



CITY COUNCIL

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 **Tuesday, September 23, 2025** at 7:00 PM.

City Clerk

Roll Call

Moment Of Silence - Pledge Of Allegiance

Special Permits

1. ARTICLE 2, SECTION 2.2 "GENERAL TERMS DEFINED" shall be amended to delete the existing definition of "BUILDING COMMISSIONER"
2. Change in Petitioner — 484 Boston Road, 472 Boston Road & NS Boston Road
3. Special Permit — for the mixed-use (commercial/residential) redevelopment of an existing structure(s) (approx. 111 total residential units) at the properties known as 113 State Street, 1163-1167 Main Street, 1155 Main Street & 11-21 Stockbridge Street.
4. Special Permit — accessory wall sign(s), above the first floor at the property known as 1500 Main Street.

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 2, Section 2.2 (Definitions), as follows:

ARTICLE 2, SECTION 2.2 "GENERAL TERMS DEFINED" shall be amended to delete the existing definition of "BUILDING COMMISSIONER" and replace it with the following language:

"BUILDING COMMISSIONER. The designated BUILDING COMMISSIONER of the City as well as any other person to whom the responsibility for administering or enforcing this Ordinance has been delegated by the City Council or the designated BUILDING COMMISSIONER, including but not limited to the Zoning Administrator and the Director of Community Development (a.k.a. the Chief Development Officer) under Chapter 468 of the Acts of 2008."

Mailing Address:

36 Court Street
Springfield, MA 01103

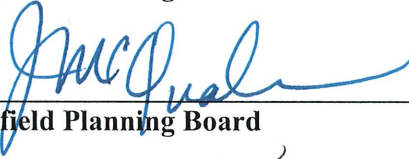
Petitioner:

Springfield Planning Board

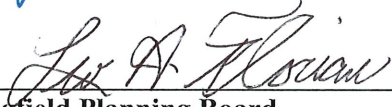
BY: 
Springfield Planning Board

BY: 
Springfield Planning Board

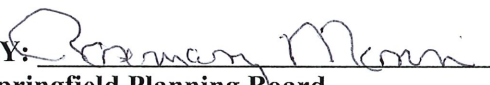
BY: _____
Springfield Planning Board

BY: 
Springfield Planning Board

BY: _____
Springfield Planning Board

BY: 
Springfield Planning Board

BY: _____
Springfield Planning Board

BY: 
Springfield Planning Board

OFFICE OF PLANNING & ECONOMIC DEVELOPMENT
ANALYSIS FOR A ZONE CHANGE

AMEND ARTICLE 2, SECTION 2.2
(DEFINITIONS)

GENERAL INFORMATION

Petitioner:	Springfield Planning Board
Request:	The proposal is to amend Article 2, Section 2.2 of the Springfield Zoning Ordinance (see attached for full proposed amendment).
Location:	City Wide
Parcel Size:	N/A
Purpose:	To bring the city's definition of "Building Commissioner" into compliance with the original changes made by the Control Board back in 2008.
Surrounding Land Use and Zoning:	N/A
Comprehensive/ Neighborhood Plan:	N/A
Planning Board Hearing:	8-20-25

SPECIAL INFORMATION

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

ANALYSIS

The Office of Planning & Economic Development, in conjunction with the Springfield Planning Board, has petitioned to amend Article 2, Section 2.2 of the Springfield Zoning Ordinance. The proposed amendment is to amend the definition of "Building Commissioner".

As noted above, the Office of Planning & Economic Development has drafted an updated version of the definition of "Building Commissioner". The proposed change is as follows:

ARTICLE 2, SECTION 2.2 "GENERAL TERMS DEFINED" shall be amended to delete the existing definition of "BUILDING COMMISSIONER" and replace it with the following language:

"BUILDING COMMISSIONER. The designated BUILDING COMMISSIONER of the City as well as any other person to whom the responsibility for administering or enforcing

this Ordinance has been delegated by the City Council or the designated BUILDING COMMISSIONER, including but not limited to the Zoning Administrator and the Director of Community Development (a.k.a. the Chief Development Officer) under Chapter 468 of the Acts of 2008.”

As noted above, the proposed amendment to Article 2 is to address a change made by the Control Board back in 2008. Specifically, Chapter 468 of the Acts of 2008. The proposed amendment will reflect the changes made by the Control Board by amending the definition of the “Building Commissioner” by adding language to include the Director of Community Development (a.k.a. Chief Development Officer) as being one of the entities, along with Building Commissioner and Zoning Administrator, as having responsibility for administering or enforcing the Springfield Zoning Ordinance.

In order to keep the City’s Zoning Ordinance in compliance with Chapter 468 of the Acts of 2008, the staff recommends approval of the proposed revisions.

RECOMMENDATION

Approve.



CITY OF SPRINGFIELD

IN THE YEAR TWO THOUSAND AND TWENTY FIVE

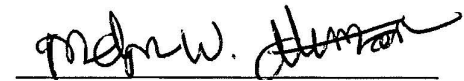
AN ORDINANCE

AMENDING THE ENTIRE CITY OF THE BUILDING ZONING MAP

Be it ordained by the City Council of the City of Springfield as follows:

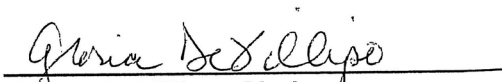
SECTION 1. The Zoning Ordinance of the City of Springfield, Massachusetts entitled “An Ordinance for Consolidating and Arranging, Enlarging, Modifying and Amending the Ordinances of the City Restricting Buildings, Structures, and Premises According to Their Use or Construction to Specified Parts of the City”, text enacted, May 28, 2013, effective August 26, 2013, as amended, is hereby further amended **by amending Article 2, Section 2.2 (Definitions). “The entire City Building Zone Map of the City of Springfield.”**

Approved as to Form:


Associate City Solicitor

In accordance with Mass. Gen. Laws c. 40A, section 5, the Planning Board held a hearing on August 20, 2025, regarding the above Ordinance amendment.

1 Person(s) appeared in favor, and 0 Person(s) appeared in opposition.


Gloria DeFillipo, Chairperson



CITY OF SPRINGFIELD

IN THE YEAR TWO THOUSAND AND TWENTY FIVE

AN ORDINANCE

AMENDING THE ENTIRE CITY OF THE BUILDING ZONING MAP

SECTION 1. The Zoning Ordinance of the City of Springfield, Massachusetts entitled “An Ordinance for Consolidating and Arranging, Enlarging, Modifying and Amending the Ordinances of the City Restricting Buildings, Structures, and Premises According to Their Use or Construction to Specified Parts of the City”, text enacted, May 28, 2013, effective August 26, 2013, as amended, is hereby further amended **by amending Article 2, Section 2.2 (Definitions). “The entire City Building Zone Map of the City of Springfield.”**

**REPORT TO CITY COUNCIL
ZONE CHANGE HEARING**

PETITION: #3254
SECTION: Entire City

DATE: August 21, 2025

To the Honorable Mayor and City Council of the City of Springfield, Massachusetts, the Planning Board submits the following report on the Zone Change Petition, which was referred to the Board for its recommendation:

PETITIONER: Springfield Planning Board

ADDRESS: Entire City

CHANGE REQUESTED: by amending Article 2, Section 2.2 (Definitions).

PETITIONER'S PURPOSE STATEMENT: To amend the definition of "Building Commission" to add the Director of Community Development (a.k.a. Chief Development Officer).

DATE OF PUBLIC HEARING: August 20, 2025

DATE OF FINAL DECISION: August 20, 2025

BOARD MEMBERS PRESENT and COUNT: five (5): Mr. Daniele, Mr. Cunningham, Mr. Florian, Ms. McQuade and Ms. Ford

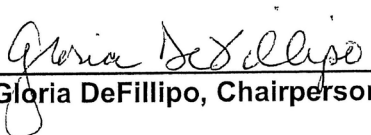
FINAL MOTION: APPROVE

IN FAVOR: five (5): Mr. Daniele, Mr. Cunningham, Mr. Florian, Ms. McQuade and Ms. Ford

OPPOSED: zero (0)

ABSTAINED: N/A

RECOMMENDATION: APPROVE



Gloria DeFillipo, Chairperson

**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:	484 Boston Road, LLC
Request:	Motor vehicle repairs/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: 9-2-25
Tax Status:	SEE ATTACHED
Site Visit:	8-29-25
Hearing Date:	9-23-25

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:

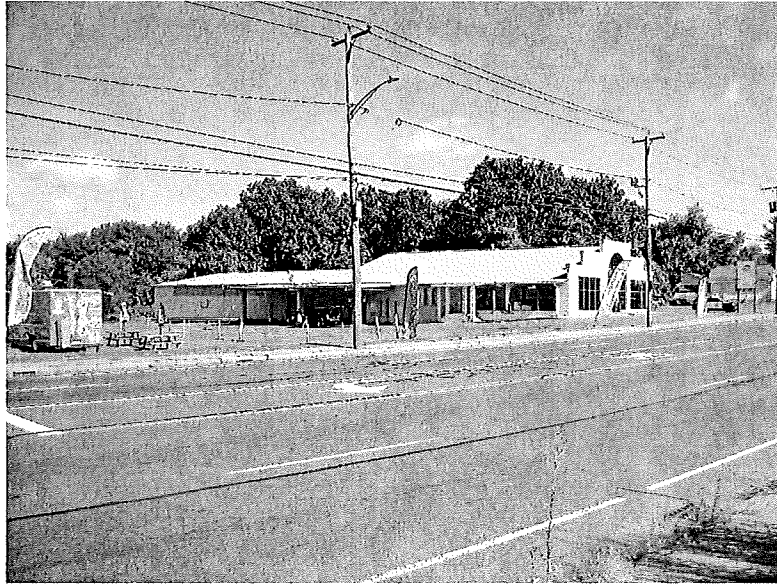
- To the north is a motor vehicle sales and service operation zoned Business A.
- To the south is a vacant motor vehicle sales and service operation zoned Business A.
- To the east are a small commercial shopping plaza and single-family homes zoned Business A and Residence A.
- To the west is vacant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

Site plan review:

The petitioner has requested a special permit to operate a pre-existing, non-conforming use (motor vehicle repairs/sales) at the properties known as 484 Boston Road, 475 Boston Road and NS Boston Road. This site has been used for this use for a number of years.

After reviewing the plans and visiting the site, the staff does not object to the proposed use but does have the following comments. Currently, the site is not being used for motor vehicle service or sales but is occupied by a number of food trucks. These food trucks are currently being parked in the area that will be used for the display of used cars.

In reviewing the plans submitted by the petitioner, the food trucks will now be relocated in an area to the left side of the building, along the frontage of Boston Road. The plans submitted indicate that there will be space for eleven (11) food trucks to be parked in this area. It should be noted, however, that there is a note on the plans submitted that states that there will be twenty-six (26), food truck, parking spaces. Again, the drawing only shows room for eleven (11) trucks, so the staff does not know where the other fifteen (15) food truck would be located. If there are to be more food trucks located on this site, a revised site plan needs to be submitted to show where these will be parked.



Overall, the staff does not object to the site being used for food trucks on a portion of the property, however, the petitioner must ensure that all the food trucks using this site are properly permitted. Further, while this site is located along the commercial corridor of Boston Road, there are a number of abutting residents. As such, this food truck operation should not be allowed to have late night operations. Noise associated with this use should be controlled as well. Lastly, there are currently a number of temporary signs located along the front of this property. If these signs have not been properly permitted, they need to be removed.

Additionally, it does need to be noted that there was a condition placed on the March 2022 special permit requiring the petitioner to file an ANR plan incorporating all the parcels, including the discontinued Hobson Street into one (1) parcel. This was also required in the original special permit issued back in 2008. As far as the staff can tell, this step has never been completed. This is an important step as this use is currently using this portion of the discontinued Hobson Street as part of its operation but is not being properly assessed for use of this land. This step should be required as part of the approval of this special permit.

Further, the plan submitted notes that the petitioner is looking for one hundred and sixty-three (163) vehicles to be displayed for sale at this location. However, in counting the total number of spaces shown on the plan, excluding the area for the food trucks, the staff only counted one hundred and fifty-seven (157) total spaces. If allowed to display the full amount requested, this will leave no spaces for customer or employee parking. As such, the staff would recommend that no more than one hundred and forty (140) vehicles be allowed to be stored/displayed for sale on this property at any one time.

Lastly, it should also be noted that the rear of this parcel abuts wetlands. As such, no additional paving should be completed without a full review by the Conservation Commission. There should also be no parking of vehicles on areas of the parcel that are not paved.

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 #18.
3. All parking for display vehicles, customers and employees shall be clearly marked.
4. There shall be no more than one hundred and forty (140) vehicles displayed/stored for sale on the property at any one time.
5. There shall be no storage of junk or inoperable vehicles at this location.
6. The building shall be maintained graffiti free.
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, building or site.
10. There shall be no parking of vehicles on any area that is not paved.
11. The public sidewalk along Boston Road shall be maintained, including snow removal.
12. 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.
13. There shall be no more than eleven (11) food trucks located on the property.
14. All food trucks shall be properly permitted through the City of Springfield.
15. Food trucks shall be parked in the location identified on the submitted plans.
16. Food trucks shall be open no later than 11:00PM.
17. The food truck/picnic area shall be maintained free of all litter, trash and debris.
18. The City Council shall have the authority to modify, amend, review or revoke its approval of a special permit upon written application of the owner, lessee or Zoning Administrator; provided, however, that such action is consistent with the purpose and intent of the Springfield Zoning Ordinance and a public hearing is held.
19. 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.

Sandra Powell
Collector/Treasurer (acting)



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

August 7, 2025

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 RD - (01655-0083)
472 BOSTON RD - (01655-0081)
NS BOSTON RD - (01655-0085)
NS BOSTON RD - (01655-0086)

Petitioner

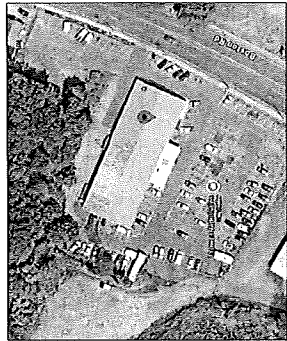
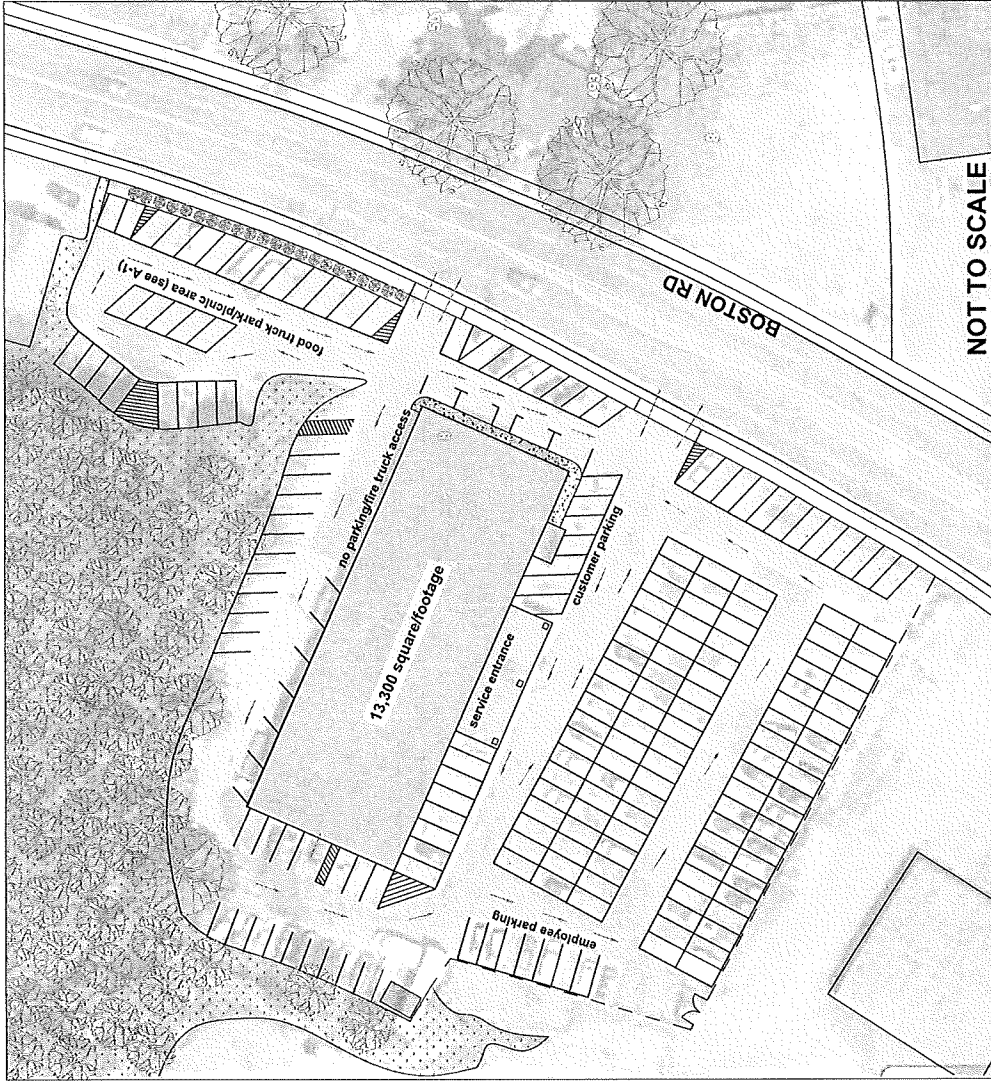
484 BOSTON ROAD REALTY LLC

Property Owner:

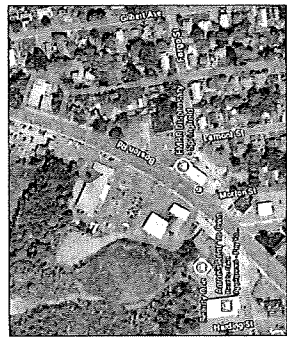
484 BOSTON ROAD REALTY LLC
484 BOSTON RD
SPRINGFIELD MA 01109-1227

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Sandra Powell: Treasurer/Collector (acting)



SATELLITE VIEW - N.T.S



LOCATION PLAN - N.T.S.

