



Park View South, LLC
Union Station – Suite 300
1 Peter Pan Way
Springfield, MA 01103

February 25, 2026

Peter Woodford
Senior Project Manager
DCAMM Office of Leasing and State Office Planning
One Ashburton Place
15th Floor, Suite 1500
Boston, Massachusetts, 02108

Request for Proposals for Massachusetts Trial Court (TRC), Springfield, MA, Project # 202410900

Dear Mr. Woodford

Thank you for your letter of February 18, 2026 requesting clarification on items within our proposal.
Please find attached the requested clarification.

Yours sincerely,

Peter Picknelly
Gateway Justice Partners
Park View South, LLC
peter@peterpanbus.com

Springfield Regional Justice Center – DCAMM Clarifications

1. Based on the consolidation, is there a potential address that can be provided for the Proposed Courthouse?

Current proposed address: 1 Courthouse Drive, Springfield

This is based on the proposed name for the dedicated Springfield Regional Justice Center (SRJC) street that leads to the main door (named Courthouse Drive in our proposal). This name is for discussion with DCAMM and TRC to determine your preferred name. During the RFP our team discussed names linked to:

- Courthouse/Justice Center to assist visitors with wayfinding (whilst ensuring a name different from other Massachusetts courthouses eg. Courthouse Way in Boston);
- A name selected by the Trial Courts to honor an individual with significant impact on the legal or public sphere; or
- Historic names for the site such as Pynchon Park/Hampden Park/League Park.

2. Please provide a timeline outlining when the development would be completed in relation to the proposed building.

The timeline is summarized in a site plan format in **Attachment 1**.

In our many discussions with the City of Springfield, community leaders, neighbors, abutters and other stakeholders, there is deep and strong support for the concepts outlined in the North End Riverfront Development master plan vision described in our proposal, which were informed by City of Springfield North End Neighborhood Investment Plan 2025-2035 commissioned by the City of Springfield and prepared by Pioneer Valley Planning Commission.

Based on the catalyst of the SRJC project, we have a high level of confidence that key pieces of the master plan vision will be completed concurrent with the delivery of the Justice Center project in 2029. As described in more detail in subsequent answers below, these future and separate phases will not at all impact the accessibility or useability or quiet enjoyment of the Justice Center.

GJP (and its affiliates), the Vallides family (owner of three large parcels) and the City's Park Department are fully committed to moving ahead with all of the projects described as "Phase 1" (a, b, c, d, e, f, g) in the attached site plans, including a 125 to 150 unit mixed-income workforce residential multi-family project with ground floor retail for a daycare and/or a commercial bank, two food truck locations and an upgraded grocery store with food court and indoor and outdoor seating. All of these projects have clear financing paths and timelines. Please refer to vendor support letters at **Attachment 2**.

As in the case studies presented, in our proposal (reattached here as **Attachment 3**), we believe the combined momentum generated by all the Phase 1 projects will provide the momentum for future development phases. Furthermore, these case studies, including of course the Fan Pier Development in the Boston that was catalyzed by the Moakley Federal Courthouse, highlight that courthouse uses are indeed compatible with a wide variety of uses, including housing. WinnCompanies, the lead development partner on residential components of the master plan, has significant direct experience with such mixed-use projects, including its involvement in the redevelopment of the Salem Courthouse with a combination of adaptive reuse and ground up construction of new multi-family housing next to the Commonwealth's new Salem District Court.

Our analysis of existing conditions and the city's planning documents and zoning, indicates that just on parcels GJP currently own or control, more than **600** units of new housing would be created, including 125-150 as part of Phase 1. Across the entire masterplan, we estimate more than **1,200** total housing units along with significant amounts of ground floor retail and one or more office or municipal buildings that would have synergies with the new SRJC. It is important to note that the Phase 1 residential project (at what today is 55 Avocado Street) will be a separate standalone lot and site with its own curb cuts and parking. It will be nearby the SRJC parking but does not in any way abut on or rely on SRJC property or infrastructure.

The new riverfront Justice Center will be supported by ample amenities for staff and visitors as shown in the table below. And similar to the case studies mentioned above and Springfield's proven prior riverfront redevelopment success at the Basketball Hall of Fame, we fully expect additional development, new businesses, and expanded amenities to follow within a short timeframe - further strengthening the vitality of the area.

Figure A2-6. Nearby Amenities

Name	Category	Address/Location
Freedom Credit Union	Bank/ ATM	1976 Main Street, Springfield, MA
Greek Cultural Center	Cultural / Community	8 Plainfield St, Springfield, MA
90 Meat Outlet	Grocery / Retail	90 Avocado St, Springfield, MA
Springfield Cash and Carry	Grocery / Retail	110 Avocado St, Springfield, MA
Boston Orthopedic	Medical	1985 Main Street, Suite H, Springfield
Fresenius Western Mass Kidney Care	Medical	2000 Main Street, Springfield
Gorgeous Smiles Dental	Medical	1985 Main Street, Suite F, Springfield
New England Surgery Center	Medical	55 St. George Street, Springfield
Connecticut Riverwalk & Bikeway	Park / Recreation	Along Connecticut River, Springfield, MA — access near 121 West St
North Riverfront Park	Park / Recreation	West St & Avocado St area, Springfield, MA
Mount Calvary Baptist Church	Place of Worship	17 John St, Springfield, MA
Pioneer Valley Riverfront Club	Recreation / Fitness	121 West St, Springfield, MA
Aqui Me Quedo Food Truck	Restaurant / Food	Boylston Street, Springfield, MA
Felix's Baked Potatoes	Restaurant / Food	1460 Main St, Springfield, MA
La Taqueria del Pueblo	Restaurant / Food	77 Boylston St, Springfield, MA
Pupuseria El Salvador	Restaurant / Food	Emery Street, Springfield, MA
Dunkin	Restaurant/ Food	77 West Street, Springfield
Pride Convenience & Gas	Restaurant/ Food	77 West Street, Springfield
Starbucks	Restaurant/ Food	101 West Street, Springfield
Subway	Restaurant/ Food	77 West Street, Springfield
US Postal Service Main Office	Services	1883 Main Street, Springfield

3. Please provide a site plan detailing how many parking spaces would be available upon occupancy of the SRJC.

722 parking spaces would be available upon occupancy of the SRJC. This includes 651 onsite dedicated Justice Center parking in addition to the Reserved & Secured and Unsecured Reserved spaces as per the following table from our proposal:

Parking Type	Location	Standard	Accessible (Van)	Total	Notes
Public Parking	Surface lots (¼ mile radius)	639	12 (3)	651	General public, staff, jurors
Reserved, Secured					
Reserved	Surface lot north of building	36	2 (1)	38	Staff/other reserved uses
EV Charging Stations	Distributed (north/east/below)	—	—	145	20% of all spaces; 15% EV ready, 5% installed
Sallyport	Lower level, south access	—	—	—	30'x40' (1,200 sf); secure van transfer
Total On-Site	—	—	—	722	

The proposed site plan on page CP-101 and CP-102 in Volume 2 of our proposal and **Attachment 4** to this letter provide a site plan showing parking spaces in each lot.

