Address:

63 Woodcrest Road
 Springfield, MA 01129

Petitioner:

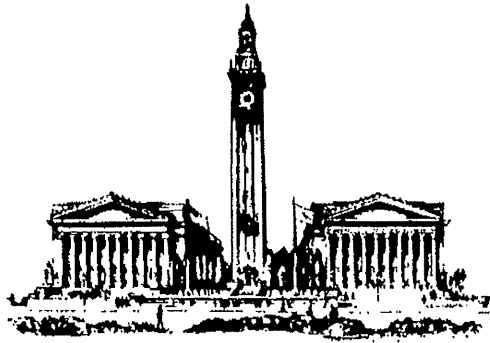
311 Page Boulevard, LLC

I hereby certify that I am the petitioner or acting on behalf of the petitioner.

BY: 

Timothy Rooke

Christopher A. Caputo
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

December 28, 2020

Special Permit Tax Certification

I certify that all identifiable real estate, personal property and excise taxes have been paid by the petitioner and/or landlord associated with the special permit request shown below:

Special Permit: 311 Page Boulevard – (09440-1063)

Petitioner: 311 Page Boulevard LLC
63 Woodcrest Road
Springfield, MA 01129

Property Owner: 575 Union Street, LLC
311 Page Boulevard
Springfield, MA 01114

Christopher A. Caputo: Treasurer/Collector

Attachment: Page BI 311 Tax Form (6005 : 311 Page Boulevard)



City Council
36 Court Street
Springfield, MA 01103

SCHEDULED

PETITION (ID # 6002)

Meeting: 01/25/21 06:30 PM
Department: Economic Development
Category: Special Permit
Prepared By: Phil Dromey
Initiator: Phil Dromey
Sponsors:
DOC ID: 6002

For a Special Permit for the Re-Use of an Existing Structure(S) (More Than 26 Dwelling Units), at the Property Known as 53 Wilbraham Road (12282-1006)(Book#18064/Page#580), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 2.3(2).

Request:	See Above
Owner:	City of Springfield
By:	Christopher Caputo, City Collector - Treasurer
Petitioner:	Knox Residences I, LLP
By:	Gordon Pulisfer

To The City Council of the City of Springfield:
The undersigned respectfully petition your honorable body

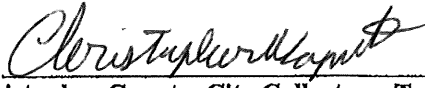
for a special permit for the re-use of an existing structure(s) (more than 26 dwelling units), at the property known as 53 Wilbraham Road (12282-1006)(Book#18064/Page#580), as allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 2.3(2).

Mailing Address:

36 Court Street
 Springfield, MA 01103

Owner:

City of Springfield

By: 
 Christopher Caputo, City Collector – Treasurer

Mailing Address:

2001 Washington Street
 Hanover, MA 02339

Petitioner:

Knox Residences I, LP

I hereby certify that I am the petitioner or acting on behalf of the petitioner.

By: 
 Gordon Pulsifer

Christopher A. Caputo
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

November 30, 2020

Special Permit Tax Certification

I certify that the property below is a tax-foreclosed City-owned parcel. Parcel will be sold to the petitioner "free and clear" of all outstanding taxes and code violations:

Special Permit: 53 Wilbraham Rd – (12282-1006)

Petitioner: Knox Residences II. LP.
2001 Washington Street
Hanover, MA 02339

Owner: City of Springfield

A handwritten signature in cursive script, reading "Christopher A. Caputo", is written over a horizontal line.

Christopher A. Caputo: Treasurer/Collector

Attachment: Wilbraham_Rd_53_Tax_Formal_Jan_2021 (6002 : 53 Wilbraham Road)

**OFFICE OF PLANNING & ECONOMIC DEVELOPMENT
ANALYSIS FOR A SPECIAL PERMIT**

**53 WILBRAHAM ROAD (12282-1006) & 42 WALTHAM AVENUE (11960-0010)
RE-USE OF AN EXISTING STRUCTURE(S) (MORE THAN 26 DWELLING UNITS)**

General Information

Petitioner:	Knox Residence I, LP and Knox Residence II, LP
Request:	Re-use of two (2) existing structures for the creation of new residential units and accessory parking.
Proposed use of the property:	Residential units and accessory parking.
Parcel Size:	53 Wilbraham Road: 39,890 s.f. 42 Waltham Avenue: 24,562 s.f.
Compatibility with current planning documents:	The Upper Hill Neighborhood Plans show no changes to this area.
Neighborhood council notification:	Upper Hill Residents Council: 1-11-21
Tax Status:	SEE ATTACHED
Site Visit:	1-5-21
Hearing Date:	1-25-21/2-8/21

Staff Analysis

Neighborhood characteristics:

The parcels are currently zoned Business B and Industrial A and are located within an area with a mix of commercial and residential uses.

Site plan review:

The petitioner has requested two (2) special permits for the re-use of two (2) existing structures for new housing units (more than 24 units) at the properties known as 53 Wilbraham Road and 42 Waltham Avenue. In addition to the housing units accessory parking will also be developed.

As noted, this project relates to the redevelopment of the former "Knox" building located at 53 Wilbraham Road and an adjacent building located at 42 Waltham Avenue. The "Knox" building is one of the oldest buildings within the City and has been vacant for several years. This structure is also currently listed as one of the most endangered historic buildings in the state. The property at 53 Wilbraham Road was taken by the City for non-payment of taxes and put out for Request for Proposal (RFP) a number of times. The last round of RFP's was issued in November 2019 and the petitioner was selected as the preferred developer.

The first phase of the development will be the redevelopment of 53 Wilbraham Road for new housing units, consisting of a total of fifty five (55) units. These units will be a combination of thirty six (36), one (1) bedroom units and nineteen (19), two (2) bedroom units. Seventy five (75) new parking spaces will also be created as part of this new development. In addition to the housing units, the building will also contain offices and maintenance space for the new units. It should be noted that this building is located directly across the street from the Indian Motorcycle Buildings, which were also recently redeveloped by the petitioner.



The second phase of the development includes the redevelopment of the adjacent building, known as 42 Waltham Avenue. This property is proposed to be redeveloped into forty one (41) new housing units. These new units will consist of twenty six (26), one (1) bedroom units and fifteen (15) two (2) bedroom units. In addition, there will be an additional fifty six (56) new parking spaces created as part of this development.



With regards to the new parking, as per the attached plans, a number of spaces will be created on-site; however, a number of parcels located across the street from this development will also be utilized for additional parking. These parcels are situated between Wilbraham Avenue and Waltham Avenue and currently have structures on the property. The intent is to demolish the existing structures and create additional off-street parking. It should be noted that a number of these structures are over one hundred (100) years old and will fall under the City's demolition delay ordinance. A full review by the Department of Public Works (DPW) will also be required. Additionally, the petitioner needs to ensure that these new parking lots are adequately buffered as they will directly abut existing residences.

The intent is to demolish the existing structures and create additional off-street parking. It should be noted that a number of these structures are over one hundred (100) years old and will fall under the City's demolition delay ordinance. A full review by the Department of Public Works (DPW) will also be required. Additionally, the petitioner needs to ensure that these new parking lots are adequately buffered as they will directly abut existing residences.

Overall, the staff is very pleased with the proposed development. As noted above, 53 Wilbraham Road is a very historic building and the staff is very pleased to see that it will be redeveloped rather than demolished. The petitioner also has a long history of very successful redevelopment projects within the City including the adjacent Indian Motorcycle buildings. The staff firmly believes that the redevelopment of these properties will have a beneficial impact on the surrounding properties as well as the entire Mason Square area as a whole.

Recommendation

Approve, with conditions.

Recommended Conditions: (53 Wilbraham Road)

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely for the re-use of an existing structure(s) and accessory parking, for a new residential development, at the property known as 53 Wilbraham Road (12282-1006).
3. The use shall be developed as per that attached site plans and elevations, with the addition of conditions #4 through #7.
4. All landscaping shall be installed as per the attached plans.
5. All landscaped areas shall be maintained and kept free of all overgrown vegetation, litter and debris.
6. The public treebelt and sidewalks shall be maintained by the petitioner, including snow removal.
7. In addition to the special permit approval, a full review by the Department of Public Works, as per the provisions of City Ordinance, Chapter 27, Article VIII, § 27-58 through 27-63, will be required. This approval must be obtained prior to the issuance of a Building Permit.
8. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in denial of the issuance of a Building Permit and/or Occupancy Permit, revocation of any permits issued and/or enforcement by the Code Enforcement Department punishable by fines of up to \$200 per day for each day a violation exists.

Recommended Conditions: (42 Waltham Avenue)

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely for the re-use of an existing structure(s) and accessory parking, for a new residential development, at the property known as 42 Waltham Avenue (11960-0010).
3. The use shall be developed as per that attached site plans and elevations, with the addition of conditions #4 through #7.
4. All landscaping shall be installed as per the attached plans.
5. All landscaped areas shall be maintained and kept free of all overgrown vegetation, litter and debris.
6. The public treebelt and sidewalks shall be maintained by the petitioner, including snow removal.
7. In addition to the special permit approval, a full review by the Department of Public Works, as per the provisions of City Ordinance, Chapter 27, Article VIII, § 27-58 through 27-63, will be required. This approval must be obtained prior to the issuance of a Building Permit.
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Christopher A. Caputo
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS



November 30, 2020

Special Permit Tax Certification

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Petitioner: Knox Residences II, LP.
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Hanover, MA 02339

Owner: City of Springfield

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Christopher A. Caputo: Treasurer/Collector

Attachment: Wilbraham Rd 53 Waltham Ave 42 Jan 2021 (6002 : 53 Wilbraham Road)

Christopher A. Caputo
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS



November 30, 2020

Special Permit Tax Certification

I certify that all identifiable real estate, personal property and excise taxes have been paid by the petitioner and/or landlord associated with the special permit request shown below:

Special Permit: 42 Waltham Avenue – (11960-0010)

Petitioner: Knox Residences II. LP.
2001 Washington Street
Hanover, MA 02339

Property Owner: James C Hwang
5 Jonquil Lane
Longmeadow, MA 01106

A handwritten signature in cursive script, reading "Christopher A. Caputo". The signature is written in dark ink and is positioned above a horizontal line.

Christopher A. Caputo: Treasurer/Collector

Attachment: Wilbraham Rd 53 Waltham Ave 42 Jan 2021 (6002 : 53 Wilbraham Road)

**Section 1 – Preliminary Application Form
Proposed Use Attachment
Knox Residences, I**

53 Wilbraham Rd., Parcel ID # 12282-1006

We are proposing to renovate the building at 53 Wilbraham Road, Springfield Massachusetts. The renovation plan will result in the addition of 55 new apartments (36 1-bedroom and 19 2-bedroom). In addition, we will be building a separate building labeled “Office and Maintenance” approximately 2000 square feet plus or minus. Also on this parcel we will be creating 37 parking spaces.

In addition, we will be creating 3 new parking lots:

34 Wilbraham Avenue (Parcel ID #12280-0009)
42 Wilbraham Avenue (Parcel ID # 12280-0011)
48 Wilbraham Avenue (Parcel ID # 12280-0012)

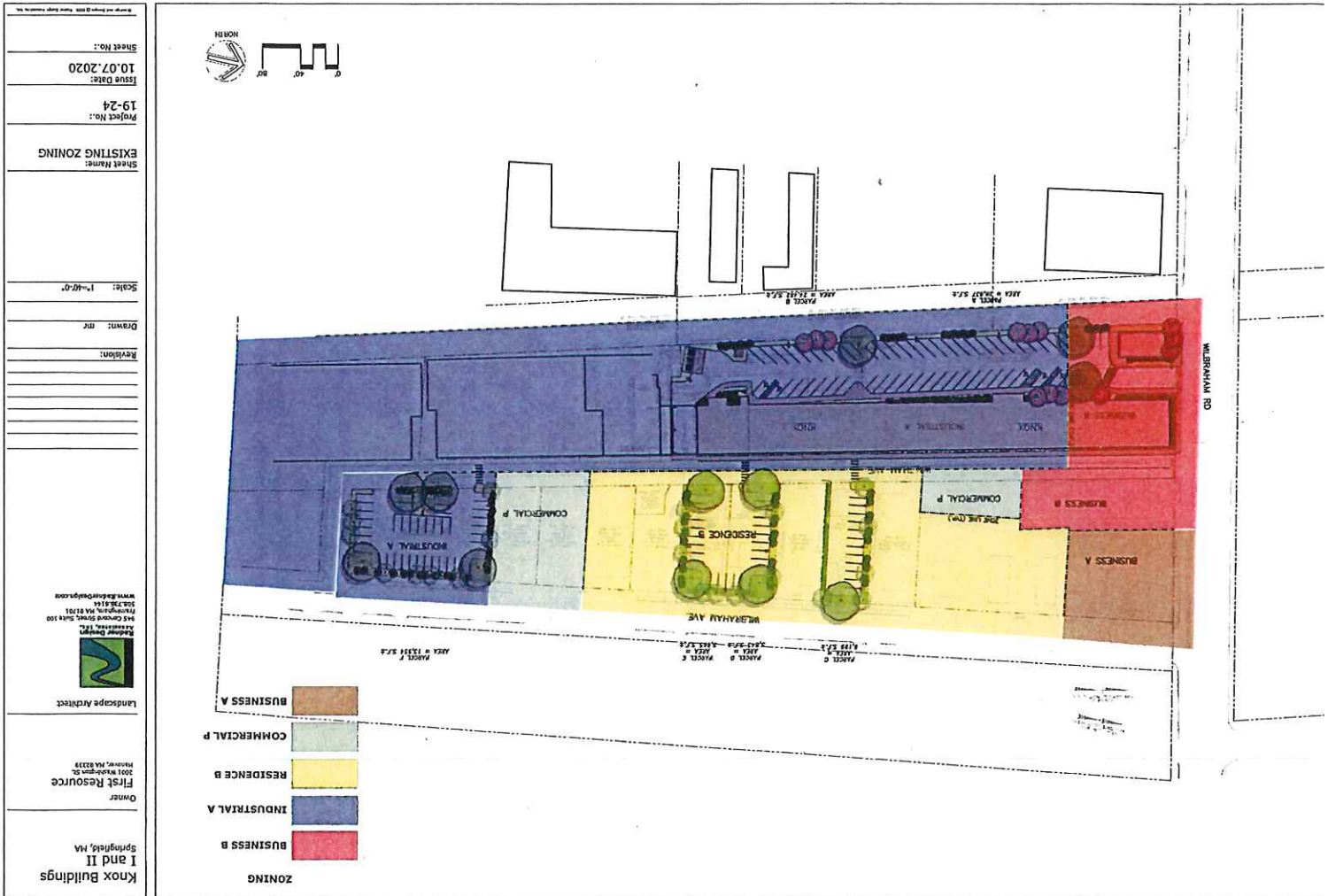
On these 3 parcels, our plan includes the addition of 38 new parking spaces and the demolition of 3 existing buildings and a garage as follows:

-34 Wilbraham Avenue (Parcel ID # 12280-0009) – 13 spaces
-42 & 48 Wilbraham Avenue (Parcel ID #'s 12280-0001
and 12280-0012) – 25 new parking spaces

There will be a total of 75 new parking spaces for the 55 new apartments.

SEE ATTACHED ZONING PARCEL MAP

ZONING PARCEL MAP



Attachment: Wilbraham_Rd_53_Waltham_Ave_42_Jan_2021 (6002 : 53 Wilbraham Road)

Knox Automobile Company Factory

53 Wilbraham Road/42 Waltham Avenue, Springfield MA

PROJECT SUMMARY

First Resource Development Company is planning to redevelop the original Knox Automobile Company factory. It has divided the project into two phases. The first phase is called Knox Residences, I, LP in which First Resource Development has been designated as the preferred developer by the City of Springfield. The second phase is called Knox Residences, II, LP, in which First Resource Development has gained site control through a Purchase and Sale Agreement.

Knox Residences, I, LP

The Knox Automobile Company built this building in 1891 and is located at 53 Wilbraham Rd. in the Winchester Historic District. The building fronts Wilbraham Road and is a four-story brick building located directly across from the Indian Motorcycle Building. The redevelopment plan includes the addition of 55 residential affordable apartments. In addition to the apartments, the plan will include a new building to be used as office and maintenance for the property. This building will replicate the train depot station that was located nearby. A site plan has been attached which shows our parking and site layout.

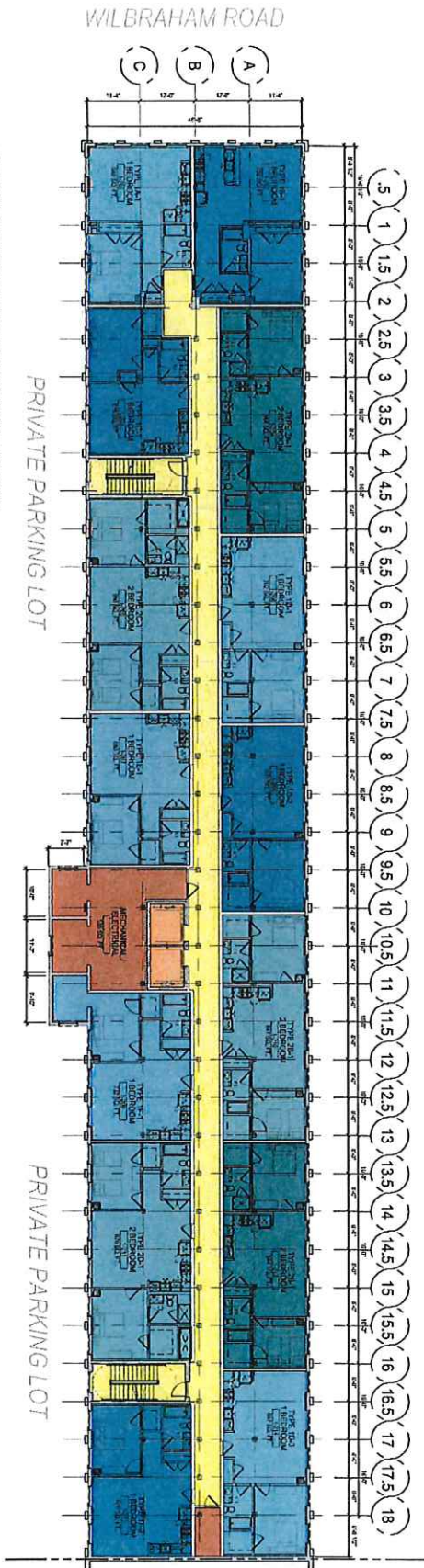
Knox Residences, II, LP

This portion of The Knox Automobile Company was built in 1903 and is located at 42 Waltham Avenue in the Winchester Historic District. The side of this four-story brick building fronts Waltham Avenue and connects via a CMU wall to 53 Wilbraham Road. The redevelopment plan includes the addition of 41 residential affordable apartments. A site plan has been attached which shows our parking and site layout.