ZONING & BUILDING CODE REVIEW

PROJECT NAME: Auto dealership licensing review
780 CMR, Massachusetts Building Code, 10th Edition (2021 IBC with MA Amendments)
521 CMR, Massachusetts Architectural Access Board, Rev. 1.27.06
Americans with Disabilities Act of 1990 (ADA) were published in the Federal Register
2021 International Existing Building Code

EXISTING ZONING: Zoning: Business 1
Class: Commercial
Building Use: Car Dealership

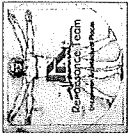
EXISTING BUILDING INFORMATION:
Existing One-Story Building built in 1971 (on Total Acres:0.7125)
Parking: 203 spaces total (only 133 needed by code)

- 7 employee parking spaces
- 7 customer parking spaces
- 163 cars for self- parking spaces
- 26 food truck parking spaces/picnic area (see A-1)

Construction Type: NO CHANGE
Existing Building TYPE: IIIB
Masonry Exterior
Parcels consolidation to be reviewed

Height & Area Limitations: Existing Building Size - No Change
Area of Entire Building ...13,300 GROSS Square Feet
Building Height..... 14 ft +/-





FOOD TRUCK PARK
484 Boston Road, Springfield MA

NOT FOR CONSTRUCTION
NOT FOR PERMITTING
NOT FOR BIDDING

DATE:

08.08.2025

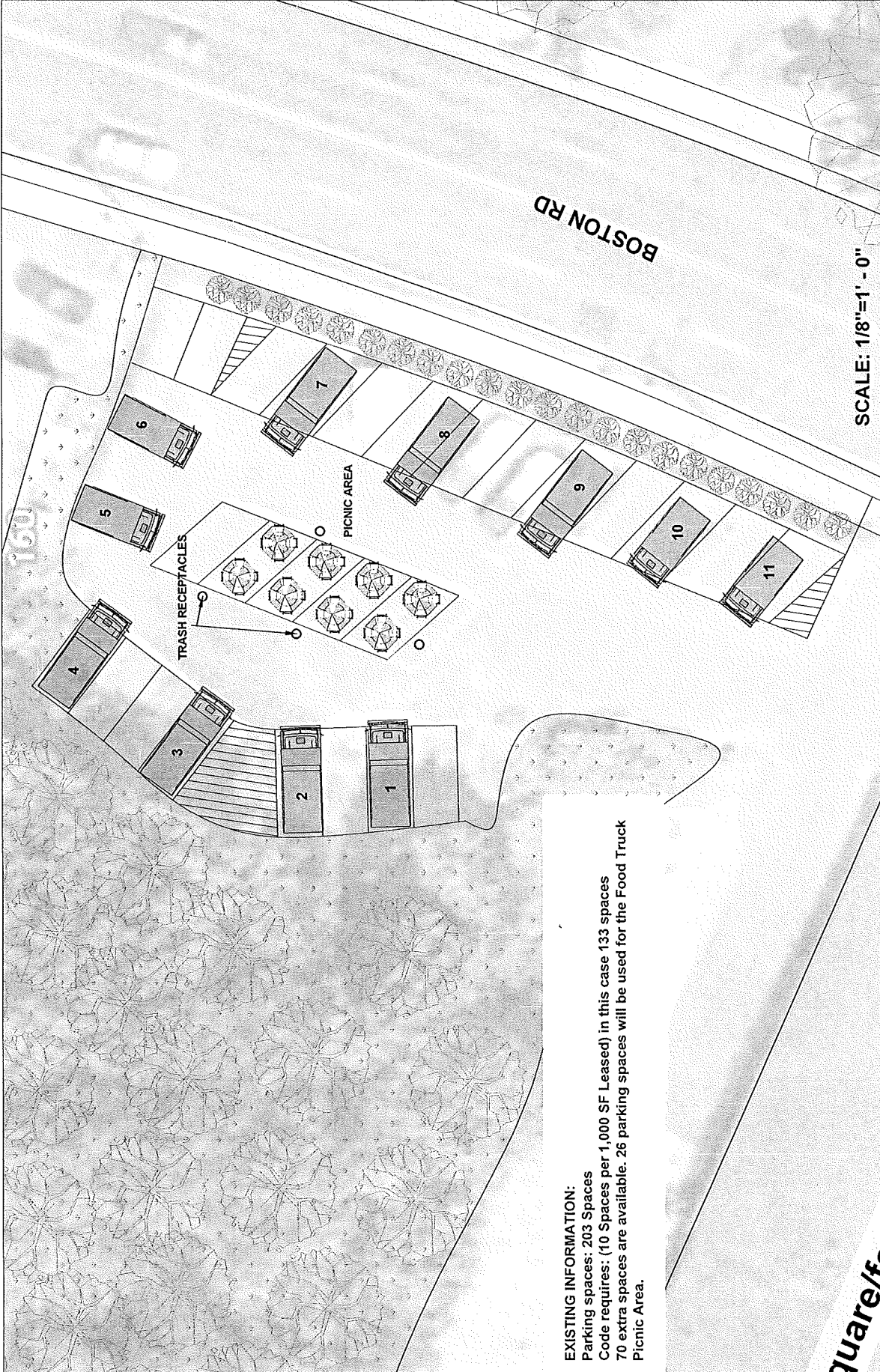
PROJECT NO:

25-124-0-01

PROPOSED FOOD TRUCK PICNIC AREA

A-1

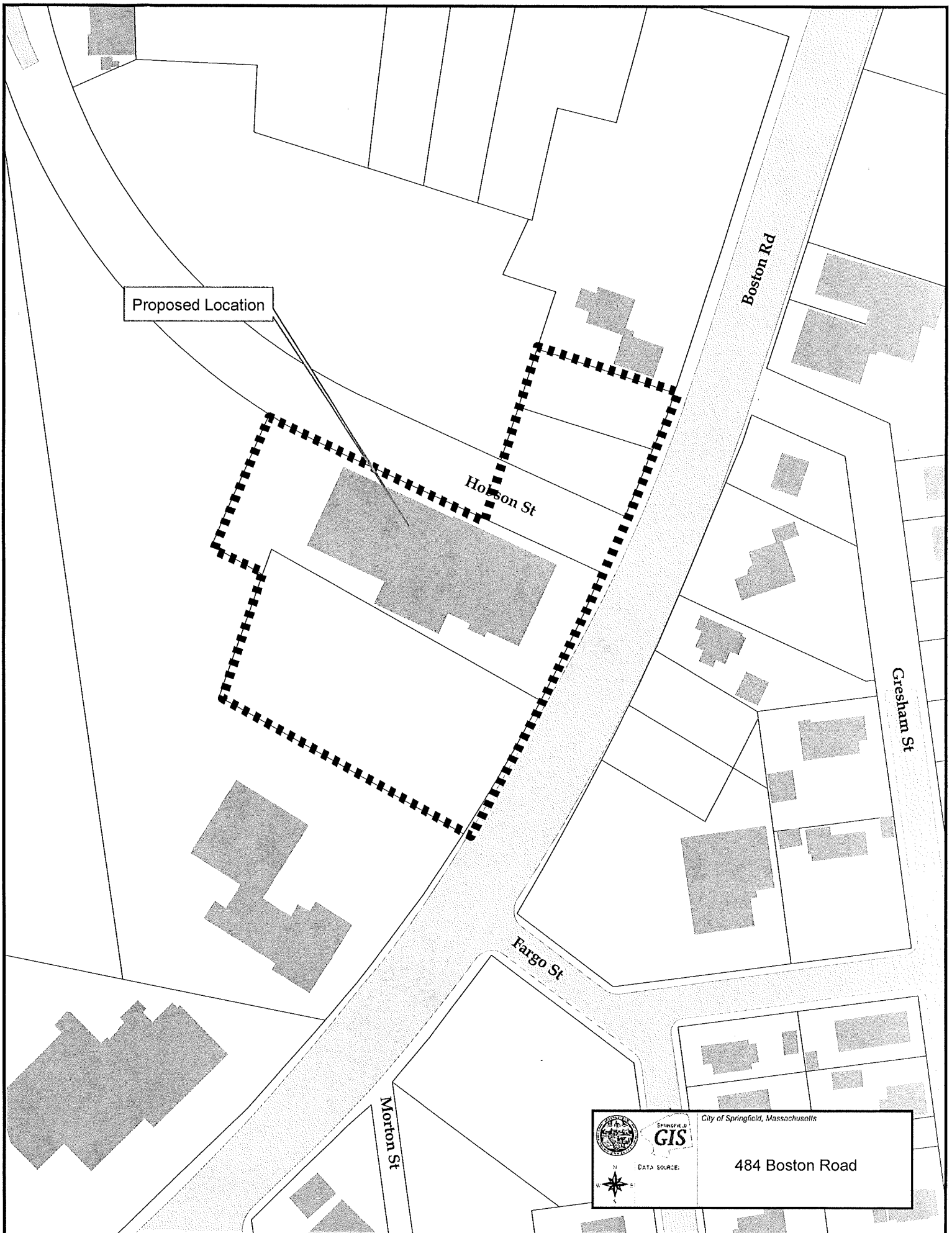
UNCOMMON ARCHITECTURAL PLACES
A.W. NARDI, ARCHITECT - A.W.NARDI@AWNARDI.COM - 413.246.8264



EXISTING INFORMATION:

Parking spaces: 203 Spaces
Code requires: (10 Spaces per 1,000 SF Leased) in this case 133 spaces
70 extra spaces are available. 26 parking spaces will be used for the Food Truck Picnic Area.





Proposed Location

Holson St

Boston Rd

Gresham St

Fargo St

Morton St



Springfield
GIS

City of Springfield, Massachusetts

484 Boston Road

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

to amend an existing special permit (motor vehicle service/sales), granted June 2022, by allowing a change to the petitioner, 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:

484 Boston Road
Springfield, MA 01109

Owner & Petitioner:

484 Boston Road Realty, LLC

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

By: 

Mohammad Ali Saleem

Sandra Powell
Collector/Treasurer (acting)



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

August 7, 2025

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 RD - (01655-0083)
472 BOSTON RD - (01655-0081)
NS BOSTON RD - (01655-0085)
NS BOSTON RD - (01655-0086)

Petitioner

484 BOSTON ROAD REALTY LLC

Property Owner:

484 BOSTON ROAD REALTY LLC
484 BOSTON RD
SPRINGFIELD MA 01109-1227

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

Sandra Powell: Treasurer/Collector (acting)

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

**113 STATE STREET (11110-0643), 1163 MAIN STREET (08130-0570), 1155 MAIN STREET (08130-0572) AND 11-21 STOCKBRIDGE STREET (11190-0044)
MIXED-USE DEVELOPMENT (COMMERCIAL/RESIDENTIAL)**

General Information

Petitioner:	McSpring, LLC (subsidiary of McCaffery Interest, LLC)
Request:	Redevelopment of existing structures for a new mixed-use development, to include commercial and residential uses.
Proposed use of the property:	Mixed-use development
Parcel Size:	Total of 32,181 s.f.
Compatibility with current planning documents:	The South End Neighborhood Plan show no changes to this area.
Neighborhood council notification:	South End Neighborhood Council: 9-2-25
Tax Status:	SEE ATTACHED
Site Visit:	8-26-25
Urban Renewal Plan:	These sites are located within the Court Square Urban Renewal District.
Hearing Date:	9-23-25

Staff Analysis

Neighborhood characteristics:

The parcels are currently zoned Business C and are located within the downtown business district. There are a mix of commercial and residential uses in this area.

Site plan review:

The petitioner has requested a special permit for the redevelopment of four (4) existing structures for a new mixed-use development. The proposed development will include improved commercial spaces on the ground levels and housing units on the upper floors. The buildings to be included in this project are located at 113 State Street (Clock Tower Building), 1163 Main Street, 1155 Main Street (Colonial Block) and 11-21 Stockbridge Street. These properties are currently mostly vacant and owned by the Springfield Redevelopment Authority (SRA).

As the Council is aware, these properties were identified as key re-use priority sites within the Court Square Urban Renewal Plan, specifically amendment #12. In 2021, three (3) out of four (4) of these properties were acquired by the SRA as part of the bank foreclosure sale. The fourth building was acquired through a settlement.

In February 2023, the SRA released a Request for Proposals (RFP) for the redevelopment of these properties. After an extensive RFP process, in which five (5) separate companies bid on the project, McCaffery Interests was approved by the SRA and selected as the Preferred Developer. As per the press release issued by the Mayor's office and the SRA a main reason as to why McCaffery was selected was "...aspects of McCaffery's proposal which were viewed as highly advantageous included their commitment to the historic preservation of both the Clock Tower and Colonial Block buildings, the desire to undertake a mixed-use housing and commercial development as adaptive re-use of what was predominately office space, and their understanding of and significant experience with curated ground floor retail." McCaffery Interests is also an award-winning, full service commercial real estate development company with thirty (30) years of experience in developing, leasing, investing, financing, and managing real estate.

As noted above and as per the plans submitted (see attached), the proposed project will include the redevelopment of four (4) existing buildings. The four (4) buildings will be developed together and when completed will contain improved, ground floor, retail/commercial space and one hundred and eleven (111) new housing units. The new housing units will be a mix of studios, one (1) and two (2) bedroom units. Along with the new housing units the proposed development will also include a full complement of residential amenities, including separate lobbies, garden-level terraces, meeting and business facilities, club room, exercise facility and bicycle storage and repairs.

In reviewing the plans submitted it was noted that the main housing units will be located within 113 State



Street (Clock Tower Block), 1163 Main Street and 1155 Main Street (Colonial Blocks). The property at 113 State Street and 1163 Main Street will contain a total of thirty-nine (39) housing units. These units will be a mix of studios, one (1) and two (2) bedroom units ranging in size from 579 square feet for a studio unit to 1,122, square feet for a two (2) bedroom unit. The new entrance and lobby to these new residential units will be located off Stockbridge Street within the rear of the property located at 1163 Main Street. This lobby area will also include a new fitness center for residents. The redevelopment of this property will also include approximately 8,308 square feet of improved, ground floor commercial space, which includes the commercial space to be located on the ground floor of 1163 Main Street.

The property located at 1155 Main Street (Colonial Block) will contain a total of seventy-two (72) housing units. Again, these units will be a mix of studio, one (1) and two (2) bedroom units ranging in size from the smallest studio unit at 423 square feet to the largest two (2) bedroom unit at 1,005 square feet. It should be note that only ten (10) studio units, within this building, will be sized below 500 square feet. In meetings with the developer, the reason for the limited size of these units was driven by the existing layout and structural elements of this historic building. The building located at 11-21 Stockbridge Street will be redeveloped as the new entrance to the residential units. This area would also contain the fitness center, storage area and offices. The redevelopment of this property will also include approximately 6,715 square feet of improved, ground floor commercial space.

It is important to note that in addition to the interior renovations, work will also include renovations to the exterior of these historic buildings. This includes the complete restoration of the clock located on the roof of 113 State Street. All exterior work will be completed in compliance with the Massachusetts State Historic Preservation Office and the National Park Service. The developer has also recently met with the Springfield Historical Commission to update them on the project. The Commission was very pleased with the proposed work to be taking place at these properties.

With regards to parking for the proposed project it is important to note that on-site parking is not required for commercial uses in a Business C zone. It is however required for residential development. As per the information provided, the developer has determined that approximately 120 parking spaces will be needed for the proposed residential units. While there are currently only forty-six (46) on-site parking spaces associated with these properties, the City of Springfield, through its Office of Planning & Economic Development, is currently in the design phase for the construction of a new parking garage to be located on Willow Street. While the final design has not been completed, this new garage will contain approximately 400 off-street parking spaces and will be operated by the Springfield Parking Authority. The new garage is one piece of the city's public realm improvement project which will help to compliment the redevelopment of these properties as well as other properties within the Main Street Convention Center District.

Overall, the staff is very pleased with the proposed project. This project showcases the potential for adaptive re-use of historic buildings while also providing much needed housing opportunities into the downtown. The project will also activate the public streetscape through the introduction of new, ground floor commercial. The proposed development will also compliment the other recent developments in this area including MGM Springfield, 13-31 Elm Street, the MassMutual Center, Tower Square, as well as many others.

Recommendation:

Approve, with conditions.

Recommended Conditions:

1. This special permit is granted to this petitioner or its successor's or it assigns.
2. This special permit is granted solely for the mixed-use (commercial/residential) redevelopment of the properties known as 113 State Street (11110-0643), 1163-1167 Main Street (08130-0570), 1155 Main Street (08130-0572) and 11-21 Stockbridge Street (11190-0044).
3. The use shall be developed as per that attached site plans and elevations, with the addition of conditions #4 through #6.
4. The public sidewalks shall be maintained, including snow removal.
5. 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, may be required. This approval, if required, must be obtained prior to the issuance of a Building Permit.
6. Any and all approvals required from the Springfield Redevelopment Authority shall be obtained, prior to the issuance of a Building Permit.
7. The City Council shall have the authority to modify, amend, review or revoke its approval of a special permit upon written application of the owner, lessee or Zoning Administrator; provided, however, that such action is consistent with the purpose and intent of the Springfield Zoning Ordinance and a public hearing is held.
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.

Sandra Powell
Collector/Treasurer (acting)



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

August 25, 2025

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:

113 STATE ST - (11110-0643)
1163-1167 MAIN ST - (08130-0570)
1155 MAIN ST - (08130-0572)
11-21 STOCKBRIDGE ST - (11190-0044)

Petitioner

MCCAFFERTY INTERESTS
176 N RACINE AV
STE 200
CHICAGO, IL 60607

Property Owner:

SPRINGFIELD REDEVELOPMENT AUTHORITY
70 TAPLEY ST
SPRINGFIELD MA 01104

A handwritten signature in black ink, appearing to read "Michael Marcinkewich", is written over a horizontal line. The signature is stylized with long, sweeping strokes.

Michael Marcinkewich: Assistant Collector



August 15, 2025

Re: Special Permit (Tier 3) Application
Downtown Springfield, Massachusetts Mixed-Use Redevelopment

Project Description:

The Downtown Springfield Mixed-Use Redevelopment is an exciting, new Adaptive Re-Use of four Buildings located in Springfield, Massachusetts, developed by McCaffery Interests. Below is a summary of the scope of work:

Four Buildings:	1155 Main Street 11-21 Stockbridge Street 1163 Main Street 113 State Street
Total Site Area:	32,181 SF (.74 acres) = 150 DU/ACRE
Total Gross Area of Buildings:	146,500 GSF
Total Number of Residential Units:	Approx. 111 Units 94 – Studios and 1BR's 17 – 2BR's and larger Approx. 120 parking spaces required

The proposed new Downtown Springfield, Massachusetts, Mixed-Use Redevelopment will be comprised of the Restoration and Adaptive Re-Use of four Buildings in the Downtown core of Springfield, Massachusetts. The four Buildings will be developed together and will produce 24,240 GSF of improved retail on the ground floor along Main and State Streets, along with 111 new Residential Units on the ground floor and upper floors of these Buildings on either side of Stockbridge Street. Apartments on the ground floor are a minimum of 30 feet from primary retail facades (Main Street and State Street). Lobbies will be developed along each side of Stockbridge Street, providing entrances to the five-story Residential Buildings located along and above Stockbridge Street.

Each Mixed-Use Building component on either side of Stockbridge Street will contain a full complement of common Residential amenities, including separate lobbies, garden-level terraces, meeting and business facilities, a club room, package collection and storage, an exercise facility, bicycle storage and repair, and separate parking provided by the City of Springfield in the future Willow St Garage. The Residential units will be designed with a contemporary/loft vernacular. The exterior of the four Buildings will be rehabilitated consistently with the requirements of the Massachusetts State Historic Preservation Office and the National Park Service. These approvals will allow for the project to qualify for State and Federal Historic Tax Credits.

This project will also be re-developed in conjunction with the City of Springfield's Public Realm improvements. Coordination efforts are ongoing to ensure that the Public Realm and Re-development are aligned and complement each other.

FULL DRAWING INDEX :

COVER SHEET CLOCKTOWER BLOCK

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- G2.02 - AREA PLANS
- G2.03 - AREA PLANS
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- A2.01 - PROPOSED SITE PLAN
- L2.01 - LANDSCAPE PLAN
- A2.00 - FLOOR PLAN BASEMENT (CLOCKTOWER)
- A2.01 - FIRST FLOOR PLAN (CLOCKTOWER)
- A2.02 - SECOND FLOOR PLAN (CLOCKTOWER)
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- A2.04 - FOURTH FLOOR PLAN (CLOCKTOWER)
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COVER SHEET COLONIAL BLOCK

- A1.02 - RENDERINGS (COLONIAL)
- A1.03 - RENDERINGS (COLONIAL)
- A2.00 - BASEMENT FLOOR PLAN (COLONIAL)
- A2.01 - FIRST FLOOR PLAN (COLONIAL)
- A2.02 - SECOND FLOOR PLAN (COLONIAL)
- A2.03 - THIRD FLOOR PLAN (COLONIAL)
- A2.04 - FOURTH FLOOR PLAN (COLONIAL)
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- A2.06 - ROOF PLAN (COLONIAL)
- A3.01 - SOUTH ELEVATIONS (COLONIAL)
- A3.02 - WEST ELEVATIONS (COLONIAL)
- A3.03 - NORTH ELEVATIONS (COLONIAL)
- A3.04 - EAST ELEVATIONS (COLONIAL)



113 STATE ST.

CLOCKTOWER BLOCK

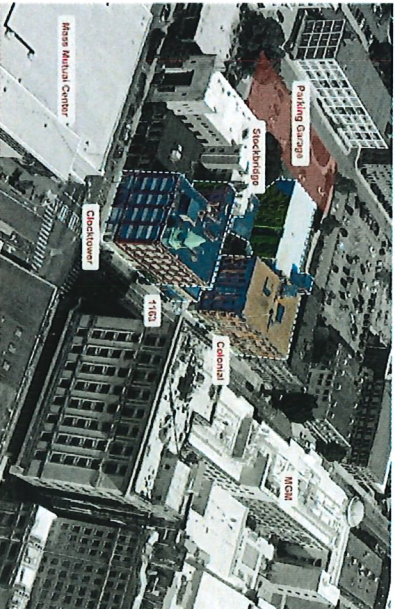
113 STATE ST & 1163 MAIN ST, SPRINGFIELD, MA 01103

ISSUE FOR SPECIAL PERMIT (TIER 3)