4. Please provide a site plan outlining vehicular access during construction of the remaining development, including any anticipated access point closures. (Please mark on a site plan if this is not what is shown in Figures A2-2 and A2-3)

Please refer to **Attachment 5** which presents construction access considerations for future phases of the North End Riverfront Master Plan, including development of the multi-family project at the corner of Avocado Street and Courthouse Drive. All Master Plan development to the north of the SRJC will be use Avocado Street exclusively for construction access. For future Master Plan development south of the SRJC, construction access will be provided via the improved intersection at Liberty Street and Clinton Street.

In summary, future Master Plan construction will be managed to avoid disruption to SRJC access for staff, visitors, and operations.

5. Please indicate whether the proposed rider language is negotiable. If any terms are non-negotiable, please identify them in your response.

We have reviewed the proposed rider language and can confirm all terms are negotiable.

6. Do you plan to develop the North End Riverfront Development whether this site is selected or not?

The development that we describe in our proposal and that the City of Springfield has included in their North End Neighborhood Investment Plan 2025-2035 **requires a catalyst** of the scale and importance such as the new SRJC. This new civic anchor will help activate the riverfront, similar to new courthouse projects referenced in our proposal in Boston, MA, Rockford, IL, and Fort Lauderdale, FL, that have or are transforming underutilized areas into vibrant hubs:

- Fan Pier Development catalyzed by the Moakley Federal Courthouse, Boston, MA
- New Federal Courthouse as a part of the River District Revitalization, Rockford, IL
- U.S. District Courthouse south of New River, Fort Lauderdale, FL

The history of our proposed site is important to the city and the region and before the 1966 fire, our proposed location for the Springfield Regional Justice Center was known as Pynchon Park (also known historically as Hampden Park and later League Park) and served as one of downtown Springfield's most active and vibrant gathering places. Opened in 1853 by the Hampden Agricultural Society, it evolved into a bustling recreational hub that hosted horse racing, bicycle racing, college football, circuses, fireworks, and a long lineage of local and regional baseball teams. The park drew crowds for major sporting events, including early Harvard–Yale football games, and supported a wide range of civic and community uses that made it a focal point of public life in Springfield. Its lively mix of athletics, entertainment, and community activity made Pynchon Park a well-known center of energy and social connection in the downtown area until the grandstand was lost to a devastating fire.

Our North End Riverfront Development seeks to reestablish this once vibrant hub paying homage to its rich history.

7. Would the areas shown in Figures A2-2 and A2-3 as 'Justice Center Project's Approximate Limit of Improvements', be fully completed prior to occupancy?

Yes, the areas shown in Figures A2-2 and A2-3 as the Approximate Limit of Improvements will be fully completed prior to occupancy as per the Project Schedule provided.

8. Are your proposed upgrades to the roadways and overpass already approved by the City? If no, do you have an alternative plan if proposed upgrades to the roadways and overpass are not authorized?

The proposed improvements have not been formally approved by the City at this time; however, as evidenced in the letter in **Attachment 5**, the City is supportive of the proposed improvements and has offered to support the funding of these works. Offsite works are not included in the calculation of the Base Amount of Rent and should they not be funded by MassWorks or other programs listed in the support letter then they will be funded by Gateway Justice Partners and not included in the calculation of Rent.

It is important to note that the approvals required to implement the off-site roadway improvements are ministerial in nature and have clear processes that allow the City and state to review project related traffic and proposed improvements through an iterative design review process. Additionally,

- The proposed improvements are **not required** to begin construction of the SRJC. Access to the site is already available via Avocado Street and Clinton Street.
- There is **ample time** to secure regulatory approvals and construct the proposed improvements prior to delivery of the SRJC.

- Improvements at Clinton Street / Liberty Street / E/W Columbus Streets are **largely voluntary** and are intended to enhance the connection between downtown, the riverfront, and the SRJC through improved vehicular and multimodal access.
- All proposed improvements occur within existing public rights-of-way and/or property owned or controlled by the applicant.

9. Who would operate the proposed grab-n-go food and beverage service in the building? Would this space be considered part of the building USF and paid for by TRC?

The commercial approach to the proposed café in the building is flexible. We have assumed GJP would operate this space via a lease to a vendor approved and selected in consultation with TRC.

This space would not be considered part of the building USF and would not be paid for by TRC. This space would be metered separately for utilities to ensure that is also not paid by TRC.

We have not assumed any profit from this operation to ensure the required amenity and service is provided during building operating hours and that there is opportunity to provide the opportunity to a local small business or preferred vendor selected by TRC. If TRC would like to operate this space that option is also available and was done on Fengate's courthouse project in Oregon (as requested by the County).

The level of service provided by the café or any other retail amenity desired is only limited by the building not having natural gas nor "black iron" exhaust ductwork (and shaft), which are requirements for a full-service commercial kitchen cooking line with exhaust hood and make-up-air unit.

10. The Tenant would not reimburse the Landlord with a percentage of costs associated with preparing permitting and Schematic Design Documents (as noted in your proposal section 4.1 Preconstruction Activities). Please provide a revised schedule. See RFP Section 1.11 Professional Design Services: *Promptly following selection of its proposal, the selected proposer must provide professional design services to the User Agency to complete the Schematic Space Plan of the Premises that will be incorporated into and made part of the Lease as Exhibit B.*

GJP confirms no reimbursement is required and the schedule will be maintained as submitted in our proposal. We will provide (and fund) professional design services to the User Agency to complete the Schematic Space Plan.

