



1860 MAIN STREET

SPRINGFIELD REGIONAL JUSTICE CENTER

GREATLAND
REALTY PARTNERS



RAMSA

JCJ ARCHITECTURE

LANGAN





AGENDA

INTRODUCTION

- DEVELOPMENT TEAM
- DEVELOPER/OWNER
- RELEVANT PROJECTS

PROJECT OVERVIEW

- SITE OVERVIEW
- LOCATION
- COMMUNITY CONTEXT
- DESIGN PRINCIPLES
- PROGRAM, PLANS, SECTIONS
- MASSING & PERSPECTIVES

PROPOSAL

- SUSTAINABILITY
- ACCESS & OPPORTUNITY
- ECONOMIC IMPACT
- SCHEDULE
- KEY TERMS

SUMMARY

Q&A

WHY 1860 MAIN?



EXCEPTIONAL SITE



TRUSTED TEAM



RELIABLE PRICING

EXECUTIVE SUMMARY

GREATLAND
REALTY PARTNERS

DEVELOPER & OWNER



ACCESS & OPPORTUNITY



ARCHITECTURAL



ENGINEERING



CONSTRUCTION



DEVELOPMENT TEAM

WORLD CLASS DESIGNERS

COURTHOUSE DEPTH

DCAMM EXPERIENCE



Mass POL Crime Lab, Marlborough, MA



275 Grove Street, Newton, MA



Riverside Labs, Weston, MA



Revolution Labs, Lexington, MA

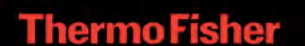
DEVELOPER/OWNER

GREATLAND
REALTY PARTNERS

2M+ SQUARE FEET

22 BUILDINGS

40+ CUSTOMERS



RAMSA

JCJ ARCHITECTURE



Thornton Tomasetti

LANGAN



RELEVANT PROJECTS

75 courthouses

80 yrs in Mass.

20 million SF



SITE OVERVIEW

LOCATION  Exhibit B5

ZONING  As-of-right

AREA  5+ acres

PROGRAM  Completely

PARKING  Onsite



LOCATION

STRONG PUBLIC TRANSIT

I-91/291 ACCESS

1,100+ PARKING SPACES

68

SMART LOCATION INDEX

LEGEND

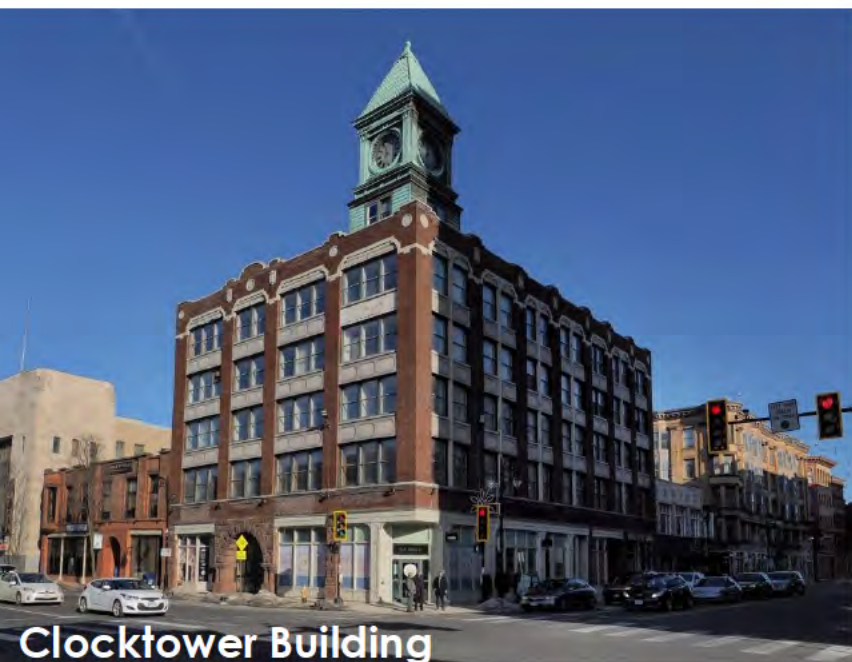
- INTERSTATE HIGHWAY
- BUS STOP
- AMTRAK
- COMMUTER RAIL
- PUBLIC PARKING
- PUBLIC PARKING (883)
- STREET PARKING (326)
- COMMUTER RAIL LINE