8.15.2025

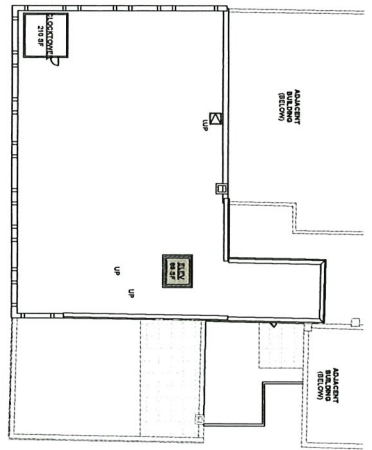


AREA MAP

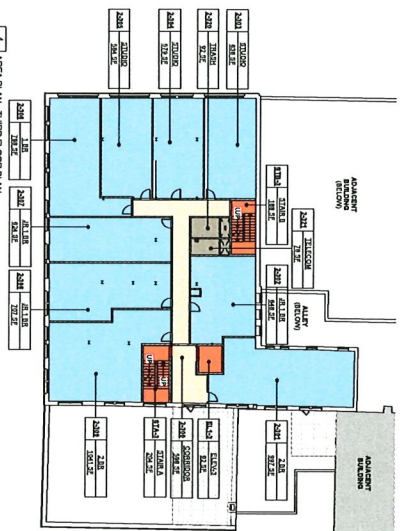


BIRDS EYE VIEW OF SITE

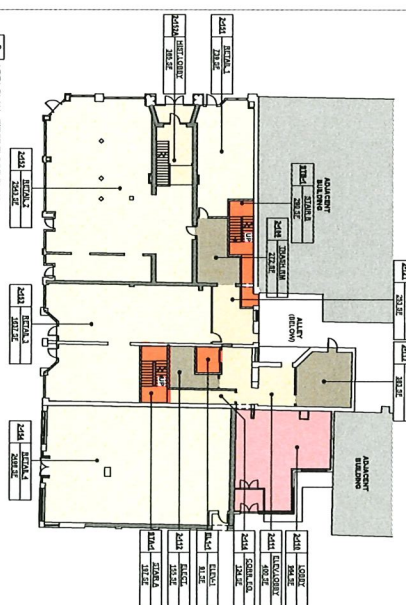
OWNER	ARCHITECT	GENERAL CONTRACTOR	STRUCTURAL ENGINEER	ME/PE	CIVIL ENGINEER	INTERIOR DESIGNER	LANDSCAPE ARCHITECT
MCCAFFERY INTERESTS	ANTUNOVICH ASSOCIATES	CONSIGLI CONSTRUCTION	FUSS & O'NEILL	CES Engineering Services	FUSS & O'NEILL		FUSS & O'NEILL
175 N. Racine Avenue, Suite 200 Chicago, Illinois 60607 FAX: MAIN: 312.944.3777 WWW.MCCAFFERYINC.COM	224 WEST HURON STREET, STE 7E CHICAGO, ILLINOIS 60654 MAIN: 312.286.1125 FAX: 312.286.1125 ANTUNOVICH.COM	100 Allyn St Hartford, CT 06103 FAX: MAIN: 860.741.9850 WWW.CONSIGLI.COM	1550 Main St #400 Springfield, MA 01103 FAX: MAIN: 413.452.0445 WWW.FANDOC.COM	128 Carnegie Row, Suite 104 Norwood, MA 02062 FAX: MAIN: 517.261.7161 WWW.CESENG.COM	1550 Main St #400 Springfield, MA 01103 FAX: MAIN: 413.452.0445 WWW.FANDOC.COM		1550 Main St #400 Springfield, MA 01103 FAX: MAIN: 413.452.0445 WWW.FANDOC.COM



7	AREA PLAN - T.O. ROOF
1/16" = 1'-0"	



4	AREA PLAN - THIRD FLOOR PLAN
1/16" = 1'-0"	
2/1/21	



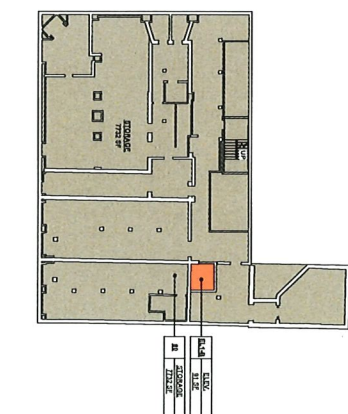
2	AREA PLAN - FIRST FLOOR PLAN
1/16" = 1'-0"	



6 AREA PLAN - FIFTH FLOOR PLAN
1/16" = 1'-0"



3 AREA PLAN - SECOND FLOOR PLAN
1/16" = 1'-0"



1	BASEMENT
1/16" = 1'-0"	

[illegible]

5	AREA PLAN - FOURTH FLOOR PLAN
DATE	1/16" = 1'-0"
ASST	

COGNATE BLOCK - INDEPENDENT STUDIES											
BLOCK		LEVEL	UNIT	CR	CR/SEM	CR/SEM	CR/SEM	CR/SEM	CR/SEM	CR/SEM	CR/SEM
LEVEL	UNIT	CR	CR/SEM	CR/SEM	CR/SEM	CR/SEM	CR/SEM	CR/SEM	CR/SEM	CR/SEM	CR/SEM
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UNIT #16 - CLOSETORS				
UNIT NUMBER	UNIT TYPE	RENTABLE (\$)	UNIT #16	UNIT #16
2-3001	2 BR	1034 SF		
2-3002	JR 1 BR	646 SF		
2-3004	STUDIO	638 SF		
2-3005	STUDIO	564 SF		
2-3007	1 BR	769 SF		
2-3008	JR 1 BR	713 SF		
2-3009	JR 1 BR	713 SF		
2-3111	1 BR + SH	1037 SF		
2-3112	1 BR	681 SF		
2-3213	1 BR + SH	692 SF		
2-3201	2 BR	841 SF		
2-3202	JR 1 BR	673 SF		
2-3203	STUDIO	584 SF		
2-3204	STUDIO	584 SF		
2-3205	1 BR	786 SF		
2-3206	2 BR	1041 SF		
2-3207	JR 1 BR	713 SF		
2-3208	JR 1 BR	713 SF		
2-3209	STUDIO	638 SF		
2-3210	JR 1 BR	579 SF		
2-3211	1 BR	786 SF		
2-3212	STUDIO	584 SF		
2-3213	1 BR	711 SF		
2-3214	1 BR	1037 SF		
2-3215	2 BR			
2-3216	2 BR			
2-3217	2 BR			
2-3218	2 BR			
2-3219	2 BR			
2-3220	2 BR			
2-3221	2 BR			
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2-3279	2 BR			
2-3280	2 BR			
2-3281	2 BR			
2-3282	2 BR			

2-303	STUDIO	6:08 PM
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PROJECT NAME

ANTUNOVICH ASSOCIATES
25 WEST UNION STREET, SUITE 21
NEW YORK, NY 10119
TEL: 212-691-1000
WWW.ANTUNOVICH.COM

PROJECT LOCATION

11415 KAT ST, MANHATTAN, NY 10119

AREA PLANS

CONTRACT INFORMATION

CONTRACT NUMBER: 11415 KAT ST, MANHATTAN, NY 10119
CONTRACT DATE: 11/19/2019

CLIENT INFORMATION

CLIENT NAME: 11415 KAT ST, MANHATTAN, NY 10119
CLIENT ADDRESS: 11415 KAT ST, MANHATTAN, NY 10119
CLIENT PHONE: 11415 KAT ST, MANHATTAN, NY 10119
CLIENT FAX: 11415 KAT ST, MANHATTAN, NY 10119
CLIENT EMAIL: 11415 KAT ST, MANHATTAN, NY 10119

DESIGNER INFORMATION

DESIGNER NAME: 11415 KAT ST, MANHATTAN, NY 10119
DESIGNER ADDRESS: 11415 KAT ST, MANHATTAN, NY 10119
DESIGNER PHONE: 11415 KAT ST, MANHATTAN, NY 10119
DESIGNER FAX: 11415 KAT ST, MANHATTAN, NY 10119
DESIGNER EMAIL: 11415 KAT ST, MANHATTAN, NY 10119

DATE OF DRAWING

DATE OF DRAWING: 11/19/2019

DATE OF REVISION

DATE OF REVISION: 11/19/2019

DATE OF SUBMITTAL

DATE OF SUBMITTAL: 11/19/2019

DATE OF REVIEW

DATE OF REVIEW: 11/19/2019

DATE OF APPROVAL

DATE OF APPROVAL: 11/19/2019

DATE OF CLOSURE

DATE OF CLOSURE: 11/19/2019

DATE OF COMPLETION

DATE OF COMPLETION: 11/19/2019

DATE OF FINAL REVIEW

DATE OF FINAL REVIEW: 11/19/2019

DATE OF FINAL APPROVAL

DATE OF FINAL APPROVAL: 11/19/2019

DATE OF FINAL CLOSURE

DATE OF FINAL CLOSURE: 11/19/2019

DATE OF FINAL COMPLETION

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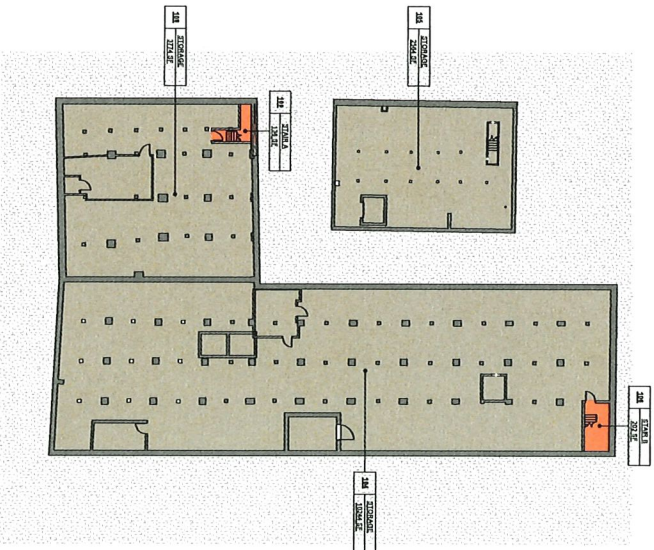
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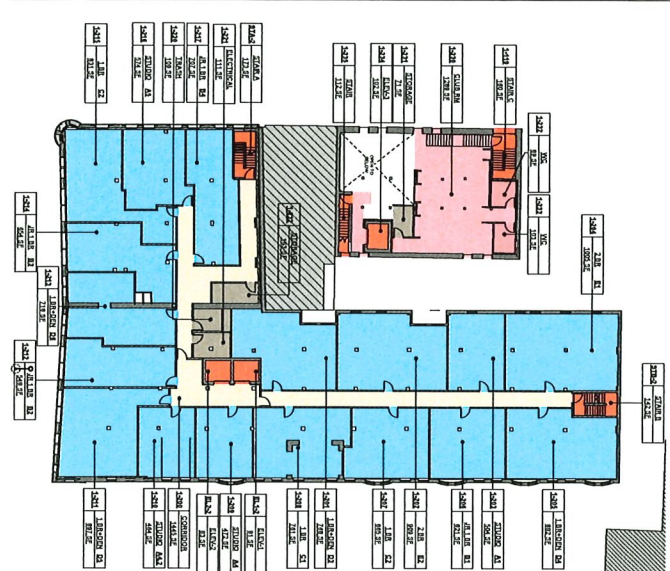
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1 BASEMENT
1/8" = 1'-0"



2 AREA PLAN - FIRST FLOOR
1/8" = 1'-0"





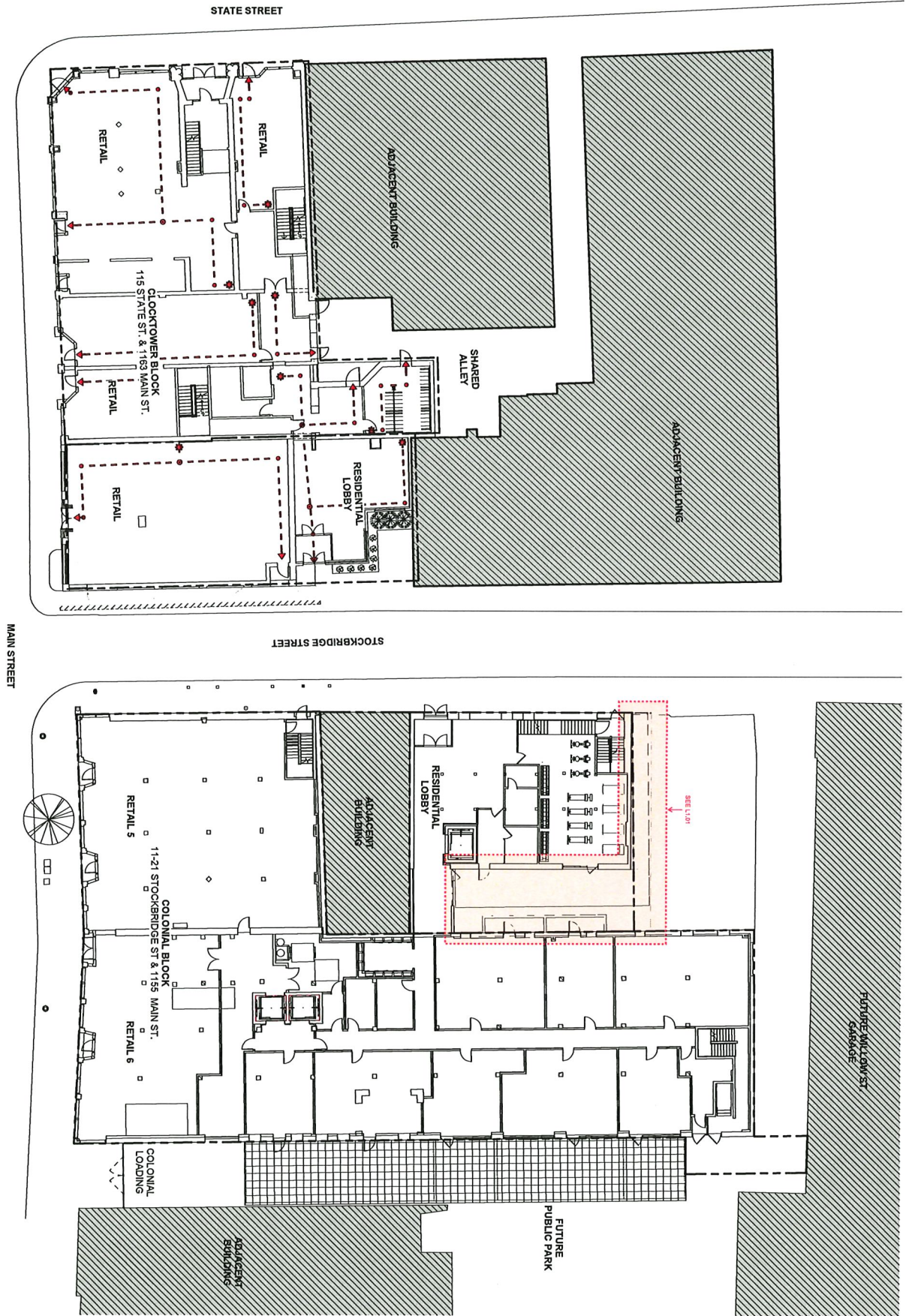
2	AREA PLAN - FOURTH FLOOR
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1 AREA PLAN - THIRD FLOOR

[illegible]

NUMBER UNIT-TYPE			NUMBER UNIT-TYPE			NUMBER UNIT-TYPE			NUMBER UNIT-TYPE		
NUMBER	UNIT-TYPE	POSTAL-MAIL	NUMBER	UNIT-TYPE	POSTAL-MAIL	NUMBER	UNIT-TYPE	POSTAL-MAIL	NUMBER	UNIT-TYPE	POSTAL-MAIL
FIRST FLOOR											
1-501	STUDIO	864 SF	1-509	STUDIO	471 SF	1-609	STUDIO	471 SF	1-510	1BR-1CN	863 SF
1-502	STUDIO	864 SF	1-510	STUDIO	466 SF	1-511	STUDIO	466 SF	1-511	1BR-1CN	863 SF
1-503	2 BR	1005 SF	1-511	2 BR	944 SF	1-512	1BR-1CN	555 SF	1-512	1BR-1CN	543 SF
1-504	STUDIO	462 SF	1-512	1BR-1CN	714 SF	1-513	1BR-1CN	716 SF	1-513	1 BR	555 SF
1-505	STUDIO	462 SF	1-513	1 BR	555 SF	1-514	1 BR	555 SF	1-514	STUDIO	371 SF
1-506	STUDIO	466 SF	1-514	1 BR	555 SF	1-515	STUDIO	371 SF	1-515	STUDIO	371 SF
1-507	1 BR	555 SF	1-515	STUDIO	371 SF	1-516	2 BR	931 SF	TOTAL 7		
1-508	1 BR	571 SF	1-516	STUDIO	578 SF	1-517	1 BR	578 SF			
SECOND FLOOR											
1-520	1 BR-1CN	769 SF	1-520	1 BR-1CN	769 SF	1-520	1 BR-1CN	734 SF	1-510	1BR-1CN	863 SF
1-520	2 BR	999 SF	1-521	2 BR	999 SF	1-521	STUDIO	423 SF	1-521	STUDIO	423 SF
1-524	1 BR	555 SF	1-522	2 BR	1005 SF	1-522	1 BR	555 SF	1-522	1 BR	555 SF
1-525	2 BR	982 SF	1-523	1BR-1CN	863 SF	1-523	1BR-1CN	863 SF	1-523	1 BR	511 SF
1-526	1 BR	555 SF	1-524	1 BR	555 SF	1-524	1 BR	555 SF	1-524	1 BR	555 SF
1-527	1 BR	555 SF	1-525	1 BR	555 SF	1-525	1 BR	555 SF	1-525	1 BR	555 SF
1-528	1 BR	571 SF	1-526	1 BR	571 SF	1-526	1 BR	571 SF	1-526	STUDIO	466 SF

1. FLOOR HEIGHTS ARE ESTIMATED UTILIZING EXISTING BUILDING DOCUMENTATION & A 3D SCAN OF THE EXISTING CONDITIONS. HEIGHT WILL NEED TO VERIFIED IN FIELD.