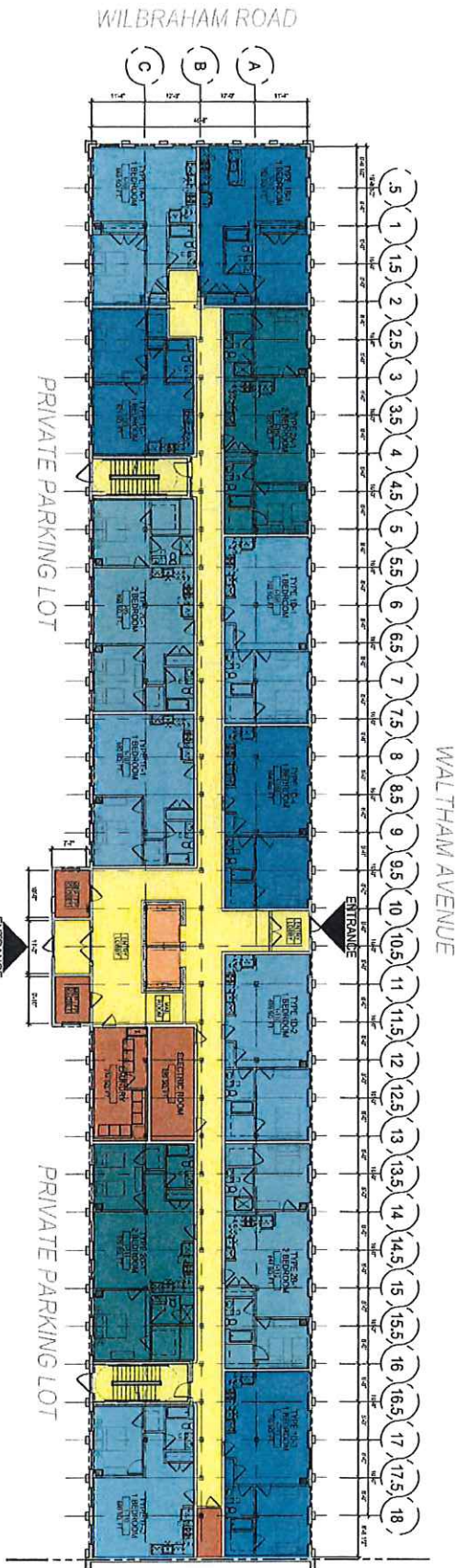
KNOX RESIDENCES I

53 Wilbraham Rd.

WALTHAM AVENUE



11 KNOX AUTOMOBILE (1891 BUILDING) PROPOSED SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



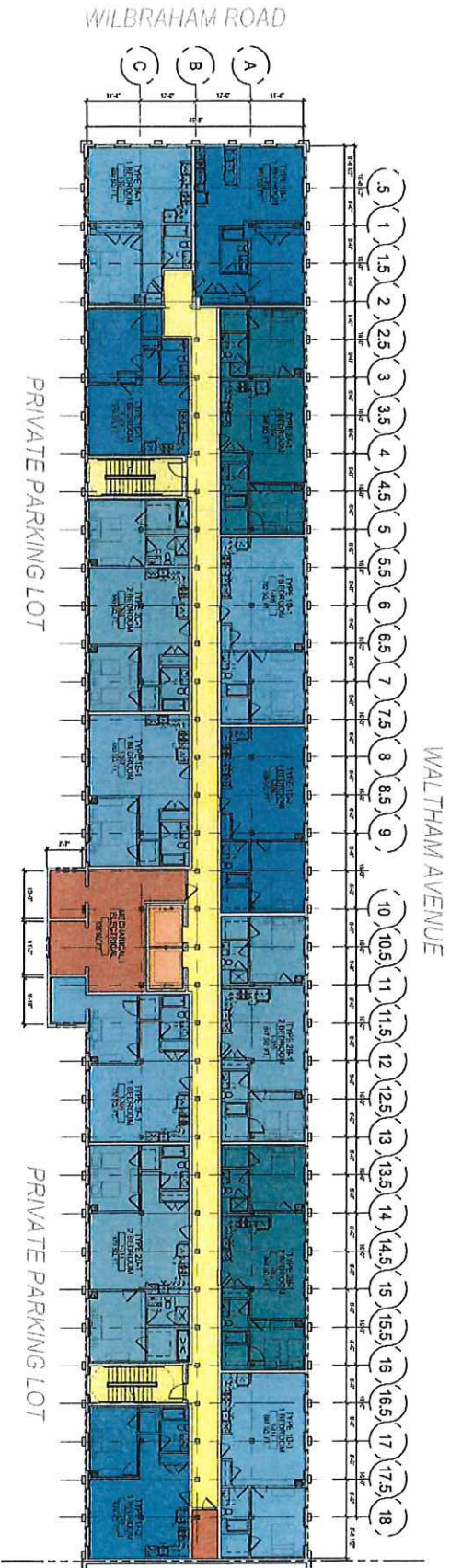
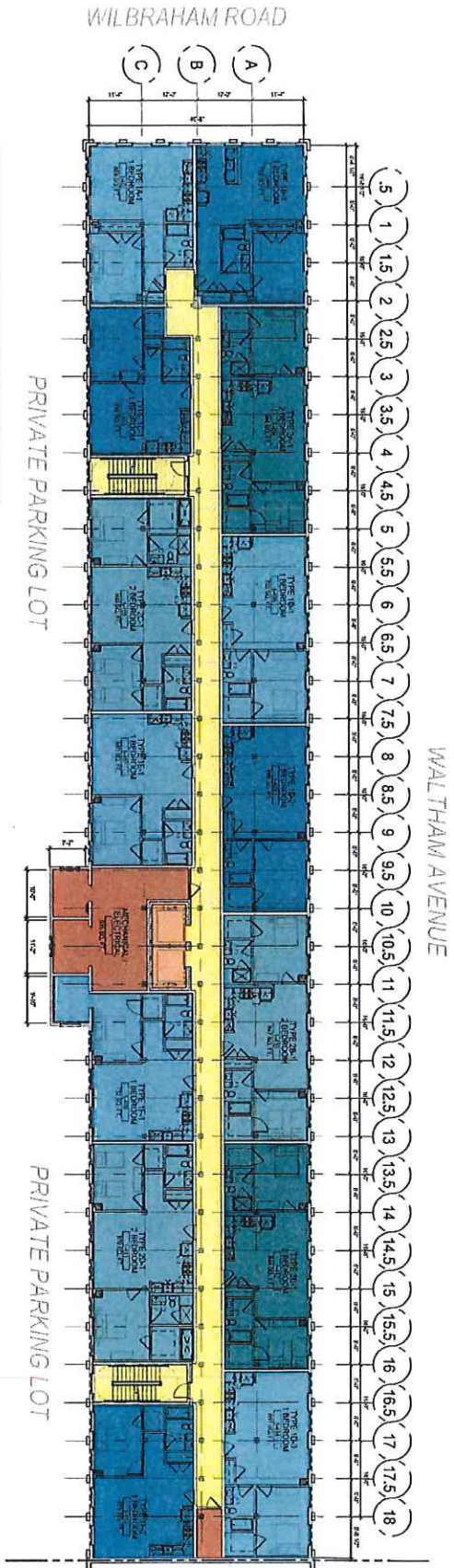
10 KNOX AUTOMOBILE (1891 BUILDING) PROPOSED FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

KNOX AUTOMOBILE - 1891 BUILDING
SPRINGFIELD, MA | SEPTEMBER 27, 2020 | FIRST RESOURCE DEVELOPMENT COMPANY | JOB #16111 | © THE ARCHITECTURAL TEAM, INC.

PROPOSED 1ST & 2ND FLOOR PLANS
NOT TO SCALE

KNOX RESIDENCES I

53 Wilbraham Rd.



KNOX AUTOMOBILE - 1891 BUILDING

PROPOSED 3RD & 4TH FLOOR PLANS

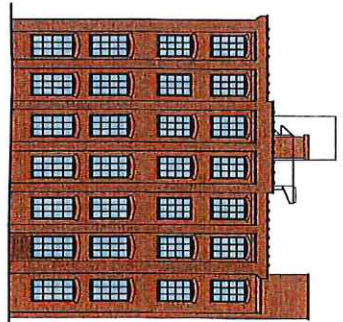
SPRINGFIELD, MA | SEPTEMBER 21, 2020 | FIRST RESOURCE DEVELOPMENT COMPANY | JOB #181711 | © THE ARCHITECTURAL TEAM, INC.

NOT TO SCALE

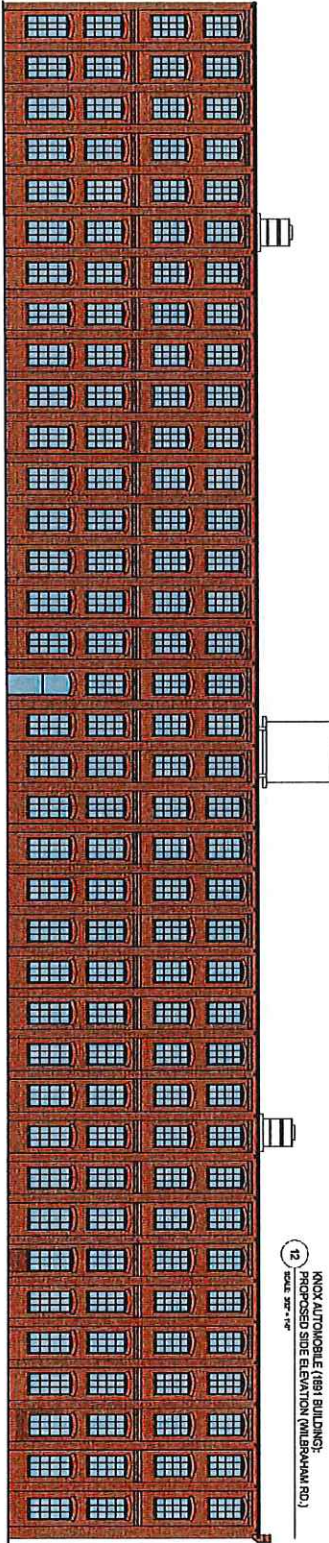
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KNOX RESIDENCES I

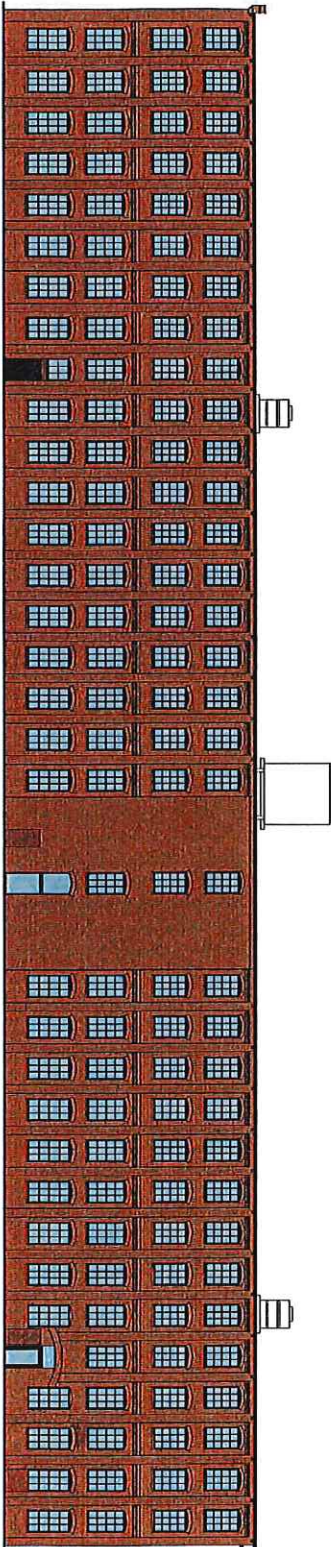
53 Wilbraham Rd.



12 KNOX AUTOMOBILE (1891 BUILDING):
PROPOSED SIDE ELEVATION (WILBRAHAM RD.)
SCALE: 3/8" = 1'-0"



11 KNOX AUTOMOBILE (1891 BUILDING): PROPOSED FRONT ELEVATION (WALTHAM AVE.)
SCALE: 3/8" = 1'-0"



10 KNOX AUTOMOBILE (1891 BUILDING): PROPOSED REAR ELEVATION (PARKING LOT)
SCALE: 3/8" = 1'-0"

KNOX AUTOMOBILE - 1891 Building

Schematic: 1/14 | September 21, 2020 | Final: Planning Department | 10/17/20 | © The Architectural Firm, Inc.

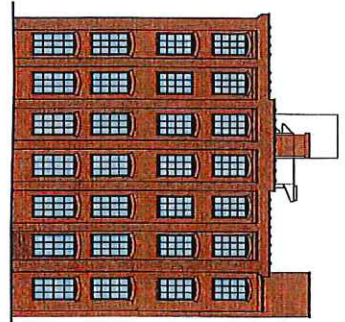
Proposed Elevations

Not to Scale

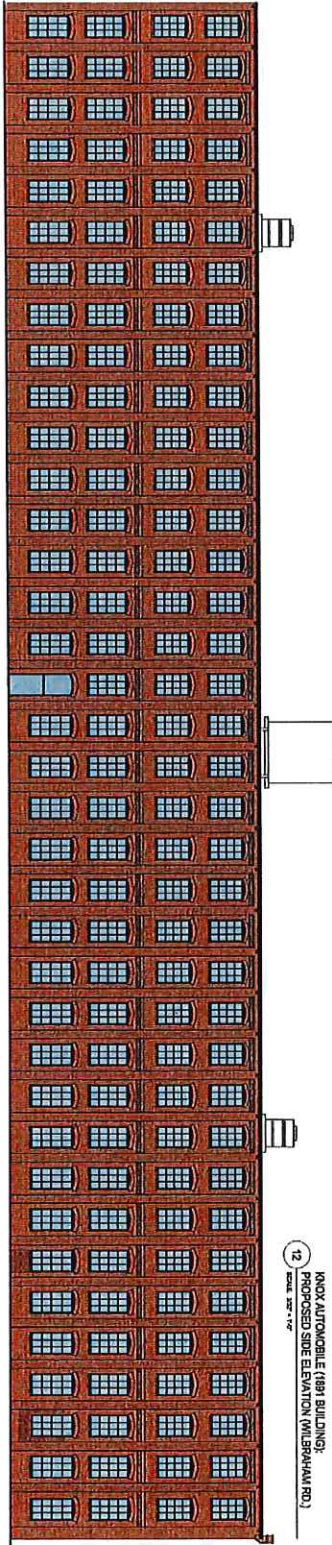
KNOX RESIDENCES I

53 Wilbraham Rd.

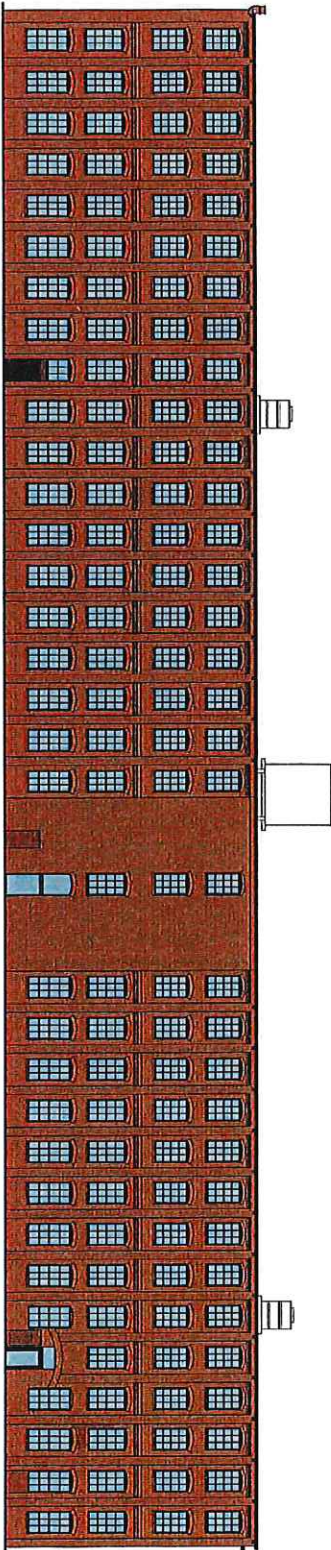
Attachment: Wilbraham_Rd_53_Waltham_Ave_42_Jan_2021 (6002 : 53 Wilbraham Road)



12 KNOX AUTOMOBILE (1891 BUILDING)
PROPOSED SIDE ELEVATION (WILBRAHAM RD.)
SCALE: 3/8" = 1'-0"



11 KNOX AUTOMOBILE (1891 BUILDING) PROPOSED FRONT ELEVATION (WALTHAM AVE.)
SCALE: 3/8" = 1'-0"



10 KNOX AUTOMOBILE (1891 BUILDING) PROPOSED REAR ELEVATION (PARKING LOT)
SCALE: 3/8" = 1'-0"

KNOX AUTOMOBILE - 1891 Building

Cambridge, MA | September 21, 2020 | First Future Development Company | 18176 | © The Architectural Team, Inc.

Proposed Elevations

Not to Scale

**Section 1 – Preliminary Application Form
Proposed Use Attachment
Knox Residences, II**

42 Waltham Avenue, Parcel ID # 11960-0010)

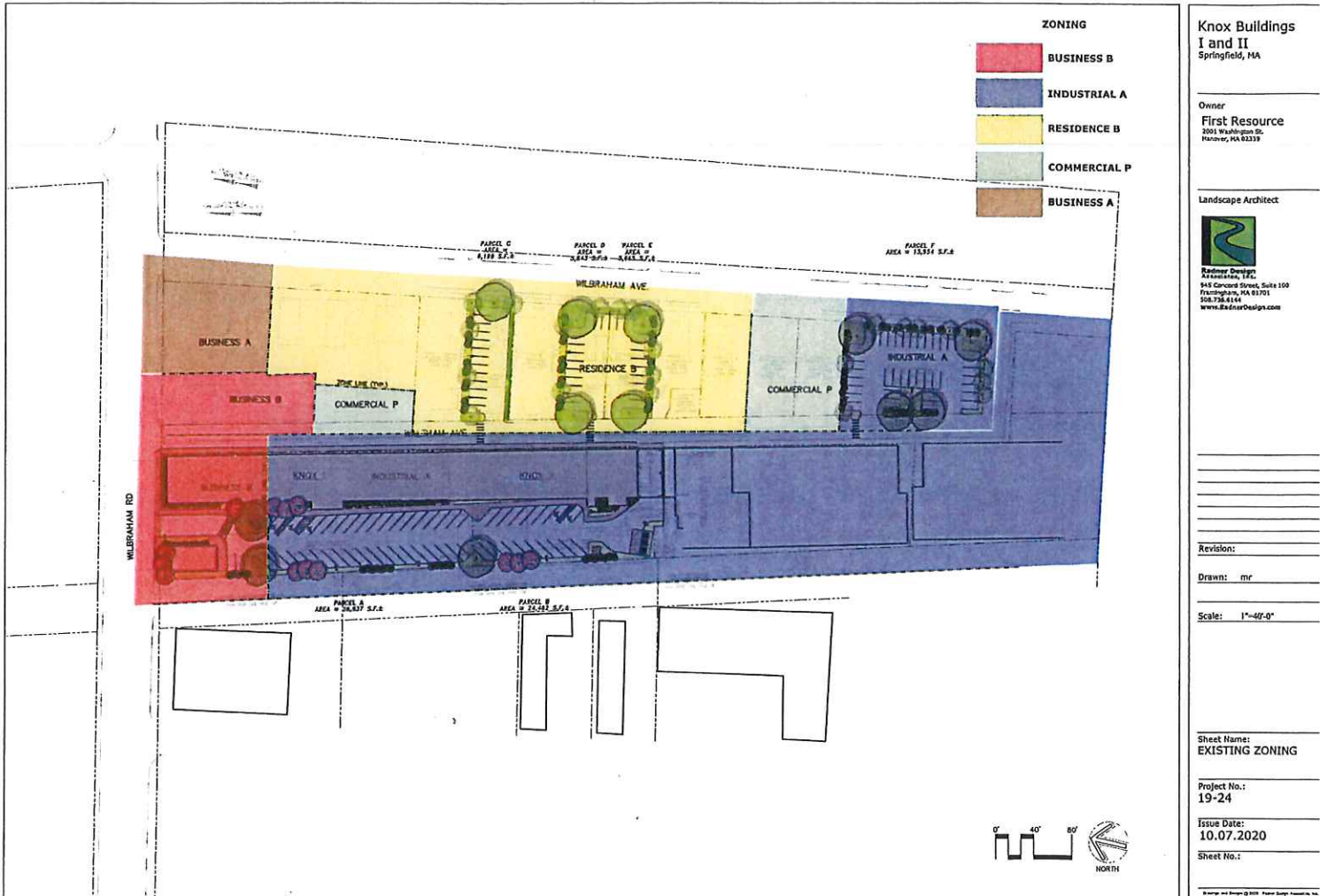
We are proposing to renovate the building at 42 Wilbraham Road, Springfield Massachusetts. The renovation plan will result in the addition of 41 new apartments (26 1-bedroom and 15 2-bedroom). Also on this parcel we will be creating 17 parking spaces.

-WS Wilbraham Avenue (Parcel ID # 12280-0017) – 39 spaces

There will be a total of 56 new parking spaces for the 41 new apartments.