11. Does the rent schedule include the year 1 estimates for utilities, insurance and property tax in the rent? If no, please provide estimates

In addition to the Base Amount for Rent within our proposal, below are the year 1 estimates for utilities, insurance and property tax as described in the Lease Proposal Form:

Annual (Total \$/yr)	Year 1
Estimate for Electrical:	\$1,100,000
Estimate for Water and Sewer:	\$148,000
Estimate for Insurance:	\$450,000
Estimate for Property Tax:	\$8,000,000

Utilities: As the building is a new purpose-built Justice Center, GJP will undertake energy modelling during the

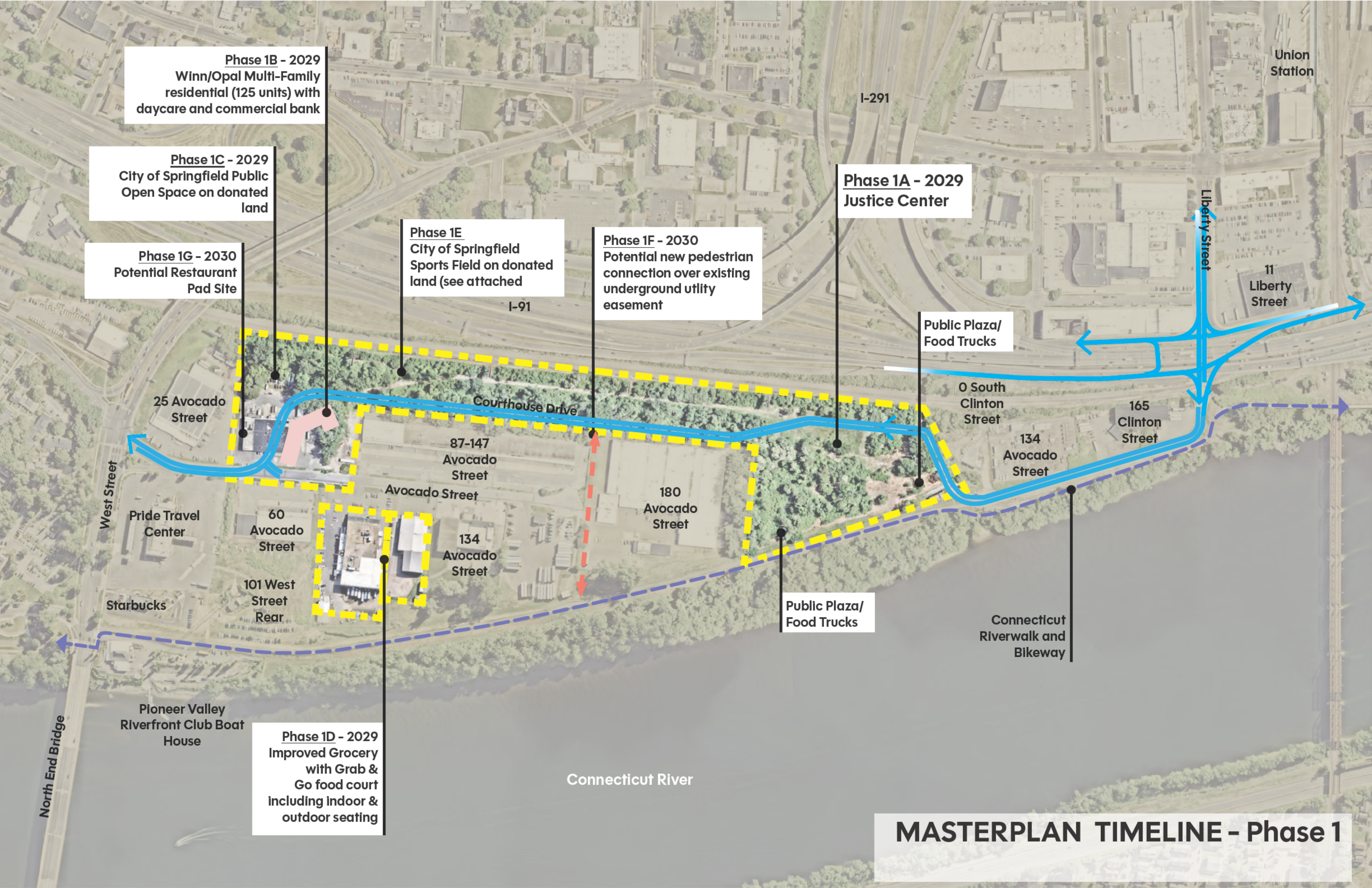
design process to estimate annual utility costs with more detail. The net-zero ready design including the Geoexchange Building Conditioning System will substantially reduce utility cost over the lease term with an estimated \$30 million of savings across utilities and maintenance. The Geoexchange approach is included as a capital cost premium, however the design approach aligns with Commonwealth decarbonization goals and is offset by the future utility cost savings.

Insurance: Property, Environmental and Commercial General Liability.

Property Tax: As stated in our proposal, GJP has several options to significantly reduce the property tax charged to the Justice Center in this location based on discussions with the City.

ATTACHMENT 1





Phase 1B - 2029
Winn/Opal Multi-Family
residential (125 units) with
daycare and commercial bank

Phase 1C - 2029
City of Springfield Public
Open Space on donated
land

Phase 1G - 2030
Potential Restaurant
Pad Site

Phase 1E
City of Springfield
Sports Field on donated
land (see attached

Phase 1F - 2030
Potential new pedestrian
connection over existing
underground utility
easement

Phase 1A - 2029
Justice Center

Public Plaza/
Food Trucks

0 South
Clinton
Street

165
Clinton
Street

134
Avocado
Street

180
Avocado
Street

134
Avocado
Street

Avocado Street

87-147
Avocado
Street

Courthouse Drive

25 Avocado
Street

60
Avocado
Street

101 West
Street
Rear

Starbucks

Pride Travel
Center

North End Bridge

Pioneer Valley
Riverfront Club Boat
House

Phase 1D - 2029
Improved Grocery
with Grab &
Go food court
including indoor &
outdoor seating

