

MGM – HCA Compliance

95% Construction Document Submittal

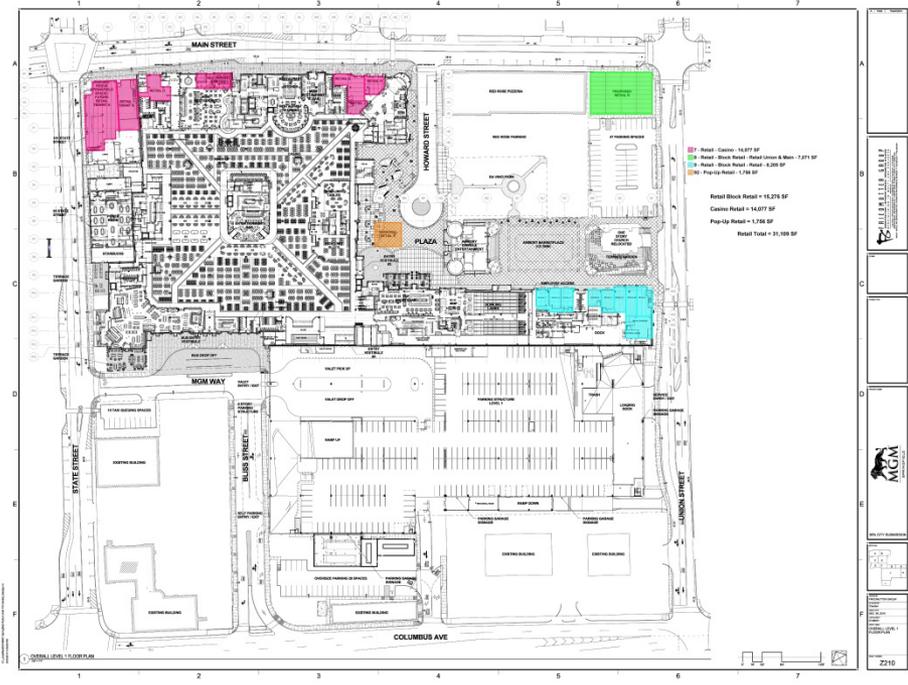
9-27-17



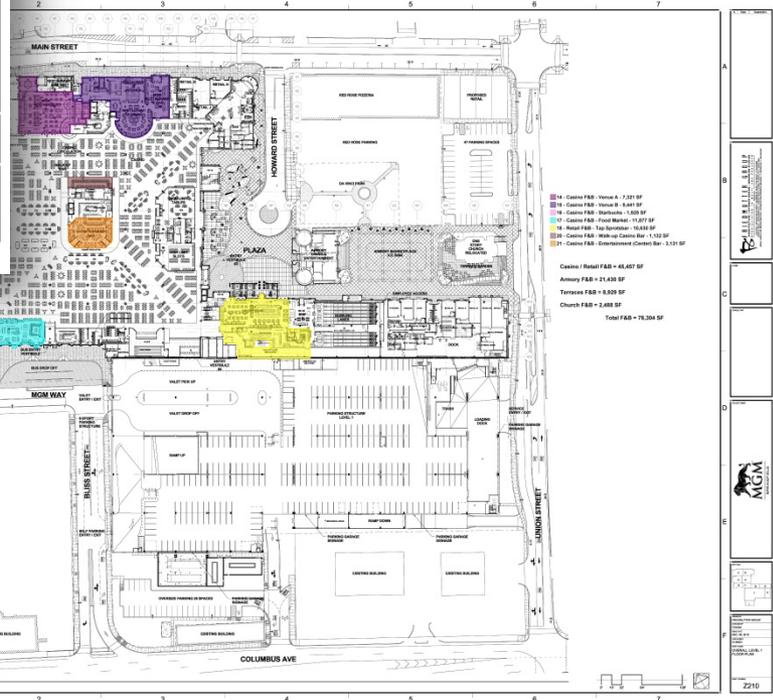
MGM 95% Submittals

- **Program Uses and Area Requirements:** consistent with the 50% CD submittal, the 95% CDs meet or exceed the requirements for program uses, tenants spaces, and overall program areas as stipulated in the HCA Exhibit G.
- **Signage:** Sign plans for MGM related signage were approved by the City Council on August 23, 2017. Additional individual tenant signage will still need to be submitted and reviewed, once finalized. The City staff continues to have discussions with MGM regarding “historic” interpretive signage along Main Street.
- **Building Materials:** City staff has viewed the large building “mock-ups” and is pleased with what has been presented. There is agreement between MGM and the City that only limited “aging” will be completed on the exterior of the new buildings. A “mock-up” of the hotel rooms were also reviewed and, again, the City is very pleased with the overall design and details.
- **Landscaping:** Overall, the staff is pleased with what has been presented for an overall landscaping plans. A number of landscaping features are being provided within the entertainment plaza as well as on the second floor plaza. Additional amenities include movable “fire” pits within the plaza. A number of discussions were held with regards to DaVinci Park and the overall design. At this point topiary is being planned to be installed. The staff has also asked that a sample of the proposed “artificial” grass be submitted.