SEE ATTACHED ZONING PARCEL MAP

ZONING PARCEL MAP



Attachment: Wilbraham Rd 53 Waltham Ave 42 Jan 2021 (6002 : 53 Wilbraham Road)

Knox Automobile Company Factory

53 Wilbraham Road/42 Waltham Avenue, Springfield MA

PROJECT SUMMARY

First Resource Development Company is planning to redevelop the original Knox Automobile Company factory. It has divided the project into two phases. The first phase is called Knox Residences, I, LP in which First Resource Development has been designated as the preferred developer by the City of Springfield. The second phase is called Knox Residences, II, LP, in which First Resource Development has gained site control through a Purchase and Sale Agreement.

Knox Residences, I, LP

The Knox Automobile Company built this building in 1891 and is located at 53 Wilbraham Rd. in the Winchester Historic District. The building fronts Wilbraham Road and is a four-story brick building located directly across from the Indian Motorcycle Building. The redevelopment plan includes the addition of 55 residential affordable apartments. In addition to the apartments, the plan will include a new building to be used as office and maintenance for the property. This building will replicate the train depot station that was located nearby. A site plan has been attached which shows our parking and site layout.

Knox Residences, II, LP

This portion of The Knox Automobile Company was built in 1903 and is located at 42 Waltham Avenue in the Winchester Historic District. The side of this four-story brick building fronts Waltham Avenue and connects via a CMU wall to 53 Wilbraham Road. The redevelopment plan includes the addition of 41 residential affordable apartments. A site plan has been attached which shows our parking and site layout.



Knox Buildings
I and II
Springfield, MA

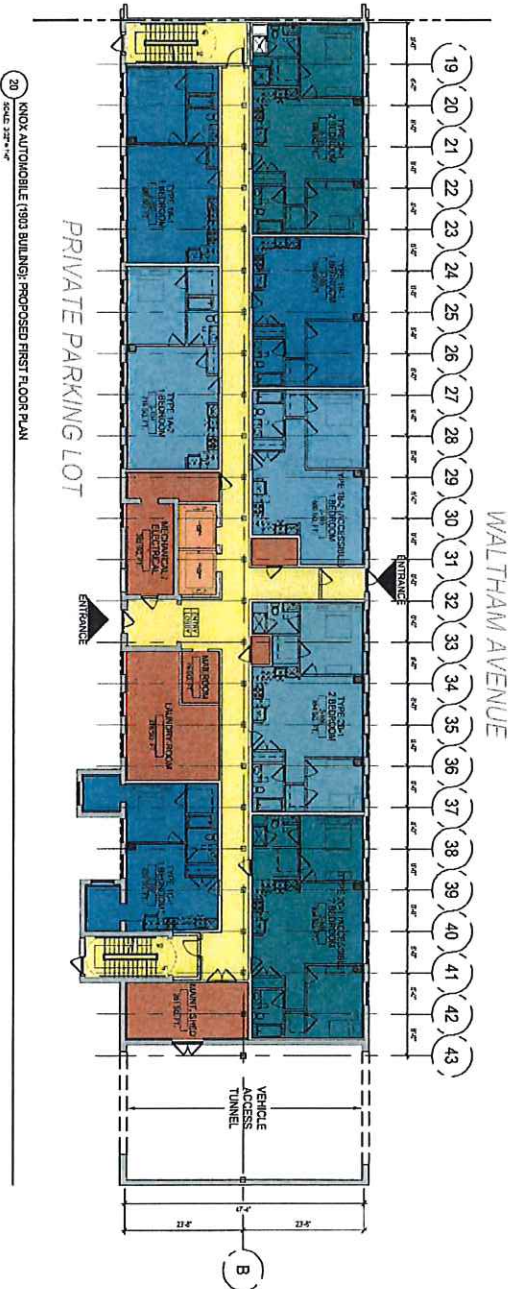
Owner
First Resource
200 Waltham St.
Haverhill, MA 02339

Landscape Architect
Rudolf Design
Associates, Inc.
200 Waltham St.
Haverhill, MA 02339
508-794-1444
www.rudolfdesign.com

Sheet Name:
Site Plan
Project No.:
19-24
Issue Date:
09.24.2020
Sheet No.:
L100

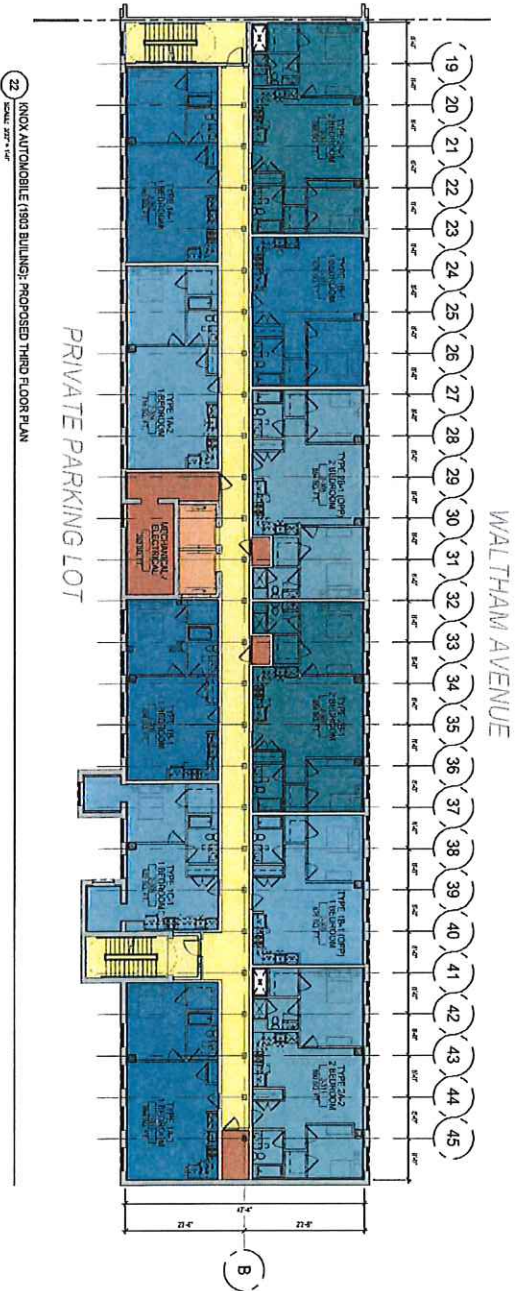
Revision:
Drawn: mr
Scale: 1"=30'-0"

Packet Pg. 46



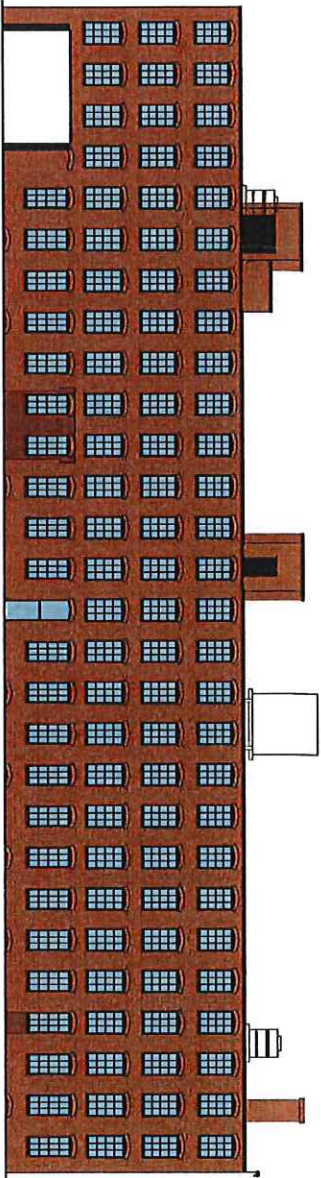
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Packet Pg. 47

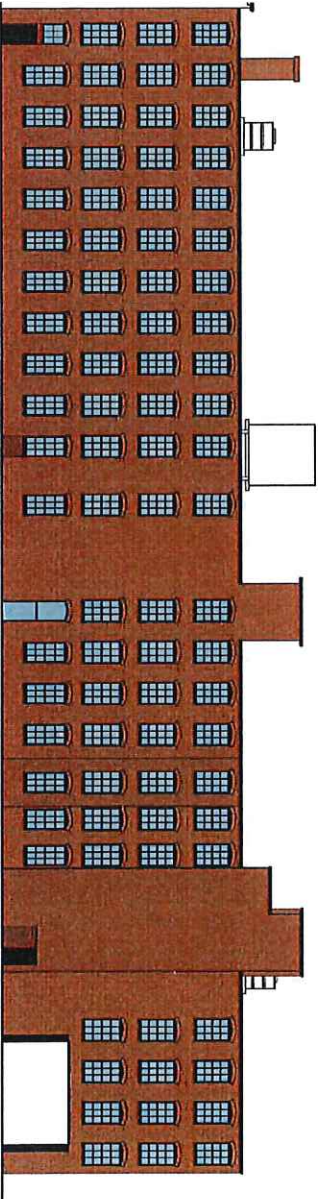


KNOX RESIDENCES II

42 Waltham Ave.



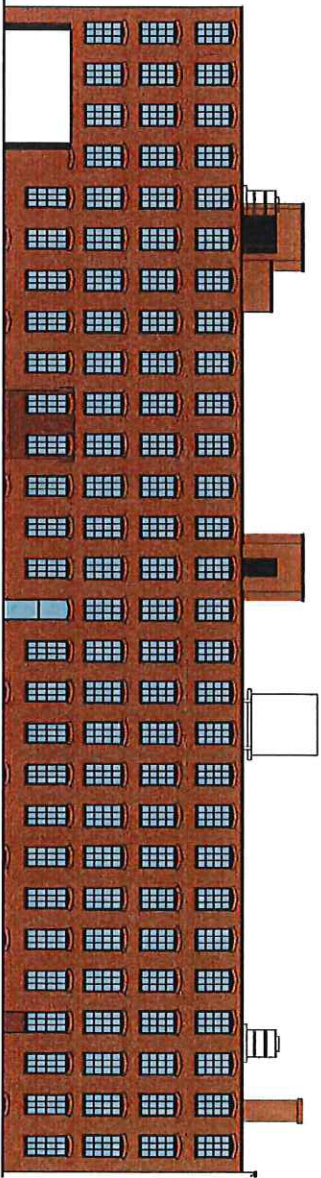
11 KNOX AUTOMOBILE (1903 BUILDING) PROPOSED FRONT ELEVATION (WALTHAM AVE.)
SCALE: 3/32" = 1'-0"



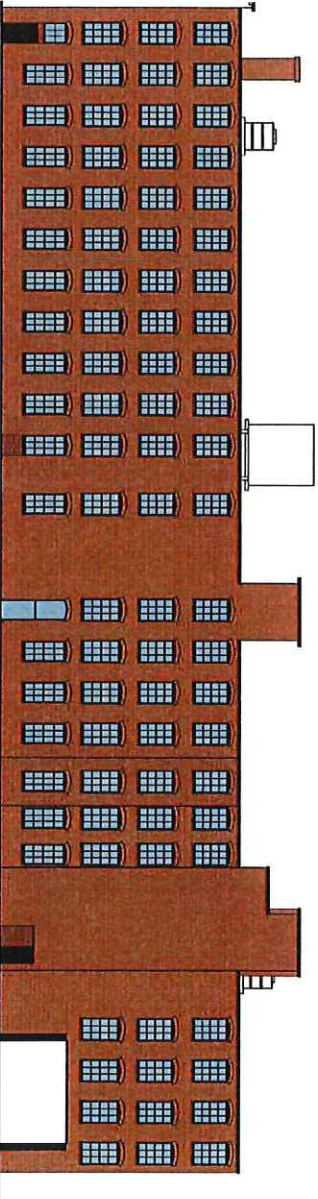
10 KNOX AUTOMOBILE (1903 BUILDING) PROPOSED REAR ELEVATION (PARKING LOT)
SCALE: 3/32" = 1'-0"

KNOX RESIDENCES II

42 Waltham Ave.



11 KNOX AUTOMOBILE (1903 BUILDING) PROPOSED FRONT ELEVATION (WALTHAM AVE)
SCALE: 3/8" = 1'-0"



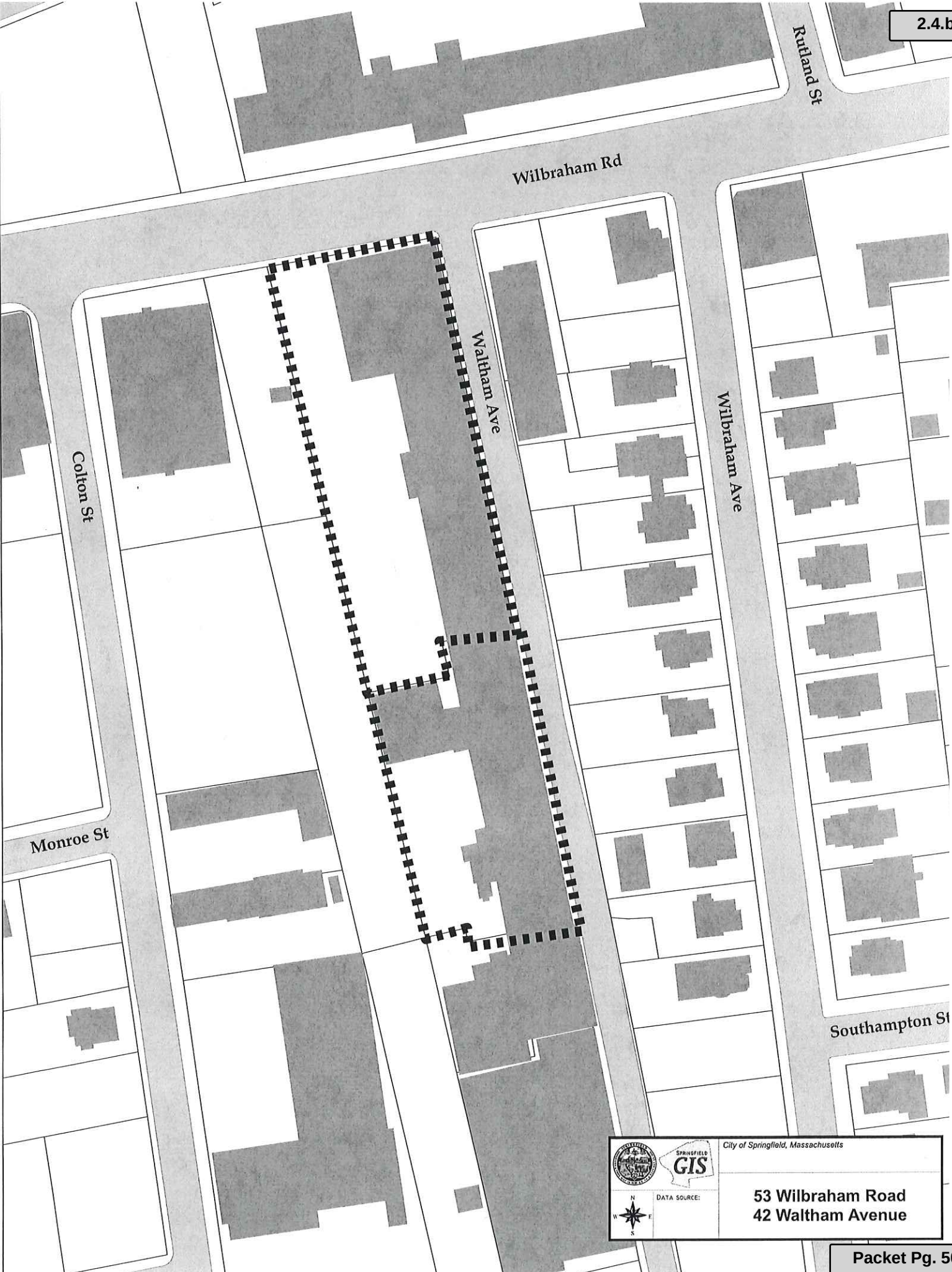
10 KNOX AUTOMOBILE (1903 BUILDING) PROPOSED REAR ELEVATION (PARKING LOT)
SCALE: 3/8" = 1'-0"

KNOX AUTOMOBILE - 1903 Building

Southfield, MI | September 21, 2020 | First Resource Development Company | 161776 | © The Architectural Firm, Inc.

Proposed Elevations

Not to Scale



Attachment: Wilbraham Rd 53 Wilbraham Ave 42 Jan 2021 (6002 : 53 Wilbraham Road)



City of Springfield, Massachusetts

DATA SOURCE:

53 Wilbraham Road
42 Waltham Avenue



City Council
36 Court Street
Springfield, MA 01103

SCHEDULED

PETITION (ID # 6003)

Meeting: 01/25/21 06:30 PM
Department: Economic Development
Category: Special Permit
Prepared By: Phil Dromey
Initiator: Phil Dromey
Sponsors:
DOC ID: 6003

**For a Special Permit for the Re-Use of an Existing
Structure(S) (More Than 26 Dwelling Units), at the Property
Known as 42 Waltham Avenue (11960-
0010)(Book#12875/Page#0447), as Allowed by M.G.L. and the
Springfield Zoning Ordinance Article 4, Table 4-4, Section
2.3(2).**

Request:	See Above
Owner:	Knox Residences II, LLP
By:	Gordon Pulsifer
Petitioner:	Knox Residences II, LLP
By:	Gordon Pulsifer

To The City Council of the City of Springfield:
The undersigned respectfully petition your honorable body

for a special permit for the re-use of an existing structure(s) (more than 26 dwelling units), at the property known as 42 Waltham Avenue (11960-0010)(Book#12875/Page#0447), as allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 2.3(2).

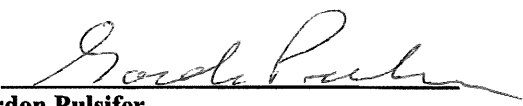
Mailing Address:

2001 Washington Street
Hanover, MA 02339

Owner & Petitioner:

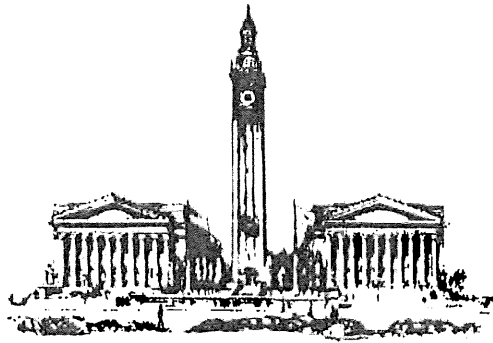
Knox Residences II, LP

I hereby certify that I am the owner and petitioner or acting on behalf of the owner and petitioner.

By: 
Gordon Pulsifer

Attachment: Waltham_Ave_42_Tax_Form_Jan_2021 (6003 : 42 Waltham Avenue)

Christopher A. Caputo
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

November 30, 2020

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Hanover, MA 02339

Property Owner: James C Hwang
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Longmeadow, MA 01106

Christopher A. Caputo: Treasurer/Collector

Attachment: Waltham Ave 42 Tax Formal Jan 2021 (6003 : 42 Waltham Avenue)

**OFFICE OF PLANNING & ECONOMIC DEVELOPMENT
ANALYSIS FOR A SPECIAL PERMIT**

**53 WILBRAHAM ROAD (12282-1006) & 42 WALTHAM AVENUE (11960-0010)
RE-USE OF AN EXISTING STRUCTURE(S) (MORE THAN 26 DWELLING UNITS)**

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Request:	Re-use of two (2) existing structures for the creation of new residential units and accessory parking.
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Compatibility with current planning documents:	The Upper Hill Neighborhood Plans show no changes to this area.
Neighborhood council notification:	Upper Hill Residents Council: 1-11-21
Tax Status:	SEE ATTACHED
Site Visit:	1-5-21
Hearing Date:	1-25-21/2-8/21

Staff Analysis

Neighborhood characteristics:

The parcels are currently zoned Business B and Industrial A and are located within an area with a mix of commercial and residential uses.

Site plan review:

The petitioner has requested two (2) special permits for the re-use of two (2) existing structures for new housing units (more than 24 units) at the properties known as 53 Wilbraham Road and 42 Waltham Avenue. In addition to the housing units accessory parking will also be developed.

As noted, this project relates to the redevelopment of the former "Knox" building located at 53 Wilbraham Road and an adjacent building located at 42 Waltham Avenue. The "Knox" building is one of the oldest buildings within the City and has been vacant for several years. This structure is also currently listed as one of the most endangered historic buildings in the state. The property at 53 Wilbraham Road was taken by the City for non-payment of taxes and put out for Request for Proposal (RFP) a number of times. The last round of RFP's was issued in November 2019 and the petitioner was selected as the preferred developer.