2 SITE PLAN - FIRST FLOOR
1" = 10'-0"

OWNER		ANTUNOVICH ASSOCIATES
ARCHITECT		ANTUNOVICH ASSOCIATES
SUBMITTALS & REVISIONS		
NO.	DATE	DESCRIPTION
1	6/15/2025	INITIAL SUBMITTAL
2	6/15/2025	REVISIONS
3	6/15/2025	REVISIONS
4	6/15/2025	REVISIONS
5	6/15/2025	REVISIONS
6	6/15/2025	REVISIONS
7	6/15/2025	REVISIONS
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350	6/15/2025	

- ORNAMENTAL WOOD GATE



DRAFT

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176 N. RACINE AVENUE, SUITE 200
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1650 MAIN ST
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413.425.0445
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617.261.7161
WWW.CESSENG.COM
CML ENGINEER

LANDSCAPE ARCHITECT
FUS3 & O'NEILL
1550 MAIN ST #400

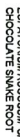
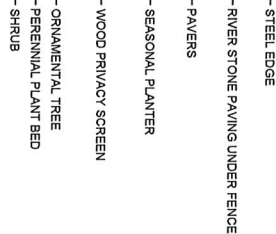
CONSOLID CONSTRUCTION
100 ALLYN ST
HARTFORD, CT 06103
860 745 9310

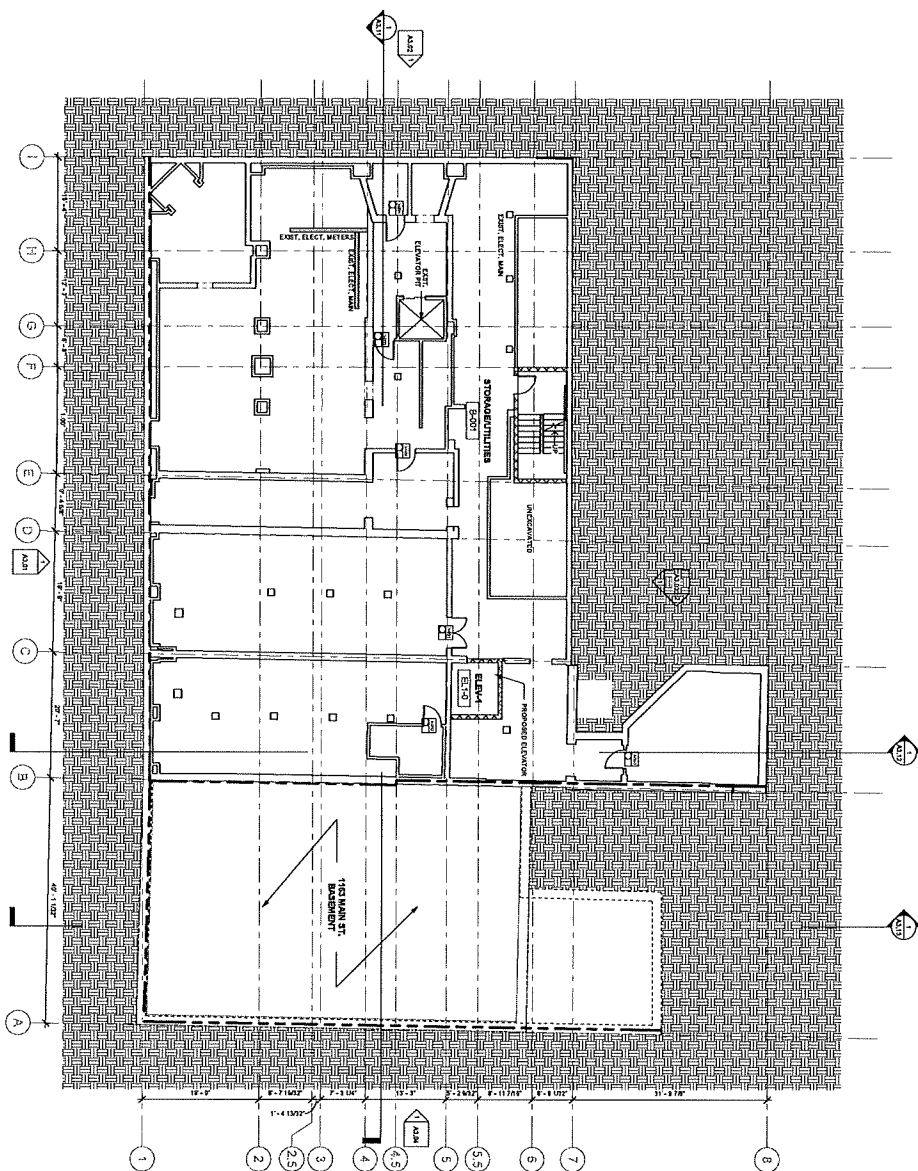
COLONIAL
1145 MAIN ST. & 11-21 STOCKBROOK
SPRINGFIELD, MA 01103

DATE	TIME	LOCATION	ACTIVITY	REMARKS
08/08/2022	08:00	000000	000000	000000

PROJECT NO.	20250411
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03/01/2000





PHASE LEGEND	
	EXISTING TO REMAIN
	NEW CONSTRUCTION
	NOT IN SCOPE
GENERAL DEMO NOTES	

[illegible]

KEYED NOTES

NEW SLAB FILL, ELEVATION TO MATCH ADJACENT FLOOR, REF STRUCTURE

No.	Time	Remarks
1	08:30	Arrival at the site
2	08:45	Start of the tour
3	09:00	Visit to the museum
4	09:15	Visit to the library
5	09:30	Visit to the garden
6	09:45	Visit to the park
7	10:00	Visit to the lake
8	10:15	Visit to the beach
9	10:30	Visit to the hotel
10	10:45	Visit to the restaurant
11	11:00	Visit to the bar
12	11:15	Visit to the club
13	11:30	Visit to the casino
14	11:45	Visit to the spa
15	12:00	Visit to the gym
16	12:15	Visit to the pool
17	12:30	Visit to the sauna
18	12:45	Visit to the hot tub
19	13:00	Visit to the massage
20	13:15	Visit to the hair salon
21	13:30	Visit to the nail salon
22	13:45	Visit to the beauty shop
23	14:00	Visit to the clothing store
24	14:15	Visit to the jewelry store
25	14:30	Visit to the perfume store
26	14:45	Visit to the cosmetics store
27	15:00	Visit to the shoe store
28	15:15	Visit to the hat store
29	15:30	Visit to the bag store
30	15:45	Visit to the watch store
31	16:00	Visit to the clock store
32	16:15	Visit to the picture store
33	16:30	Visit to the book store
34	16:45	Visit to the record store
35	17:00	Visit to the CD store
36	17:15	Visit to the DVD store
37	17:30	Visit to the video store
38	17:45	Visit to the game store
39	18:00	Visit to the toy store
40	18:15	Visit to the hobby store
41	18:30	Visit to the craft store
42	18:45	Visit to the garden store
43	19:00	Visit to the pet store
44	19:15	Visit to the fish store
45	19:30	Visit to the bird store
46	19:45	Visit to the reptile store
47	20:00	Visit to the mammal store
48	20:15	Visit to the invertebrate store
49	20:30	Visit to the plant store
50	20:45	Visit to the animal store
51	21:00	Visit to the insect store
52	21:15	Visit to the shell store
53	21:30	Visit to the fossil store
54	21:45	Visit to the mineral store
55	22:00	Visit to the rock store
56	22:15	Visit to the gem store
57	22:30	Visit to the jewelry store
58	22:45	Visit to the watch store
59	23:00	Visit to the clock store
60	23:15	Visit to the picture store
61	23:30	Visit to the book store
62	23:45	Visit to the record store
63	24:00	Visit to the CD store
64	24:15	Visit to the DVD store
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95	32:00	Visit to the toy store
96	32:15	Visit to the hobby store
97	32:30	Visit to the craft store
98	32:45	Visit to the garden store
99	33:00	Visit to the pet store
100	33:15	Visit to the fish store

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Springfield, MA 01103
MAIN: 413.457.0445
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LANDSCAPE ARCHITECT
FUSS & O'NEILL
1550 Main St #400
Springfield, MA 01103
Main: 417.873.0666
www.fussandoneill.com

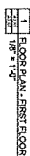
GENERAL CONTRACTOR
CONSOLID CONSTRUCTION
100 Abby St.
Hartford, CT 06103
MAIN: 860.741.3850
WWW.CONSOLID.COM

PROJECT LOCATION
**CLOCKTOWER
BLOCK**
1163 MAIN ST. SPANBORO' FIELD MA. 01103

FLOOR PLAN -
BASEMENT

SECRET
CLASS BY
CHG/CED BY
PROJECT NO

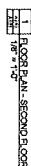
DRAWING NO. **A2.00**



1. SEE A-920 FOR TYPICAL INTERIOR DOOR OFFSET DETAIL.
2. ALSO SEE SERIES FOR DIMENSIONS OF ALUMINUM DOOR.
3. ALL UNIFORM-COMPOUND DORMER WALLS ARE PARTITION TYPE B-6. U.S.O.
4. ALL UNIFORM-JOINT DORMER WALLS ARE PARTITION TYPE C-6A. U.S.O.
5. ALL UNIFORM-JOINT DORMER WALLS AT KITCHEN LOCATIONS EXISTING STAYS TO BE REPRODUCED. REFER TO ARCH. DRAWING FOR STAY REPRODUCTION INFORMATION. E.C.B.
6. SEAL AND REPAIR ANY CRACKS IN FORM WALLS.
7. REFER TO A-800 SERIES FOR FINISHED UNIT PLANS.

KEYED NOTES

NEW SLAB FILL, ELEVATION TO MATCH ADJACENT FLOOR, REF STRUCTURE

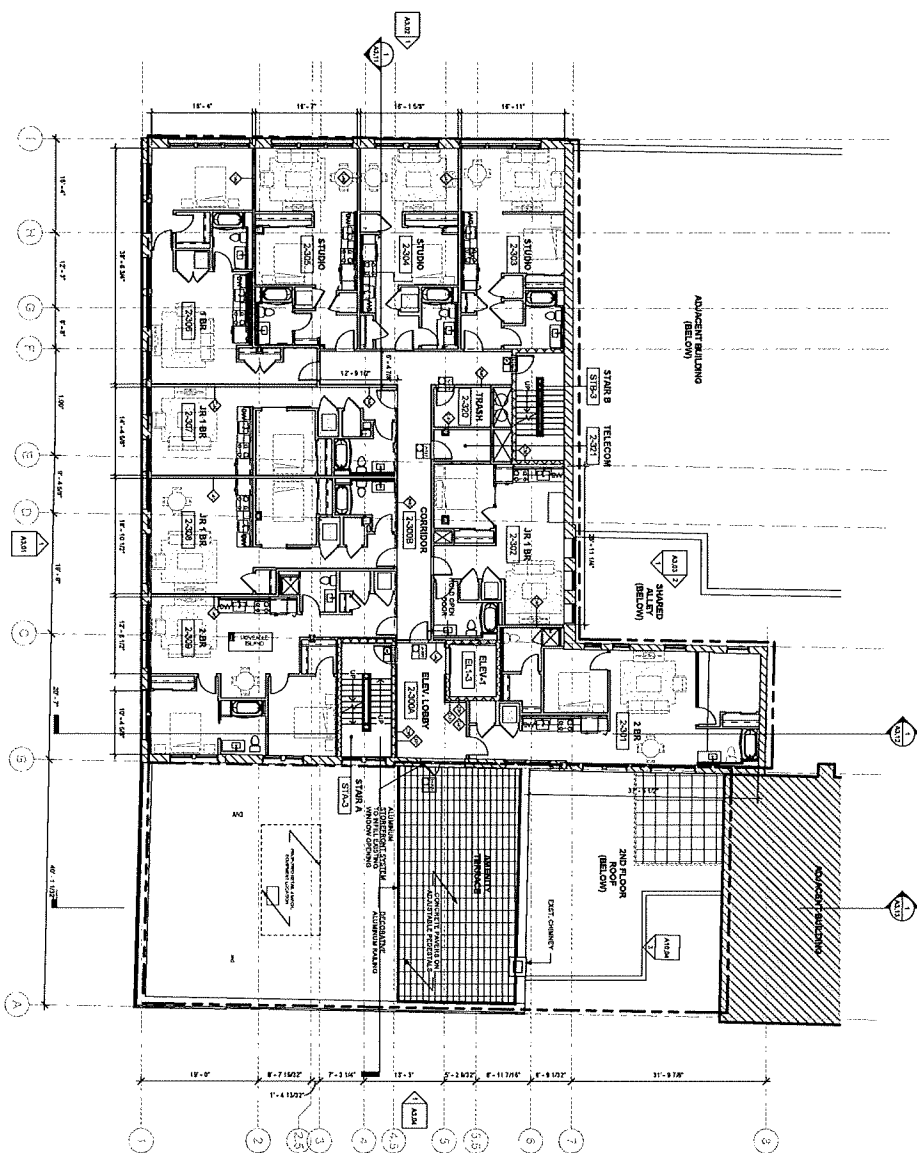
[illegible]

FLOOR, REV STRUCTURE

[illegible]

FUSS & OWELL 1020 Main St. 6th Fl. New York, NY 10017 Tel: 212-693-1000 WWW.FUSS.OWELL.COM	ZABOCCO ARCHITECT FUSS & OWELL 1020 Main St. 6th Fl. New York, NY 10017 WWW.ZABOCCO.COM
--	---

FLOOR PLAN - SECOND FLOOR	
DATE	DATE
DESIGNER	DRAWN BY
CHECKED BY	PROJECT NO.
APPROVED BY	
REMARKS	

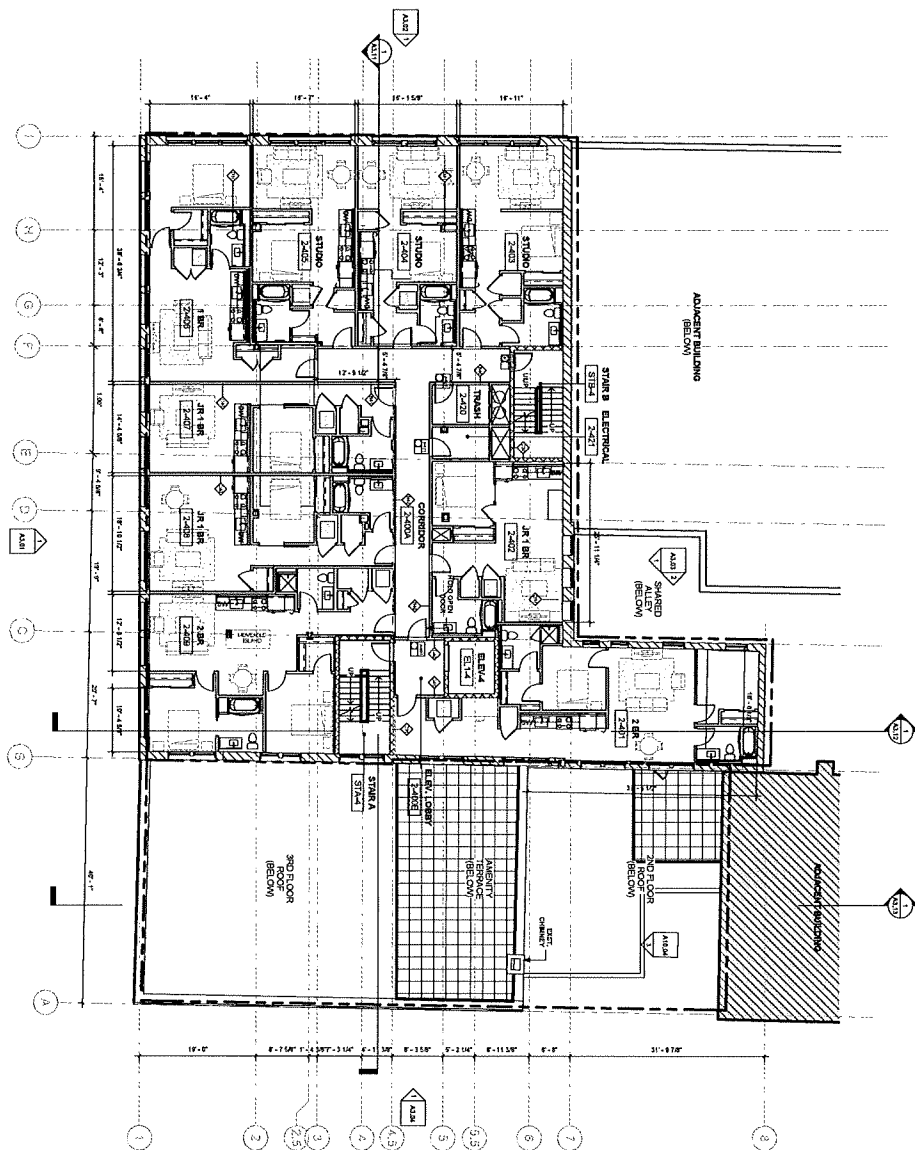


FLOOR PLAN - THIRD FLOOR

[illegible]

NEW SLAB N°11, ELEVATION TO MATCH ADJACENT FLOOR, REF STRUCTURE

[illegible]



PHASE LEGEND	
	EXISTING TO REMAIN
	NEW CONSTRUCTION
	NOT IN SCOPE

GENERAL DEMO NOTES

1. SET A4031 FOR TYPICAL INTERIOR DOORS OFF-DIAG-
NOSTICALLY. SET A4030 FOR INTERIOR DOORS OFF-DIAG-
NOSTICALLY. SET A4032 FOR EXTERIOR DOORS OFF-DIAG-
NOSTICALLY.
2. SET A4033 FOR TYPICAL DOORS WITH A PATTERION TYPE
OF OTHER CONDITION.
3. SET A4034 FOR TYPICAL DOORS WITH A PATTERION TYPE
B6 UNIFORM DIAMETER WALLS AT PATTERION TYPE
A4 UNIFORM DIAMETER WALLS AT PATTERION TYPE C4A.
4. SET A4035 FOR TYPICAL DOORS WITH A PATTERION TYPE
B6 UNIFORM DIAMETER WALLS AT PATTERION TYPE C4A.
5. SET A4036 FOR TYPICAL DOORS WITH A PATTERION TYPE
C4A UNIFORM DIAMETER WALLS AT PATTERION TYPE C4A.
6. SET A4037 FOR TYPICAL DOORS WITH A PATTERION TYPE
C4A UNIFORM DIAMETER WALLS AT PATTERION TYPE C4A.
7. SET A4038 FOR TYPICAL DOORS WITH A PATTERION TYPE
C4A UNIFORM DIAMETER WALLS AT PATTERION TYPE C4A.

KEYED NOTES

NEW SLAB WILL ELEVATION TO MATCH ADJACENT FLOOR, REPAIR STRUCTURE

1

[illegible]

MCCLAFERTY INTERESTS
178 N. Western Avenue, Suite 208
Chicago, Illinois 60617
MAIL: 312.344.2777
WWW.MCCLAFERTYINC.COM

ARCHITECT

ANTUNOVICH ASSOCIATES
400 WEST HURON STREET, SUITE 10
CHICAGO, ILLINOIS 60654
MAIL: 312.795.1128

STRUCTURAL ENGINEER
RUSSELL O'NEILL
1850 Main St #400
Salem, MA 01970
MAIN: 413-632-0445
WWW.FANOD.COM

M.E.P. & P. ENGINEERS
CES Engineering Services
125 Cambridge Row Suite 104
Needham, MA 02462

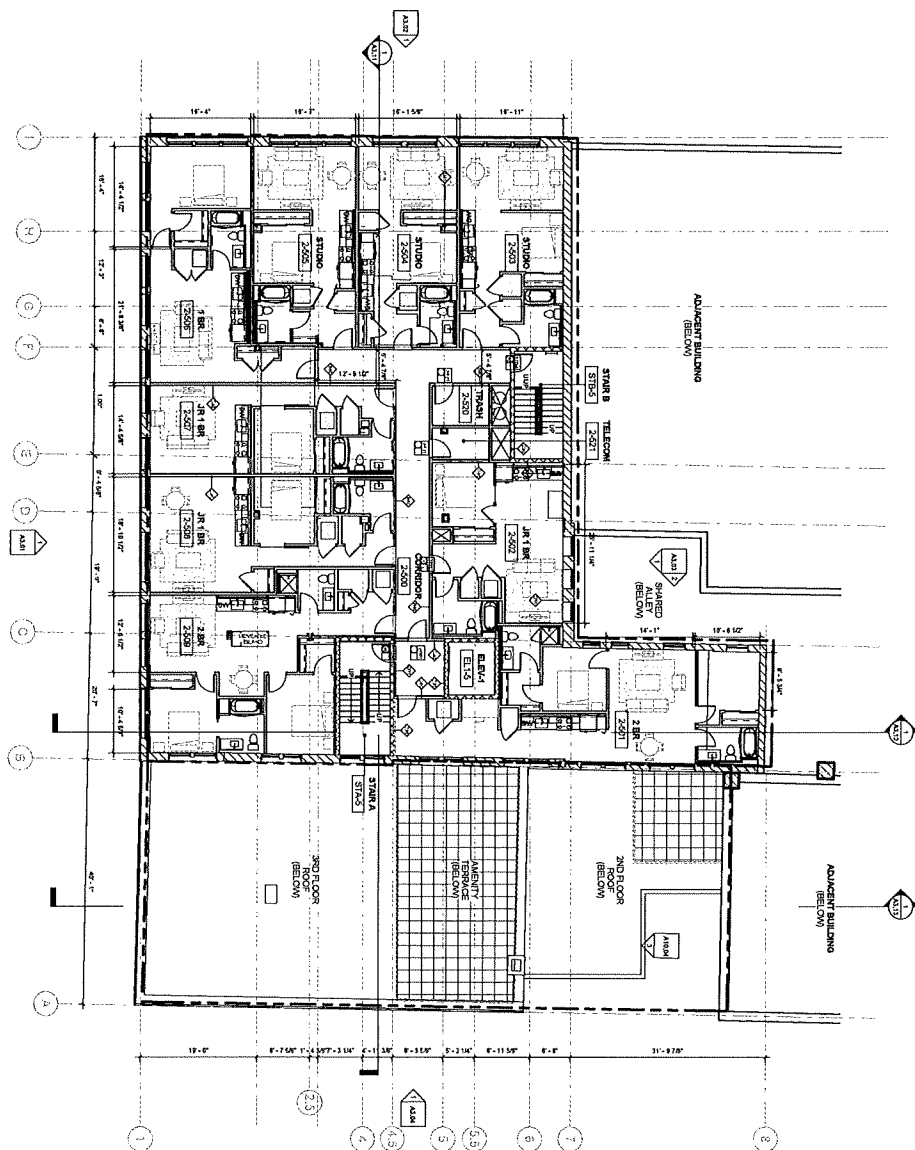
CIVIL ENGINEER
FUSS & O'NEILL
1352 Main St. 4th Fl.
Springfield, MA 01103
MAIN: 413.452.0645
WWW.FANDOC.COM

GENERAL CONTRACTOR
CONSOLID CONSTRUCTION
100 APM 22
Hartford, CT 06101
MAIN: 860.741.8920
WWW.CONSOLL.COM

PROJECT LOCATION

BLOCK
1103 MAIN ST. SPRINGFIELD MA 01103
DRAWING TITLE
**FLOOR PLAN -
FOURTH FLOOR**

DRAWING NO.	DRAWN BY.	CHECKED BY.	PROJECT NO.
A2.04			



PHASE LEGEND	
	EXISTING TO REMAIN
	NEW CONSTRUCTION
	NOT IN SCOPE

GENERAL DEMO NOTES

1. SEE ALSO FOR TYPICAL INTERIOR DOOR OPENING DETAIL - SEE A-609 SERIES FOR DIMENSIONS OF PHYSICAL DOOR AND FRAME CONDITIONS.
2. ALL UNFINISHED DRIBBING WALLS ARE PARTITION TYPE C/U.M.O.
3. ALL UNFINISHED DRIBBING WALLS ARE PARTITION TYPE C/U.M.O.
4. ALL FINISHED DRIBBING WALLS AT RECEPTION LOCATIONS ARE PARTITION TYPE C/C.U.M.O.
5. EXISTING STAIR TO BE DEMOLISHED. REFERS TO MECH. ROOMS FOR STAIR PRESUMEDLY UNDER REMOVAL.
6. EXISTING STAIR WALLS TO RECEIVE LAYOUT OF GYM II/O, STAIR AND MECHAN. ANTICIPATED IN STAIR WALLS.
7. REFER TO DRAWING SERIES FOR DIMENSIONED VERT. JOINTS.