Program Uses and Area Requirements (Retail and Food & Beverage)

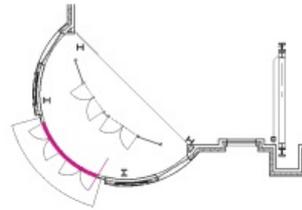


OVERALL RETAIL TENANT ID PLAN.pdf (22% of Scale). Takeoff in Active Area. All Areas; 03-14-17 MGM Spptfd Program Areas; MGM1: 4/4/2017 01:31 PM

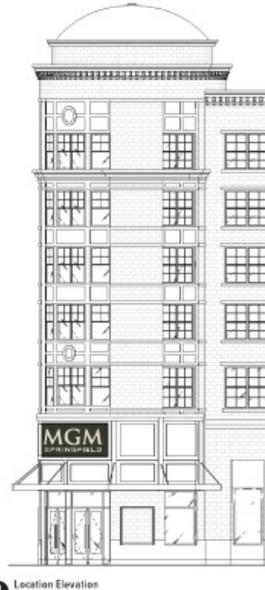


OVERALL LEVEL 1 FLOOR PLAN (22% of Scale). Takeoff in Active Area. All Areas; 03-14-17 MGM Spptfd Program Areas; MGM1: 4/4/2017 10:07 AM

Approved Signage



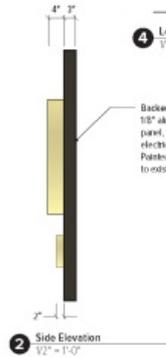
3 Plan View
1/16" = 1'-0"



4 Location Elevation
1/16" = 1'-0"



1 Elevation
1/2" = 1'-0"



Sign Quantity: 1

TWO TWELVE

NEW YORK
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PROJECT

FH_SRP-073 MGM Springfield

MGM Springfield
Signage and Wayfinding

ISSUE	TITLE / DATE
1	Exterior DD Drawings City Review Set 22 June 2017

DRAWING TITLE

S03
MGM Building ID
Secondary

DRAWING NO.

DD.05

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PROJECT

FM_GRP-073 MGM Springfield
MGM Springfield
Signage and Wayfinding

ISSUE TITLE / DATE

1 Exterior DD Drawings
City Review Set
23 June 2017

DRAWING TITLE

S05
Hotel Building ID

DRAWING NO.

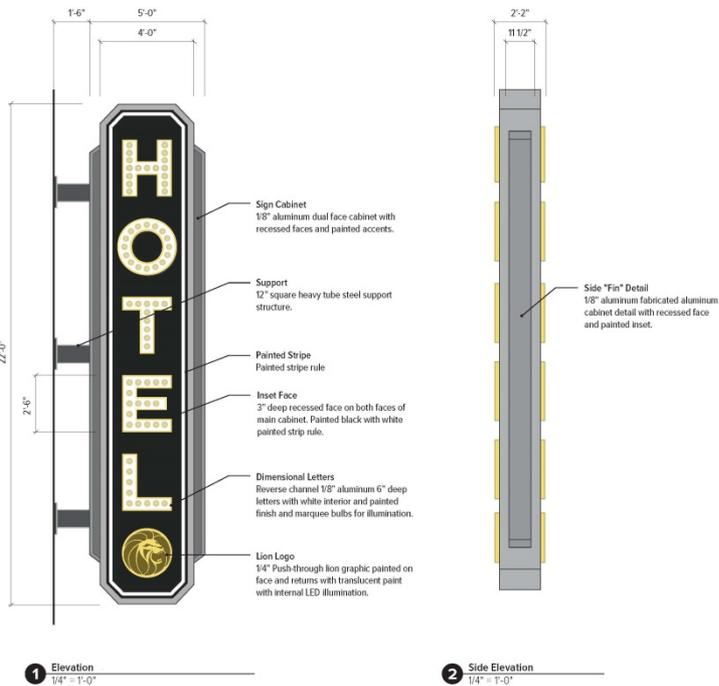
DD.06



3 Location Elevation
1/32" = 1'-0"



Sign Quantity: 1





4 Location Elevation
1/32" = 1'-0"

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PROJECT

FM_GRP-073 MGM Springfield

MGM Springfield
Signage and Wayfinding

ISSUE TITLE / DATE

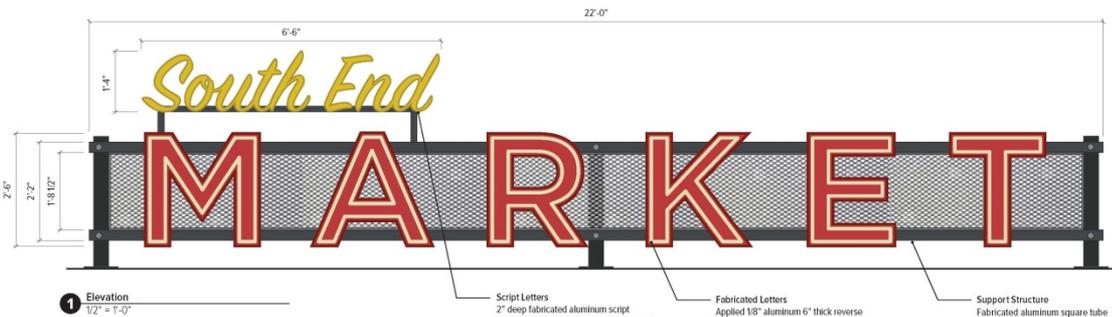
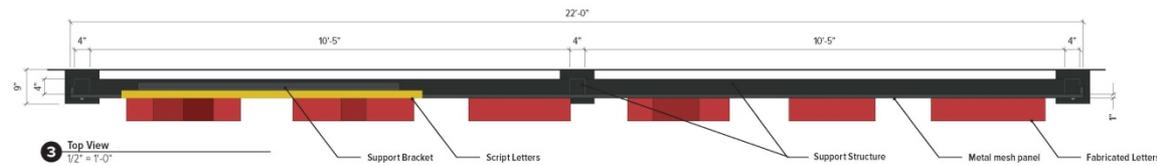
1 Exterior DD Drawings
City Review Set
23 June 2017

DRAWING TITLE

E308
Market Canopy ID

DRAWING NO.