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The second phase of the development includes the redevelopment of the adjacent building, known as 42 Waltham Avenue. This property is proposed to be redeveloped into forty one (41) new housing units. These new units will consist of twenty six (26), one (1) bedroom units and fifteen (15) two (2) bedroom units. In addition, there will be an additional fifty six (56) new parking spaces created as part of this development.



With regards to the new parking, as per the attached plans, a number of spaces will be created on-site; however, a number of parcels located across the street from this development will also be utilized for additional parking. These parcels are situated between Wilbraham Avenue and Waltham Avenue and currently have structures on the property. The intent is to demolish the existing structures and create additional off-street parking. It should be noted that a number of these structures are over one hundred (100) years old and will fall under the City's demolition delay ordinance. A full review by the Department of Public Works (DPW) will also be required. Additionally, the petitioner needs to ensure that these new parking lots are adequately buffered as they will directly abut existing residences.

The intent is to demolish the existing structures and create additional off-street parking. It should be noted that a number of these structures are over one hundred (100) years old and will fall under the City's demolition delay ordinance. A full review by the Department of Public Works (DPW) will also be required. Additionally, the petitioner needs to ensure that these new parking lots are adequately buffered as they will directly abut existing residences.

Overall, the staff is very pleased with the proposed development. As noted above, 53 Wilbraham Road is a very historic building and the staff is very pleased to see that it will be redeveloped rather than demolished. The petitioner also has a long history of very successful redevelopment projects within the City including the adjacent Indian Motorcycle buildings. The staff firmly believes that the redevelopment of these properties will have a beneficial impact on the surrounding properties as well as the entire Mason Square area as a whole.

Recommendation

Approve, with conditions.

Recommended Conditions: (53 Wilbraham Road)

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely for the re-use of an existing structure(s) and accessory parking, for a new residential development, at the property known as 53 Wilbraham Road (12282-1006).
3. The use shall be developed as per that attached site plans and elevations, with the addition of conditions #4 through #7.
4. All landscaping shall be installed as per the attached plans.
5. All landscaped areas shall be maintained and kept free of all overgrown vegetation, litter and debris.
6. The public treebelt and sidewalks shall be maintained by the petitioner, including snow removal.
7. In addition to the special permit approval, a full review by the Department of Public Works, as per the provisions of City Ordinance, Chapter 27, Article VIII, § 27-58 through 27-63, will be required. This approval must be obtained prior to the issuance of a Building Permit.
8. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in denial of the issuance of a Building Permit and/or Occupancy Permit, revocation of any permits issued and/or enforcement by the Code Enforcement Department punishable by fines of up to \$200 per day for each day a violation exists.

Recommended Conditions: (42 Waltham Avenue)

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely for the re-use of an existing structure(s) and accessory parking, for a new residential development, at the property known as 42 Waltham Avenue (11960-0010).
3. The use shall be developed as per that attached site plans and elevations, with the addition of conditions #4 through #7.
4. All landscaping shall be installed as per the attached plans.
5. All landscaped areas shall be maintained and kept free of all overgrown vegetation, litter and debris.
6. The public treebelt and sidewalks shall be maintained by the petitioner, including snow removal.
7. In addition to the special permit approval, a full review by the Department of Public Works, as per the provisions of City Ordinance, Chapter 27, Article VIII, § 27-58 through 27-63, will be required. This approval must be obtained prior to the issuance of a Building Permit.
8. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in denial of the issuance of a Building Permit and/or Occupancy Permit, revocation of any permits issued and/or enforcement by the Code Enforcement Department punishable by fines of up to \$200 per day for each day a violation exists.

Christopher A. Caputo
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS



November 30, 2020

Special Permit Tax Certification

I certify that the property below is a tax-foreclosed City-owned parcel. Parcel will be sold to the petitioner "free and clear" of all outstanding taxes and code violations:

Special Permit: 53 Wilbraham Rd – (12282-1006)

Petitioner: Knox Residences II, LP.
2001 Washington Street
Hanover, MA 02339

Owner: City of Springfield

A handwritten signature in cursive script, reading "Christopher A. Caputo", is written over a horizontal line.

Christopher A. Caputo: Treasurer/Collector

Attachment: Wilbraham Rd 53 Waltham Ave 42 Jan 2021 (6003 : 42 Waltham Avenue)

Christopher A. Caputo
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS



November 30, 2020

Special Permit Tax Certification

I certify that all identifiable real estate, personal property and excise taxes have been paid by the petitioner and/or landlord associated with the special permit request shown below:

Special Permit: 42 Waltham Avenue – (11960-0010)

Petitioner: Knox Residences II. LP.
2001 Washington Street
Hanover, MA 02339

Property Owner: James C Hwang
5 Jonquil Lane
Longmeadow, MA 01106

A handwritten signature in cursive script, reading "Christopher A. Caputo". The signature is written in dark ink and is positioned above a horizontal line.

Christopher A. Caputo: Treasurer/Collector

Attachment: Wilbraham Rd 53 Waltham Ave 42 Jan 2021 (6003 : 42 Waltham Avenue)

**Section 1 – Preliminary Application Form
Proposed Use Attachment
Knox Residences, I**

53 Wilbraham Rd., Parcel ID # 12282-1006

We are proposing to renovate the building at 53 Wilbraham Road, Springfield Massachusetts. The renovation plan will result in the addition of 55 new apartments (36 1-bedroom and 19 2-bedroom). In addition, we will be building a separate building labeled “Office and Maintenance” approximately 2000 square feet plus or minus. Also on this parcel we will be creating 37 parking spaces.

In addition, we will be creating 3 new parking lots:

34 Wilbraham Avenue (Parcel ID #12280-0009)
42 Wilbraham Avenue (Parcel ID # 12280-0011)
48 Wilbraham Avenue (Parcel ID # 12280-0012)

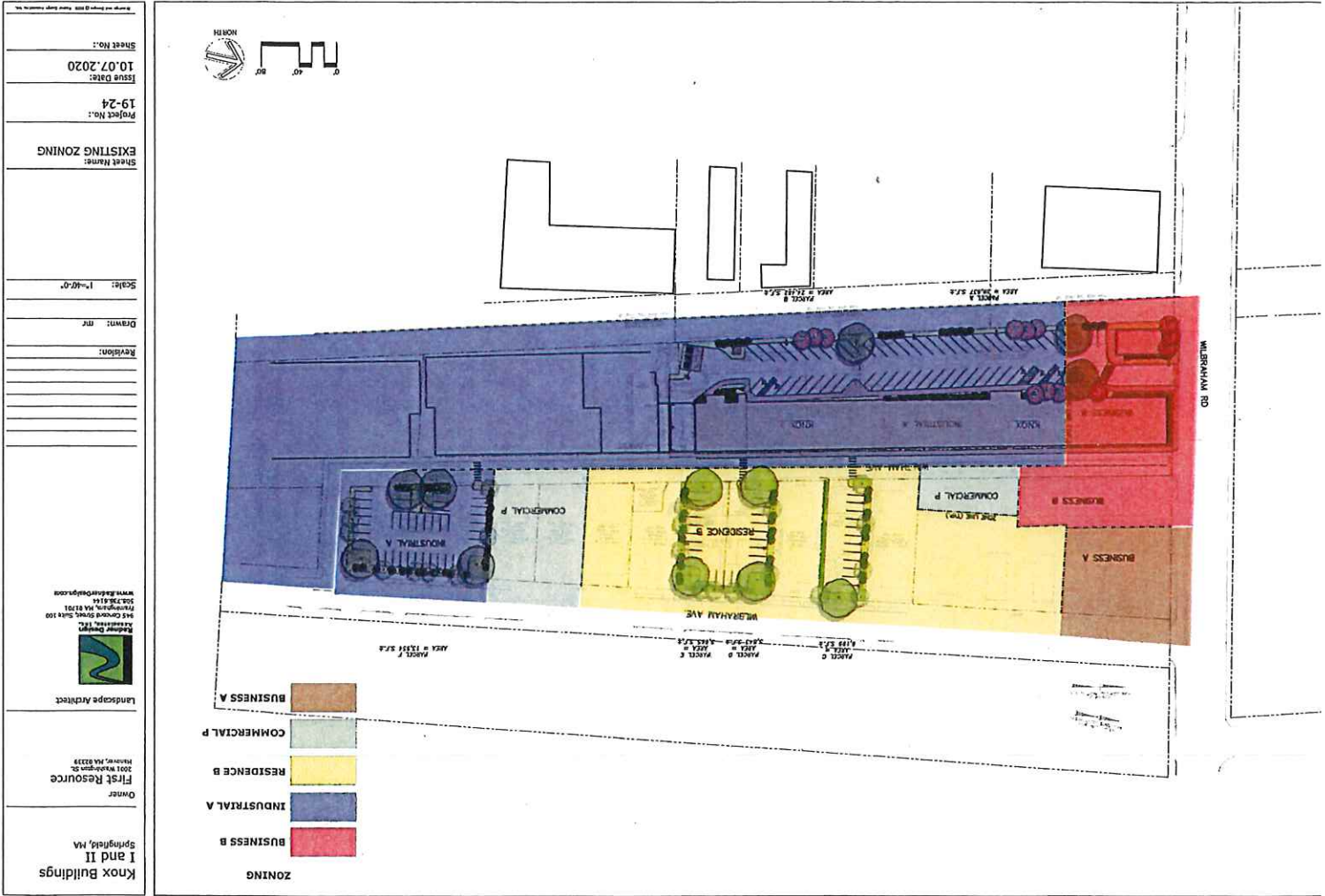
On these 3 parcels, our plan includes the addition of 38 new parking spaces and the demolition of 3 existing buildings and a garage as follows:

-34 Wilbraham Avenue (Parcel ID # 12280-0009) – 13 spaces
-42 & 48 Wilbraham Avenue (Parcel ID #'s 12280-0001
and 12280-0012) – 25 new parking spaces

There will be a total of 75 new parking spaces for the 55 new apartments.

SEE ATTACHED ZONING PARCEL MAP

ZONING PARCEL MAP



Knox Automobile Company Factory

53 Wilbraham Road/42 Waltham Avenue, Springfield MA

PROJECT SUMMARY

First Resource Development Company is planning to redevelop the original Knox Automobile Company factory. It has divided the project into two phases. The first phase is called Knox Residences, I, LP in which First Resource Development has been designated as the preferred developer by the City of Springfield. The second phase is called Knox Residences, II, LP, in which First Resource Development has gained site control through a Purchase and Sale Agreement.

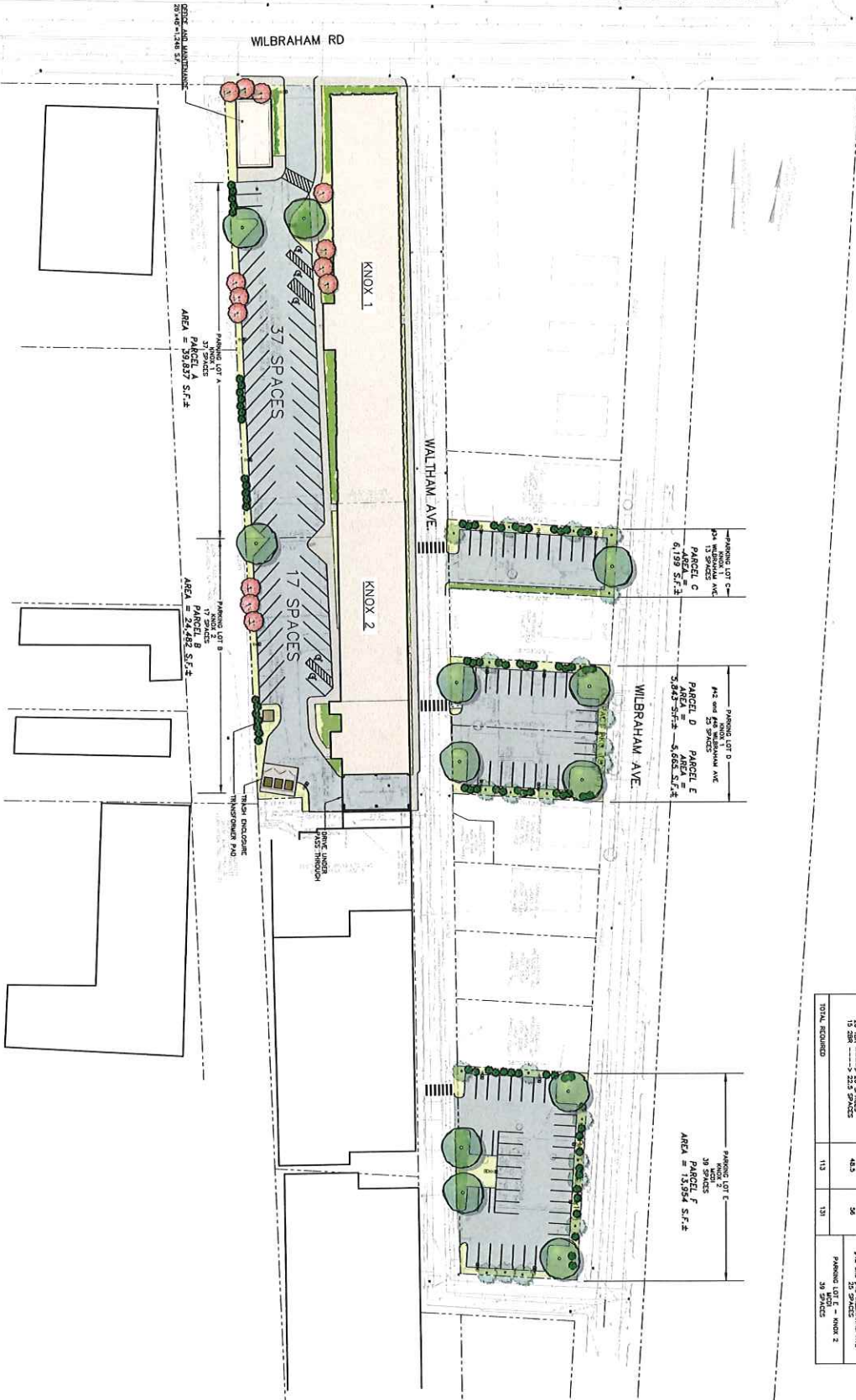
Knox Residences, I, LP

The Knox Automobile Company built this building in 1891 and is located at 53 Wilbraham Rd. in the Winchester Historic District. The building fronts Wilbraham Road and is a four-story brick building located directly across from the Indian Motorcycle Building. The redevelopment plan includes the addition of 55 residential affordable apartments. In addition to the apartments, the plan will include a new building to be used as office and maintenance for the property. This building will replicate the train depot station that was located nearby. A site plan has been attached which shows our parking and site layout.

Knox Residences, II, LP

This portion of The Knox Automobile Company was built in 1903 and is located at 42 Waltham Avenue in the Winchester Historic District. The side of this four-story brick building fronts Waltham Avenue and connects via a CMU wall to 53 Wilbraham Road. The redevelopment plan includes the addition of 41 residential affordable apartments. A site plan has been attached which shows our parking and site layout.

PARKING TABLE PER ZONING REQUIREMENT				PARKING TABLE PER LOT			
REQUIRED	REQUIRED	PROVIDED		PARKING LOT A - KNOX 1			
1 SPACE PER STUDIO OR 1 BR				PARKING LOT B - KNOX 2			
13 SPACES PER 2000 S.F.				17 SPACES			
KNOX 1 188' x 130' = 24,440 S.F.	64.5	79		PARKING LOT C - KNOX 1			
10 288' x 130' = 37,440 S.F.				PA 13 SPACES			
KNOX 2 188' x 130' = 24,440 S.F.	48.5	56		PARKING LOT D - KNOX 1			
10 288' x 130' = 37,440 S.F.				PA 13 SPACES			
KNOX 3 188' x 130' = 24,440 S.F.				PARKING LOT E - KNOX 2			
10 288' x 130' = 37,440 S.F.				PA 13 SPACES			
TOTAL REQUIRED	113	131					



Owner
First Resource
200 Waltham Ave
Hingham, MA 02043

Landscape Architect
Robert D. Davis
Landscape Architects, Inc.
200 Waltham Ave
Hingham, MA 02043
508-738-6144
www.rddesign.com

Sheet Name:
Site Plan

Project No.:
19-24

Issue Date:
09.24.2020

Sheet No.:
L100

Revision:

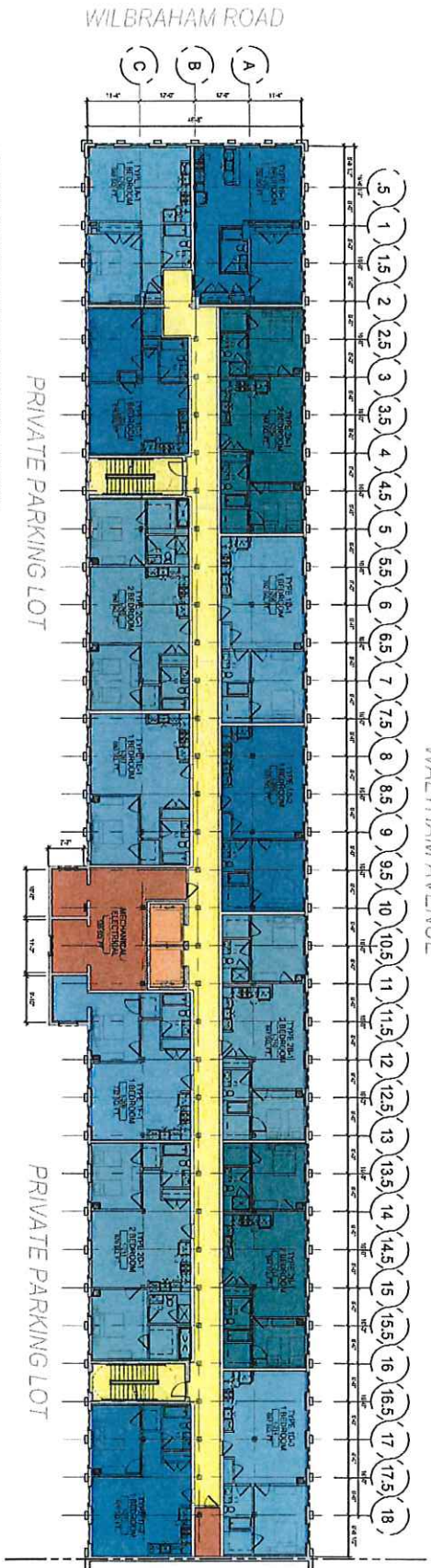
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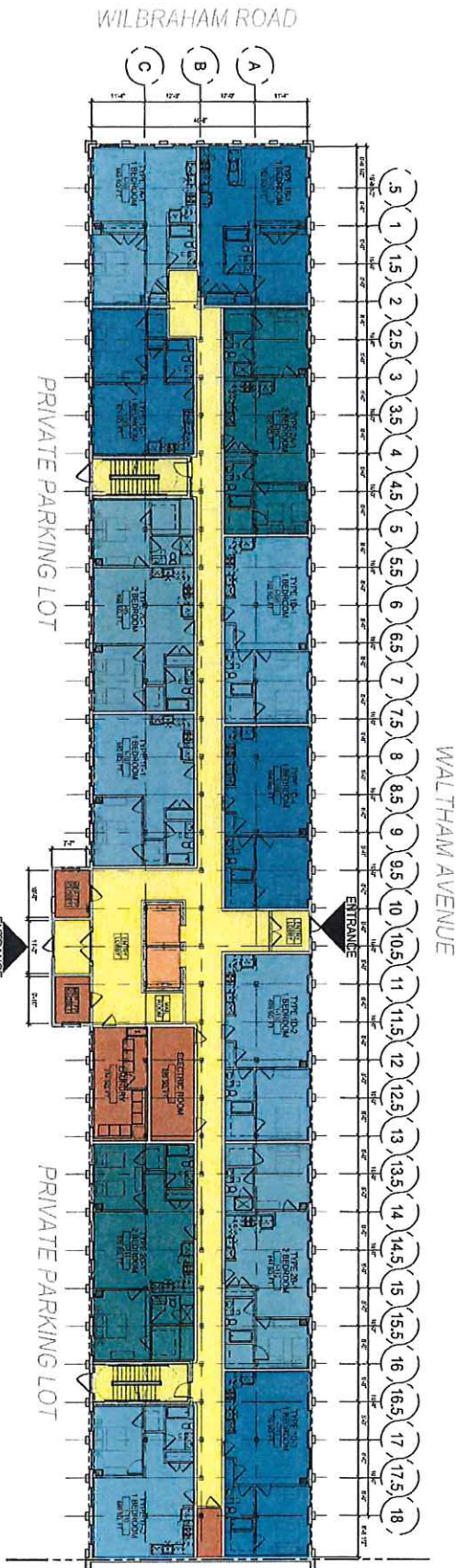
KNOX RESIDENCES I

53 Wilbraham Rd.

WALTHAM AVENUE



11 KNOX AUTOMOBILE (1891 BUILDING) PROPOSED SECOND FLOOR PLAN
SCALE: 1/2" = 1'-0"



10 KNOX AUTOMOBILE (1891 BUILDING) PROPOSED FIRST FLOOR PLAN
SCALE: 1/2" = 1'-0"

KNOX AUTOMOBILE - 1891 BUILDING
SPRINGFIELD, MA | SEPTEMBER 21, 2020 | FIRST RESOURCE DEVELOPMENT COMPANY | JOB #16111 | © THE ARCHITECTURAL TEAM, INC.