KEYWORD NOTES

NEW SLAB IN FIL., ELEVATION TO MATCH ADJACENT FLOOR, NEW STRUCTURE

Issue	Due	Revisions
1	Issue for 2016	2016
2	Issue for 2017	2017
3	Issue for 2018	2018
4	Issue for 2019	2019
5	Issue for 2020	2020
6	Issue for 2021	2021
7	Issue for 2022	2022
8	Issue for 2023	2023
9	Issue for 2024	2024
10	Issue for 2025	2025
11	Issue for 2026	2026
12	Issue for 2027	2027
13	Issue for 2028	2028
14	Issue for 2029	2029
15	Issue for 2030	2030
16	Issue for 2031	2031
17	Issue for 2032	2032
18	Issue for 2033	2033
19	Issue for 2034	2034
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21	Issue for 2036	2036
22	Issue for 2037	2037
23	Issue for 2038	2038
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32	Issue for 2047	2047
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95	Issue for 2110	2110
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97	Issue for 2112	2112
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101	Issue for 2116	2116
102	Issue for 2117	2117
103	Issue for 2118	2118
104	Issue for 2119	2119
105	Issue for 2120	2120
106	Issue for 2121	2121
107	Issue for 2122	2122

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MAIL: 312.944.5177
WWW.MCCAFERYINTC.COM

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www.antunovich.com

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WWW.JANDO.COM
M.E.P. & P.P. ENGINEERS
CES Engineering Services

MAIL: 617.261.7161
 WWW.CEENR.COM
 CHIL ENGINEER
 CHIL & CHIL

LANDSCAPE ARCHITECT

1850 Main St. #200
Cambridge, MA 01103
MAR: 413.452.0465
WWW.SANDO.COM

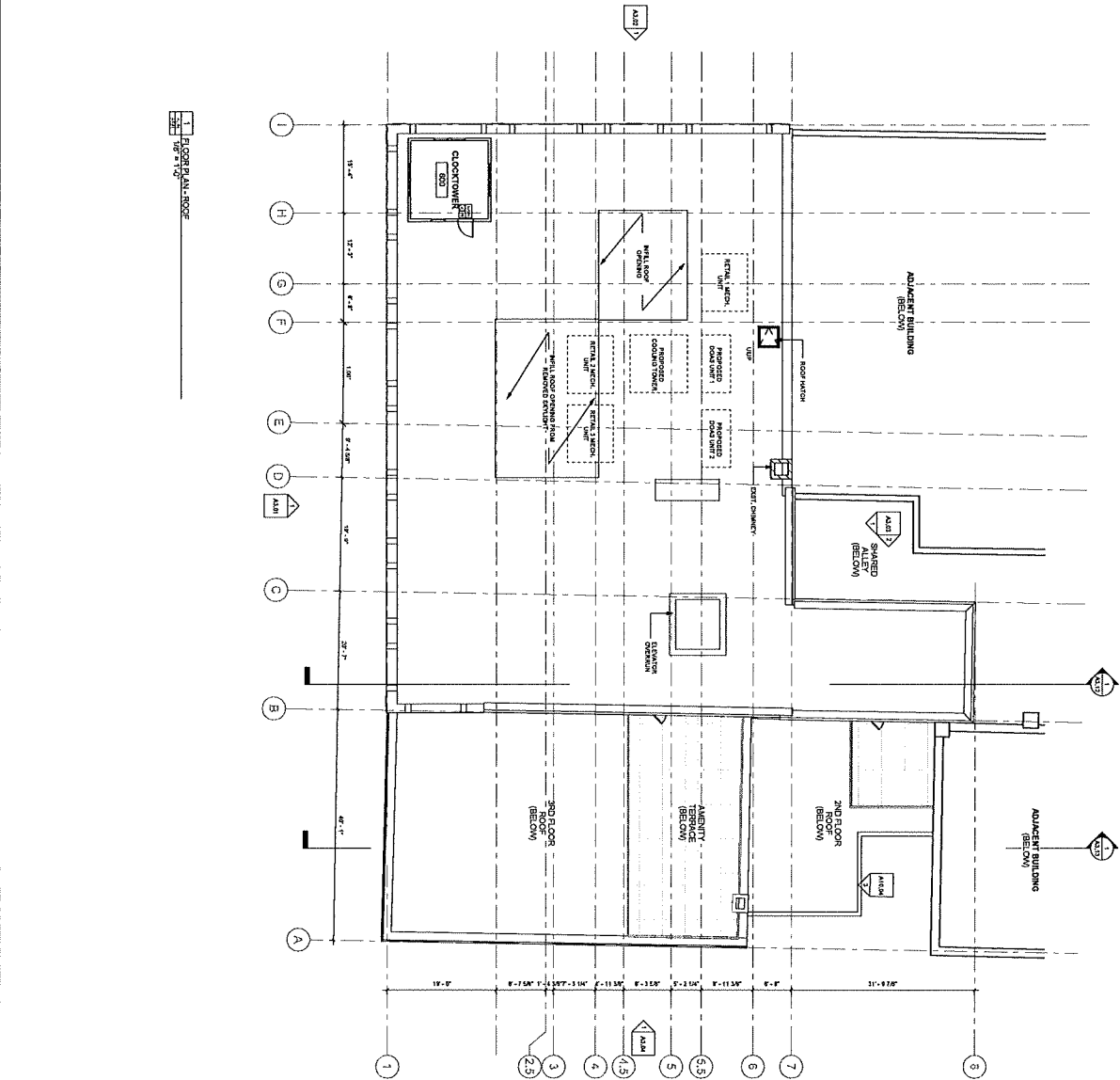
CONSOLID CONSTRUCTION
105 Adam Ct
Hartford, CT 06103
MAIN: 810.741.8550
WWW.CONSOL.COM

**CLOCKTOWER
BLOCK**

FLOOR PLAN - FIFTH
FLOOR

DATE	04/04/2015
DRIVER BY	04/04/2015

PROJECT NO.	DRAWING NO.
-------------	-------------



1 FLOOR PLAN - ROOF

PHASE LEGEND	
	EXISTING TO REMAIN
	NEW CONSTRUCTION
	NOT IN SCOPE

- GENERAL NOTES**
- SEE ALL NOTES ON THE DRAWINGS FOR GENERAL NOTES.
 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 901.
 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 901.
 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 901.
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 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 901.

NOTED NOTES

1. SEE ALL NOTES ON THE DRAWINGS FOR GENERAL NOTES.

APPROVALS	DATE
	01/25/2025
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	01/25/2025
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	01/25/2025
	01/25/2025
	01/25/2025

PROJECT INFORMATION

PROJECT NAME: CLOCKTOWER BLOCK

PROJECT LOCATION: 1100 MAIN ST, SPRINGFIELD, MA 01103

DRAWING TITLE: FLOOR PLAN - ROOF

DRAWING NO: A2.06

DATE: 01/25/2025

BY: [Name]

CHECKED BY: [Name]

DESIGNED BY: [Name]

PLANNED BY: [Name]

WRITTEN BY: [Name]

CONTRACTOR: [Name]

GENERAL CONTRACTOR: [Name]

ARCHITECT: [Name]

ENGINEER: [Name]

DESIGNER: [Name]

CHECKER: [Name]

PLANNER: [Name]

WRITER: [Name]

DISTRIBUTOR: [Name]

RECORDER: [Name]

PLOTTER: [Name]

BINDER: [Name]

FINISHER: [Name]

SHIPPER: [Name]

RECEIVER: [Name]

INSTALLER: [Name]

MAINTAINER: [Name]

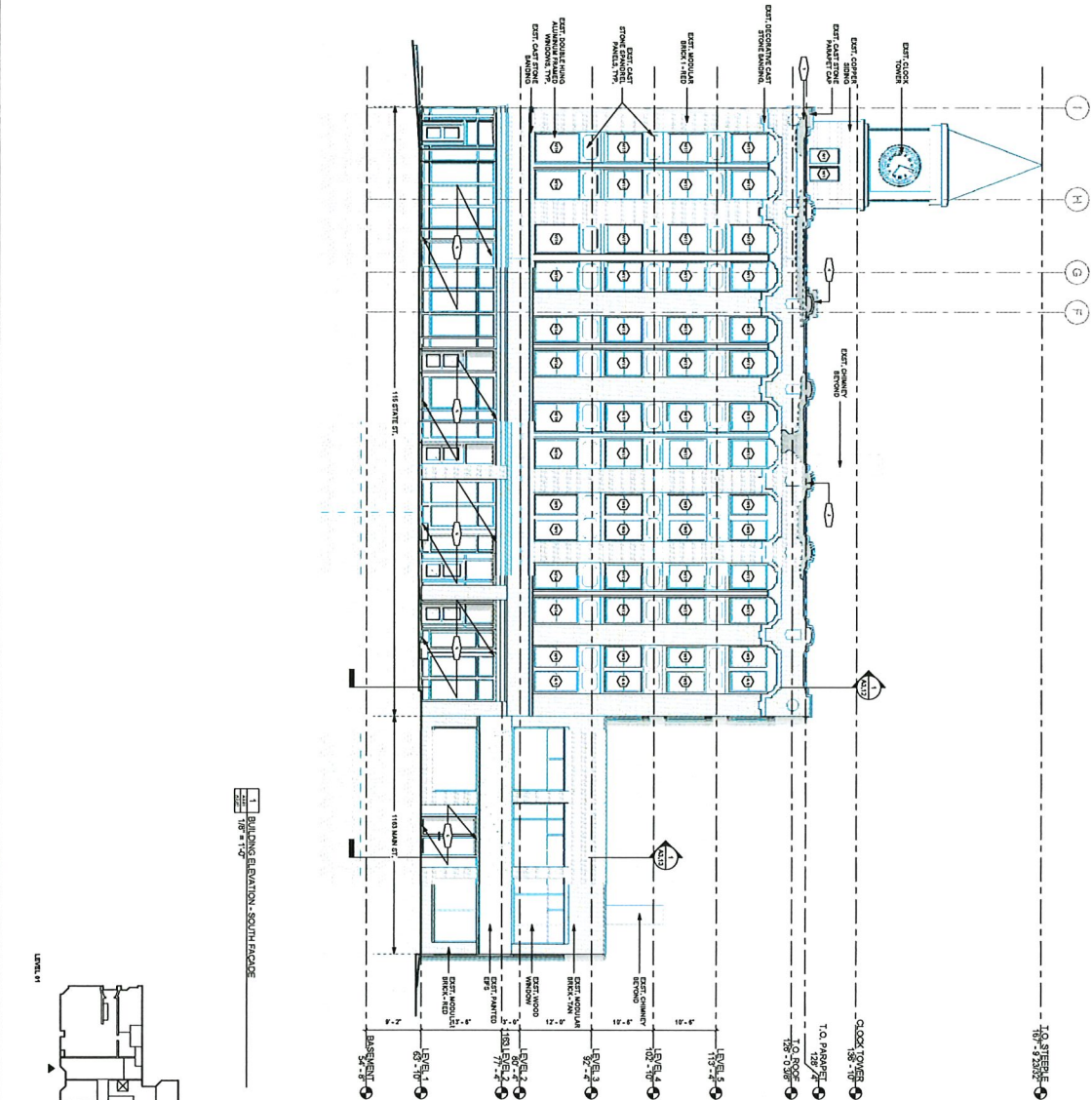
OPERATOR: [Name]

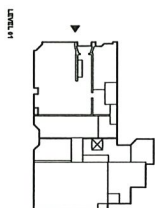
SUPERVISOR: [Name]

MANAGER: [Name]

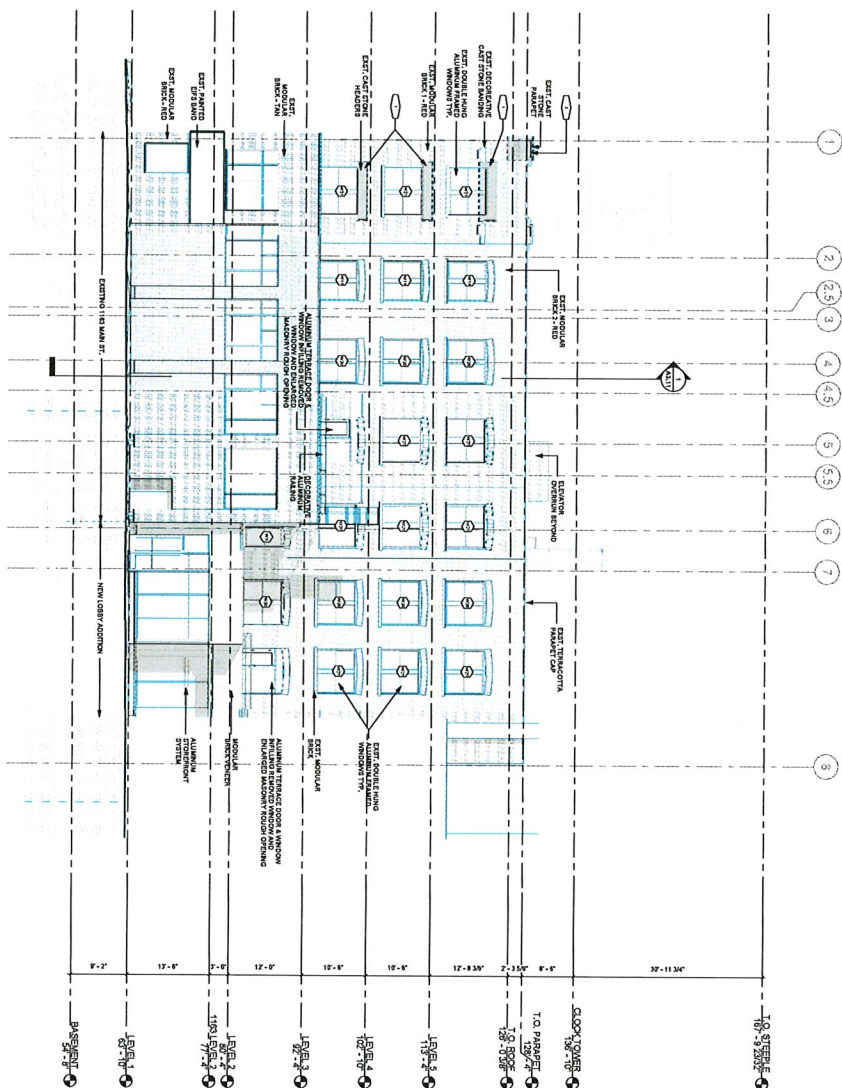
DIRECTOR: [Name]

PRESIDENT: [Name]

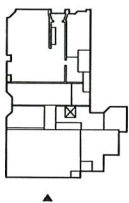




[illegible]



1	BUILDING ELEVATION - EAST FACADE
Alt	1/8" = 1'-0"
Att	



DEMO LEGEND	
	DEMO EXISTING PARTITION WALL
	DEMO EXISTING SLAB
	DEMO EXISTING DOOR
PHASE LEGEND	
	EXISTING TO REMAIN
	NEW CONSTRUCTION
	NOT IN DEMO SCOPE

[illegible][illegible]

PERSONAL DATA:	
1	NAME
2	DATE OF BIRTH
3	DATE OF DEATH
4	DATE OF BURIAL
5	DATE OF CREMATION
6	DATE OF INTERMENT
7	DATE OF EXHUMATION
8	DATE OF REINTERMENT
9	DATE OF REINTERMENT
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100	DATE OF REINTERMENT

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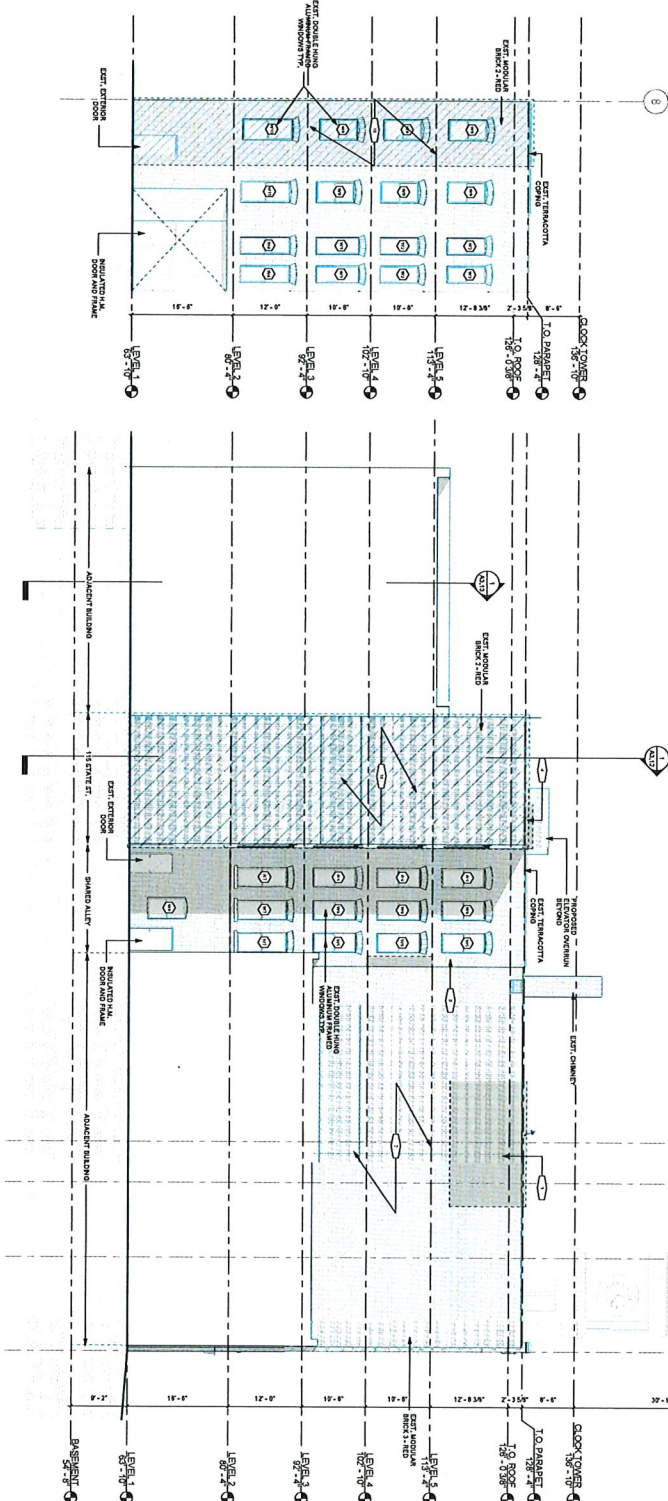
GENERAL CONTRACTOR
CONIGLIO CONSTRUCTION
100 Main St., Suite 103
Malden, MA 02148
Phone: 617-254-1100
www.coniglio.com

PROJECT LOCATION
CLOCKTOWER
BLOCK
1163 MAIN ST., SPRINGFIELD, MA 01103

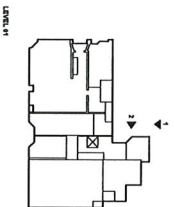
ARCHITECT
STANTEC

EXTERIOR ELEVATION - EAST FAÇADE	
DATE	DRAWN BY:
CHECKED BY:	PROJECT NO:
DRAWING NO:	
A3.04	
COPYRIGHT 2008	

2. BUILDING ELEVATION - NORTH ALLEY
1/8" = 1'-0"



1. BUILDING ELEVATION - NORTH FAÇADE
1/8" = 1'-0"



LEVEL 41

DEMO LEGEND	
	EXISTING MATERIAL
	EXISTING DEMO
	DEM. EXISTING DEMO
PHASE LEGEND	
	EXISTING TO REMAIN
	NEW CONSTRUCTION
	NOT IN DEMO SCOPE

GENERAL RESTORATION ELEVATION NOTES

1. CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE RESTORATION ELEVATION NOTES AND THE RESTORATION ELEVATION NOTES TO THE RESTORATION ELEVATION NOTES.
2. CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE RESTORATION ELEVATION NOTES AND THE RESTORATION ELEVATION NOTES TO THE RESTORATION ELEVATION NOTES.
3. CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE RESTORATION ELEVATION NOTES AND THE RESTORATION ELEVATION NOTES TO THE RESTORATION ELEVATION NOTES.
4. CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE RESTORATION ELEVATION NOTES AND THE RESTORATION ELEVATION NOTES TO THE RESTORATION ELEVATION NOTES.
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8. CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE RESTORATION ELEVATION NOTES AND THE RESTORATION ELEVATION NOTES TO THE RESTORATION ELEVATION NOTES.
9. CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE RESTORATION ELEVATION NOTES AND THE RESTORATION ELEVATION NOTES TO THE RESTORATION ELEVATION NOTES.
10. CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE RESTORATION ELEVATION NOTES AND THE RESTORATION ELEVATION NOTES TO THE RESTORATION ELEVATION NOTES.