DD.09



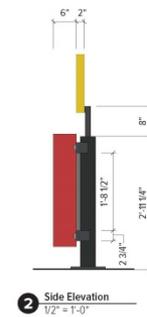
Note
Dimensions shown may vary in field install of sign. Relationship of scale will remain consistent if sign size changes.

Script Letters
2" deep fabricated aluminum script letters with internal illumination and push through acrylic face. Letters painted on all sides, mounted to square tube support bracket attached to frame.

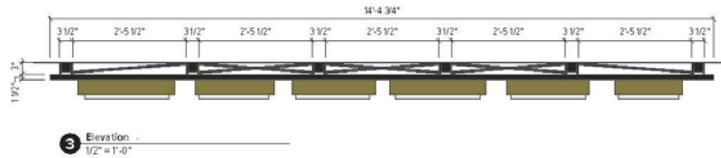
Fabricated Letters
Applied 1/8" aluminum 6" thick reverse channel letters, mechanically fastened to support structure painted on all sides. Letters to be internally illuminated with neon-like LED illumination tubes to simulate neon.

Support Structure
Fabricated aluminum square tube frame support structure with applied metal mesh panel and frame.

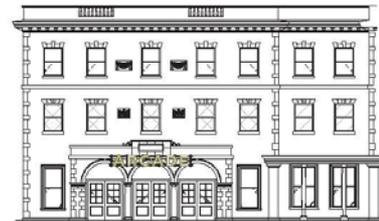
Electrical
All electrical conduits to be concealed inside of square tube frame and run from building into sign from vertical attachments.



Sign Quantity: 1



3 Elevation
1/2" = 1'-0"



4 Location Elevation
1/16" = 1'-0"



1 Elevation
1/2" = 1'-0"

Dimensional Letters
4" thick fabricated internally illuminated letters with 1/2" thick push through acrylic faces, painted on all sides. Mechanically fastened to face of horizontal cross beams. Wiring and conduit to be concealed inside of tube frame.

Support Frame
Fabricated aluminum tube support frame with horizontal cross beams and vertical fabricated I-beams. Back of frame to have non-structural cross strut detail. Horizontal tubes to be capped, sanded and smoothed. Structure to be painted on all sides and have satin clear coat.

Electrical
All electrical conduits to be concealed inside of square tube frame and run from building into sign from vertical attachments.



2 Side Elevation
1/2" = 1'-0"

Sign Quantity: 1

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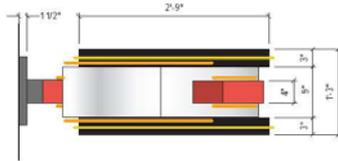
PROJECT
FM_CSP-025 MGM Springfield
MGM Springfield
Signage and Wayfinding

DATE TITLE / DATE
1 Exterior DD Drawings
CSP Revise Set
23 June 2017

DRAWING TITLE
E302
Arcade Building ID

DRAWING NO.

DD.10



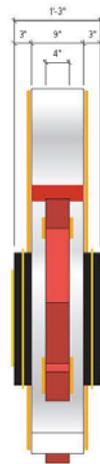
3 Top Elevation
3/4" = 1'-0"



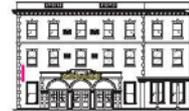
1 Elevation
3/4" = 1'-0"

Bowling Pin Cabinet
Double faced, fabricated aluminum "pin" cabinet with dimensional accents and fabricated oval top legs. Sign is painted on all sides with painted accents.

Neon Like Illumination
Signs to have neon-like LED illumination tubes to simulate neon in 3 different colors.



2 Side Elevation
3/4" = 1'-0"



3 Location Elevation
1/32" = 1'-0"
SIGN NUMBER E304-S-015

Sign Quantity: 1

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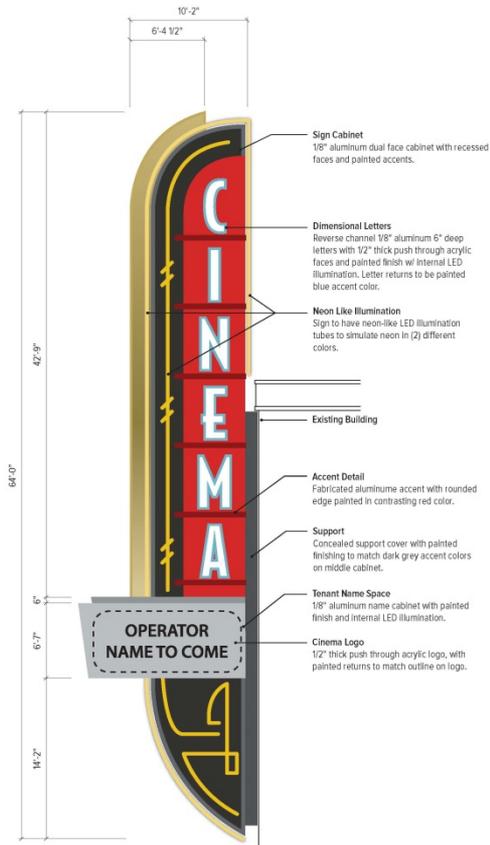
PROJECT
FM_CSP-025 MGM Springfield
MGM Springfield
Signage and Wayfinding