PROPOSED 1ST & 2ND FLOOR PLANS
NOT TO SCALE

WALTHAM AVENUE



13 KNOX AUTOMOBILE (1891 BUILDING); PROPOSED FOURTH FLOOR PLAN
SCALE: 3/2" = 1'-0"

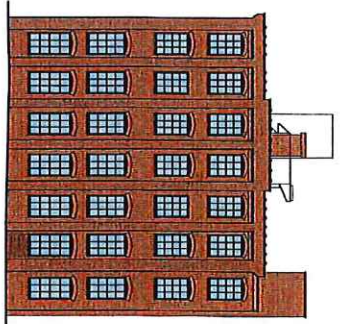


12 KNOX AUTOMOBILE (1991 BUILDING); PROPOSED THIRD FLOOR PLAN
SCALE 3/4" = 1'-0"

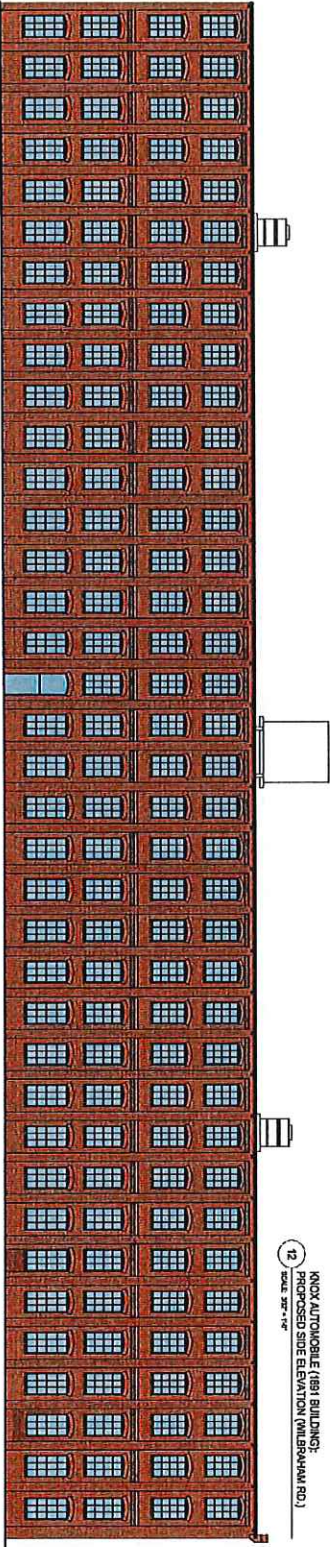
PROPOSED 3RD & 4TH FLOOR PLANS
NOT TO SCALE

KNOX RESIDENCES I

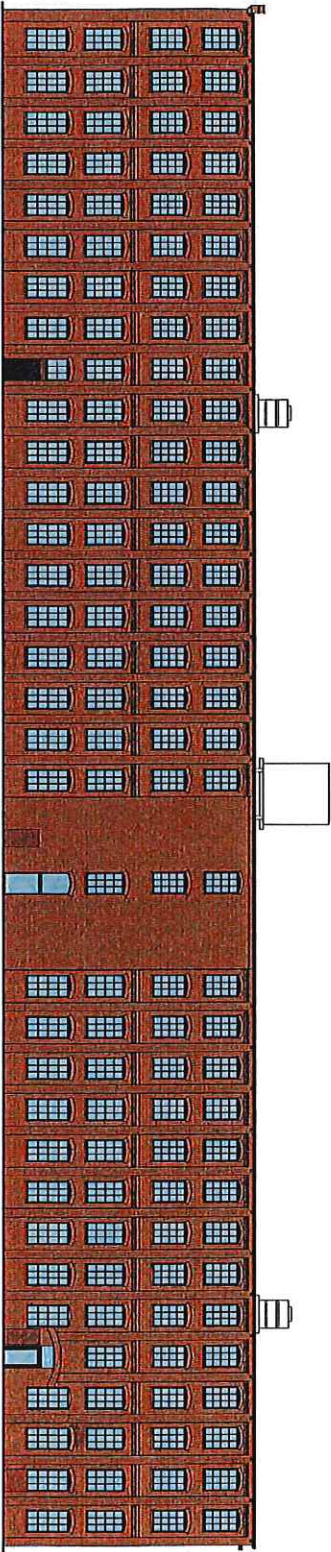
53 Wilbraham Rd.



12 KNOX AUTOMOBILE (1891 BUILDING):
PROPOSED SIDE ELEVATION (WILBRAHAM RD.)
SCALE: 3/8" = 1'-0"



11 KNOX AUTOMOBILE (1891 BUILDING): PROPOSED FRONT ELEVATION (WALTHAM AVE.)
SCALE: 3/8" = 1'-0"



10 KNOX AUTOMOBILE (1891 BUILDING): PROPOSED REAR ELEVATION (PARKING LOT)
SCALE: 3/8" = 1'-0"

KNOX AUTOMOBILE - 1891 Building

Submitted: 1/14 | September 21, 2020 | Final Finance Development Company | 10179 | © The Architectural Firm, Inc.

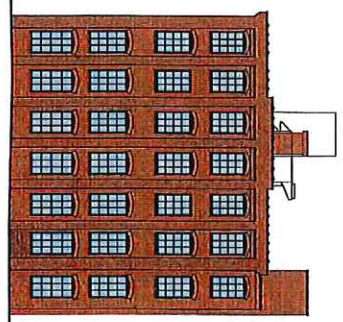
Proposed Elevations

Not to Scale

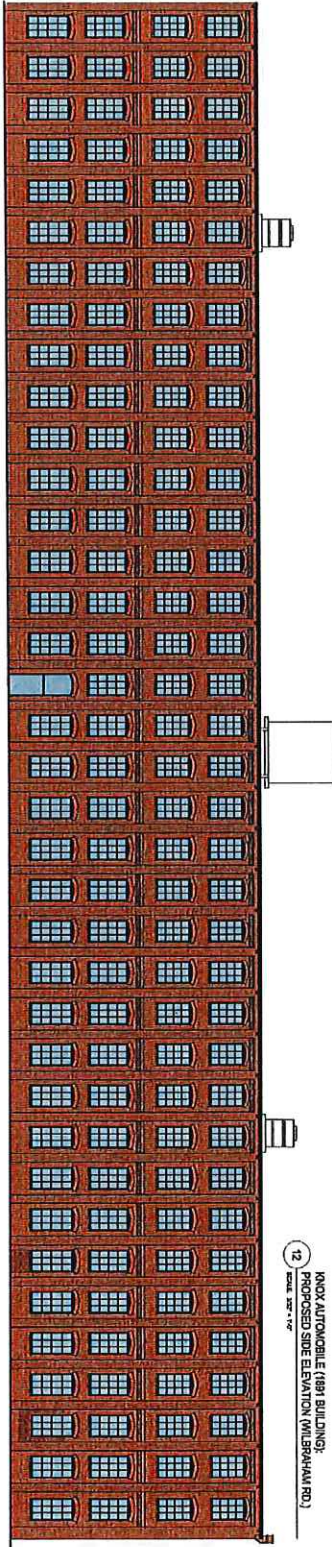
KNOX RESIDENCES I

53 Wilbraham Rd.

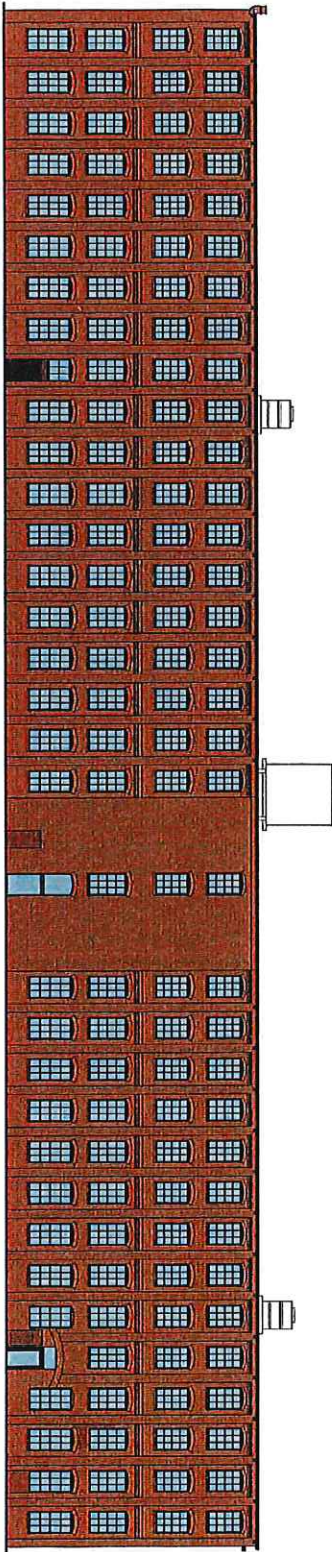
Attachment: Wilbraham_Rd_53_Waltham_Ave_42_Jan_2021 (6003 : 42 Waltham Avenue)



12 KNOX AUTOMOBILE (1891 BUILDING)
PROPOSED SIDE ELEVATION (WILBRAHAM RD.)
SCALE: 3/8" = 1'-0"



11 KNOX AUTOMOBILE (1891 BUILDING) PROPOSED FRONT ELEVATION (WALTHAM AVE.)
SCALE: 3/8" = 1'-0"



10 KNOX AUTOMOBILE (1891 BUILDING) PROPOSED REAR ELEVATION (PARKING LOT)
SCALE: 3/8" = 1'-0"

KNOX AUTOMOBILE - 1891 Building

Cambridge, MA | September 21, 2020 | First Future Development Company | 18176 | c/o The Architectural Firm, Inc.

Proposed Elevations

Not to Scale

**Section 1 – Preliminary Application Form
Proposed Use Attachment
Knox Residences, II**

42 Waltham Avenue, Parcel ID # 11960-0010)

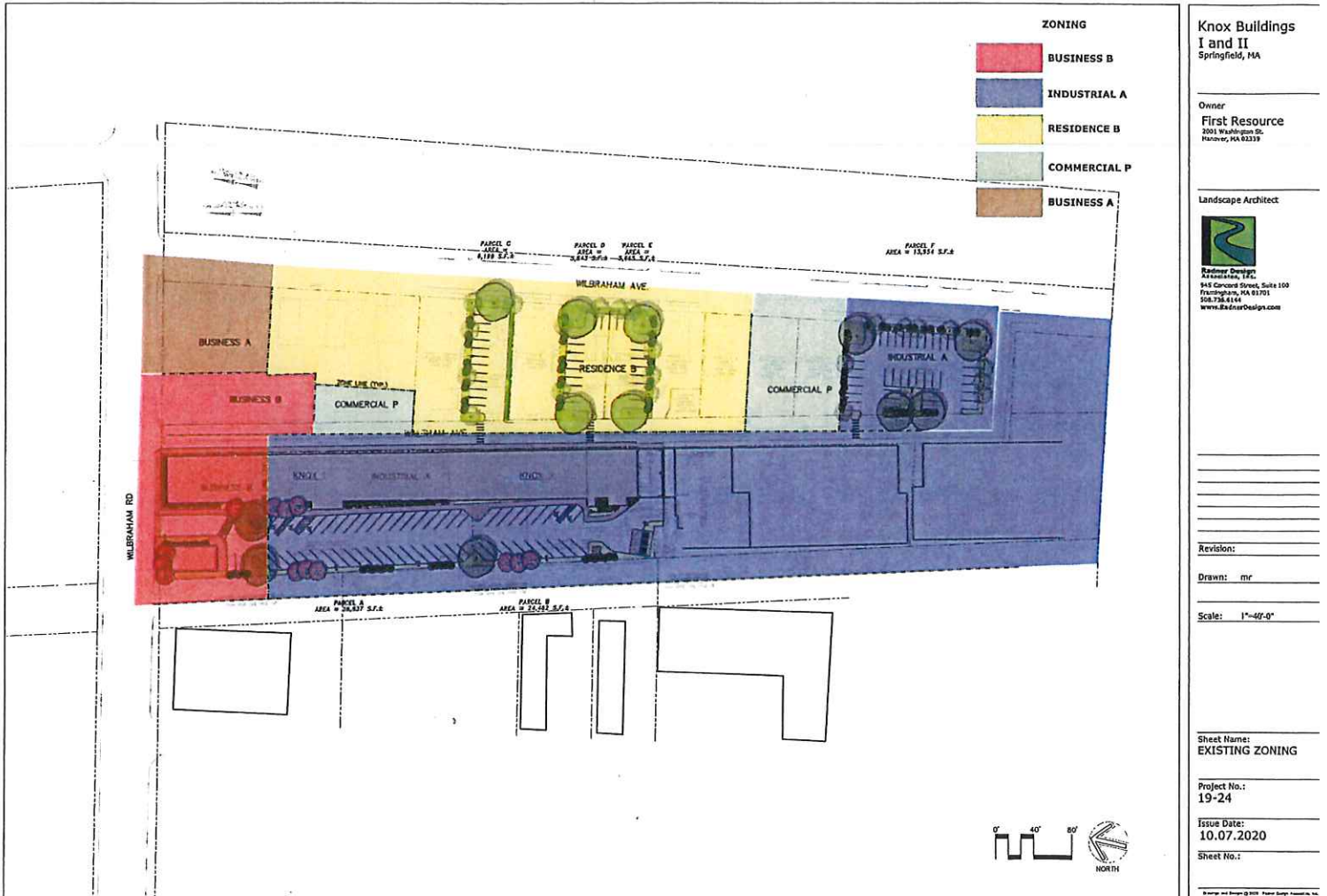
We are proposing to renovate the building at 42 Wilbraham Road, Springfield Massachusetts. The renovation plan will result in the addition of 41 new apartments (26 1-bedroom and 15 2-bedroom). Also on this parcel we will be creating 17 parking spaces.

-WS Wilbraham Avenue (Parcel ID # 12280-0017) – 39 spaces

There will be a total of 56 new parking spaces for the 41 new apartments.

SEE ATTACHED ZONING PARCEL MAP

ZONING PARCEL MAP



Attachment: Wilbraham Rd 53 Waltham Ave 42 Jan 2021 (6003 : 42 Waltham Avenue)

Knox Automobile Company Factory

53 Wilbraham Road/42 Waltham Avenue, Springfield MA

PROJECT SUMMARY

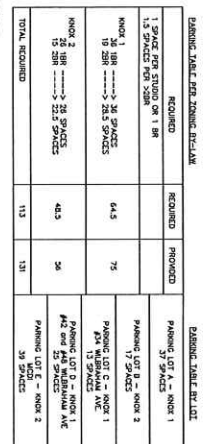
First Resource Development Company is planning to redevelop the original Knox Automobile Company factory. It has divided the project into two phases. The first phase is called Knox Residences, I, LP in which First Resource Development has been designated as the preferred developer by the City of Springfield. The second phase is called Knox Residences, II, LP, in which First Resource Development has gained site control through a Purchase and Sale Agreement.

Knox Residences, I, LP

The Knox Automobile Company built this building in 1891 and is located at 53 Wilbraham Rd. in the Winchester Historic District. The building fronts Wilbraham Road and is a four-story brick building located directly across from the Indian Motorcycle Building. The redevelopment plan includes the addition of 55 residential affordable apartments. In addition to the apartments, the plan will include a new building to be used as office and maintenance for the property. This building will replicate the train depot station that was located nearby. A site plan has been attached which shows our parking and site layout.

Knox Residences, II, LP

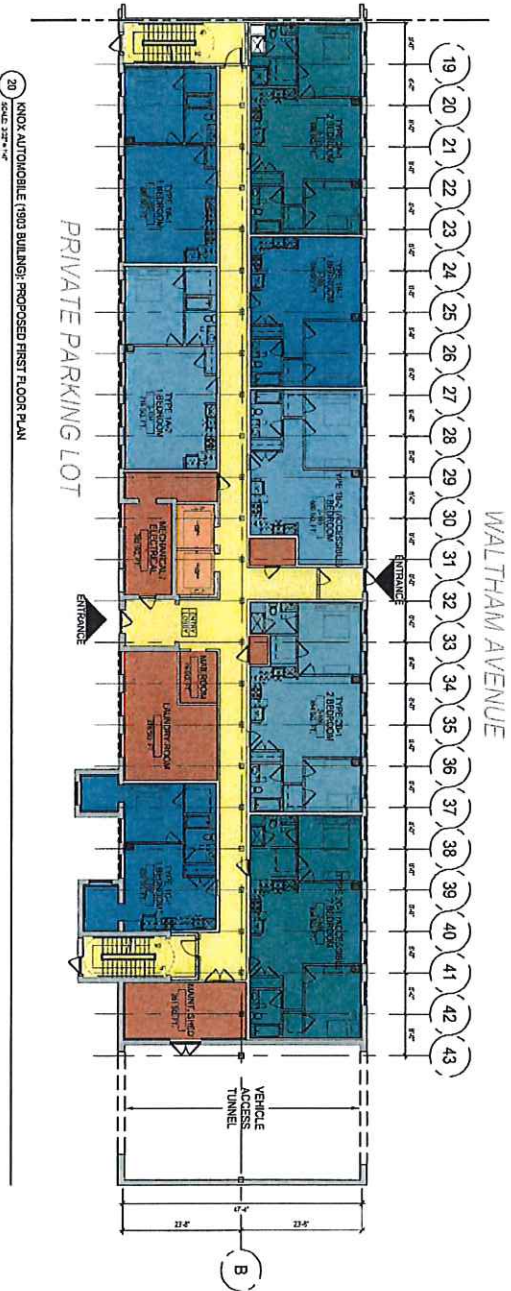
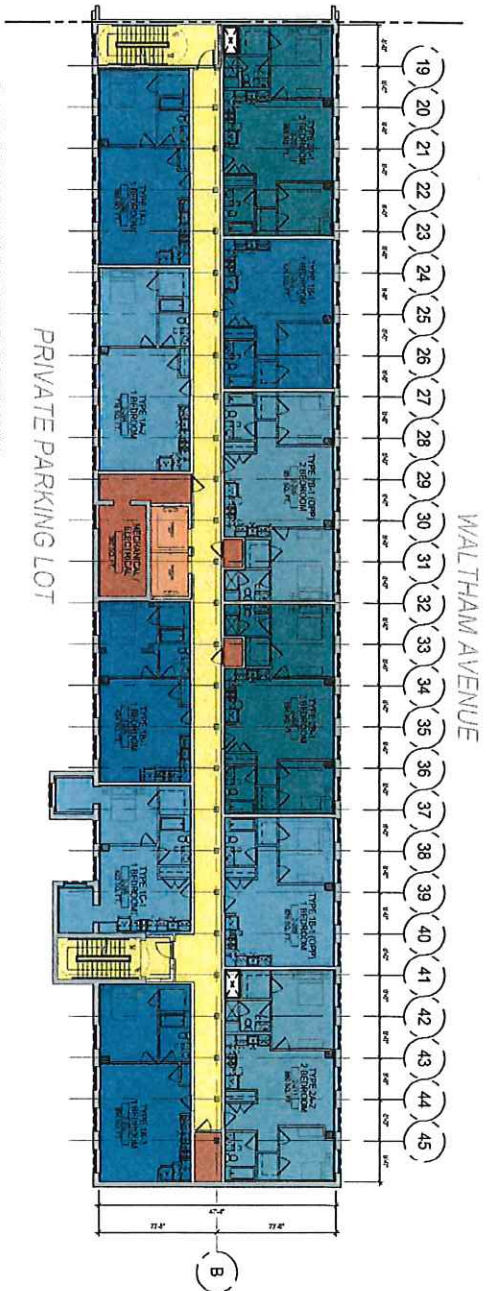
This portion of The Knox Automobile Company was built in 1903 and is located at 42 Waltham Avenue in the Winchester Historic District. The side of this four-story brick building fronts Waltham Avenue and connects via a CMU wall to 53 Wilbraham Road. The redevelopment plan includes the addition of 41 residential affordable apartments. A site plan has been attached which shows our parking and site layout.