GENERAL ELEVATION NOTES

1. EXISTING MATERIAL - DEMO AS NOTED. SEE RESTORATION ELEVATION NOTES FOR DETAILS.
2. EXISTING DEMO - DEMO AS NOTED. SEE RESTORATION ELEVATION NOTES FOR DETAILS.
3. EXISTING DEMO - DEMO AS NOTED. SEE RESTORATION ELEVATION NOTES FOR DETAILS.
4. EXISTING DEMO - DEMO AS NOTED. SEE RESTORATION ELEVATION NOTES FOR DETAILS.
5. EXISTING DEMO - DEMO AS NOTED. SEE RESTORATION ELEVATION NOTES FOR DETAILS.
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7. EXISTING DEMO - DEMO AS NOTED. SEE RESTORATION ELEVATION NOTES FOR DETAILS.
8. EXISTING DEMO - DEMO AS NOTED. SEE RESTORATION ELEVATION NOTES FOR DETAILS.
9. EXISTING DEMO - DEMO AS NOTED. SEE RESTORATION ELEVATION NOTES FOR DETAILS.
10. EXISTING DEMO - DEMO AS NOTED. SEE RESTORATION ELEVATION NOTES FOR DETAILS.

PROJECT LOCATION
**CLOCK TOWER
BLOCK**
1145 MAIN ST., PHILADELPHIA, PA 19103

OWNER
CONSIGL CONSTRUCTION
1145 MAIN ST., PHILADELPHIA, PA 19103

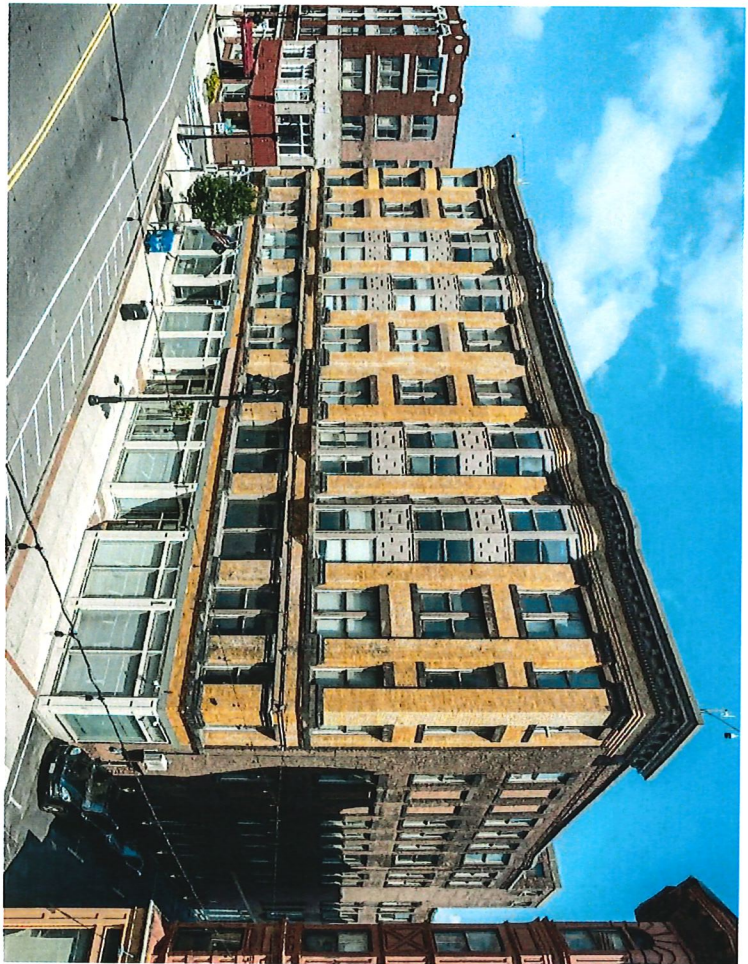
ARCHITECT
ANTUNOVICH ASSOCIATES
2000 MARKET STREET, SUITE 100
PHILADELPHIA, PA 19103
WWW.ANTUNOVICH.COM

DESIGNER
FLIS & O'NEILL
1145 MAIN ST., PHILADELPHIA, PA 19103
WWW.FLISANDONEILL.COM

DATE
06/15/2025

SCALE
1/8" = 1'-0"

PROJECT NO.
A3.03

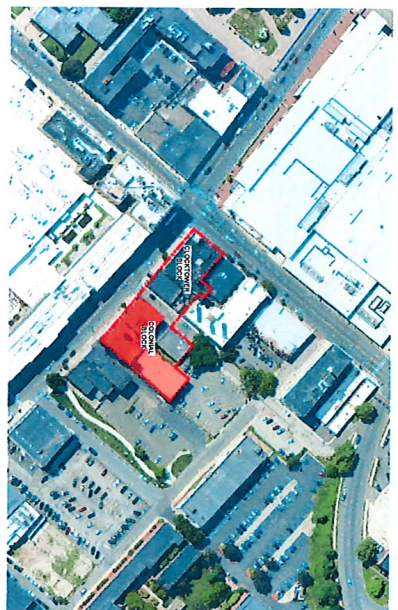


1155 MAIN ST.

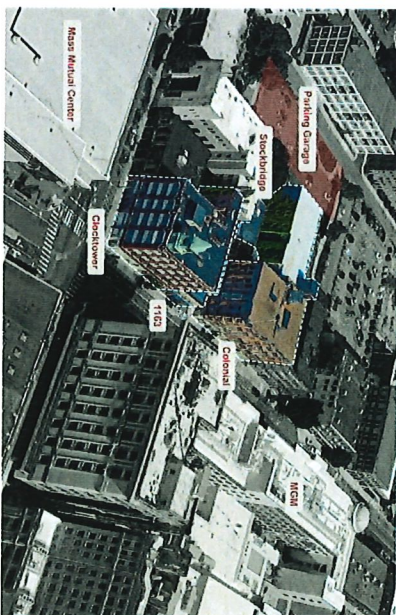
THE COLONIAL BLOCK

1155 MAIN ST. & 11-21 STOCKBRIDGE, SPRINGFIELD,
MA 01103

ISSUE FOR SPECIAL PERMIT (TIER 3)
08.15.25

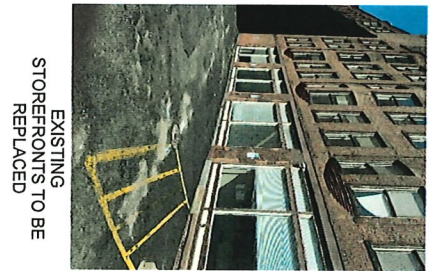
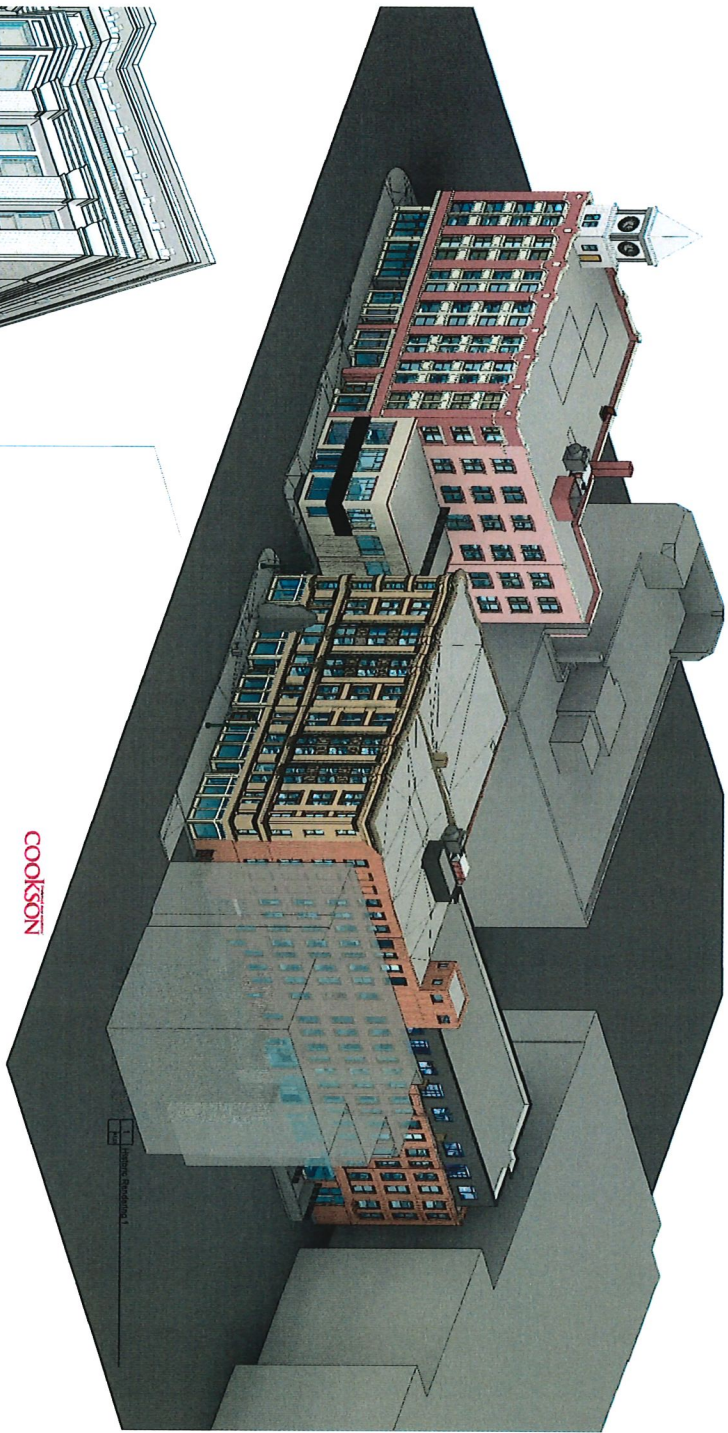


AERIAL MAP



BIRDS EYE VIEW OF SITE

OWNER MCCAFFERY INTERESTS	ARCHITECT ANTUNOVICH ASSOCIATES ARCHITECTS PLANNERS INTERIORS	GENERAL CONTRACTOR CONSIGLI CONSTRUCTION	STRUCTURAL ENGINEER FUSS & O'NEILL	ME/P CES Engineering Services	CIVIL ENGINEER FUSS & O'NEILL	INTERIOR DESIGNER FUSS & O'NEILL	LANDSCAPE ARCHITECT FUSS & O'NEILL
176 N. Racine Avenue, Suite 200 Chicago, Illinois 60607 FAX: MAIN: 312.644.3777 WWW.MCCAFFERYINC.COM	224 WEST HURON STREET, STE 7E CHICAGO, ILLINOIS 60654 MAIN: 312.266.7122 FAX: 312.266.7122 ANTUNOVICH.COM	100 ALYN ST HARTFORD, CT 06103 FAX: MAIN: 860.741.9350 WWW.CONSIGLI.COM	1550 Main St #400 Springfield, MA 01103 FAX: MAIN: 413.452.0445 WWW.FANDOC.COM	128 Carnegie Row, Suite 104 Norwood, MA 02062 FAX: MAIN: 617.261.7161 WWW.CESENG.COM	1550 Main St #400 Springfield, MA 01103 FAX: MAIN: 413.452.0445 WWW.CESENG.COM		1550 Main St #400 Springfield, MA 01103 FAX: MAIN: 413.452.0445 WWW.CESENG.COM



EXISTING
STOREFRONTS TO BE
REPLACED

NEW DECORATIVE
METAL GATE AT
LOADING ZONE.
NEW ALUMINUM ROLL
UP SECURITY DOOR
INSTALLED IN
EXISTING MASONRY
WALL

COOKSON

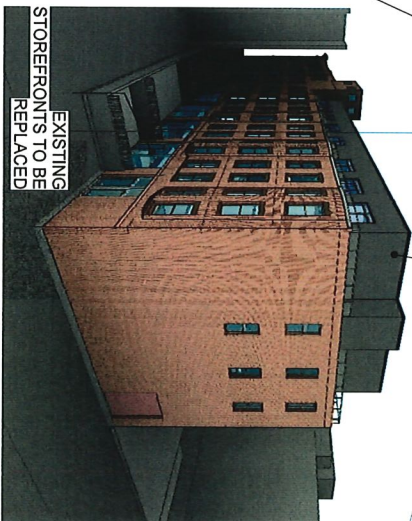
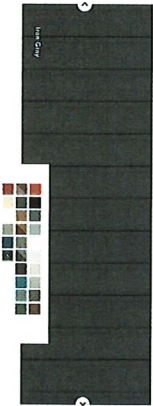


Metallized Paint Information

EDCO

Metal Board and Batten Siding

2023-2024 EDCO Metal Board and Batten Siding Color Chart. This chart shows the color options available for the siding. The colors are listed in the legend and the corresponding color swatches are shown in the chart. The colors are: White, Light Gray, Dark Gray, Black, Red, Blue, Green, Yellow, Orange, Brown, Tan, and Gray.



EXISTING
STOREFRONTS TO BE
REPLACED

NEW METAL PANEL
ADDITION TO 5TH
FLOOR OF COLONIAL
BUILDING

2 Historic Rendering 2

3 Historic Rendering 3

SUBMISSIONS & REVISIONS	
NO.	DATE
1	2023.08.15
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OWNER	
MCCAFFREY INTERESTS	
1200 WEST 10TH STREET, SUITE 100	
CHICAGO, ILLINOIS 60607	
WWW.MCCAFFREYINC.COM	
ARCHITECT	
ANTUNOVICH ASSOCIATES	
220 WEST 10TH STREET, SUITE 100	
CHICAGO, ILLINOIS 60607	
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FLOOR & GROUND	



**NEW MECHANICAL
SYSTEM. DEDICATED
OUTSIDE AIR SYSTEM
(DOAS) & COOLING
TOWER LOCATED IN
LEAST VISIBLE AREA
OF ROOF.**

**NEW CLOCKTOWER:
RESIDENTIAL ENTRY
WITH METAL PANEL.**

LANDSCAPING & SEATING AREA



2	Historic Rendering
4.1.3	

**PROPOSED
STOCKBRIDGE ST**

[illegible]

OWNER
MCCAFFERY INTERESTS
172 N. LaSalle Avenue, Suite 200
Chicago, Illinois 60607
MAN: 312.664.3777
WWW.MCCAFFERYINC.COM

ANTUNOVICH ASSOCIATES
AN AFFILIATE OF LAMSON, WINTER & PETERSON
224 WEST HURON STREET, SUITE 700
CHICAGO, ILLINOIS 60604
MAN: 312.368.1128
FAX: 312.368.7123
ANTUNOVICH.COM

STRUCTURAL ENGINEER
FUSS & O'NEILL
1660 Main St #400
Springfield, MA 01103
MAN: 413.452.0445
WWW.FANDO.COM

M.E.P. & P.P. ENGINEERS
CE3 Engineering Services
123 Cambridge Row, Suite 104
Norwood, MA 02062
MAN: 617.261.2161
WWW.CE3ENR.COM

Civil Engineer
Fuss & O'Neill
1550 Main St. 6A00
Springfield, MA 01103
Main: 413.452.0645
www.fossandoneill.com

LANDSCAPE ARCHITECT
FUSS & O'NEILL
1550 Main St #400
Springfield, MA 01103
MAIN: 413.452.0445
WWW.CEBENO.COM

GENERAL CONTRACTOR
CONSILIO CONSTRUCTION
100 Ayn St
Hartford, CT 06103
MAIN: 860.745.2350
WWW.CONSILIO.COM

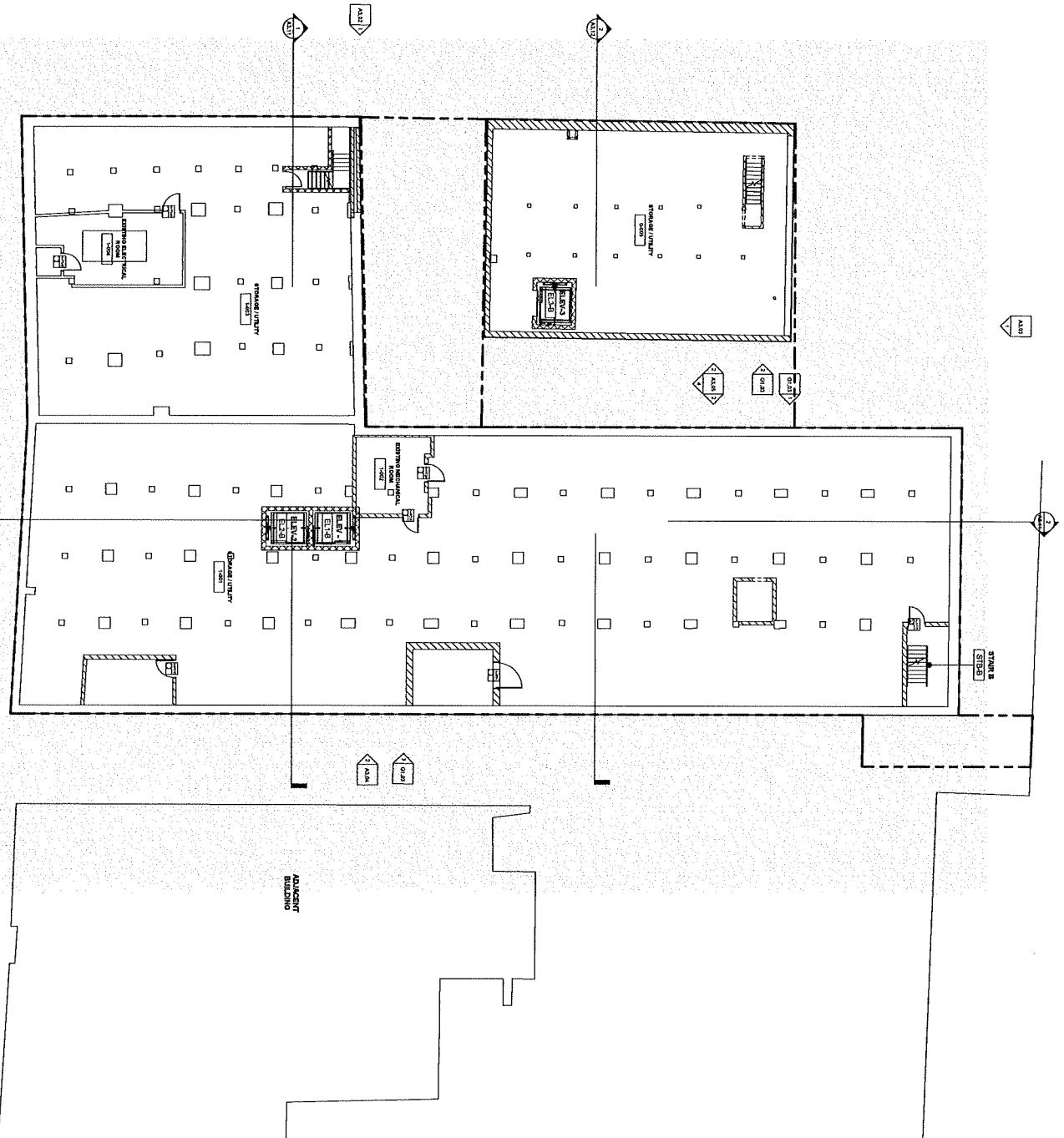
PROJECT LOCATION
THE COLONIA
BLOCK
1145 MAIN ST., SPRINGFIELD, MA 01

3D RENDERINGS

DATE	6/2/20
CHECK	

PROJECT	DRAWING NO: A1.03
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10. BASEMENT FLOOR PLAN