ISSUE TITLE / DATE
1 Exterior DD Drawings
CSP Review Set
23 June 2017

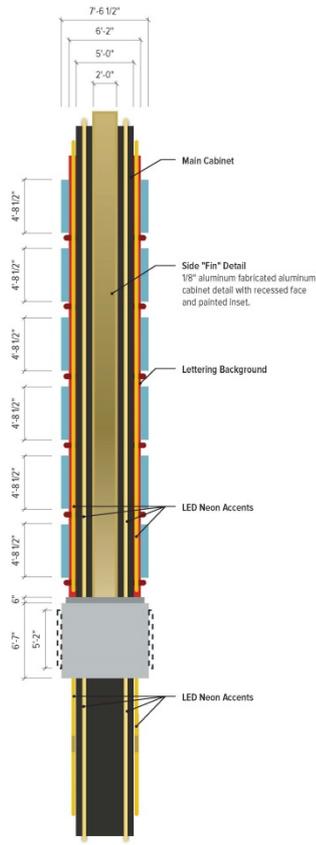
DRAWING TITLE
E304
Bowling Blade ID

DRAWING NO.

DD.11



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



2 Side View
1/8" = 1'-0"

3 Location Elevation
1/32" = 1'-0"



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PROJECT
FM_GRP-073 MGM Springfield
MGM Springfield
Signage and Wayfinding

ISSUE TITLE / DATE
1 Exterior DD Drawings
City Review Set
23 June 2017

DRAWING TITLE
E300
Cinema Blade ID

DRAWING NO.