EASTING TABLE PER MONTH DECLINE				EASTING TABLE PER SET	
	REQUIRED	REQUIRED	PROVIDED		
1. 3442 PER STATION ON 1.88				PAVING LOT B - MON 2	
2. 512 PER STATION ON 1.88				PAVING LOT C - MON 2	
MON 1				PAVING LOT D - MON 1	
20 HRS ----- 24.00 DOLLARS				PAVING LOT E - MON 2	
20 HRS ----- 24.00 DOLLARS				PAVING LOT F - MON 2	
MON 2				PAVING LOT G - MON 1	
20 HRS ----- 24.00 DOLLARS				PAVING LOT H - MON 1	
20 HRS ----- 24.00 DOLLARS				PAVING LOT I - MON 1	
MON 3				PAVING LOT J - MON 1	
20 HRS ----- 24.00 DOLLARS				PAVING LOT K - MON 1	
20 HRS ----- 24.00 DOLLARS				PAVING LOT L - MON 1	
TOTAL REQUIRED	113		131		

KNOX RESIDENCES II

42 Waltham Ave.

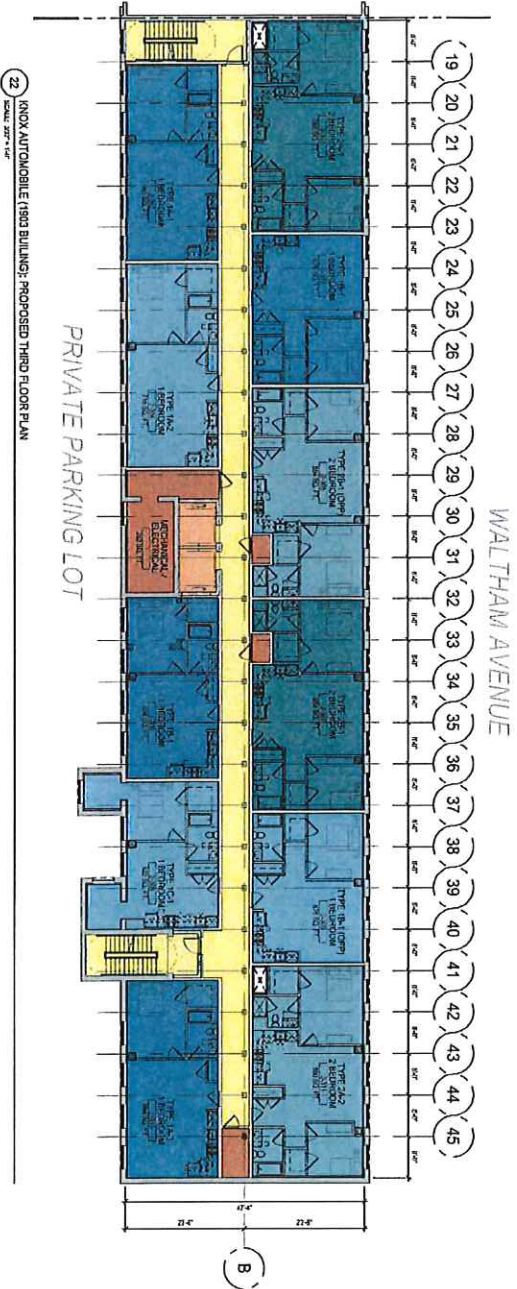


KNOX AUTOMOBILE - 1903 BUILDING
SPRINGFIELD, MA, SEPTEMBER 21, 2009 | FIRST RESOURCE DEVELOPMENT COMPANY | JOB #181116 | © THE ARCHITECTURAL FIRM, INC.

PROPOSED 1ST & 2ND FLOOR PLANS
NOT TO SCALE

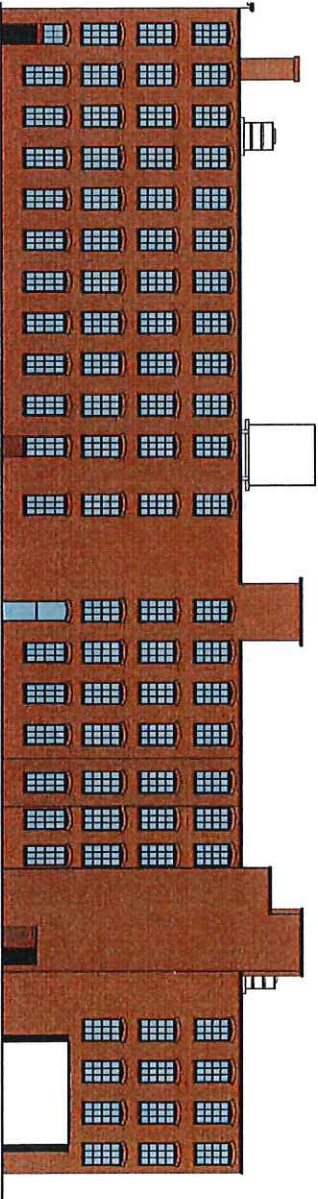
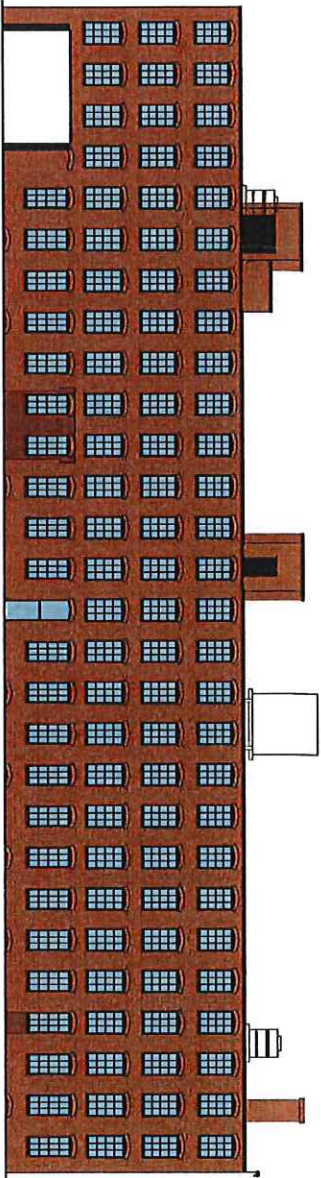
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Packet Pg. 72



KNOX RESIDENCES II

42 Waltham Ave.



KNOX AUTOMOBILE - 1903 Building

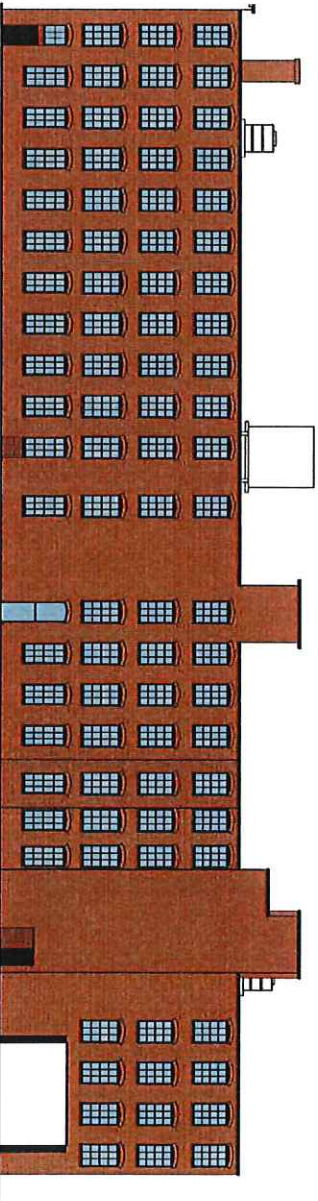
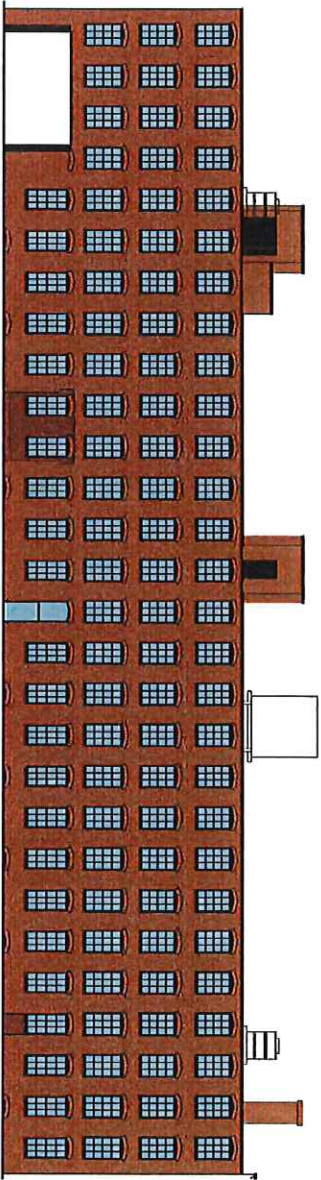
Cambridge, MA | September 21, 2020 | First Resource Development Company | 15176 | © The Architectural Firm, Inc.

Proposed Elevations

Not to Scale

KNOX RESIDENCES II

42 Waltham Ave.

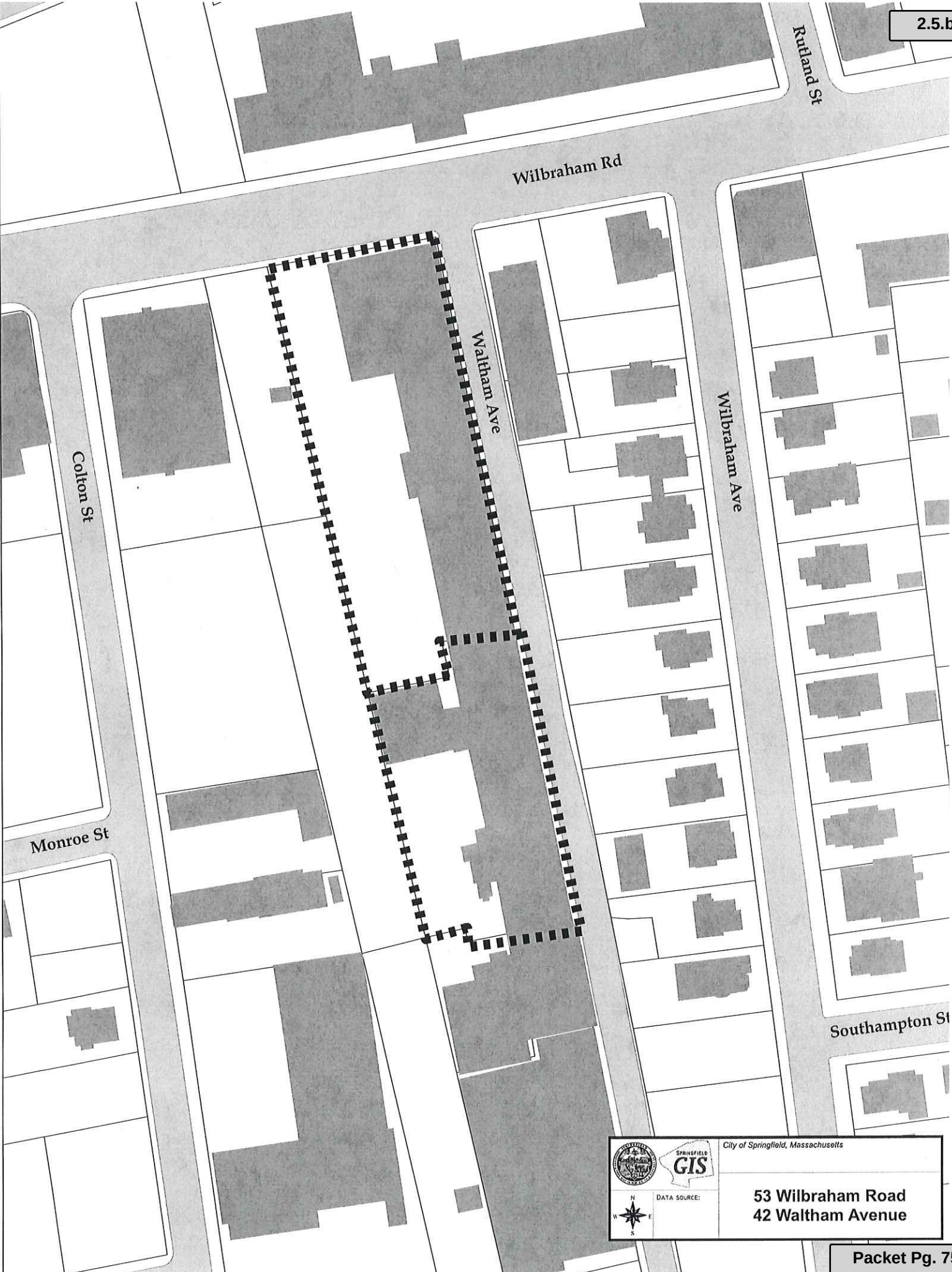


KNOX AUTOMOBILE - 1903 Building

Cambridge, MA | September 21, 2020 | First Resource Development Company | 161776 | © The Architectural Firm, Inc.

Proposed Elevations

Not to Scale



Attachment: Wilbraham Rd 53 Waltham Ave 42 Jan 2021 (6003 : 42 Waltham Avenue)



City of Springfield, Massachusetts

DATA SOURCE:

53 Wilbraham Road
42 Waltham Avenue

To The City Council of the City of Springfield:
The undersigned respectfully petition your honorable body

to amend the Springfield Zoning Ordinance by amending Article 8 by adding a new Section 8.7-
 Main Street & Convention Overlay District, to read as follows:

SEE ATTACHED DOCUMENT

and further, by amending the City of Springfield's Zoning Map by the mapping of the Main
 Street & Convention Overlay District:

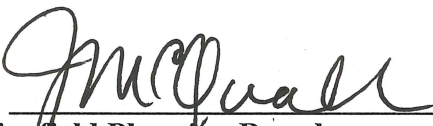
SEE ATTACHED MAP

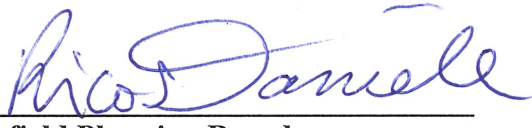
Mailing Address:

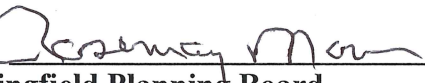
36 Court Street
 Springfield, MA 01103

Petitioner:

Springfield Planning Board

BY: 
 Springfield Planning Board

BY: 
 Springfield Planning Board

BY: 
 Springfield Planning Board

BY: 
 Springfield Planning Board

BY: 
 Springfield Planning Board

BY: _____
 Springfield Planning Board

BY: _____
 Springfield Planning Board

BY: _____
 Springfield Planning Board

SECTION 8.7 MAIN STREET & CONVENTION OVERLAY DISTRICT

Section 8.7.10 Purpose

Advancing the stability and vitality of Springfield's MAIN STREET & CONVENTION OVERLAY DISTRICT is vitally important to the economic welfare of downtown Springfield and the larger Metro Center as a whole. In order to ensure the stability and viability of the real estate assets in this area and encourage immediate redevelopment and investment to most effectively leverage the recently completed casino project, it is essential that the areas around the casino district convey the solid urban design principals that are similarly advanced by the MAIN STREET & CONVENTION OVERLAY DISTRICT and master development plan which seeks to activate Main Street through contextual, complementary and pedestrian friendly development. The MAIN STREET & CONVENTION OVERLAY DISTRICT is intended to encourage and facilitate near-term redevelopment of priority sites that surround the casino and the Casino Overlay District. The purpose of this overlay is to further enhance this special destination area with housing, hotel, office, retail, restaurants and entertainment. Through the approved Implementation Blueprint required in the City of Springfield's Host Community Agreement with Blue Tarp redevelopment, LLC, the City has proactively crafted an economic development plan for this area that identifies priority parcels, a City "vision" plan, implementation zoning and a range of incentives and assistance to promote the desired redevelopment. The overlay zoning is necessary to establish regulatory controls that guide and encourage complementary and compatible uses consistent with the entertainment district established by the adjacent Casino Overlay District and the historic downtown. It is desired that given the number of historic structures located in this area, the historic character shall be maintained where economically feasible through adaptive reuse options and/or contextual responsive architecture.

Section 8.7.20 Location

The MAIN STREET & CONVENTION OVERLAY DISTRICT is indicated on the official Springfield ZONING MAP. This section contains general standards and design guidelines that apply to all locations where the MAIN STREET & CONVENTION OVERLAY DISTRICT has been mapped. Except as provided for elsewhere in this Section 8.7, the dimensional and uses requirements of the underlying Zoning Districts shall also apply to locations within the MAIN STREET & CONVENTION OVERLAY DISTRICT.

Section 8.7.30 Overlay Objectives

8.7.31 In an effort to guide redevelopment and articulate the City's desires in the MAIN STREET & CONVENTION OVERLAY DISTRICT, the City has established the following overarching objectives in response to its vision and needs:

- A. Foster and facilitate much needed *near-term development* through a guiding vision, corresponding zoning controls, design criteria, and range of incentives and related assistance;
- B. Improve the *physical appearance and cohesive identity of the area, particularly South Main Street*, as an attractive commercial corridor;
- C. Create a *vibrant, mixed-use district with activated ground floors* to reenergize the areas around casino and convention center;
- D. Leverage *the historic character of existing buildings and architectural character* to promote reuse and urban/architectural consistency in the area where economically feasible;
- E. Attract *high quality retail, hotels, restaurants, and entertainment tenants* to complement and extend the range of commercial offerings in the area and increase daytime/nighttime vitality;
- F. Increase the range of *new residential offerings* to stimulate the livability, appeal, and a vibrancy of the area that attracts new residents to downtown;
- G. Promote a *higher utilization* of vacant parcels and abundant parking lots through redevelopment and consolidation of parking to further restore and activate gaps in the urban fabric; and
- H. Enhance and/or augment the convention and business meeting industry with *needed supplementary spaces, services and/or supporting uses* that allow Springfield to compete and excel with superior offerings and facilities.

Section 8.7.40 Use Regulations

Within the MAIN STREET & CONVENTION OVERLAY DISTRICT, the City strongly encourages activation of the area through new retail, restaurant, entertainment and hotel uses that build on and complement the success of the casino district, as well cater to and attract new residential population. The City Office of Planning & Economic Development (OPED) will review, assess, expedite and advance projects that meet these criteria.

- 8.7.41 ENCOURAGED USES: The following uses shall be strongly encouraged for redevelopment within the MAIN STREET & CONVENTION OVERLAY DISTRICT and permitted with a Tier 1 Administrative Site Plan Review. Notwithstanding the forgoing, for conforming projects of 3,000 SF or more, the City may utilize third party planning and development consultants for review and input, at the cost of the property owner.

- A. Ground floor retail uses which directly support tourism/visitor, entertainment, convention and area new residential land uses;
- B. Restaurants, taverns, entertainment, places of amusement and specialty attraction venues (e.g. galleries, live theaters, etc.) as well as new hotels that increase and diversify the district offerings;
- C. New multi-family residential uses (less than 100 units or 150,000 SF for mixed-use) above activated ground floors to attract a new market of owners and renters not served in the area;
- D. Additional uses that support and/or augment convention/meeting/event uses such as break out space, meeting rooms, and/or office.