Connecticut River

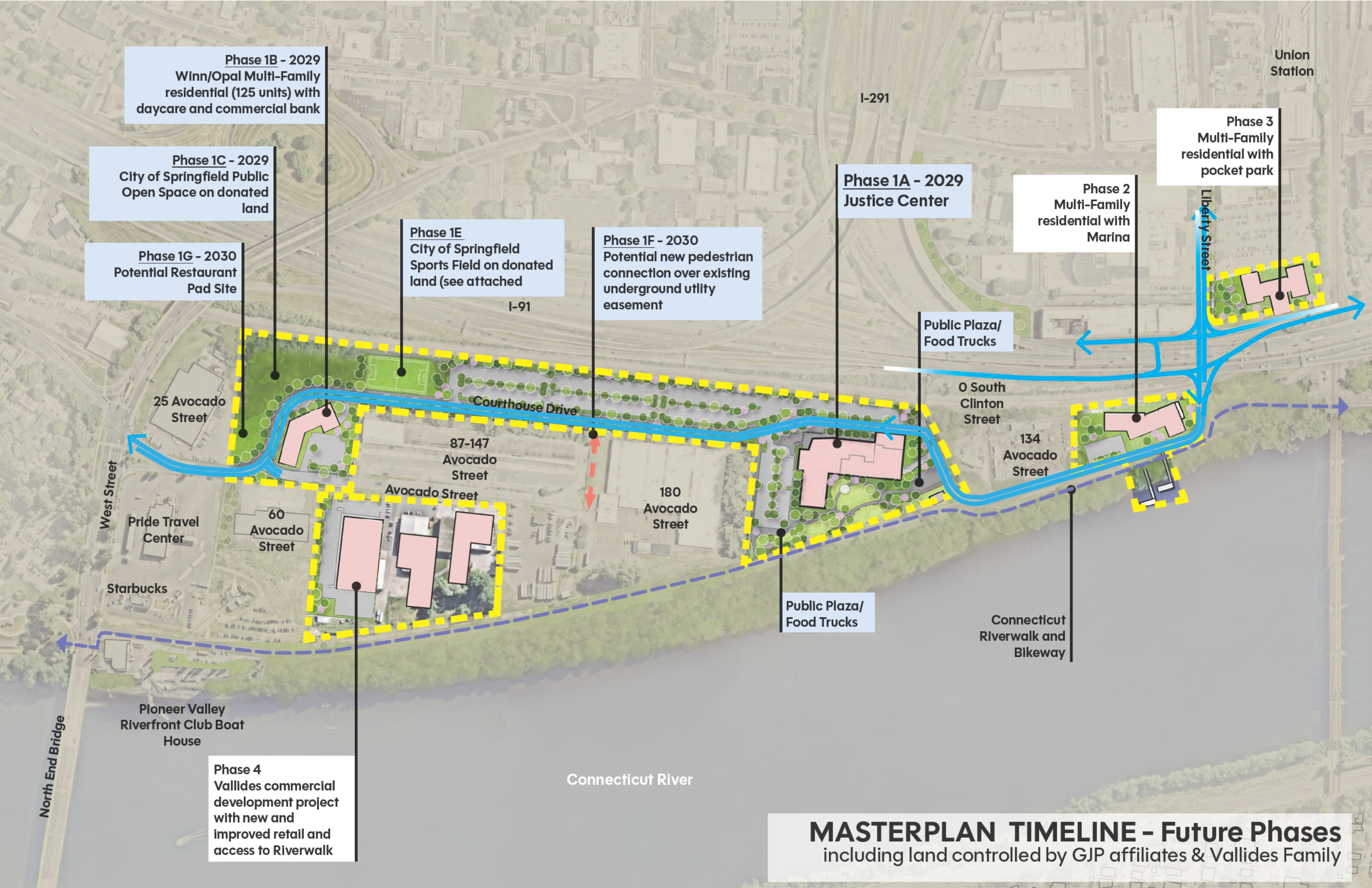
Connecticut
Riverwalk and
Bikeway

Liberty Street

11
Liberty
Street

Union
Station

MASTERPLAN TIMELINE - Phase 1



Phase 1B - 2029
Winn/Opal Multi-Family
residential (125 units) with
daycare and commercial bank

Phase 1C - 2029
City of Springfield Public
Open Space on donated
land

Phase 1G - 2030
Potential Restaurant
Pad Site

Phase 1E
City of Springfield
Sports Field on donated
land (see attached

Phase 1F - 2030
Potential new pedestrian
connection over existing
underground utility
easement

Phase 1A - 2029
Justice Center

Phase 2
Multi-Family
residential with
Marina

Phase 3
Multi-Family
residential with
pocket park

25 Avocado
Street

87-147
Avocado
Street

180
Avocado
Street

134
Avocado
Street

60
Avocado
Street

Courthouse Drive

Public Plaza/
Food Trucks

O South
Clinton
Street

Public Plaza/
Food Trucks

Connecticut
Riverwalk and
Bikeway

Phase 4
Vallides commercial
development project
with new and
improved retail and
access to Riverwalk

Connecticut River

MASTERPLAN TIMELINE - Future Phases
including land controlled by GJP affiliates & Vallides Family

Union
Station

Liberty Street

West Street

Pride Travel
Center

Starbucks

Pioneer Valley
Riverfront Club Boat
House

North End Bridge

ATTACHMENT 2





Peter Picknelly
Gateway Justice Partners
Union Station. Suite 300
1 Peter Pan Way
Springfield, MA 01103

February 24, 2026

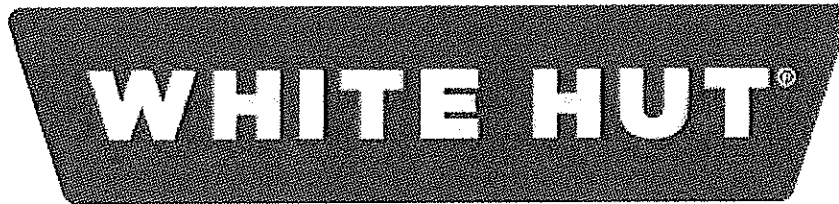
Peter,

Thank you for taking the time to share with us your vision for the development of Avocado Street in support of your proposal for the new Springfield Justice Center. It is truly an incredible project that would have a tremendous impact on the surrounding community, and the city of Springfield as whole. We have owned properties as well as operated businesses on Avocado St for over 40 years and are both proud and excited for your proposal in our “backyard.”

90 Meat Outlet has been a staple in the community since 1996 and over those 30 years in business has experienced consistent growth and expansion due to our unrelenting commitment to satisfy needs of our surrounding community, who have shown their strong support and patronage of our business over the years. Should your proposal be chosen, it would once again present us with the opportunity to adapt our business to the needs of the community- which we believe we are uniquely qualified to do, given our long-standing history in the area and years in related businesses. We view this as an opportunity to expand our in-store offerings to support Courthouse Staff and Visitors, by offering a larger assortment of products, particularly fresh produce and grocery staples. We plan to add a new Food Court with indoor and patio seating, as well as a robust “Food To Go” program, offering a rotating menu of hot food items in addition to salads, sandwiches, etc. Not only would we be able to offer a convenient location for a variety of food options to satisfy everyone’s tastes, but additionally we would provide an easy solution for visitors and staff alike to do grocery shopping, as they leave the Courthouse.

As a tightly held family organization, coupled with the fact that we own 3 adjacent parcels, we can make quick changes to our businesses, when the right opportunities are presented much like this one. We certainly see no issue with implementing any of these changes that would support the new proposed Courthouse by Fall 2029. We fully believe that the proposal you have set forth for the Springfield Justice Center, not only writes a new Chapter in the history of the City of Springfield but has the potential to write a new Chapter in the history of our family businesses, as we continue to grow and evolve for hopefully another 40 years or more. Should your proposal be chosen, we remain committed to exploring any and all business opportunities where our experience and or properties can be used to support and further enhance the overall development as well as the experience for all who visit or work in the New Courthouse.

Sincerely,
James Vallides
President
90 Meat Outlet
Springfield, Ma 01104



SINCE 1939

Dear Courthouse Facility Manager,

Please find the enclosed proposal for the year-round placement of a White Hut food truck at the Springfield Hall of Justice Northend Riverfront Courthouse.

As a Western Massachusetts institution since 1939, White Hut is eager to provide a high-quality, efficient dining alternative for the courthouse community. Our mobile unit offers iconic local fare, including our signature cheeseburgers and breakfast options, designed to serve patrons and staff who require quick and reliable meal service.