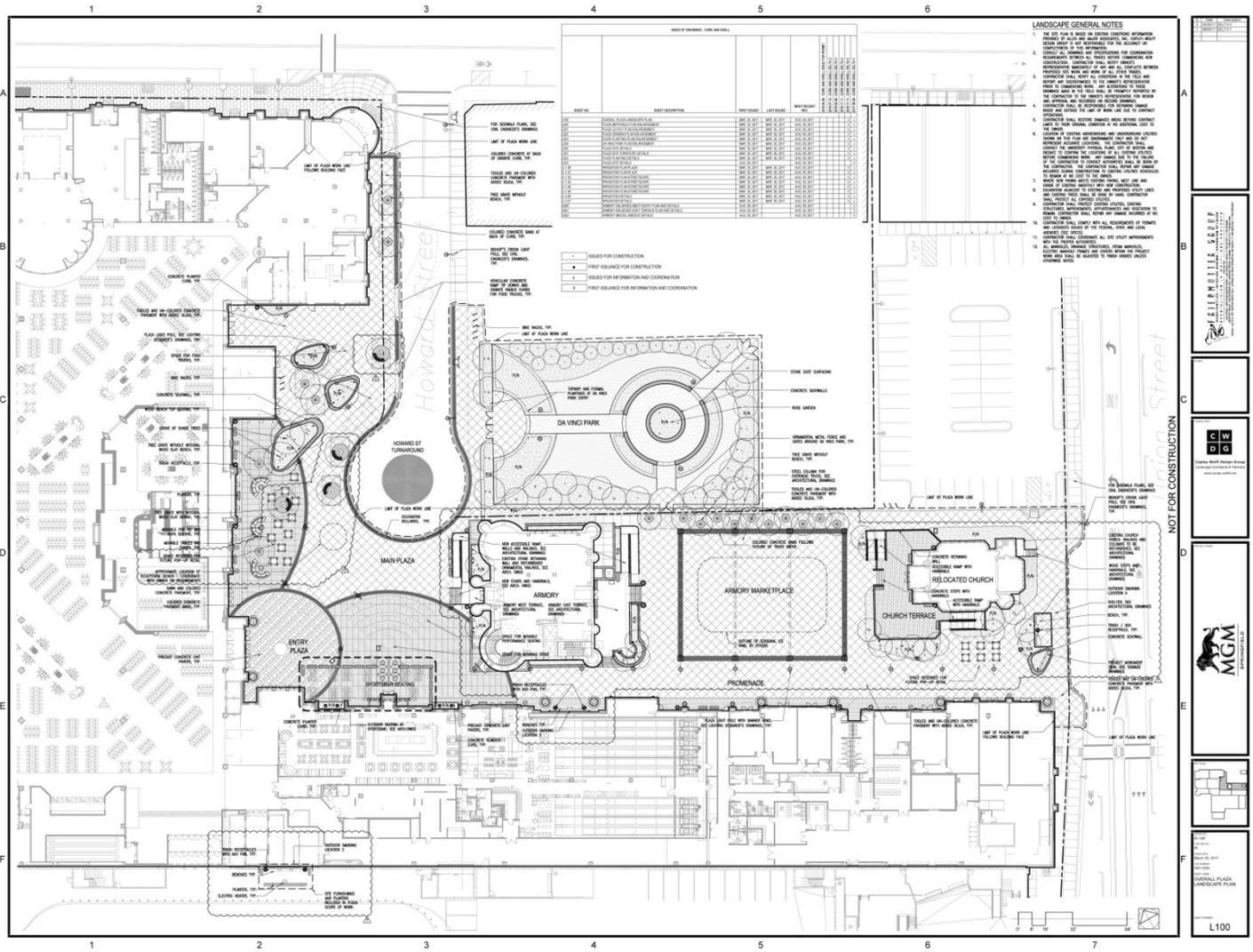
DD.12

Sign Quantity: 1



Building Materials

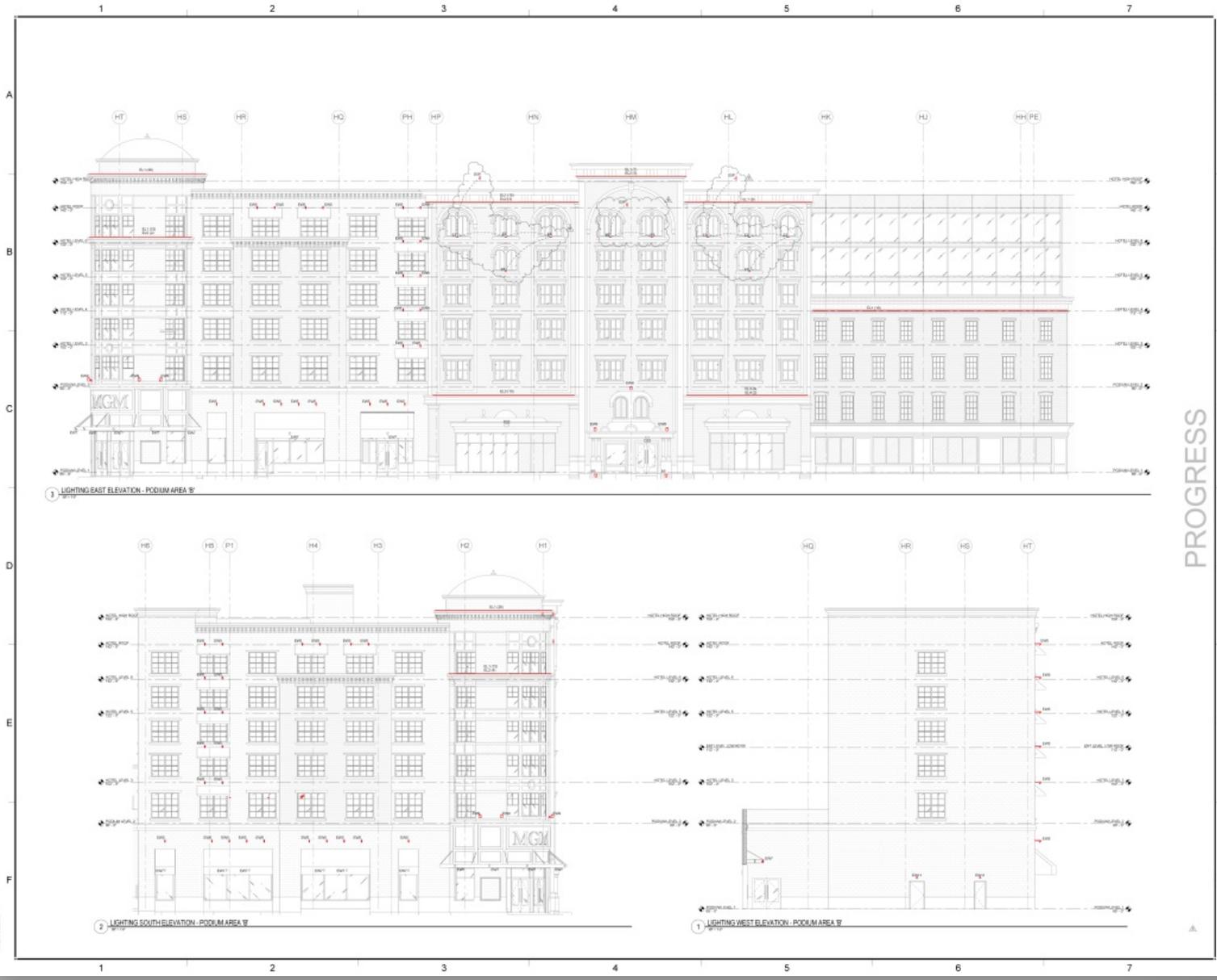




Landscaping

MGM 95% Submittals

- **Exterior Lighting:** Overall, the staff is very pleased with the lighting plan that has been submitted. The plans indicate that a number of different exterior lighting options will be utilized throughout the project. Continued discussions are occurring about further options for the exterior illumination of 101 State Street.
- **Daycare:** Plans for the proposed daycare building to be located on Union Street have been approved by the Office of Planning & Economic Development. Construction is underway.
- **Cinema:** MGM continues to finalize selection of a vendor for the Cinema space which will dictate final theatre configuration. The City continues to recommend a strong preference for dine-in theater concepts that provides a unique, new-to-market product for downtown.



