

City of Springfield

Office of Planning & Economic Development
70 Tapley Street
Springfield, MA 01104

CASINO OVERLAY DISTRICT SITE PLAN REVIEW DETERMINATION OF COMPLETED APPLICATION

November 23, 2015

Blue Tarp reDevelopment, LLC
1414 Main Street, Suite 910
Springfield, MA 01144
ATTN: Seth Stratton, Vice President & General Counsel – MGM SPRINGFIELD

Re: Casino Overlay District Site Plan Review

Dear Attorney Stratton:

As per the Determination of Incomplete Application letter, dated October 26, 2015, the Office of Planning & Economic Development had requested additional information with regards to the proposed casino development to be located on the land encompassed by Main Street, Union Street, State Street and East Columbus Avenue. This additional information was requested in order to comply with the zoning regulations outlined in Article 8, Section 8.5 and Article 12, Section 12.3.

After a review of the supplemental information submitted, including but not limited to a detailed landscaping plan, updated utilities plans and details on proposed materials, the Office of Planning & Economic Development has determined that the application for a Site Plan Review, under the provisions of the Casino Overlay District, is now **complete**.

With regards to MGM's request to provide signage and lighting plans at a later date, while the Office of Planning & Economic Development is not waiving this requirement, it is in agreement that the Site Plan Review process can proceed, conditional that once the signage/lighting plans have been fully developed, those plans will be submitted to the City Council for review and approval, as required under the Casino Overlay District.

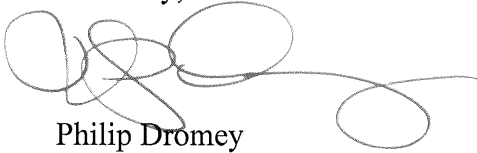
Please note, that since a determination has been made that the application is complete, the timelines for the Casino Overlay Site Plan Review process, as outlined in Article 8, Section 8.5 and Article 12, Section 12.3, have been triggered. This timeline includes the distribution of the plans to the City Council and all appropriate city departments for a thirty (30) day comment

period followed by a City Council hearing within forty five (45) days. Both of these timelines run concurrently.

While the determination has been made that the application is complete, it is likely that additional information may be required as the Site Plan Review process moves forward.

If you have any questions or you need any additional information, you can contact me at (413) 787-6020 or at my email address at: pdromey@springfieldcityhall.com.

Sincerely,

A handwritten signature in black ink, appearing to read 'Philip Dromey', with a long horizontal flourish extending to the right.

Philip Dromey
Deputy Director of Planning
Office of Planning & Economic Development

cc: K. Kennedy, E. Pikula, DPW, Building, City Council, file