PHASE LEGEND

[Symbol]	EXISTING TO REMAIN
[Symbol]	NEW CONSTRUCTION
[Symbol]	NOT IN SCOPE

GENERAL NOTES

- SEE ALL NOTES THROUGHOUT THIS DRAWING FOR DETAILS AND SPECIFICATIONS.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.
- ALL MATERIALS AND METHODS SHALL BE APPROVED BY THE ARCHITECT.
- ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.
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- ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

REVISION NOTES

NO.	DESCRIPTION	DATE
1	ADD NEW WALL SECTION TO MATCH ADJACENT EXISTING WALL SECTION.	01/05/2015
2	REVISIONS TO WOOD FLOOR.	01/05/2015
3	ORIGINAL DRAWING SHOWN TO BE CORRECTED TO MATCH EXISTING WALL SECTION. ELEVATION DOORS AT EACH FLOOR TO REMAIN IN EXISTING LOCATION.	01/05/2015
4	NEW FINISHES ON EXISTING STAIRS.	01/05/2015

OWNER
HARRINGTON INTERESTS
1000 W. 10TH STREET, SUITE 100
DENVER, COLORADO 80202
WWW.HARRINGTONINTERESTS.COM

ARCHITECT
ANTUNOVICH ASSOCIATES
220 MARKET STREET, SUITE 100
DENVER, COLORADO 80202
WWW.ANTUNOVICHASSOCIATES.COM

ENGINEER
GEO Engineering Services
1000 W. 10TH STREET, SUITE 100
DENVER, COLORADO 80202
WWW.GEOENGINEERING.COM

GENERAL CONTRACTOR
CONCRETE CONSTRUCTION
1000 W. 10TH STREET, SUITE 100
DENVER, COLORADO 80202
WWW.CONCRETECONSTRUCTION.COM

PLUMBING
PLUMBING & HEATING
1000 W. 10TH STREET, SUITE 100
DENVER, COLORADO 80202
WWW.PLUMBINGANDHEATING.COM

ELECTRICAL
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WWW.ELECTRICAL.COM

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WWW.MECHANICAL.COM

PAINTING
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WWW.PAINTING.COM

LANDSCAPE
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1000 W. 10TH STREET, SUITE 100
DENVER, COLORADO 80202
WWW.LANDSCAPE.COM

ADDITIONAL
ADDITIONAL
1000 W. 10TH STREET, SUITE 100
DENVER, COLORADO 80202
WWW.ADDITIONAL.COM

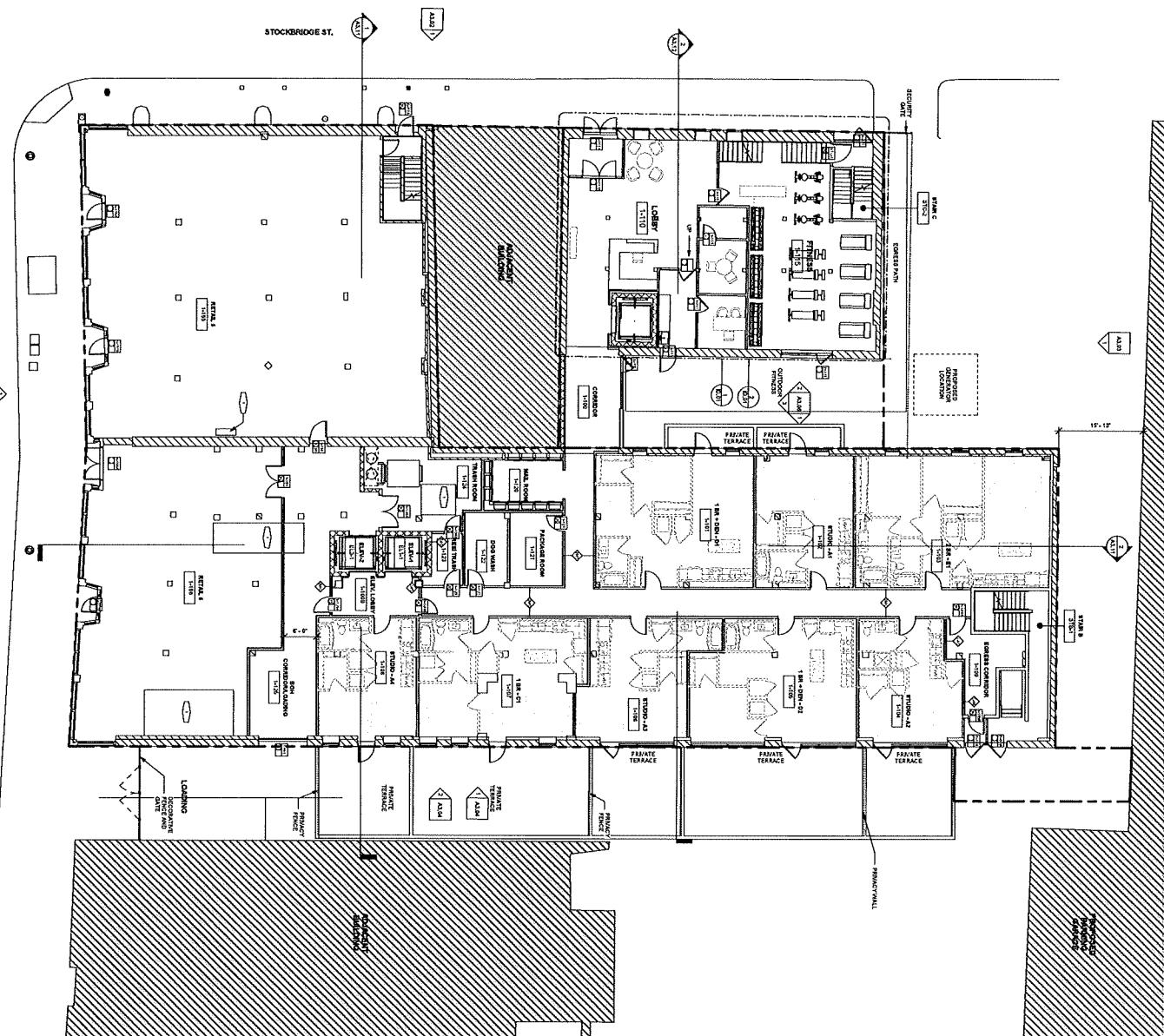
DATE
01/05/2015

SCALE
AS SHOWN

PROJECT
THE COLONIAL BLOCK

LOCATION
1400 W. 10TH STREET, SUITE 100
DENVER, COLORADO 80202

PROJECT NO.
A2.00



1. TEST WALLS FOR TYPICAL INTERIOR DOOR OFFSET DETAIL. SEE DETAIL 101 FOR TYPICAL DETAIL. SEE DETAIL 102 FOR DETAIL WITH 1/2" OFFSET.
2. ADD DETAILS FOR SHIMDOWS OR ATYPICAL DOOR OFFSET DETAIL.
3. CONSTRUCTION OF INTERIOR WALLS ARE PARTITION TYPE 1B'S U.V.O.
4. ALL UNFINISHED PARTITION WALLS ARE PARTITION TYPE 1A'S U.V.O.
5. PARTITIONING OF PARTITION WALLS AT KITCHEN LOCATIONS SHALL BE PARTITION TYPE 1C'S U.V.O.
6. EXISTING STAIRS TO BE REFINISHED. REFER TO MECH. DRAWING FOR STAIR REFINISHING MATERIALS.
7. EXISTING STAIRS SHALL BE REFINISHED TO R701, S201, S202 AND REPAIR ANY DAMAGE TO STAIR WALKS.
8. REFINISH TO 4005 SERIES FOR ENLARGED UNIT PLANS.

KEYED NOTES

- 1 NEW ELEGANT ELEVATOR TO MATCH ADJACENT FLOOR, RE-STRUCTURE
- 2 REPAIRS EXISTING WOOD FLOORS.
- 3 ORIGINAL ELEVATOR SHAFT TO BE CONVERTED TO MECHANICAL SHAFT, ALLOW ELEVATOR USE, ORIGINAL ELEVATOR DOORS AT EACH FLOOR TO REMAIN FUNCTIONAL
- 4 NEW FINISHES ON EXISTING STAIRS

MCCAFERY INTERESTS
178 N. LaSalle Avenue, Suite 200
Chicago, Illinois 60607
MAN: 312.844.3777
WWW.MCCAFERYINC.COM

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07/09/2009, 14:50:00
 MAIN: 312.266.1128
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 AMT@ONOVICH.COM

1950 Main Dr #4109
Spartanburg, SC 29583
Phone: 803/582-0446

M.E.P., S.F.P., ENGINEERS
CE3 Engineering Services
178 Cambridge Road, Kuala Lumpur

MAIN-817.281.7181
WWW.CESENQ.COM

1510 Main St #400
Springfield, MA 01103
MAIN: 413.452.0446
WWW.CEETI.NQ.COM

LANDSCAPE ARCHITECT
FUSS & O'NEILL
1650 Main St. #400

FAX: 413.262.0446
 WWW.CESENQ.COM
 GENERAL CONTRACTOR

CONSUMPTION
100 Adams
Middletown, CT 06457
MAIN: 862.741.0350
FAX: 862.741.0354

PROJECT LOCATION

THE COLONIA

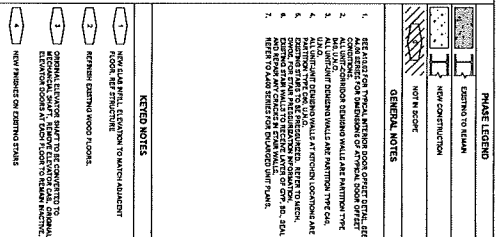
1145 MAIN ST., SPRINGFIELD, MA 01103
DRAWING TITLE

FIRST FLOOR PL

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PROVIDE

A2.01

[illegible]

KEYED NOTES

- 1 NEW GLUE MILL, ELEVATION TO MATCH ADJACENT FLOOR, RE-STRUCTURE.
- 2 REFRESH EXISTING WOOD FLOORS.
- 3 ORIGINAL ELEVATOR SHAFT TO BE CONVERTED TO MECHANICAL SHAFT. REMOVE ELEVATOR CAR, ORIGINAL ELEVATOR DOORS AT EACH FLOOR TO REMAIN IN PLACE.
- 4 NEW FINISHES ON EXISTING STAIRS.

MCCAFFERY INTERESTS
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Chicago, Illinois 60607
MAIL: 312.844.3777
WWW.MCCAFFERTYINC.COM

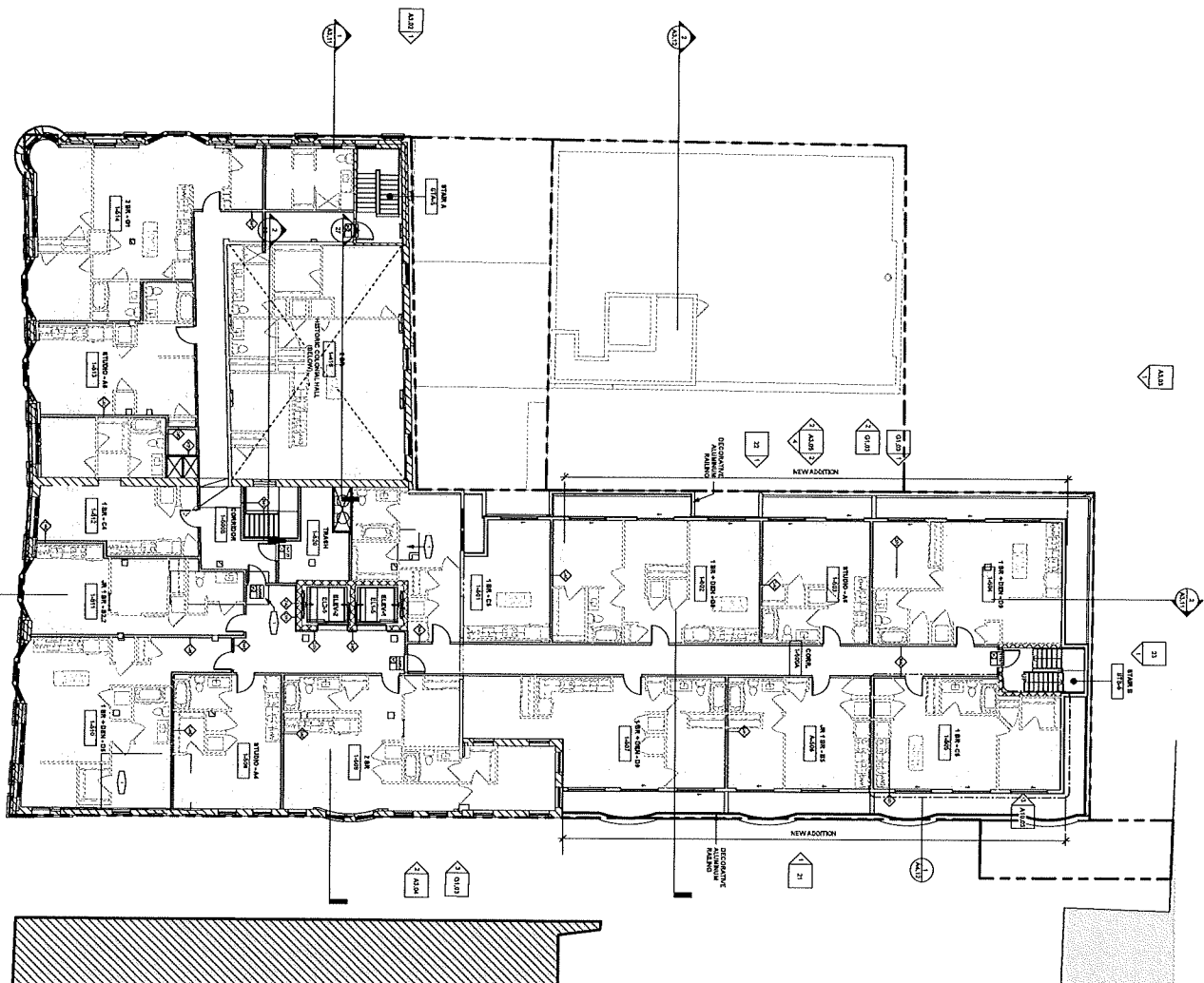
STRUCTURAL ENGINEER
FUSS & O'NEILL
1500 Main St 6400
Zemington, MA 01103
MAN: 415/652-0465
WWW.FANDO.COM

CMT, DIGNETTA
FUSS & O'NEILL
1350 Main St 4400
Springfield, MA 01103
MAIN: 413.482.0445
WWW.CESBEND.COM

CONSIGLI CONSTRUCTION
100 Apple St.
Hartford, CT 06103
MAAR: 862.741.8350
WWW.CONSIGLI.COM

SECOND FLOOR
PLAN

DRAWING NO:
A2.02



PHASE LEGEND	
	EXISTING TO REMAIN
	NEW CONSTRUCTION
	NOT IN SCOPE

KEYED NOTES

- 1 NEW GLASS INFILL ELEVATION TO MATCH ADJACENT FLOOR, REEF STRUCTURE
- 2 REFINISH EXISTING WOOD FLOORS.
- 3 ORIGINAL ELEVATION SHALL BE CONVENTED TO MECHANICAL SHAFT, REMOVE ELEVATORS CAR, ORIGINAL ELEVATOR DOORS AT EACH FLOOR TO REMAIN INACTIVE.
- 4 NEW FINISHES ON EXISTING STAIRS

Seq.	Date	Description
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SUBMISSIONS & REVISIONS

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OWNER

MCADPENT ENHES1
178 N. Radnor Avenue, Suite 200
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WWW.MCCAPENTERINC.COM

ARCHITECT
ANTUNOVIĆ ASSOCIATES
ANTUNOVIĆ ASSOCIATES

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M.E.P. & P. ENGINEERS
CES Engineering Service
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LANDSCAPE ARCHITECT
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Spartanburg, MA 01103

MAP: 413A62-0445
WWW.CESNO.COM

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Hartford, CT 06103
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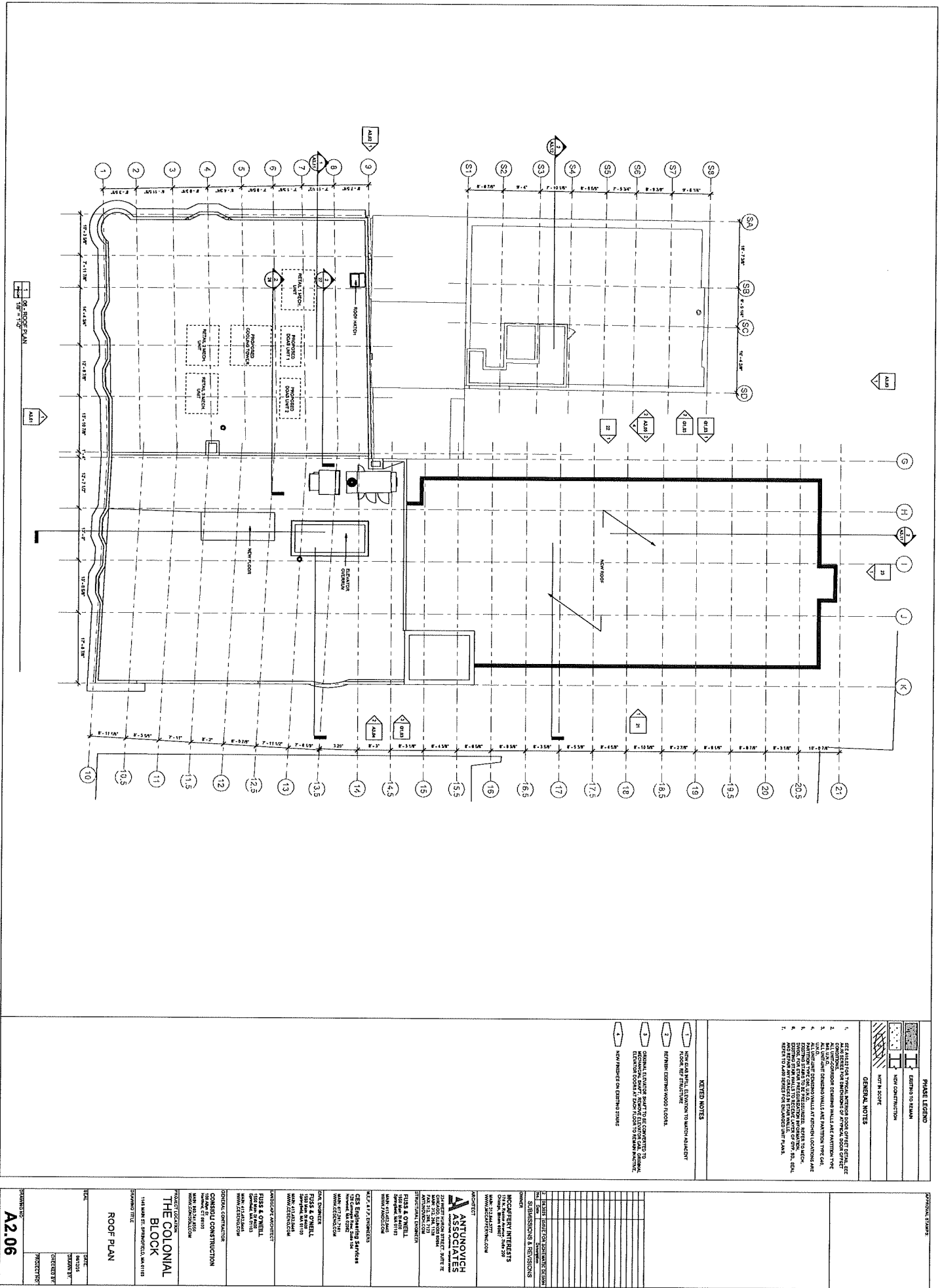
PROJECT LOCATION
**THE COLON
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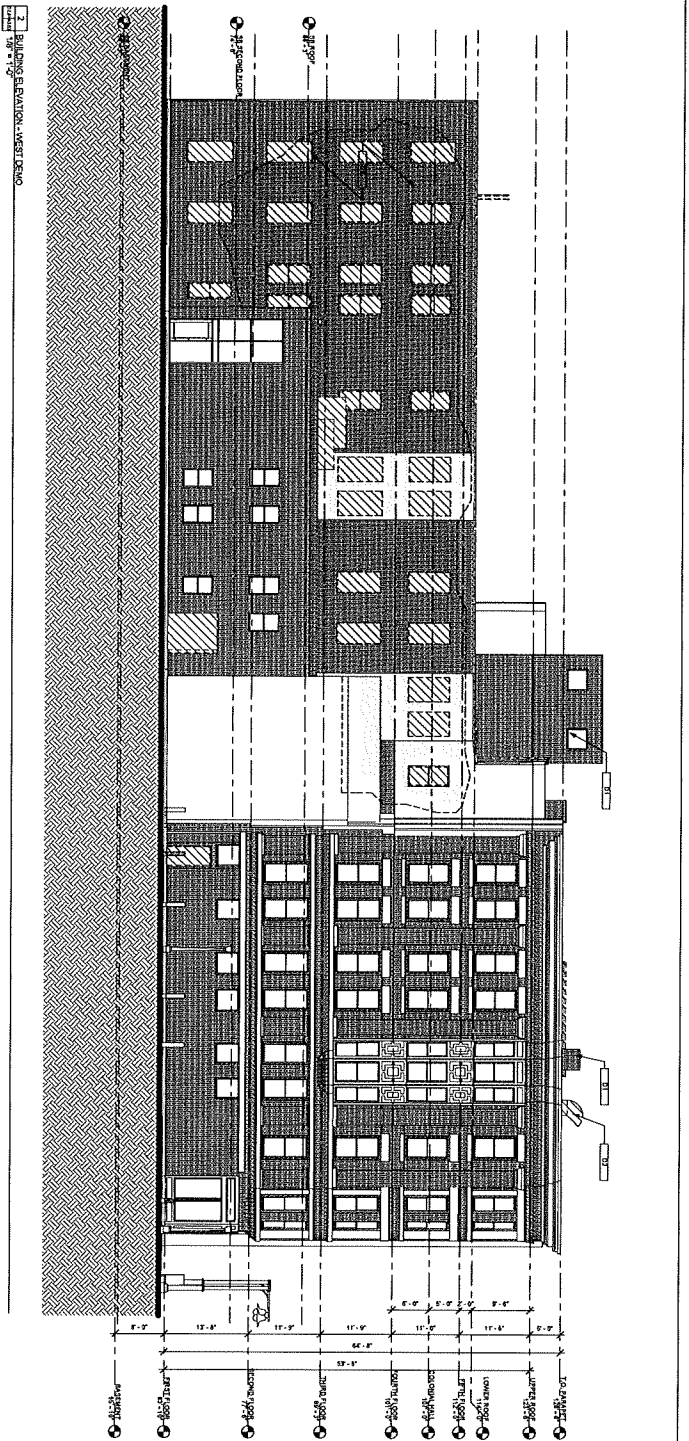
1415 MAIN ST., SPRINGFIELD, MA