PROGRESS

PALO ALTO GROUP
 CONSULTING ARCHITECTS

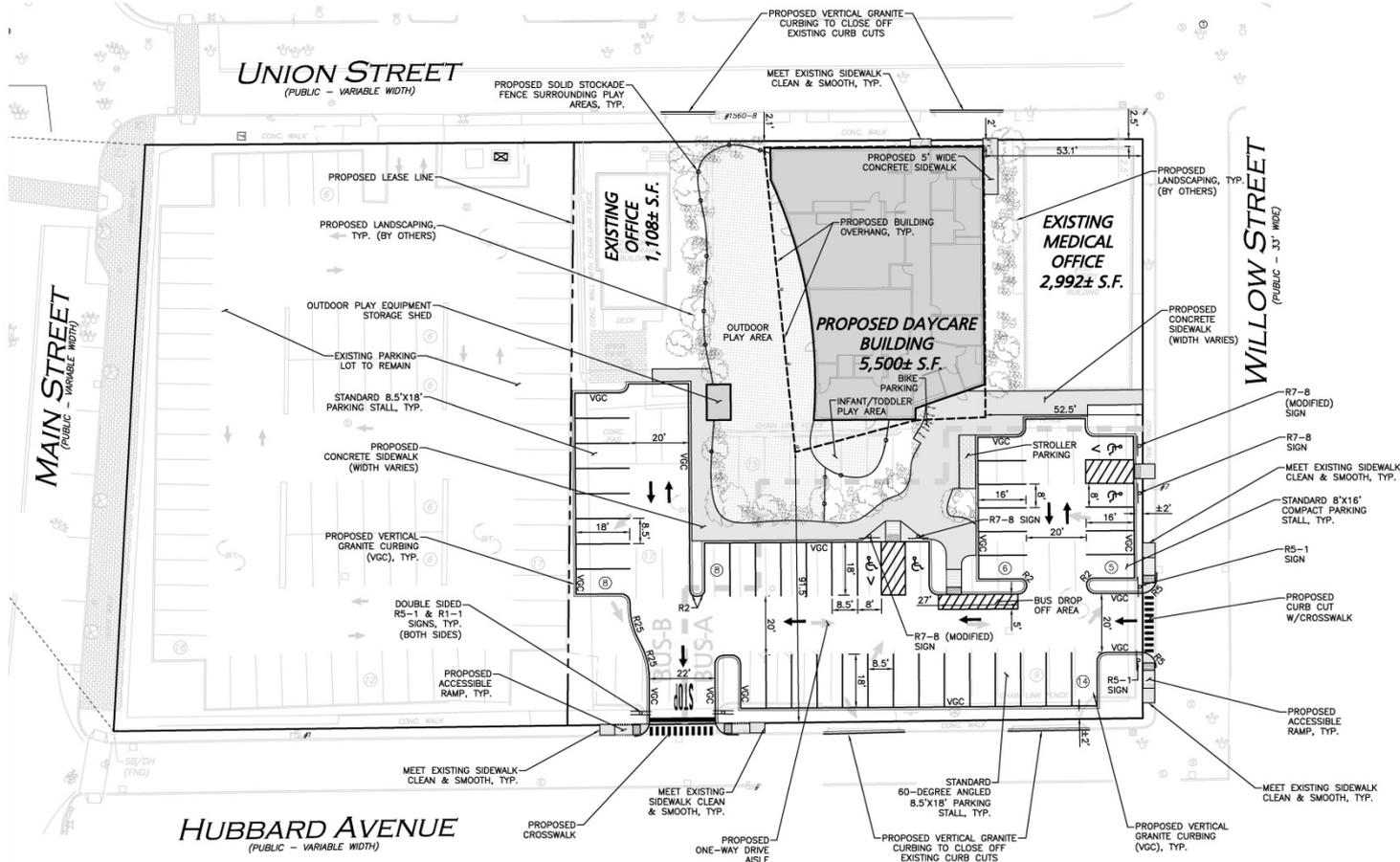
ILLUMINATING CONSULTANTS
 CONSULTING ARCHITECTS

MGM
 MOTEL GRAND HOTEL

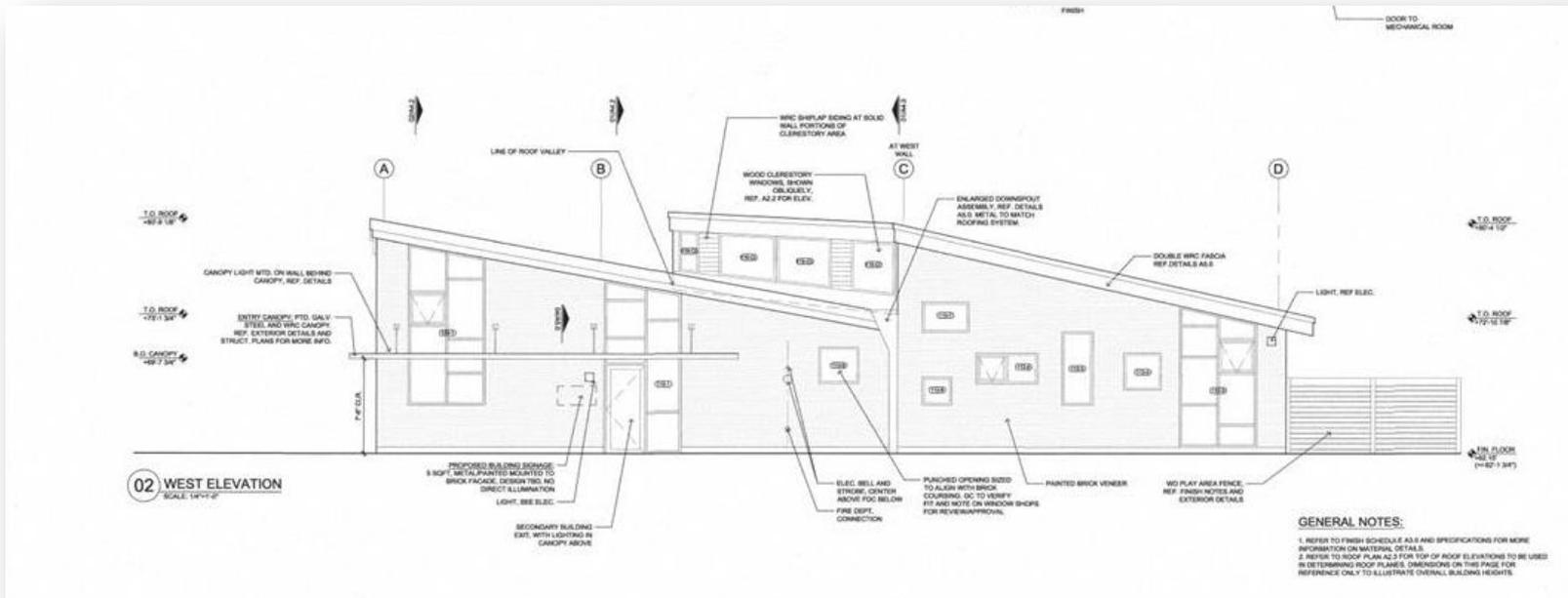
50% CITY SUBMISSION

PROJECT: MGM GROUP
 DATE: 10.2017
 DRAWING: EXTERIOR LIGHTING ELEVATION - PODIUM AREA 'B'
 SHEET NO.: SLPC558

Exterior Lighting

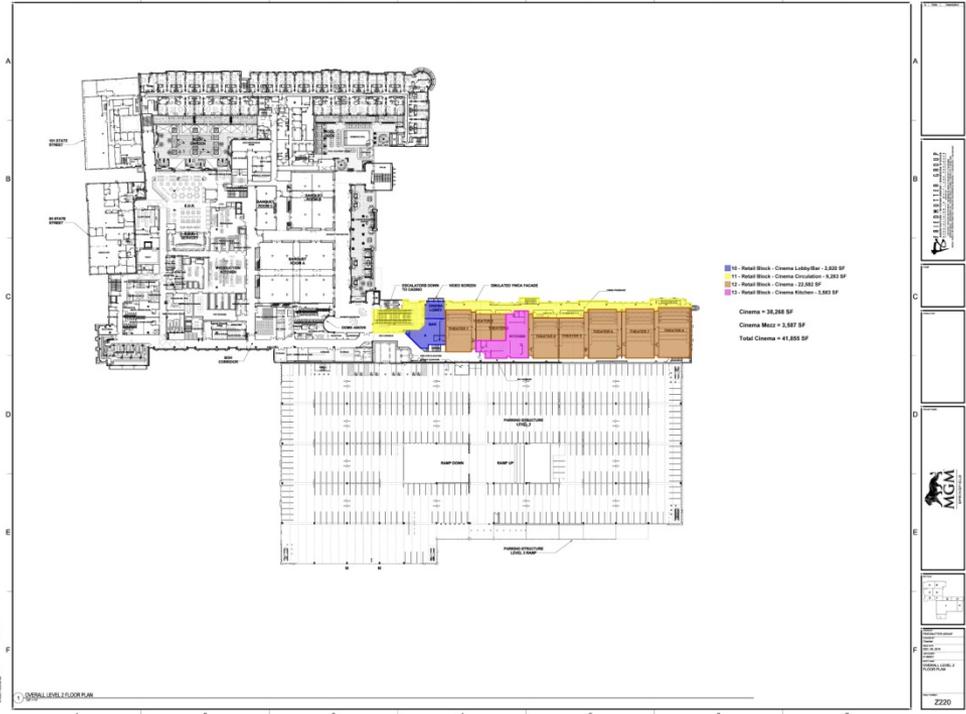


Daycare Center

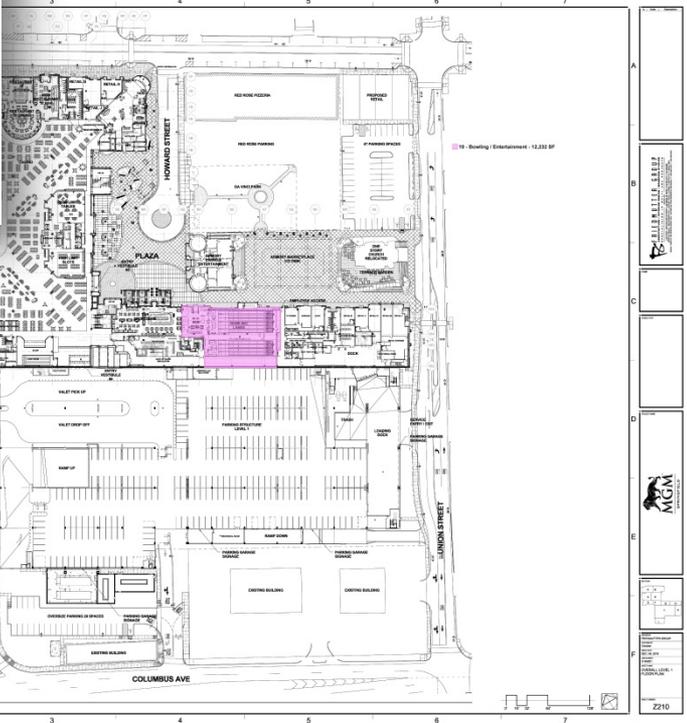


Union Street Elevation

Cinemas/Bowling



OVERALL LEVEL 2 FLOOR PLAN (22% of Scale); Takeoff in Active Area: All Areas; 03-14-17 MGM Spgfd Program Areas; MGM1; 3/30/2017 02:56 PM

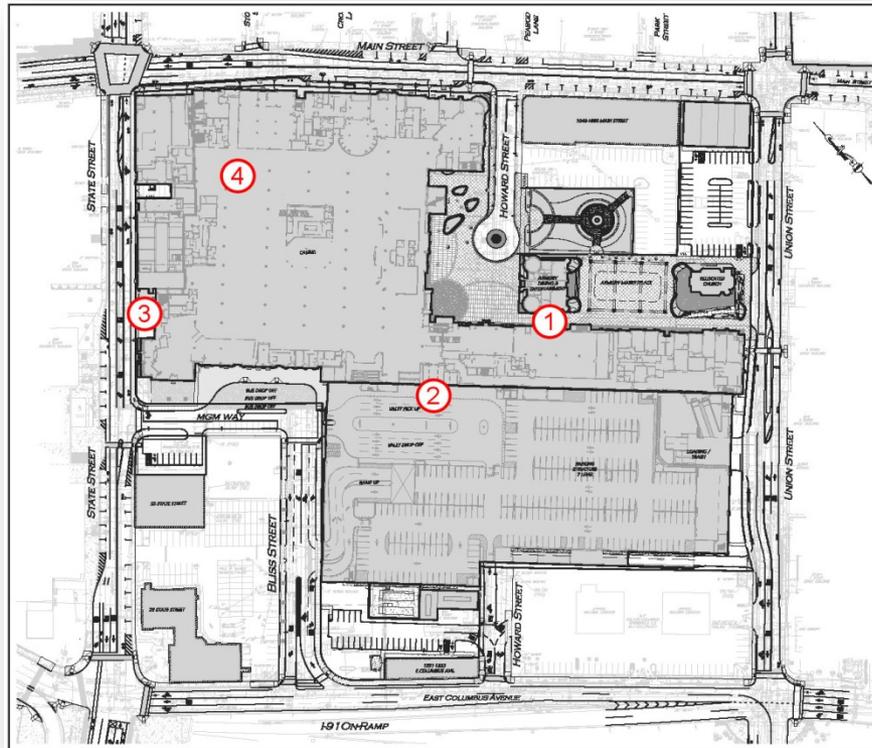


OVERALL LEVEL 1 FLOOR PLAN (22% of Scale); Takeoff in Active Area: All Areas; 03-14-17 MGM Spgfd Program Areas; MGM1; 3/30/2017 09:03 PM

MGM 95% Submittals

PROPOSED SMOKING AREAS:

- Within the 95% supplemental plans, the plans now show four (4) designated smoking areas within the proposed development. The locations are as follows (see map):
 - 1: Along the promenade between the Armory and the entertainment complex
