

Springfield Redevelopment Authority														03/01/2013
Phase II Request for Qualifications / Request for Proposals														
Proposed Destination Casino Resort Development, Springfield Massachusetts														
Proposal Assessment and Evaluation Matrix														
RESPONDENT														
SITE														
PROGRAM														
Team/Partners	Location	Size	Site Control	Zoning	Gaming	Hotel	Retail / Food/Beverage	Entertainment	Office	Residential	Parking	Service/Back of House	Other Amenities	
<b>Blue Tarp reDevelopment LLC</b>	<b>South End</b>	14.5 Acres development site across multiple parcels/PIN	All required site/parcels under MGM control	Re Zoning required, possibly to Business C District or overlay	127,000 SF	294 keys (incl. 20 VIP Suites)	43,000SF ± 20 shops 10 Restaurants	Public outdoor Entertainment Plaza with free programming	85,000 SF refurbished from old Mass Mutual site, 1200 Main Street	Onsite, 54 Units @ 65,000 SF total	4,800 PS	Basement level 179,000 SF	Child care: 24 hour, on-site, possible partnership with Square One	
<b>MGM Resorts International</b>	Bound by Main St, East Columbus Ave, State St, Union St.		Two parcels pending MOA with City	Possible parcel consolidation process	3,100 Slots 100 Tables	202,000SF @ 24 Floors above casino podium	<ul style="list-style-type: none"> <li>Wolfgang Pucks</li> <li>La Fiorentina Pastry</li> <li>Steakhouse</li> </ul>	8 Screen Theater (Regal Cinemas)	Renovation of historic 73 State Street Building	4 levels over retail along Main Street from State to Howard St only	8 Levels		Riverfront improvements assistance (landscaping, programming, physical upgrades)	
<b>Monarch Enterprises</b> Paul Picknelly	(area damaged in 2011 tornado)		Relocation sites being pursued for current tenants within project boundaries	Special Use Permit for "indoor place of amusement for profit"	High Limit Area	Expansion potential of 206 rooms (500 total)	<ul style="list-style-type: none"> <li>Buffet</li> <li>Hotel Café</li> <li>Food Market</li> </ul>	18 Lane bowling alley (18,000 SF)	Additional 44,000SF - Offsite MGM office in Union Station for training/call center	Dedicated parking for residential needs to be clarified	Structure fronted/screened with development on north		Da Vinci park replacement	
<b>Davenport Companies</b> Charles Irving			MGM lease for office/training center in Union Station TBD	Requires street vacations (Howard, Bliss, alley/drives)	Expansion potential of 38,000 SF on second level	Spa / Fitness 9,400SF	<ul style="list-style-type: none"> <li>Casino Bar</li> <li>Nine Fine Irishmen Pub</li> <li>TAPS Sports Bar</li> </ul>	Mass Mutual programming, 6 events annually			Parking count accommodates entire demand on site; no projected use of existing downtown garages			
<b>Rolling Hills Development, LLC</b> Vincent Barletta; David Callahan			Offer for tenant relocation assistance of \$3-4/SF	Relocation or site uses may require rezoning at new locations (Sheriff's facility)		Convention/Banquet 42,000 SF (+14K kitchen)	Partnership with local McCaffrey's Public House	Additional 4 shows annually at Symphony Center & City Stage			Anticipates free parking			
				Likely signage requirements needs study and possible variance			Mix of local and national	Possible exclusive with Cirque du Soleil						
								MGM brand and entertainment focus could be a major asset						
								Cross promotional strategy using MGM marketing/assistance						
<b>Springfield Gaming &amp; Redevelopment LLC</b>	<b>North End</b>	13.4 Acres development site	5 parcels controlled under binding contingent land purchase agreements	Re-Zoning required possibly to Business Class C	120,000 SF	258 Keys (including 18 Junior and deluxe suites)	10,500 SF Retail along Main Street in front of casino parking garage	Assistance with Renovation of Paramount Theater	possible relocation of 140 office employees to 31 Elm St	Offsite, possible ownership interest in Morgan Square redevelopment; 266 Market rate units	2,900 PS	Partial below grade, under casino level 63,200 SF	New Riverfront park open space(19acres) @ no cost to City/parks dept	
<b>PENN National Gaming</b>	Bound by Emery St., Main St., rail lines, E. Columbus	19 Acres Riverfront in 2 non contiguous parcels (16.7ac & 2.3ac)	Peter Pan Bus terminal and transportation center to Union Station (SRD)	Possible parcel consolidation process	2,000Slots to start (+850 expansion) 100 Tables	141,000SF @ 12 floor above Casino podium	4,000 SF Casino retail plus Paramount Theater/Main St. Retail	Paramount programming commitment TBD; anticipate monthly bookings, primarily live music	Additional 45,000 SF build out of office space, developing 1st floor retail, dining and parking, relocation of admin. offices		6 levels	Mezzanine Level 18,800SF IT, AV, Surveillance, Exec Offices	Possible future redevelopment of riverfront park into mixed use or college campus with UMASS	
<b>Peter Picknelly</b>	I-91 to the south, I-291 to the west and Railway lines to east		Relocation sites for existing uses/tenants to be determined/negotiated	Requires street vacations and possible utility relocation (Liberty, Boylston)	High Limit area	Spa 5,200 SF	<ul style="list-style-type: none"> <li>7 Restaurants</li> <li>Davio's Steakhouse</li> <li>Flutie's Sportsbar</li> <li>Ole Mexican</li> </ul>	Mass Live programming 21st century village square			Expansion potential of additional 250 ps with new bay on northwest corner		Relocation of Bus Terminal to Union Station	
	Includes 2 parcels along the riverfront			Special Use Permit for "indoor place of amusement for profit"	Expansion achieved through reconfiguration and addition of more slots within existing casino floor	Meeting/Conference 20,000 SF (+12K back of house)	<ul style="list-style-type: none"> <li>Food Court (Student Prince, First and Last Tavern, B. Good Burgers &amp; Dunkin Donuts)</li> </ul>	Pending MOU with City Stage/Symphony Hall and discussion with MassMutual to ensure no cannibalization			anticipates free parking for patrons; free offsite parking for employees		Signed partnership with Early Childhood Centers of Greater Springfield to provide child care services for employees on site	
				Likely signage requirements needs study and possible variance			Sarkis Jewelry Yankee Candle	seek to cross promote with Springfield venues						
							34,400 SF F/B within Casino floor							
							Regional approach to Food/beverage							