FIFTH FLOOR

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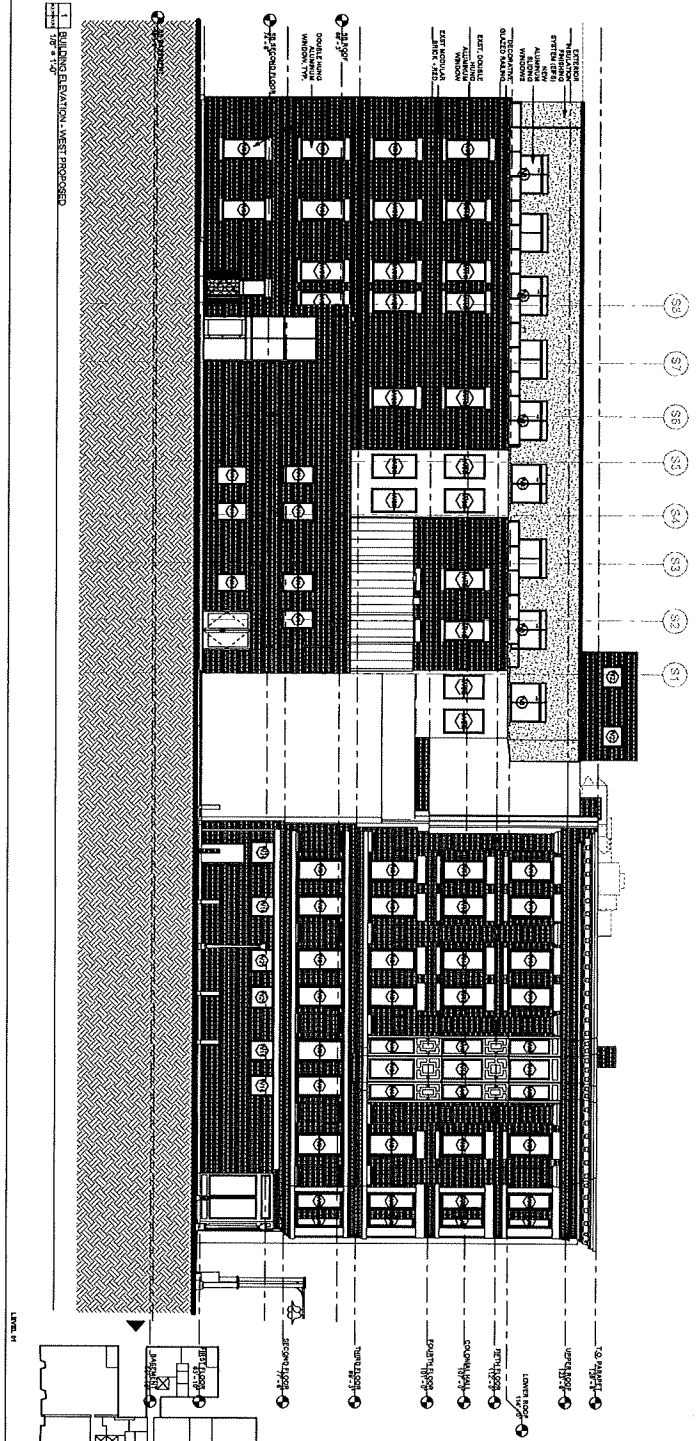
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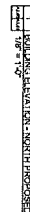
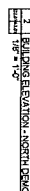
DEMO LEGEND	
	EXISTING DEMO PARTITION WALL
	EXISTING DEMO SLAB
	EXISTING DEMO DOOR
PHASE LEGEND	
	EXISTING TO REMAIN
	NEW CONSTRUCTION
	NOT IN DEMO SCOPE
GENERAL DEMO NOTES	
1. ALL DEMO WORK SHALL BE IN ACCORDANCE WITH THE CITY OF BOSTON DEMO ORDINANCE AND THE MASSACHUSETTS DEMO ACT.	
2. ALL DEMO WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.	
3. ALL DEMO WORK SHALL BE COMPLETED WITHIN THE SPECIFIED BUDGET.	
4. ALL DEMO WORK SHALL BE COMPLETED WITHIN THE SPECIFIED SAFETY REQUIREMENTS.	
5. ALL DEMO WORK SHALL BE COMPLETED WITHIN THE SPECIFIED ENVIRONMENTAL REQUIREMENTS.	
6. ALL DEMO WORK SHALL BE COMPLETED WITHIN THE SPECIFIED ACCESS REQUIREMENTS.	
7. ALL DEMO WORK SHALL BE COMPLETED WITHIN THE SPECIFIED UTILITIES REQUIREMENTS.	
8. ALL DEMO WORK SHALL BE COMPLETED WITHIN THE SPECIFIED MATERIALS REQUIREMENTS.	
9. ALL DEMO WORK SHALL BE COMPLETED WITHIN THE SPECIFIED WASTE REQUIREMENTS.	
10. ALL DEMO WORK SHALL BE COMPLETED WITHIN THE SPECIFIED SAFETY REQUIREMENTS.	

GENERAL ELEVATION NOTES	
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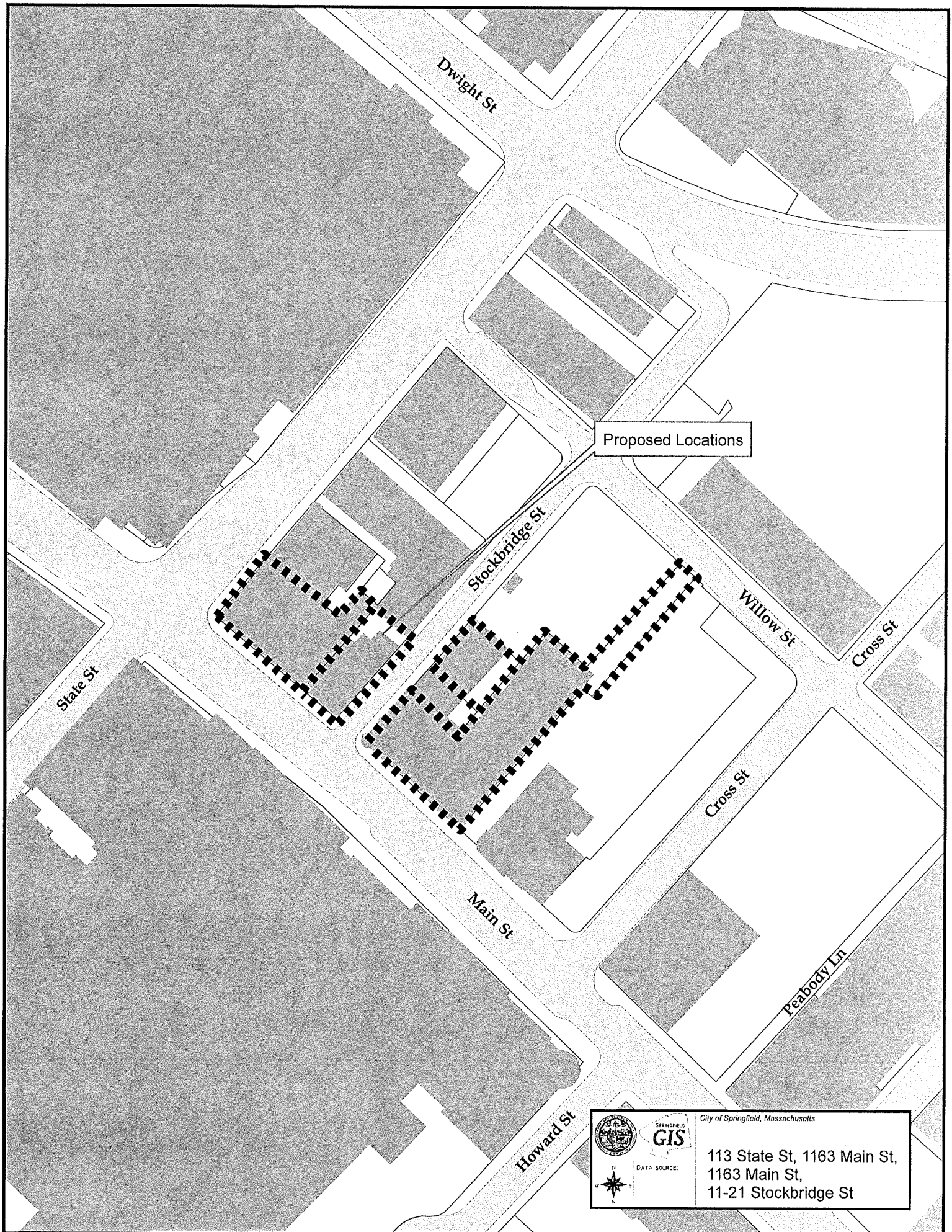
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ALP. ENVI00725

WJCSJENR.COM

NET LOCATION

A-0-00



Proposed Locations

 SPRINGFIELD GIS	City of Springfield, Massachusetts
	113 State St, 1163 Main St, 1163 Main St, 11-21 Stockbridge St

DATA SOURCE:

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

for a special permit for the mixed-use (commercial/residential) redevelopment of an existing structure(s) (approx. 111 total residential units), at the properties known as 113 State Street (11110-0643) (Book#24157/Page#404), 1163-1167 Main Street (08130-0570) (Book#25883/Page#600), 1155 Main Street (08130-0572) (Book#24157/Page#404) and 11-21 Stockbridge Street (11190-0044) (Book#24157/Page#404), as allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-2, Section 2.4.

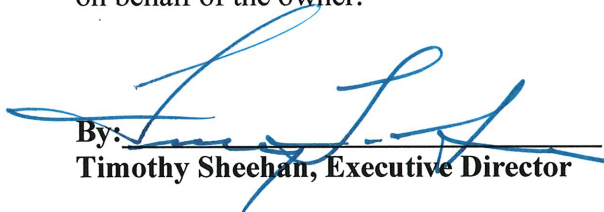
Mailing Address:

36 Court Street
Springfield, MA 01103

Owner:

Springfield Redevelopment Authority

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

By: 
Timothy Sheehan, Executive Director

Mailing Address:

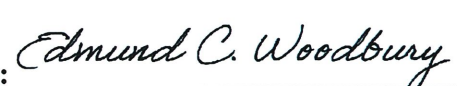
176 N. Racine Avenue, Suite 200
Chicago, IL. 60607

Petitioner:

For: McSpring, LLC

By: McCaffery Interests, Inc.

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

By: 
Edmund Woodbury – President

Sandra Powell
Collector/Treasurer (acting)



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

August 25, 2025

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:

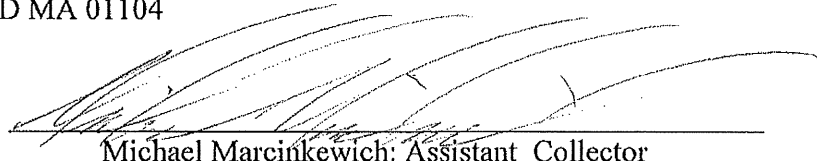
113 STATE ST - (11110-0643)
1163-1167 MAIN ST - (08130-0570)
1155 MAIN ST - (08130-0572)
11-21 STOCKBRIDGE ST - (11190-0044)

Petitioner

MCCAFFERTY INTERESTS
176 N RACINE AV
STE 200
CHICAGO, IL 60607

Property Owner:

SPRINGFIELD REDEVELOPMENT AUTHORITY
70 TAPLEY ST
SPRINGFIELD MA 01104



Michael Marcinkewich: Assistant Collector

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

for a special permit for an accessory wall sign(s), above the first floor, at the property known as 1500 Main Street (08130-0132) (Book#22635/Page#273), as authorized by M.G.L. and the Springfield Zoning Ordinance Article 9, Section 9.8.17.

Mailing Address

PO Box 15503
Springfield, MA 01115

Owner:

DD Development LLC

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

BY: 
Dinesh Patel

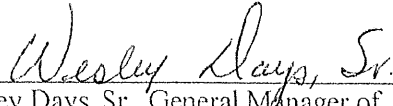
Mailing Address

1500 Main Street, Suite 260
Springfield, MA 01115

Petitioner:

UMass Springfield

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

BY: 
Wesley Days, Sr., General Manager of
UMass Springfield

Sandra Powell
Collector/Treasurer (acting)



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

February 27, 2025

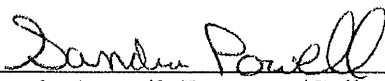
Special Permit Tax Certification

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: 1500 Main St – (08130-0132)

Petitioner: UMASS Springfield
1500 Main St - Suite 260
Springfield, MA 01115

Property Owner: MITTAS HOSPITALITY LLC & DD DEVELOPMENT
RUDRA REALTY LLC& SAI RAJ LLC&ARYA INVES
1500 MAIN ST
PO BOX 15503
Springfield, MA 01115


Sandra Powell: Treasurer/Collector (acting)

OFFICE OF PLANNING & ECONOMIC DEVELOPMENT
ANALYSIS FOR A SPECIAL PERMIT

1500 MAIN STREET (08130-0132)
UMASS (WALL SIGN ABOVE THE FIRST FLOOR)

General Information

Petitioner:	UMass Springfield
Request:	Erect a wall sign above the first floor.
Proposed use of the property:	Office building
Parcel Size:	Approx. 173,804 s.f.
Compatibility with current planning documents:	The Downtown Master Plan shows no changes to this area.
Neighborhood council notification:	Metro Center Association: 9-8-25
Tax Status:	SEE ATTACHED
Urban Renewal Plan:	Property is located within the Court Square Urban Renewal Plan
Site Visit:	9-10-25
Hearing Date:	9-23-25

Neighborhood characteristics:

This site is zoned Business C and is located within the City's central business district. The surrounding land uses include:

- To the north are a parking garage and office building zoned Business C.
- To the south are a hotel and office building zoned Business C.
- To the west is Interstate 91.
- To the east is an office building zoned Business C.

Site plan review:

The petitioner has requested to install a wall sign, above the first floor, at the property known as 1500 Main Street (Tower Square). The proposed sign will be located on the eastern facing façade of the building, facing Main Street. The sign will be for UMass Springfield/Henry M. Thomas III Center.

As per the attached plans, the proposed signs would be approximately thirty-seven and a half (37.5) square feet in size. The proposed sign will have an aluminum backer with halo-lit channel lettering.

After visiting the site and reviewing the submitted plans, the staff does not object to the proposed request. The staff also believes the proposed sign is in context and in scale with the overall architecture of the building

and existing signage. As such, the staff does not believe the sign will have a negative impact on the surrounding businesses or on the neighborhood as a whole.

Lastly, as noted above, this site is located within the Court Square Urban Renewal District. As such, the sign has also been reviewed and approved by the Springfield Redevelopment Authority (SRA).



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 one (1) accessory wall signs, above the first floor, at the property known as 1500 Main Street (08130-0132).
3. The use shall be developed as per the attached plans and elevations, with the addition of condition #3 through #5.
4. Any and all approvals required by the Springfield Redevelopment Authority shall be obtained, prior to the issuance of a sign permit.
5. All signage shall be fully permitted through the Building Department, prior to installation.
6. The City Council shall have the authority to modify, amend, review or revoke its approval of a special permit upon written application of the owner, lessee or Zoning Administrator; provided, however, that such action is consistent with the purpose and intend of the Springfield Zoning Ordinance and a public hearing is held.
7. 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.

Sandra Powell
Collector/Treasurer (acting)



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

February 27, 2025

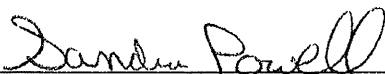
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1500 Main St - Suite 260
Springfield, MA 01115

Property Owner: MITTAS HOSPITALITY LLC & DD DEVELOPMENT
RUDRA REALTY LLC& SAI RAJ LLC&ARYA INVES
1500 MAIN ST
PO BOX 15503
Springfield, MA 01115


Sandra Powell: Treasurer/Collector (acting)

172316

Version 09
09-09-25

UMass Amherst
1500 Main St.
Springfield, MA
Springfield
Exterior Building Sign

SIGNDESIGN
MARK COMMUNICATIONS SOLUTIONS
170 Liberty Street
Brockton, MA 02301
508-580-0094

SALES REPRESENTATIVE
Scott Clement
INTERNAL PROJECT MANAGER
Bryan Michener
FIELD MANAGER
Tom Jachimczyk
ACCOUNT COORDINATOR
Cindy Dunham
DESIGNER
SS

SCALE 10%

SHEET
01 of 01

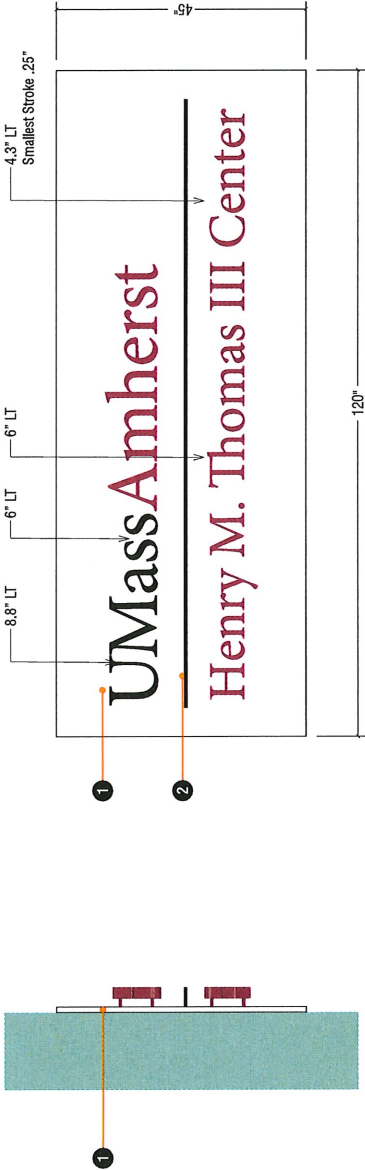
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Halo-Lit Channel Letters on a Backer

Quantity: 1 Single-Sided

- 1 Aluminum Backer
- 2 Halo-Lit Channel Letters
- 3 Mechanically Fastened to Building



2 End View
Scale: 1:10
Fabrication

1 Front View
Scale: 1:10
Fabrication