 - 2: Adjacent to the valet entrance of the garage
 - 3: Along State Street (former location of outside patio for Starbucks)
 - 4: Employee smoking area to be locate on the second floor of the complex (adjacent to the employee facilities)



MGM 95% Submittals

RECOMMENDED COMPLIANCE CONDITIONS:

- **Smoking Areas:**
 - Any public street frontage impacted by the smoking lounges will be designed to address and animate the public realm, including quality design of the enclosures, fencing, landscape, and graphics
 - MGM to explore other options for programmatic uses/enhancements to further activate these areas including its commitment to study the South End Market terrace for increased engagement with/extension north to State Street
 - MGM to monitor the operation of the designated areas to mitigate conflicts between its smoking and non-smoking guests during the first three (3) years of the Project and will propose modifications and improvements to each if needed, so as to balance the needs of both patrons

- **Armory Fit-Out:**
 - MGM to activate the ground floor area and open the space to the public to provide engaging and dynamic programming of the Armory by Project opening day, while it cultivates potential long term F&B operators.
 - Based on the final tenant program/selection for the entire Armory, MGM will endeavor to complete the permanent fit-out within six (6) months of the Project's opening

MGM 95% Submittals

RECOMMENDED COMPLIANCE CONDITIONS:

- **Main Street/Union Street Development & Fit-Out (former Dave's Furniture Site):**
 - MGM to endeavor to complete the shell and core of this development site by Project opening day;
 - MGM will endeavor to complete the fit out of this building(s) within six (6) months of the Project's opening in a manner consistent with recent discussion and directions provided in the report.
 - Should MGM not complete the shell and core and tenant fit out within these suggested timeframes, CCS recommends the City determine an appropriate remedy.

- **Landscaping, Lighting & Signage:**
 - MGM to resolve all minor open items as noted in this report in ongoing consultation and collaboration with the City team.