8.7.42 SPECIAL PERMITTED USES: the following will require a Tier 3 Special Permit and will be subject to the criteria of Section 12.4 and Section 8.7.6:

- A. All projects with allowable uses per the underlying zoning but not conforming to the ENCOURAGED USES shall require a Tier 3 Special Permit, administered a review by the City Council and may also require a third party planning and development consultants the cost of which shall be covered by the property owner. Specific uses include:
- B. Projects less than 1,500 SF;
- C. Support or service retail (e.g. self-service laundry, cellular stores, and repair shops);
- D. Ground floor uses whose hours of operation do not promote the night time vitality of the district or are not generally consistent with the casino district restaurant and retail, to be determined by the OPED.

8.7.43 PROHIBITED USES: in addition to the applicable requirements and PROHIBITED USES of the underlying Zoning Districts, the following shall apply:

- A. New non-project related or standalone surface parking lots are prohibited along Main Street and elsewhere throughout the District unless publically owned or deemed essential as part of or supporting the desired land use in 8.7.41 and subject to standards in 8:7.50; Parking is encouraged to be incorporated within the structure or in adjacent central parking garages.

8.7.44 PARKING GARAGES: Any new freestanding, publicly-owned parking garage within the MAIN STREET & CONVENTION OVERLAY DISTRICT shall be subject to third party review and Tier 2 review regardless of square footage area. Ground floor areas of Parking Garages fronting major district streets shall be activated with ENCOURAGED USES.

8.7.45 DEMOLITION: within the MAIN STREET & CONVENTION OVERLAY DISTRICT, the City encourages the renovation and reuse of older or blighted historic structures where economically feasible; as such, the partial or full demolition of any HISTORIC RESOURCE PROPERTIES, at the time of this ordinance approval, shall be subject to the following:

- A. No BUILDING PERMIT, with the exception of emergency demolitions or a court ordered demolition (as determined by the Building Commissioner), shall be granted for the demolition of any HISTORIC RESOURCE PROPERTY(S) regulated by this section until a City Council Special Permit (Tier 3) approval is granted;
- B. In issuing its determination as to whether or not to grant Special Permit approval, the City Council shall consider the impact of such demolition on the urban character, historic significance, built environment, vehicular and pedestrian access of the area as a whole as well as the proposed redevelopment plans including economic viability. The City Council shall grant approval only if the applicant proves that renovation/reuse is not economically viable (via pro-forma), and that such demolition is deemed necessary and appropriate to eliminate ongoing blight and distress in the area caused by continued decline of any HISTORIC RESOURCE PROPERTY(S) with no economically viable reuse. Any new development in its place shall be generally consistent with the character of the surrounding area and contextual responsive to its architecture;
- C. Buildings over one hundred (100) years old shall also be subject to City Ordinance, Chapter 218 (Preservation of Historically Significant Buildings);
- D. In addition to the submission requirement's outline in Article 12, approval of a Special Permit under this section will also include the following submission requirements:
 - 1. Development of a financial pro-forma analysis of reuse alternatives and economic unviability;

2. Full set of detailed redevelopment plans, including building elevations (all sides) of new structures, building material definition/details and rendering(s) of building illustrating within adjacent context;
3. Written summary of program use(s), anticipated mix of tenants, hours of operation, and how project contributes to the district goals and character;
4. Financing plan including proposed sources of funds and evidence of ability to close on financing of project for project commencement.

Section 8.7.50 General Design Standards

In order to protect the stability, viability and continuity of this area it is imperative that this overlay promote solid urban design principals that seek to activate major streets through contextual, complementary and pedestrian friendly development. As such, the following general design standards shall apply to all uses and/or structures, new or renovated, located within the Main Street & Convention Overlay District:

8.7.51 Building Orientation

New or renovated structures shall orient primary use(s) toward major streets through location of main entrances and storefront glass/visibility along Front Lot line:

A. Main Entrance:

1. At least one (1) primary entrance of the PRINCIPAL STRUCTURE shall face the FRONT LOT LINE and remain open during all hours of operation. When there is more than one (1) FRONT LOT LINE, the entrance may face either the FRONT LOT LINE or diagonally towards the corner.
2. If the entrance on a corner is located along the FRONT LOT LINE, it shall be within twenty five (25) feet of the corner.

B. Ground Floor Treatment:

1. Facades facing a STREET shall reactivate existing transparent storefronts or maintain a minimum ratio of two-thirds (2/3) glass or transparent material to one-third (1/3) solid material in reconstructed or newly constructed facades.

2. No reflective sheeting, glass block or other window blocking techniques shall be permitted other than cloth drapery or window shades.
3. The use of awnings, canopies, blade banners and accent lighting generally consistent with Main Street and the Casino Overlay district is encouraged.
4. Window signage and graphics will be allowed but must ensure open visibility and activation per requirements of Section 8.7.55.

8.7.52 Building Setback

- A. New BUILDINGS shall be setback equal to the adjacent structure(s) but in no case shall be more than ten (10) feet from the FRONT LOT LINE, except that a deeper setback of not more than 25' for no more than 50% of the total building frontage may be allowed for a forecourt or courtyard for pedestrian use when a paved terrace and/or outdoor seating is provided. Parking is not permitted in any forecourt or courtyard.

8.7.53 Building Massing

- A. New BUILDINGS located within the MAIN STREET & CONVENTION OVERLAY DISTRICT shall be no less than three (3) stories in height with a minimum first floor of 12' or contextually responsive to predominate ground floor heights of buildings along the same block within 300' of the new Building.
- B. New BUILDINGS located within the MAIN STREET & CONVENTION OVERLAY DISTRICT shall be designed for consistency in overall massing and alignment with adjacent building base/ground floors, and upper floors, dominant datum, cornice and roof lines where possible.

8.7.54 Parking

To discourage parking as a default or primary use particularly along major streets that diminishes the corridor continuity and street vitality:

- A. All OFF-STREET PARKING areas shall be located within, behind or to the side of the PRINCIPAL STRUCTURE located on the LOT.
- B. No parking shall be located closer to the FRONT LOT LINE than the front BUILDING LINE of the PRINCIPAL STRUCTURE.

- C. Parking requirements for Residential Uses shall be 1 space per dwelling unit, and 0 spaces for Residential Uses within 1,500' of publicly available parking structures.
- D. Parking restrictions in the MAIN STREET & CONVENTION OVERLAY DISTRICT can be waived by Special Permit from the City Council.

8.7.55 Signage

Any and all signage located in the MAIN STREET & CONVENTION OVERLAY DISTRICT shall require an Administrative Site Plan Review (Tier 1). New Signage will be assessed as to how it responds to and enhances the overall retail and entertainment district character with particular emphasis on how it contextually matches with signage and character established by the adjacent casino district on the Street on which it resides. As part of the sign approval process a detailed sign plan must be submitted which includes:

- A. Descriptions, dimensions and overall size(s) of all proposed signs;
- B. Building elevations indicating location of all proposed signage, including any directional signage;
- C. Materials of all proposed signage;
- D. Type(s) of illumination;
- E. Signage shall also be required to:
 - 1. Generally be in similar character and size to surrounding signage located within the Casino Overlay District and particularly responsive to the signage of the immediate surrounding casino properties (e.g. along Main Street);
 - 2. Be complementary to the character, size and architectural elements of the building(s) as well as surrounding buildings;
 - 3. Allow any individual retail storefront uses at least the maximum signage allowed by Article 9 to showcase and advertise their individual business and operations, in addition to any specialty signage and lighting elements which are subject to discretionary approval for conformity;

4. Signs specifically located on HISTORIC RESOURCE PROPERTIES shall be in keeping with the character, size and architectural elements of the building;
5. First or second surface signage in the form of graphics, logos, taglines, screening, and other branding on the glass is permitted but shall not occupy more than 25% of the glass area with no obstructions in the remaining glass area to allow visibility into the space;
6. Any interior signage oriented toward the exterior and located within 2' of the glass shall be subject to City review, the signage criteria, square footage/area calculations, and any prohibitions.

8.7.56 Prohibited Signage

- A. Changing Images with limited exceptions for temporary uses (e.g. special events, programming) not exceeded seven (7) days;
- B. Wall mounted internally illuminated cabinet/box signs as primary signage; in keeping the district character, individual channel "lettersets" are encouraged;
- C. Non tenant logo, name, or branded accessory signs behind the glass (e.g. "open, closed, lottery, etc.);
- D. Tenant promotional signage within the public right-of-way.

8.7.57 Additional Standards

- A. If the proposed use provides multi-use areas, such as retail merchandise areas, restaurant dining areas, general office space, private offices, reception areas, employee work areas, or residential community spaces, any proposed retail merchandise area or restaurant dining area shall be concentrated and located immediately adjacent to the sidewalk and clearly visible from STREET.
- B. If a proposed use contemplates a mix of retail, office and service type uses, the minimum frontage for each retail use adjacent to the sidewalk shall be twenty (20) feet with a minimum gross floor area of one thousand five hundred (1,500) square feet. In addition, such retail space shall be devoted to active retail merchandising, restaurant, and entertainment which maintain

typical and customary hours of operation, generally consistent with the casino district.

Table 8-2 Dimensional and Intensity Regulations

	Main Street & Convention Overlay
Lot Area, minimum square feet	No Regulation
Lot Frontage , minimum (feet)	No Regulation
Lot Width , minimum (feet)	No Regulation
Front Yard (feet)	
Minimum	0
Maximum	10
Side Yard, minimum (feet)	0
Rear Yard, minimum (feet)	0
Building Height	
Stories, minimum	3 (w/ground floor height of 12)
Feet, maximum	400
Building Coverage, maximum	100%
Maximum Residential Density (Dwelling Units Per Acre)	150
Parking	
Residential	1 space per dwelling unit, unless within 1,500 feet of a public parking structure
All other uses	Per the requirements outlined in Article 7

Section 8.7.60 Special Permit Review Standards

In addition to the Special Permit Review Criteria outlined in Article 12, special permits within the MAIN STREET & CONVENTION OVERLAY DISTRICT shall also be subject to the following review criteria:

- 8.7.61** The proposed use at the proposed location will encourage, facilitate and enhance the continuity, concentration and character of the MAIN STREET & CONVENTION

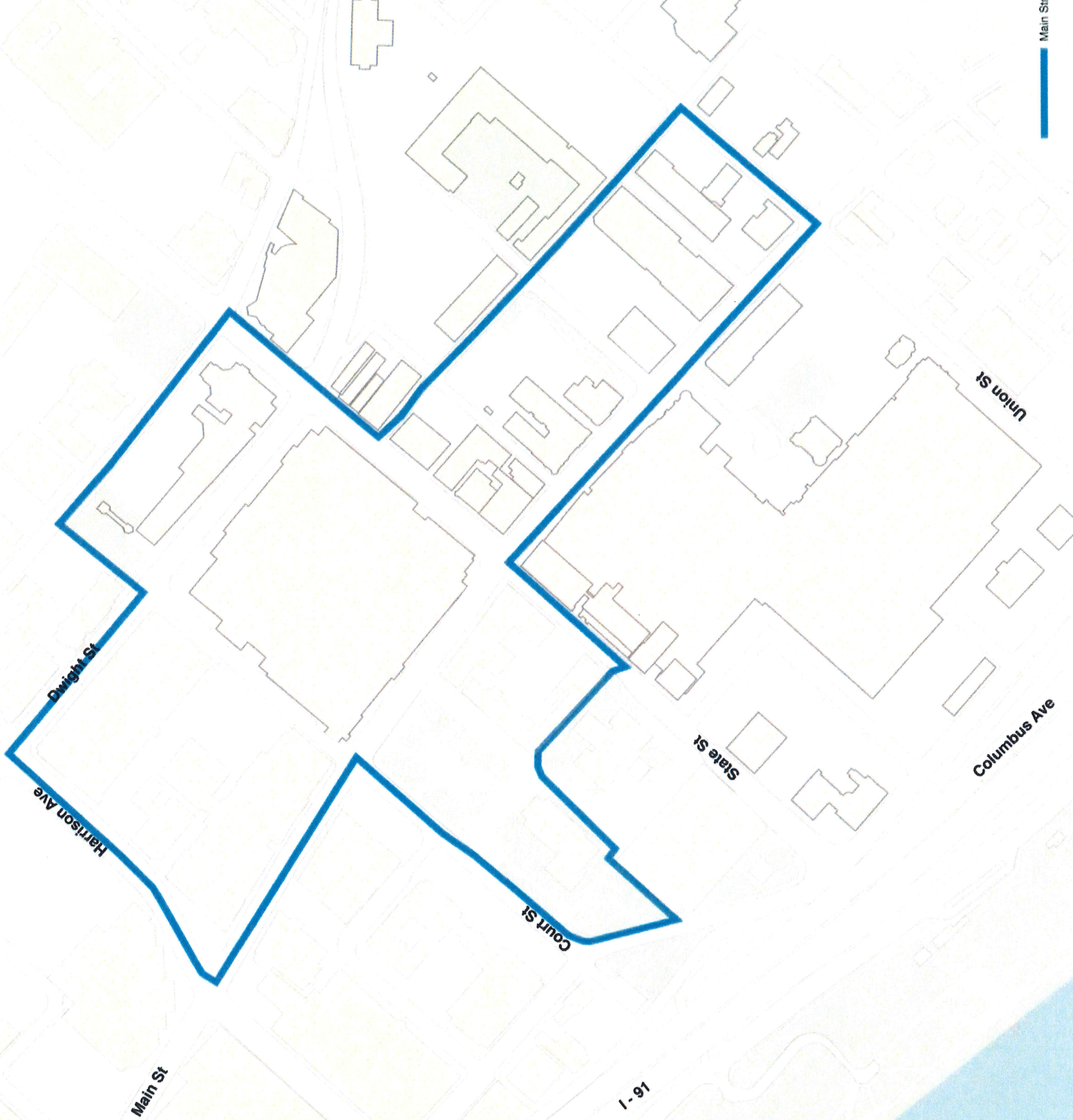
area in a manner consistent with objectives outlined in Section 8.7.31 and other regulations and standards of the overlay.

- 8.7.62 The proposed use does not adversely affect neighboring properties, uses and desired character of the MAIN STREET & CONVENTION OVERLAY DISTRICT and is not detrimental to other uses on the same block/corridor.
- 8.7.63 The block frontage on which the proposed use resides already includes at least 80% majority of ENCOURAGED USES thereby achieving the desired objective of the MAIN STREET & CONVENTION OVERLAY DISTRICT
- 8.7.64 The location of the proposed use along a block frontage shall provide for a minimum interruption in the existing and potential continuity and concentration of the retail uses along the block's frontage.
- 8.7.65 The proposed use at the proposed location will provide for display windows, facades, signage and lighting similar in nature and compatible with that provided by retail uses.
- 8.7.66 Full or partial demolition of any HISTORIC RESOURCE PROPERTY(S) shall be granted only if the City Council finds that such demolition is deemed necessary and appropriate to eliminate ongoing blight and distress in the MAIN STREET & CONVENTION OVERLAY DISTRICT area caused by continued decline of HISTORIC RESOURCE PROPERTY(S) with no economically viable reuse; and that any new development in its place shall be generally consistent with the character of the surrounding area and contextual responsive to its architecture;

Section 8.7.70 Overlay Permit Process and Requirements

- A. All projects within the MAIN STREET & CONVENTION OVERLAY DISTRICT shall require an initial review of the City and potentially a third party planning and development consultant, the cost of which shall be covered by the property owner, to determine conformance to the district objectives, regulations and standards.
- B. In addition to the submission requirement's outline in Article 12, applicants seeking approval of projects within the MAIN STREET & CONVENTION OVERLAY DISTRICT shall also include the following submission requirements:

1. Full set of detailed redevelopment plans, including building elevations (all sides) of new structures, building material definition/details and rendering(s) of building illustrating within adjacent context.
 2. Written summary of program use(s), anticipated mix of tenants, hours of operation, and how project contributes to the district goals and character.
 3. Preliminary financing plan, sources and means, and letters of credit for proposed future redevelopment to ensure financial viability and timely execution of project.
- C. All projects meeting the MAIN STREET & CONVENTION OVERLAY DISTRICT objectives and with Encouraged Uses will receive expedited review through a Tier 1 Administrative Site Plan review process, and for projects over \$250,000 in value, through assistance of a third party planning and development consultant selected by the City's Office of Planning & Economic Development (OPED,) whose cost shall be borne by the applicant. Fifty percent (50%) of those costs shall be refunded to applicant upon successful approval.
- D. All projects requiring a Tier 3 Special Permit will be reviewed by the City OPED prior to the submission to the City Council. Such reviews will require a third party planning and development consultant selected by the city OPED, whose cost shall be borne by the applicant.
- E. Projects with allowable uses other than Encouraged Uses shall require Tier 3 Special Permit Process per Section 8.7.42 and Article 12.
- F. Permit Filing: Permit Fees for applicants who file for building permits within six (6) months from the date of approval of an ENCOURAGED USE or SPECIAL PERMITTED USE project shall be waived.



OFFICE OF PLANNING & ECONOMIC DEVELOPMENT
ANALYSIS FOR A ZONE CHANGE

MAIN STREET & CONVENTION CENTER OVERLAY DISTRICT

GENERAL INFORMATION

Petitioner:	Springfield Planning Board
Request:	Proposed zone change for the creation of the Main Street & Convention Center Overlay District regulation and the addition of the overlay district to the Springfield Zoning Map.
Location:	Properties generally bounded by Main Street, State Street, Court Street, Harrison Avenue, Dwight Street, Willow Street and Union Street
Parcel Size:	N/A
Purpose:	The Main Street & Convention Center Overlay District is intended to encourage and facilitate near-term redevelopment of priority sites that surround the convention center, casino and the Casino Overlay District that, to date has not occurred on its own. The purpose of this overlay is to further enhance this special destination area bolstered by MGM's \$960M investment with housing, hotel, office, retail, restaurants and entertainment. The overlay zoning is necessary to establish regulatory controls that guide and encourage complementary and compatible uses consistent with the entertainment district established by the adjacent Casino Overlay District and the historic downtown. The overlay zoning is one part of the City's ongoing strategic development for the area which when paired with a comprehensive guiding "vision" plan and range of incentives will serve to proactively promote and attract investment to the district and provide better certainty for complementary development.
Surrounding Land Use and Zoning:	N/A
Comprehensive/ Neighborhood Plan:	N/A
Planning Board Hearing:	12/2/20 & 12/16/20

SPECIAL INFORMATION

Traffic & Parking:	n/a
Physical Characteristics:	n/a
Other Notes:	n/a

ANALYSIS

The Office of Planning & Economic Development, through the Springfield Planning Board is requesting to amend the existing Zoning Ordinance by adding a new Section 8.7 – Main Street & Convention Center Overlay District and further by amending the existing Springfield Zoning Map. The proposed overlay district will be generally bounded by Main Street, State Street, Court Street, Harrison Avenue, Dwight Street, Willow Street and Union Street.

As noted above, the Main Street & Convention Center Overlay District is intended to encourage and facilitate near-term redevelopment of priority sites that surround the convention center, casino and the Casino Overlay District. The purpose of this overlay is to further enhance this special destination area with housing, hotel, office, retail, restaurants and entertainment. The overlay zoning is necessary to establish regulatory controls that guide and encourage complementary and compatible uses consistent with the entertainment district established by the adjacent Casino Overlay District and the historic downtown.

Some of the objectives outlined in the proposed ordinance include:

- Foster and facilitate much needed *near-term development* through a guiding vision, corresponding zoning controls, design criteria, and range of incentives and related assistance;
- Improve the *physical appearance and cohesive identity of the area, particularly South Main Street*, as an attractive commercial corridor;
- Create a vibrant, mixed-use district with activated ground floors to reenergize the areas around casino and convention center;
- Leverage the historic character of existing buildings and architectural character to promote reuse and urban/architectural consistency in the area where economically feasible;
- Attract high quality retail, hotels, restaurants, and entertainment tenants to complement and extend the range of commercial offerings in the area and increase daytime/nighttime vitality;
- Increase the range of new residential offerings to stimulate the livability, appeal, and a vibrancy of the area that attracts new residents to downtown;
- Promote a higher utilization of vacant parcels and abundant parking lots through redevelopment and consolidation of parking to further restore and activate gaps in the urban fabric; and
- Enhance and/or augment the convention and business meeting industry with needed supplementary spaces, services and/or supporting uses that allow Springfield to compete and excel with superior offerings and facilities.