We believe our presence will greatly complement the existing amenities by offering a hearty, hot-food alternative that operates consistently throughout all seasons. Our operations are fully self-contained and we are committed to maintaining the highest standards of professionalism and cleanliness on the courthouse grounds.

I look forward to the possibility of discussing how White Hut can serve the Springfield Hall of Justice. Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Edison Yee". The signature is fluid and cursive, with a long, sweeping horizontal line extending to the right.

Edison Yee

Proposal: White Hut Food Truck Residency

Location: Springfield Hall of Justice at Northend Riverfront

Proponent: White Hut Restaurant (West Springfield, MA)

I. Summary

White Hut, a Western Massachusetts institution since 1939, proposes the year-round placement of a mobile "White Hut Hut" food truck on the Springfield Courthouse grounds. This initiative aims to provide courthouse employees, legal professionals, and visiting patrons with a high-quality, efficient, and locally-beloved dining alternative to the current limited-menu coffee shop.

II. The Need for Enhanced Dining Options

Currently, patrons of the Springfield Courthouse have limited on-site culinary choices. While the existing coffee shop serves as a convenient stop for caffeine and light snacks. Our full-service food truck enhances the on-site coffee shop, delivering a full breakfast and lunch menu to serve tenants and visitors throughout the day.

III. The White Hut Advantage

Bringing the White Hut to the courthouse offers several distinct benefits:

- **Efficiency for a Tight Schedule:** Our "fast-casual" model is built for speed. We understand that jurors, lawyers, and staff often have strictly timed breaks.
 - **All-Weather Reliability:** Our modern food truck is fully equipped for year-round operation, ensuring consistent service through Springfield's winter months.
 - **Iconic Local Fare:** Offering our signature "Cheeseburg with Fried Onions," hot dogs, and breakfast sandwiches provides a morale boost to the courthouse community.
 - **Self-Sustaining Infrastructure:** The truck is a self-contained unit, requiring minimal to no utility draw from the courthouse facility.
-

IV. Proposed Operations

Feature	Details
Schedule	Monday – Friday

Hours	7:30 AM – 2:30 PM (Covering Breakfast & Lunch)
Footprint	Standard food truck dimensions (approx. 20-24 feet)
Compliance	Fully licensed by the Springfield Health Department and Fire Marshal

V. Menu Highlights

Our menu will complement, rather than strictly compete with, the existing coffee shop by focusing on hearty, hot meals:

- **Breakfast:** Egg & Cheese sandwiches on bulkie rolls, hash browns, and local coffee.
- **Lunch:** Our world-famous burgers, hot dogs, and crispy french fries.
- **Beverages:** A variety of chilled sodas, water, and seasonal refreshments.

VI. Commitment to the Community

White Hut is more than just a food vendor; we are a neighbor. By establishing this residency, we commit to maintaining a clean, professional presence that respects the decorum of the judicial environment. We provide our own waste management and ensure the surrounding area remains pristine.

Our Goal: To turn the lunch hour at the Springfield Courthouse from a logistical challenge into a highlight of the day.

ATTACHMENT 3



Catalytic Area 1



Courthouses as Catalysts:

River District Revitalization Rockford, IL

Rockford, Illinois, like many of Massachusetts' Gateway Cities, has gone through challenging economic times but is on the rebound through revitalization efforts like the River District Plan. By leveraging a new \$40 million federal courthouse anchor, the city plans for new private sector investment on the surrounding blocks to create new housing and job opportunities.

The vision for the waterfront is for new public sector investment in parks and non-auto transportation connections to encourage walking and biking along the river. This quadrant of Downtown Rockford is intended to become the civic center with access to the courthouse, the post office, park district facilities, and parks and plazas.



Courthouses as Catalysts:

Moakley Courthouse

Boston, MA

The 675,000 square foot Moakley Courthouse in Boston's Seaport District was built in 1999 as a civic anchor to the redevelopment of Fan Pier and Boston's waterfront. The courthouse took a prominent role as an early catalytic project directly on the waterfront, which at the time was dominated by surface parking lots and some working waterfront uses. Leveraging public funding, the courthouse now serves as a physical and visual gateway into the Seaport District.

Another key feature of this development is the connection to Boston's 43-mile Harborwalk offering both recreational and tourism-based benefits to the city. The redevelopment of the Seaport District has increased assessed value and property taxes by billions of dollars and created a new, modernized neighborhood with housing, jobs, businesses, and public amenities.





Courthouses as Catalysts:

U.S. District Courthouse

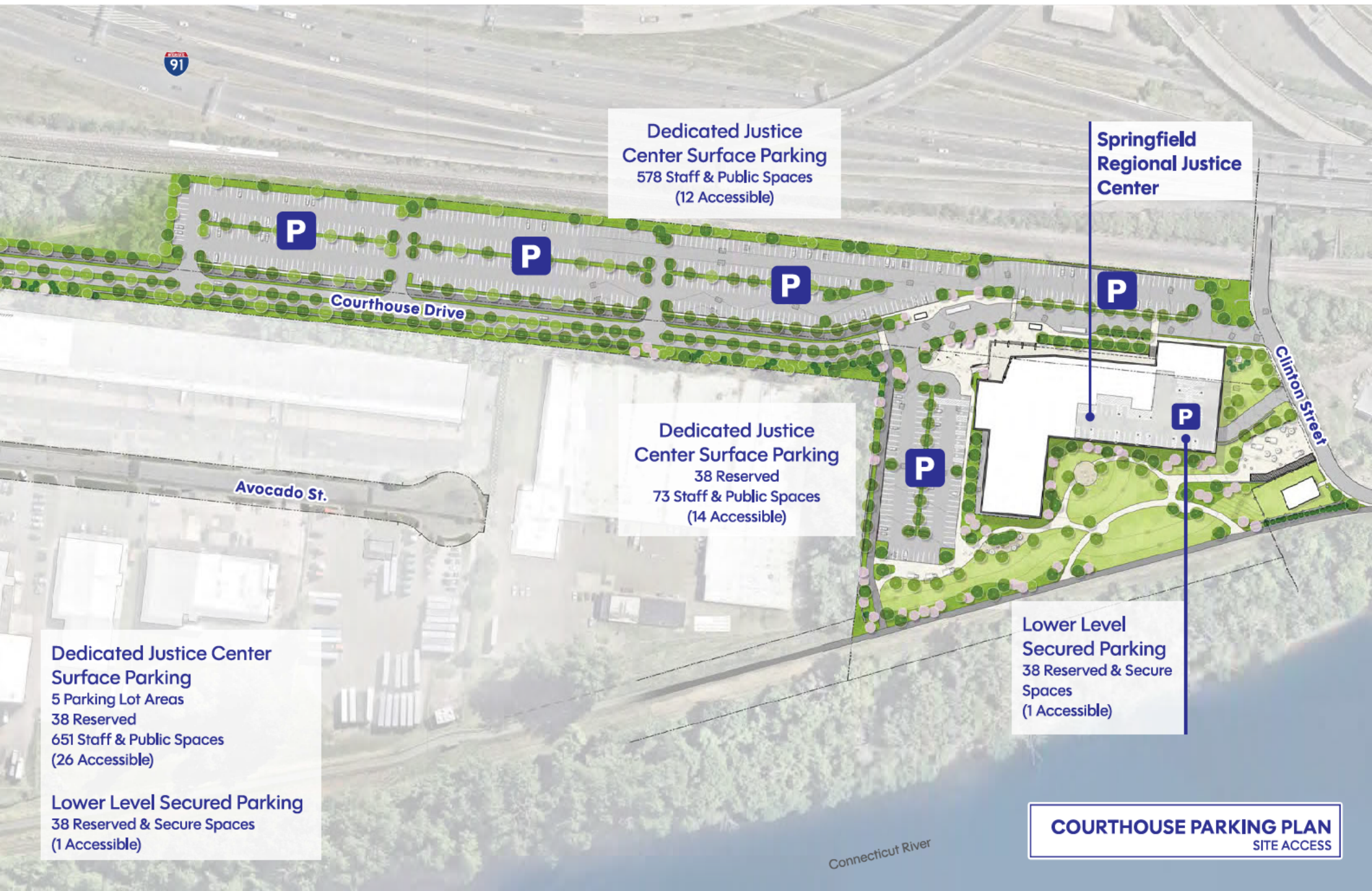
Fort Lauderdale, Florida

The 225,000 square foot U.S. District Court for the South District in Florida is currently under construction south of New River in Fort Lauderdale. The intent of the courthouse project is to steer new development to the south side of the city, like the growth seen to the north. The courthouse joins other civic uses like the county courthouse and the school district headquarters anchoring major employers in the area.

Landowners and developers are already beginning to secure parcels and approvals for new development around the courthouse property. This includes plans for new residential towers, mixed-use buildings, and restaurants.

ATTACHMENT 4





91

Dedicated Justice Center Surface Parking
578 Staff & Public Spaces
(12 Accessible)

Springfield Regional Justice Center

Courthouse Drive

Avocado St.

Dedicated Justice Center Surface Parking
38 Reserved
73 Staff & Public Spaces
(14 Accessible)

Dedicated Justice Center Surface Parking
5 Parking Lot Areas
38 Reserved
651 Staff & Public Spaces
(26 Accessible)

Lower Level Secured Parking
38 Reserved & Secure Spaces
(1 Accessible)

Lower Level Secured Parking
38 Reserved & Secure Spaces
(1 Accessible)

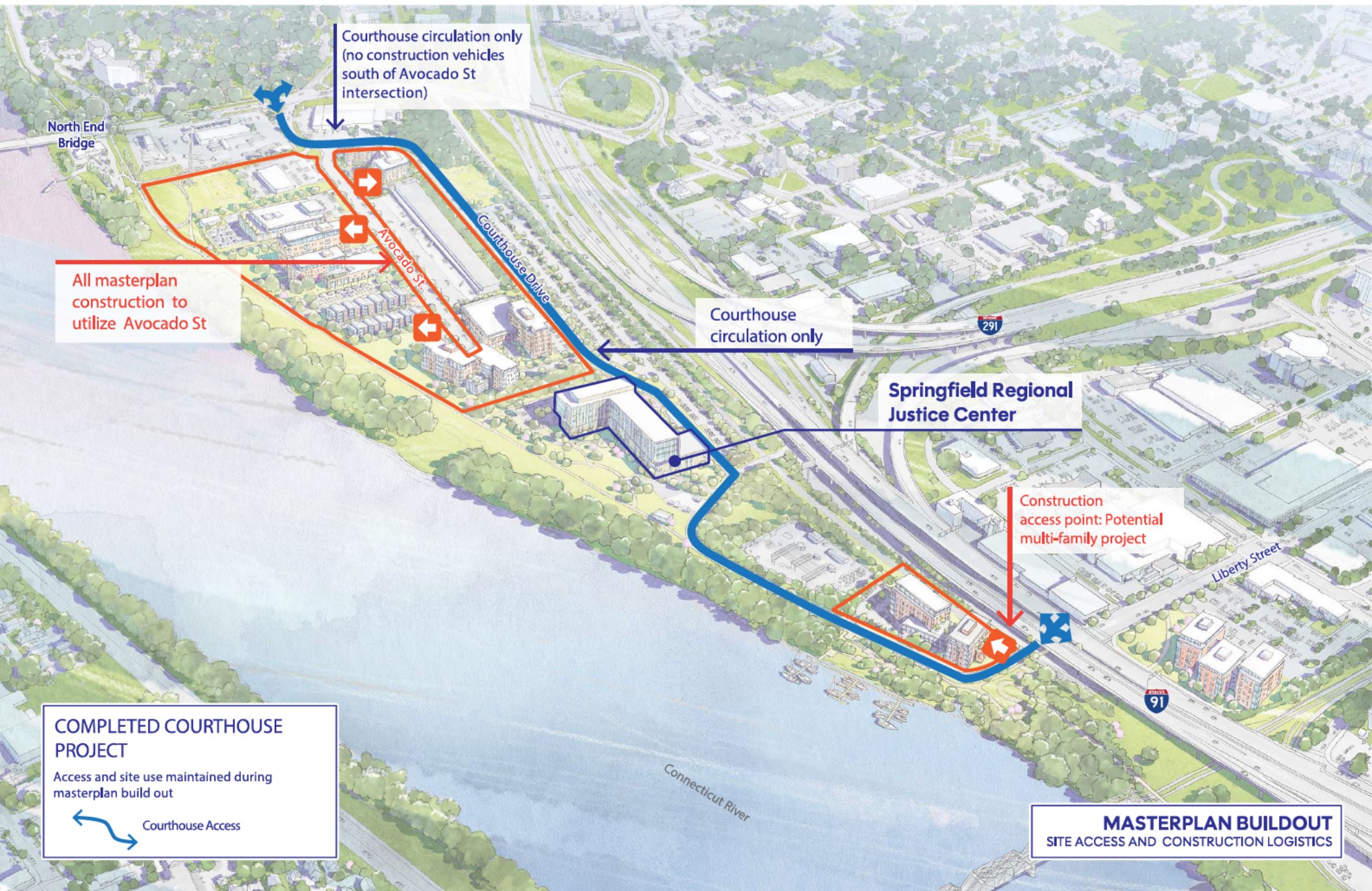
COURTHOUSE PARKING PLAN
SITE ACCESS

Connecticut River

Clinton Street

ATTACHMENT 5





Courthouse circulation only
(no construction vehicles
south of Avocado St
intersection)

North End
Bridge

All masterplan
construction to
utilize Avocado St

Courthouse
circulation only

Springfield Regional
Justice Center

Construction
access point: Potential
multi-family project

COMPLETED COURTHOUSE PROJECT

Access and site use maintained during
masterplan build out



Courthouse Access

MASTERPLAN BUILDOUT
SITE ACCESS AND CONSTRUCTION LOGISTICS

ATTACHMENT 6





THE CITY OF SPRINGFIELD, MASSACHUSETTS

MAYOR DOMENIC J. SARNO

HOME OF THE BASKETBALL HALL OF FAME

February 24, 2026

Peter Picknelly
Gateway Justice Partners
Park View South, LLC

Dear Mr. Picknelly:

On March 8, 2024, I provided a letter of support to the Division of Capital Asset Management and Maintenance for your development project at our North End riverfront area, stating I strongly believe it would be a win-win for both, the Commonwealth, the Trial Courts, and City of Springfield. As stated in that letter, the new and much-needed courthouse facility, the surrounding amenities and supporting development projects you have proposed would be a game changer for Springfield.

Economic Development

In reviewing the Gateway Justice Partners (Park View South, LLC) latest proposal, my economic development staff and I confirm it directly aligns with the **City of Springfield North End Neighborhood Investment Plan 2025-2035 (Investment Plan)** as adopted.

This planning process was initiated by the city Office of Planning and Economic Development (OPED) Division of Neighborhood Services, and OPED is working to ensure integration and acceptance of these prioritized projects by all city departments, boards, and commissions. Through this plan, the city and the neighborhood are proclaiming their shared commitment to work collaboratively on behalf of their residents to implement these priority investments.

Your proposal directly achieves the stated neighborhood goals in the Investment Plan including: expanding the neighborhood's housing stock; expanding transportation opportunities; improving and expanding parkland and recreational open space areas; strengthen the economy of the neighborhood and even providing the long-awaited designated food truck park showcasing local food.

As stated in the Investment Plan, the proposed riverfront site has been received favorably by North End residents and stakeholders, and a new courthouse here will help to spur additional economic

development in the North End. It is encouraging to see that your proposal's incorporation of green space aligns with our urban greening initiative - Greening the Gateway Cities Program.

Roadway Improvements

My staff has been consulted by members of your team in the development of the proposed roadways, overpass, traffic intersections, sidewalks and bikeways connections design. The proposed roadway and intersection modifications will result in significant improvements to vehicular and multi-modal traffic and circulation in the City of Springfield, as well as enhanced and safe connections to the Connecticut River Walk and Bikeway.

The city's feedback has been incorporated into your proposal and noting the overall development directly aligns with the City of Springfield North End Neighborhood Investment Plan 2025-2035. The city will work to ensure integration and acceptance of these initiatives by all city departments, boards, and commissions.

The city is committed to working with you to provide funding for these developments under programs such as MassWorks Infrastructure Program noting the work will support and accelerate housing production, spur private development, and create jobs as per the requirements of the Program. Other potential sources of funding are identified in the Investment Plan including the City's Capital Improvement Plan 2024-2028, the Chapter 90 Program and Complete Streets funding.

As my administration continues to advance numerous economic development and infrastructure projects throughout the city, your development proposal for the new courthouse in the North End and along the riverfront, along with all of the amenities your team has identified, align perfectly with the city's investment plan my administration has championed that will greatly benefit our residents and business community.

Respectfully,


Domenic J. Sarno
Mayor

Enclosure:

1. Mayor Sarno letter of support to Commissioner Adam Baacke and Asset Management Board - January 2, 2025
2. Mayor Sarno letter of support to Commissioner Adam Baacke and the Honorable Heidi E. Brieger, Chief Justice of the Trial Court - March 8, 2024
3. Mayor Sarno Press Releases:
 - a. Mayor Sarno continues push for new Courthouse on North Riverfront in Response to DCAMM Report - June 2, 2023
 - b. Mayor Sarno Applauds Governor Healey's Investment into New Courthouse- June 22, 2023



THE CITY OF SPRINGFIELD, MASSACHUSETTS

MAYOR DOMENIC J. SARNO

HOME OF THE BASKETBALL HALL OF FAME

January 2, 2025

Adam Baacke, Commissioner
Division of Capital Asset Management and Maintenance
One Ashburton Place, 15th Floor
Boston, MA 02108

Dear Commissioner Baacke and Asset Management Board:

Please accept this letter as written comments in support of the Massachusetts Trail Court's Project Proposal to the Asset Management Board regarding the acquisition for a long-term leasehold interest for property located in the City of Springfield for a new state-of-the-art Springfield Regional Justice Center.

First, it is important that we consider this proposal in the very serious context from which it originated.

Five people who worked in the existing courthouse have died of ALS. Additionally, 60 cases of cancer have been linked to people working in the building. Some of these people I know, from my time working in the District Attorney's Office.

The 50-year-old courthouse — the second busiest in the state — is one of the most-frequented buildings in greater Springfield with approximately 1,600 visitors a day. But as we know the building has a long history of problems regarding dust, mold, leaky roofs, and windows as well as people experiencing fatigue and respiratory problems.

These issues have been taken seriously by Governor Maura Healey and I want to express my gratitude, thanks and appreciation to the Healey/Driscoll Administration, Chief Justice Brierger and DCAMM Commissioner Baacke for addressing the need for a new Springfield Regional Justice Center and the sense of urgency they have collectively assigned to its development. In considering future locations for the Regional Justice Center, it is important that this facility be highly visible, serviced by public transit, have adequate public parking and remain in the downtown.

Which brings us to the point of this public hearing. The decision by the Massachusetts Trail Court to reconsider the public construction of the approximately 330,000 square foot facility in favor of a lease with a maximum term of sixty years is a game changer. Not only will this approach

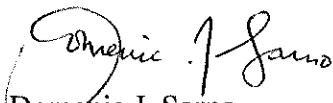
significantly expediate the building construction timeline, it is projected to have a significant savings over ten years of over \$82,000,000.

My economic development staff and I have reviewed the Project Proposal and consider it to be well thought out and responsive to the immediacy of the Trial Court's and the public's need for a new Regional Justice Center in Springfield, which is long overdue. My administration will continue to voice its full support to the Project Proposal and strongly encourage the Asset Management Board to approve it, so that DCAMM in cooperation with the Trail Court can commence with this much needed and vital project.

Included with this letter are supporting documents expressing my administrations previous and ongoing support for the construction of a new state-of-the-art Springfield Regional Justice Center in our downtown.