One of the main premises of the proposed overlay district is to expedite “encouraged” uses through a limited site plan review process. “Encouraged” uses would include ground floor uses that directly support tourism/visitor, entertainment, convention and area new residential land uses. Other “encouraged” uses would include restaurants, taverns, entertainment, places of amusement and specialty attraction venues (e.g. galleries, live theaters, etc.) as well as new hotels that increase and diversify the district offerings. In addition, uses that do not fall under the “encouraged” use classification would require an additional level of review, including special permit requirements.

A specific section has also been included which will require a special permit for anyone looking to demolish a building within the overlay district which currently has a historic designation. This purpose of this section is to

encourage the re-use of historic buildings, where economically feasible. Where infeasible, the City seeks contextually responsive architecture for new development in lieu of continued decline and blight. As part of this special permit process the developer will be required to submit information including:

- Development of a financial pro-forma analysis of reuse alternatives and economic unviability;
- Full set of detailed redevelopment plans, including building elevations (all sides) of new structures, building material definition/details and rendering(s) of building illustrating within adjacent context;
- Written summary of program use(s), anticipated mix of tenants, hours of operation, and how project contributes to the district goals and character;
- Financing plan including proposed sources of funds and evidence of ability to close on financing of project for project commencement.

The Main Street & Convention Center Overlay District is just one tool being utilized as part of a larger “Implementation Blueprint” economic development plan currently being completed by the Office of Planning & Economic Development. The “Implementation Blueprint” was originally established in 2018 through a collaborative effort of the City of Springfield and MGM Springfield to provide a roadmap and strategies to guide that near term potential while continuing to evolve and advance in response to the City’s and Region’s needs and opportunities. The “Blueprint” establishes four priority areas to be actively pursued: They are as follows:

1. Key strategic collateral development opportunities
2. Solidifying Springfield as the center of the region’s convention, meeting & entertainment business
3. Creating a market rate residential downtown
4. Attracting new downtown employers and businesses

Current City efforts with the Implementation Blueprint are focused specifically on the near term development opportunities and critical languishing sites immediately adjacent to the convention and casino area. The City is advancing a master development plan for the area to help define a City “vision” and provide direction to area stakeholders and the development community as to desired goals, character, and range of potentials within the district. Additionally, the City is pursuing multiple Federal, State and local incentives, grants and other support to assist across the various phases of the development process (pre-development, infrastructure, vertical development, tenants/end users). Given the current economic environment, these incentives will be necessary to improve project viability and offset the likely gaps in project financing that have thus far stymied development. Together the City’s planned overlay zoning and incentives package form the foundation of a proactive redevelopment strategy to attract economic investment and continue the transformation in downtown.

Overall, the staff believes that the Main Street & Convention Center Overlay District will provide the City with a much needed tool for the efficient development of this extremely important economic development project.

RECOMMENDATION

Approve.

SECTION 8.7 MAIN STREET & CONVENTION OVERLAY DISTRICT

Section 8.7.10 Purpose

Advancing the stability and vitality of Springfield's MAIN STREET & CONVENTION OVERLAY DISTRICT is vitally important to the economic welfare of downtown Springfield and the larger Metro Center as a whole. In order to ensure the stability and viability of the real estate assets in this area and encourage immediate redevelopment and investment to most effectively leverage the recently completed casino project, it is essential that the areas around the casino district convey the solid urban design principals that are similarly advanced by the MAIN STREET & CONVENTION OVERLAY DISTRICT and master development plan which seeks to activate Main Street through contextual, complementary and pedestrian friendly development. The MAIN STREET & CONVENTION OVERLAY DISTRICT is intended to encourage and facilitate near-term redevelopment of priority sites that surround the casino and the Casino Overlay District. The purpose of this overlay is to further enhance this special destination area with housing, hotel, office, retail, restaurants and entertainment. Through the approved Implementation Blueprint required in the City of Springfield's Host Community Agreement with Blue Tarp redevelopment, LLC, the City has proactively crafted an economic development plan for this area that identifies priority parcels, a City "vision" plan, implementation zoning and a range of incentives and assistance to promote the desired redevelopment. The overlay zoning is necessary to establish regulatory controls that guide and encourage complementary and compatible uses consistent with the entertainment district established by the adjacent Casino Overlay District and the historic downtown. It is desired that given the number of historic structures located in this area, the historic character shall be maintained where economically feasible through adaptive reuse options and/or contextual responsive architecture.

Section 8.7.20 Location

The MAIN STREET & CONVENTION OVERLAY DISTRICT is indicated on the official Springfield ZONING MAP. This section contains general standards and design guidelines that apply to all locations where the MAIN STREET & CONVENTION OVERLAY DISTRICT has been mapped. Except as provided for elsewhere in this Section 8.7, the dimensional and uses requirements of the underlying Zoning Districts shall also apply to locations within the MAIN STREET & CONVENTION OVERLAY DISTRICT.

Section 8.7.30 Overlay Objectives

8.7.31 In an effort to guide redevelopment and articulate the City's desires in the MAIN STREET & CONVENTION OVERLAY DISTRICT, the City has established the following overarching objectives in response to its vision and needs:

- A. Foster and facilitate much needed *near-term development* through a guiding vision, corresponding zoning controls, design criteria, and range of incentives and related assistance;
- B. Improve the *physical appearance and cohesive identity of the area, particularly South Main Street*, as an attractive commercial corridor;
- C. Create a *vibrant, mixed-use district with activated ground floors* to reenergize the areas around casino and convention center;
- D. Leverage *the historic character of existing buildings and architectural character* to promote reuse and urban/architectural consistency in the area where economically feasible;
- E. Attract *high quality retail, hotels, restaurants, and entertainment tenants* to complement and extend the range of commercial offerings in the area and increase daytime/nighttime vitality;
- F. Increase the range of *new residential offerings* to stimulate the livability, appeal, and a vibrancy of the area that attracts new residents to downtown;
- G. Promote a *higher utilization* of vacant parcels and abundant parking lots through redevelopment and consolidation of parking to further restore and activate gaps in the urban fabric; and
- H. Enhance and/or augment the convention and business meeting industry with *needed supplementary spaces, services and/or supporting uses* that allow Springfield to compete and excel with superior offerings and facilities.

Section 8.7.40 Use Regulations

Within the MAIN STREET & CONVENTION OVERLAY DISTRICT, the City strongly encourages activation of the area through new retail, restaurant, entertainment and hotel uses that build on and complement the success of the casino district, as well cater to and attract new residential population. The City Office of Planning & Economic Development (OPED) will review, assess, expedite and advance projects that meet these criteria.

- 8.7.41 ENCOURAGED USES: The following uses shall be strongly encouraged for redevelopment within the MAIN STREET & CONVENTION OVERLAY DISTRICT and permitted with a Tier 1 Administrative Site Plan Review. Notwithstanding the forgoing, for conforming projects of 3,000 SF or more, the City may utilize third party planning and development consultants for review and input, at the cost of the property owner.

- A. Ground floor retail uses which directly support tourism/visitor, entertainment, convention and area new residential land uses;
- B. Restaurants, taverns, entertainment, places of amusement and specialty attraction venues (e.g. galleries, live theaters, etc.) as well as new hotels that increase and diversify the district offerings;
- C. New multi-family residential uses (less than 100 units or 150,000 SF for mixed-use) above activated ground floors to attract a new market of owners and renters not served in the area;
- D. Additional uses that support and/or augment convention/meeting/event uses such as break out space, meeting rooms, and/or office.

8.7.42 SPECIAL PERMITTED USES: the following will require a Tier 3 Special Permit and will be subject to the criteria of Section 12.4 and Section 8.7.6:

- A. All projects with allowable uses per the underlying zoning but not conforming to the ENCOURAGED USES shall require a Tier 3 Special Permit, administered a review by the City Council and may also require a third party planning and development consultants the cost of which shall be covered by the property owner. Specific uses include:
- B. Projects less than 1,500 SF;
- C. Support or service retail (e.g. self-service laundry, cellular stores, and repair shops);
- D. Ground floor uses whose hours of operation do not promote the night time vitality of the district or are not generally consistent with the casino district restaurant and retail, to be determined by the OPED.

8.7.43 PROHIBITED USES: in addition to the applicable requirements and PROHIBITED USES of the underlying Zoning Districts, the following shall apply:

- A. New non-project related or standalone surface parking lots are prohibited along Main Street and elsewhere throughout the District unless publically owned or deemed essential as part of or supporting the desired land use in 8.7.41 and subject to standards in 8:7.50; Parking is encouraged to be incorporated within the structure or in adjacent central parking garages.

- 8.7.44 PARKING GARAGES: Any new freestanding, publicly-owned parking garage within the MAIN STREET & CONVENTION OVERLAY DISTRICT shall be subject to third party review and Tier 2 review regardless of square footage area. Ground floor areas of Parking Garages fronting major district streets shall be activated with ENCOURAGED USES.
- 8.7.45 DEMOLITION: within the MAIN STREET & CONVENTION OVERLAY DISTRICT, the City encourages the renovation and reuse of older or blighted historic structures where economically feasible; as such, the partial or full demolition of any HISTORIC RESOURCE PROPERTIES, at the time of this ordinance approval, shall be subject to the following:
- A. No BUILDING PERMIT, with the exception of emergency demolitions or a court ordered demolition (as determined by the Building Commissioner), shall be granted for the demolition of any HISTORIC RESOURCE PROPERTY(S) regulated by this section until a City Council Special Permit (Tier 3) approval is granted;
 - B. In issuing its determination as to whether or not to grant Special Permit approval, the City Council shall consider the impact of such demolition on the urban character, historic significance, built environment, vehicular and pedestrian access of the area as a whole as well as the proposed redevelopment plans including economic viability. The City Council shall grant approval only if the applicant proves that renovation/reuse is not economically viable (via pro-forma), and that such demolition is deemed necessary and appropriate to eliminate ongoing blight and distress in the area caused by continued decline of any HISTORIC RESOURCE PROPERTY(S) with no economically viable reuse. Any new development in its place shall be generally consistent with the character of the surrounding area and contextual responsive to its architecture;
 - C. Buildings over one hundred (100) years old shall also be subject to City Ordinance, Chapter 218 (Preservation of Historically Significant Buildings);
 - D. In addition to the submission requirement's outline in Article 12, approval of a Special Permit under this section will also include the following submission requirements:
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2. Full set of detailed redevelopment plans, including building elevations (all sides) of new structures, building material definition/details and rendering(s) of building illustrating within adjacent context;
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4. Financing plan including proposed sources of funds and evidence of ability to close on financing of project for project commencement.

Section 8.7.50 General Design Standards

In order to protect the stability, viability and continuity of this area it is imperative that this overlay promote solid urban design principals that seek to activate major streets through contextual, complementary and pedestrian friendly development. As such, the following general design standards shall apply to all uses and/or structures, new or renovated, located within the Main Street & Convention Overlay District:

8.7.51 Building Orientation

New or renovated structures shall orient primary use(s) toward major streets through location of main entrances and storefront glass/visibility along Front Lot line:

A. Main Entrance:

1. At least one (1) primary entrance of the PRINCIPAL STRUCTURE shall face the FRONT LOT LINE and remain open during all hours of operation. When there is more than one (1) FRONT LOT LINE, the entrance may face either the FRONT LOT LINE or diagonally towards the corner.
2. If the entrance on a corner is located along the FRONT LOT LINE, it shall be within twenty five (25) feet of the corner.

B. Ground Floor Treatment:

1. Facades facing a STREET shall reactivate existing transparent storefronts or maintain a minimum ratio of two-thirds (2/3) glass or transparent material to one-third (1/3) solid material in reconstructed or newly constructed facades.

2. No reflective sheeting, glass block or other window blocking techniques shall be permitted other than cloth drapery or window shades.
3. The use of awnings, canopies, blade banners and accent lighting generally consistent with Main Street and the Casino Overlay district is encouraged.
4. Window signage and graphics will be allowed but must ensure open visibility and activation per requirements of Section 8.7.55.

8.7.52 Building Setback

- A. New BUILDINGS shall be setback equal to the adjacent structure(s) but in no case shall be more than ten (10) feet from the FRONT LOT LINE, except that a deeper setback of not more than 25' for no more than 50% of the total building frontage may be allowed for a forecourt or courtyard for pedestrian use when a paved terrace and/or outdoor seating is provided. Parking is not permitted in any forecourt or courtyard.

8.7.53 Building Massing

- A. New BUILDINGS located within the MAIN STREET & CONVENTION OVERLAY DISTRICT shall be no less than three (3) stories in height with a minimum first floor of 12' or contextually responsive to predominate ground floor heights of buildings along the same block within 300' of the new Building.
- B. New BUILDINGS located within the MAIN STREET & CONVENTION OVERLAY DISTRICT shall be designed for consistency in overall massing and alignment with adjacent building base/ground floors, and upper floors, dominant datum, cornice and roof lines where possible.

8.7.54 Parking

To discourage parking as a default or primary use particularly along major streets that diminishes the corridor continuity and street vitality:

- A. All OFF-STREET PARKING areas shall be located within, behind or to the side of the PRINCIPAL STRUCTURE located on the LOT.
- B. No parking shall be located closer to the FRONT LOT LINE than the front BUILDING LINE of the PRINCIPAL STRUCTURE.

- C. Parking requirements for Residential Uses shall be 1 space per dwelling unit, and 0 spaces for Residential Uses within 1,500' of publicly available parking structures.
- D. Parking restrictions in the MAIN STREET & CONVENTION OVERLAY DISTRICT can be waived by Special Permit from the City Council.

8.7.55 Signage

Any and all signage located in the MAIN STREET & CONVENTION OVERLAY DISTRICT shall require an Administrative Site Plan Review (Tier 1). New Signage will be assessed as to how it responds to and enhances the overall retail and entertainment district character with particular emphasis on how it contextually matches with signage and character established by the adjacent casino district on the Street on which it resides. As part of the sign approval process a detailed sign plan must be submitted which includes:

- A. Descriptions, dimensions and overall size(s) of all proposed signs;
- B. Building elevations indicating location of all proposed signage, including any directional signage;
- C. Materials of all proposed signage;
- D. Type(s) of illumination;
- E. Signage shall also be required to:
 1. Generally be in similar character and size to surrounding signage located within the Casino Overlay District and particularly responsive to the signage of the immediate surrounding casino properties (e.g. along Main Street);
 2. Be complementary to the character, size and architectural elements of the building(s) as well as surrounding buildings;
 3. Allow any individual retail storefront uses at least the maximum signage allowed by Article 9 to showcase and advertise their individual business and operations, in addition to any specialty signage and lighting elements which are subject to discretionary approval for conformity;

4. Signs specifically located on HISTORIC RESOURCE PROPERTIES shall be in keeping with the character, size and architectural elements of the building;
5. First or second surface signage in the form of graphics, logos, taglines, screening, and other branding on the glass is permitted but shall not occupy more than 25% of the glass area with no obstructions in the remaining glass area to allow visibility into the space;
6. Any interior signage oriented toward the exterior and located within 2' of the glass shall be subject to City review, the signage criteria, square footage/area calculations, and any prohibitions.

8.7.56 Prohibited Signage

- A. Changing Images with limited exceptions for temporary uses (e.g. special events, programming) not exceeded seven (7) days;
- B. Wall mounted internally illuminated cabinet/box signs as primary signage; in keeping the district character, individual channel "lettersets" are encouraged;
- C. Non tenant logo, name, or branded accessory signs behind the glass (e.g. "open, closed, lottery, etc.);
- D. Tenant promotional signage within the public right-of-way.

8.7.57 Additional Standards

- A. If the proposed use provides multi-use areas, such as retail merchandise areas, restaurant dining areas, general office space, private offices, reception areas, employee work areas, or residential community spaces, any proposed retail merchandise area or restaurant dining area shall be concentrated and located immediately adjacent to the sidewalk and clearly visible from STREET.
- B. If a proposed use contemplates a mix of retail, office and service type uses, the minimum frontage for each retail use adjacent to the sidewalk shall be twenty (20) feet with a minimum gross floor area of one thousand five hundred (1,500) square feet. In addition, such retail space shall be devoted to active retail merchandising, restaurant, and entertainment which maintain

typical and customary hours of operation, generally consistent with the casino district.

Table 8-2 Dimensional and Intensity Regulations	
	Main Street & Convention Overlay
Lot Area, minimum square feet	No Regulation
Lot Frontage , minimum (feet)	No Regulation
Lot Width , minimum (feet)	No Regulation
Front Yard (feet)	
Minimum	0
Maximum	10
Side Yard, minimum (feet)	0
Rear Yard, minimum (feet)	0
Building Height	
Stories, minimum	3 (w/ground floor height of 12)
Feet, maximum	400
Building Coverage, maximum	100%
Maximum Residential Density (Dwelling Units Per Acre)	150
Parking	
Residential	1 space per dwelling unit, unless within 1,500 feet of a public parking structure
All other uses	Per the requirements outlined in Article 7

Section 8.7.60 Special Permit Review Standards

In addition to the Special Permit Review Criteria outlined in Article 12, special permits within the MAIN STREET & CONVENTION OVERLAY DISTRICT shall also be subject to the following review criteria:

- 8.7.61 The proposed use at the proposed location will encourage, facilitate and enhance the continuity, concentration and character of the MAIN STREET & CONVENTION

area in a manner consistent with objectives outlined in Section 8.7.31 and other regulations and standards of the overlay.

- 8.7.62 The proposed use does not adversely affect neighboring properties, uses and desired character of the MAIN STREET & CONVENTION OVERLAY DISTRICT and is not detrimental to other uses on the same block/corridor.
- 8.7.63 The block frontage on which the proposed use resides already includes at least 80% majority of ENCOURAGED USES thereby achieving the desired objective of the MAIN STREET & CONVENTION OVERLAY DISTRICT
- 8.7.64 The location of the proposed use along a block frontage shall provide for a minimum interruption in the existing and potential continuity and concentration of the retail uses along the block's frontage.
- 8.7.65 The proposed use at the proposed location will provide for display windows, facades, signage and lighting similar in nature and compatible with that provided by retail uses.
- 8.7.66 Full or partial demolition of any HISTORIC RESOURCE PROPERTY(S) shall be granted only if the City Council finds that such demolition is deemed necessary and appropriate to eliminate ongoing blight and distress in the MAIN STREET & CONVENTION OVERLAY DISTRICT area caused by continued decline of HISTORIC RESOURCE PROPERTY(S) with no economically viable reuse; and that any new development in its place shall be generally consistent with the character of the surrounding area and contextual responsive to its architecture;

Section 8.7.70 Overlay Permit Process and Requirements

- A. All projects within the MAIN STREET & CONVENTION OVERLAY DISTRICT shall require an initial review of the City and potentially a third party planning and development consultant, the cost of which shall be covered by the property owner, to determine conformance to the district objectives, regulations and standards.
- B. In addition to the submission requirement's outline in Article 12, applicants seeking approval of projects within the MAIN STREET & CONVENTION OVERLAY DISTRICT shall also include the following submission requirements:

1. Full set of detailed redevelopment plans, including building elevations (all sides) of new structures, building material definition/details and rendering(s) of building illustrating within adjacent context.
 2. Written summary of program use(s), anticipated mix of tenants, hours of operation, and how project contributes to the district goals and character.
 3. Preliminary financing plan, sources and means, and letters of credit for proposed future redevelopment to ensure financial viability and timely execution of project.
- C. All projects meeting the MAIN STREET & CONVENTION OVERLAY DISTRICT objectives and with Encouraged Uses will receive expedited review through a Tier 1 Administrative Site Plan review process, and for projects over \$250,000 in value, through assistance of a third party planning and development consultant selected by the City's Office of Planning & Economic Development (OPED,) whose cost shall be borne by the applicant. Fifty percent (50%) of those costs shall be refunded to applicant upon successful approval.
- D. All projects requiring a Tier 3 Special Permit will be reviewed by the City OPED prior to the submission to the City Council. Such reviews will require a third party planning and development consultant selected by the city OPED, whose cost shall be borne by the applicant.
- E. Projects with allowable uses other than Encouraged Uses shall require Tier 3 Special Permit Process per Section 8.7.42 and Article 12.
- F. Permit Filing: Permit Fees for applicants who file for building permits within six (6) months from the date of approval of an ENCOURAGED USE or SPECIAL PERMITTED USE project shall be waived.