Thank you for your time and attention on this very important matter.

Respectfully,


Domenic J. Sarno
Mayor

"Good health - Happy New Year & God Bless!"

Enclosure:

- Mayor Sarno letter of support to Commissioner Adam Baacke and the Honorable Heidi E. Brieger, Chief Justice of the Trial Court – March 8, 2024
- Mayor Sarno Press Releases
 - Mayor Sarno continues push for new Courthouse on North Riverfront in Response to DCAMM Report – June 2, 2023
 - Mayor Sarno Applauds Governor Healey's Investment into New Courthouse – June 22, 2023



THE CITY OF SPRINGFIELD, MASSACHUSETTS

MAYOR DOMENIC J. SARNO

HOME OF THE BASKETBALL HALL OF FAME

March 8, 2024

Adam Baacke, Commissioner
Commonwealth of Massachusetts
Executive Office for Administration and Finance
Division of Capital Asset Management and
Maintenance
One Ashburton Place, 15th Floor
Boston, Massachusetts 02108

Honorable Heidi E. Brieger
Chief Justice of the Trial Court
Commonwealth of Massachusetts
Executive Office of the Trial Court
1 Pemberton Square
Boston, MA 02108

Dear Commissioner Baacke and Chief Justice Brieger:

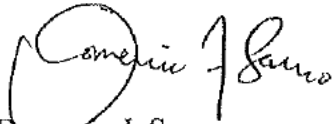
As the Commonwealth of Massachusetts reviews potential site locations for a new state-of-the-art Roderick L. Ireland Courthouse facility, please accept this letter of support for the development project at our north riverfront area, which I strongly believe would be a win-win for both the Commonwealth, the Trial Courts and City of Springfield.

This project would check all the boxes and serve as a 'game changer' for our city. Besides the construction of a new and much-needed courthouse facility, the surrounding amenities and supporting development projects that could complement the anchor project of the courthouse would be amazing. From the creation of hundreds of that good four-letter word, Jobs, both construction jobs and permanent jobs, along with housing units to help address the cities and the state's housing crisis, easy access to onsite and secure parking and public and regional transportation services (Union Station and the PVRTA), retail aspects and a mini-marina, and the realization of tax revenue, these are just a few of the key components that make this site location stand out.

In addition, the speed in which this project could be completed, compared to other potential locations, is something that should seriously be taken into consideration.

In closing, we are presented with a unique opportunity and I cannot stress enough the importance of this 'once in a lifetime' development that could positively transform a significant and strategic piece of real estate along our north end riverfront area. The possibilities are endless.

Respectfully,

A handwritten signature in cursive script that reads "Domenic J. Sarno". The signature is written in dark ink and is positioned to the left of the printed name.

Domenic J. Sarno
Mayor

"Good Health "God Bless"



THE CITY OF SPRINGFIELD, MASSACHUSETTS

MAYOR DOMENIC J. SARNO

HOME OF THE BASKETBALL HALL OF FAME

PRESS RELEASE

FOR IMMEDIATE RELEASE

Friday, June 2, 2023

Contact: William J. Baker, Communications Director
wbaker@springfieldcityhall.com / (413) 787-6109

Mayor Sarno continues push for new Courthouse on North Riverfront in Response to DCAMM Report

Springfield, MA – Mayor Domenic J. Sarno expressed his continued support for a new state-of-the-art Courthouse on the North Riverfront area in response to the Divisions of Capital Asset Management and Maintenance (DCAMM) Springfield Courts Complex Relocation Assessment report.

Mayor Sarno states, “I have made it very clear; I am in full support of the relocation of a new Roderick Ireland Courthouse to the north riverfront area. This would be a game changer for the City of Springfield. It brings to light development in the north end of our riverfront and most importantly, it brings with it some additional housing to the city, which is desperately needed. Also, this proposal includes restaurants and boutique shops, along with a proposed marina. This project would also create hundreds of construction jobs and a number of permanent jobs. In addition, the city will benefit from much-needed additional property tax revenue. I have had fruitful discussions with Governor Maura Healey and Lt. Governor Kim Driscoll, as well as the Honorable Jeffrey Locke, Chief Justice of the Trial Court, Tom Ambrosino, Trial Court Administrator, and State Representative Michael Finn, Chair of the Joint Committee on Bonding, Capital Expenditures and State Assets. This project also addresses major issues concerning public transportation and parking. Furthermore, this project in the north riverfront could be completed in 3-4 years vs 7-10 years at the current site.”

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THE CITY OF SPRINGFIELD, MASSACHUSETTS

MAYOR DOMENIC J. SARNO

HOME OF THE BASKETBALL HALL OF FAME

PRESS RELEASE

FOR IMMEDIATE RELEASE

Thursday, June 22, 2023

Contact: William J. Baker, Communications Director
wbaker@springfieldcityhall.com / (413) 787-6109

Mayor Sarno Applauds Governor Healey's Investment into New Courthouse - *Potential North Riverfront Site would address all the Court and Public needs, plus with added Amenities* -

Springfield, MA – Mayor Domenic J. Sarno expressed his thanks and gratitude to Governor Maura Healey today upon the news of the Healey-Driscoll's Administrations commitment to an initial investment of \$106 million to replace the ailing Courthouse at 50 State Street.

Mayor Sarno states, "I want to thank and commend Governor Maura Healey for her continued support and investment in our Springfield, especially with this initial investment of \$106 million devoted to the site assessment and design of this much needed project. Governor Healey's Administration and State Representative Michael Finn, Chair of the Joint Committee on Bonding, Capital Expenditures and State Assets, contacted me to share this good news that there is now a firm financial commitment to building a new state-of-the-art Roderick L. Ireland Courthouse. My administration looks forward to continuing to work with her and her dedicated team, the state's Division of Capital Asset Management and Maintenance (DCAMM), and State Representative Carlos Gonzalez, State Senator Adam Gomez and the entire Springfield delegation, including State Representative Michael Finn whose committee will do the review and due diligence on the states capital spending plan, as we look to advance this project for our workers and residents."

"Once again, I want to express my support of the relocation of a new Roderick Ireland Courthouse to the north riverfront area. This would be a game changer for the City of Springfield and address a wide variety of needs for our city, including much-needed additional housing to the city, which is a cornerstone of Governor Healey's Administration. This project would also address parking and public transportation aspects, create additional amenities from restaurants and boutique shops along with a proposed marina, and more of that good four-letter word – JOBS! I look forward to

continuing to have fruitful discussions with Governor Maura Healey and Lt. Governor Kim Driscoll, as well as the Honorable Jeffrey Locke, Chief Justice of the Trial Court, Tom Ambrosino, Trial Court Administrator, and our Springfield State Delegation.”

Please see the [Press Release from June 30, 2022](#) announcing the potential North Riverfront Development Plans.

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