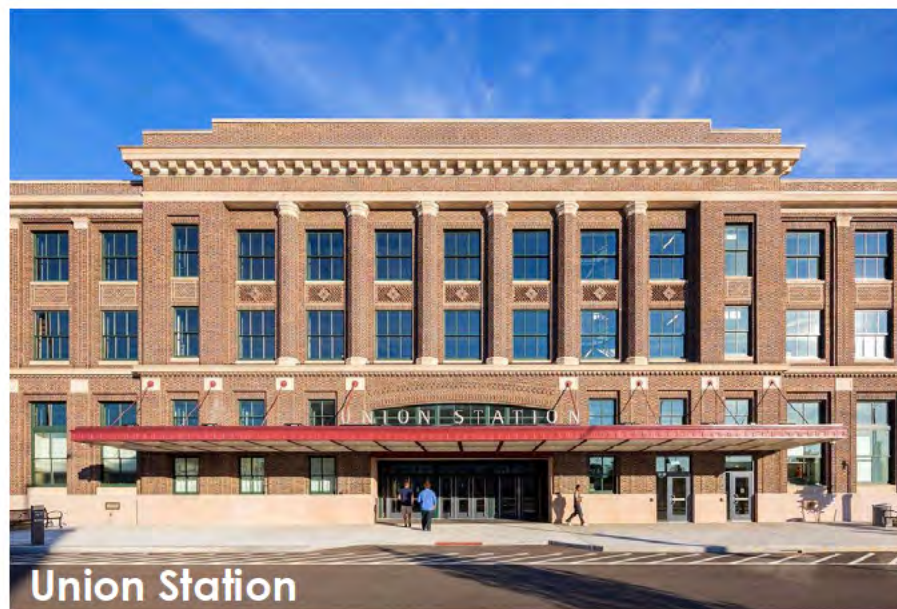
Symphony Hall



Springfield State Office Building



Clocktower Building



Union Station

COMMUNITY CONTEXT



Campanile

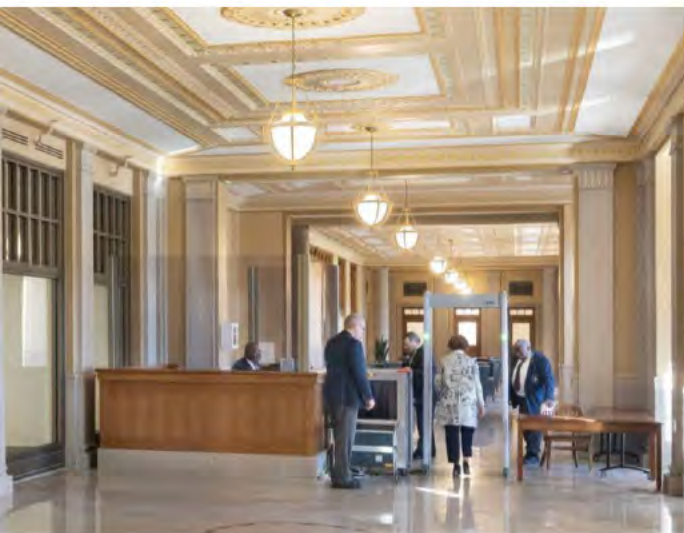


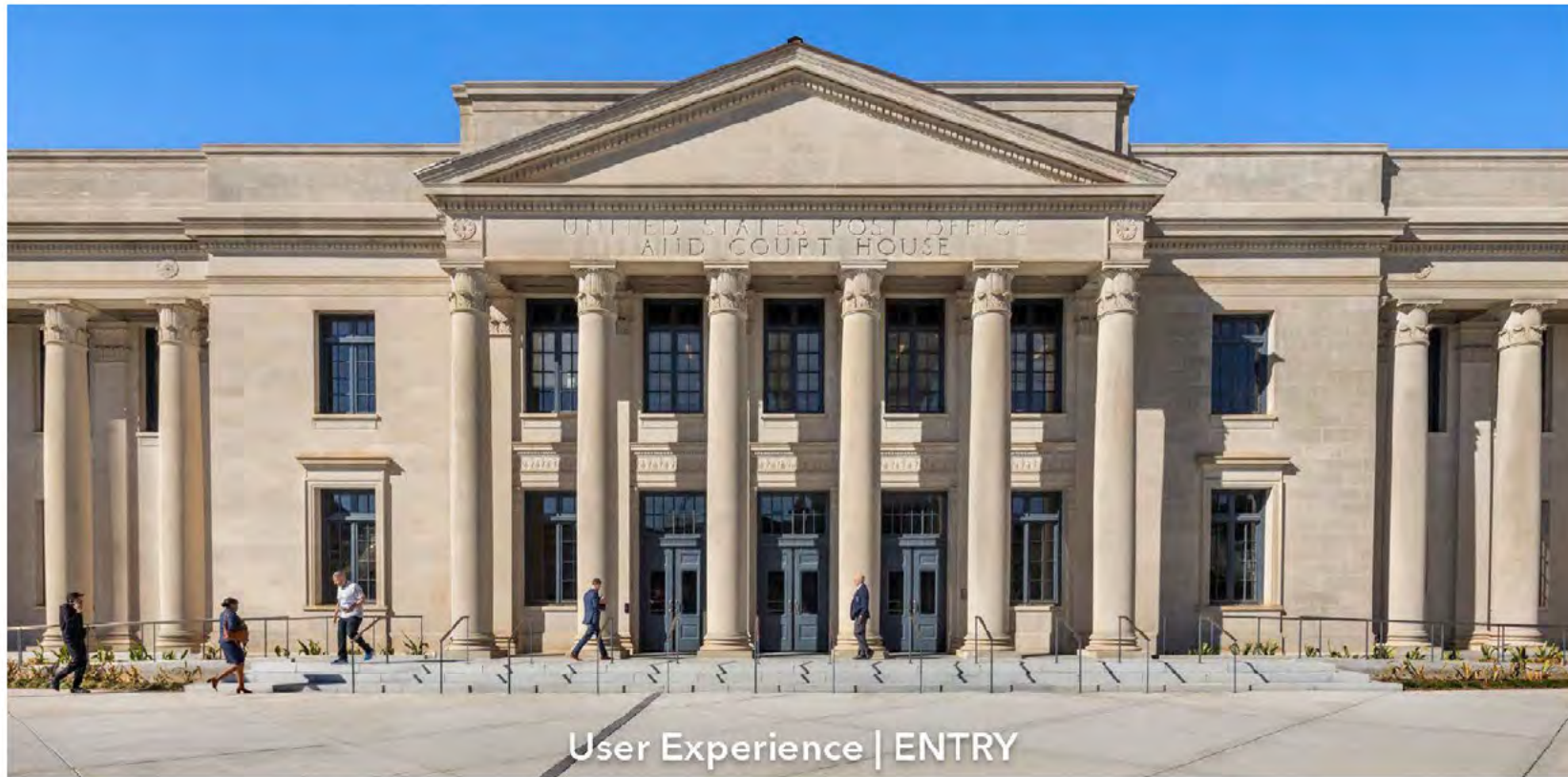
SECURITY & ACCESS

Discreet Exterior Security

Co-located Secure Access

Thoughtful Interior Security





User Experience | ENTRY

USER EXPERIENCE

Identifiable Entry

Dignified Lobby

Daylit Public Circulation



Daylight | CIRCULATION



User Experience | REFERENTIAL SPACES



USER EXPERIENCE

Well-lit Workspaces

Flexible Tenant Layouts

**Future Technology
Upgrades**





USER EXPERIENCE

Stately Interiors

Clear Sightlines

**Inclusive Access to
Proceedings**





USER EXPERIENCE

Circulation Diagram



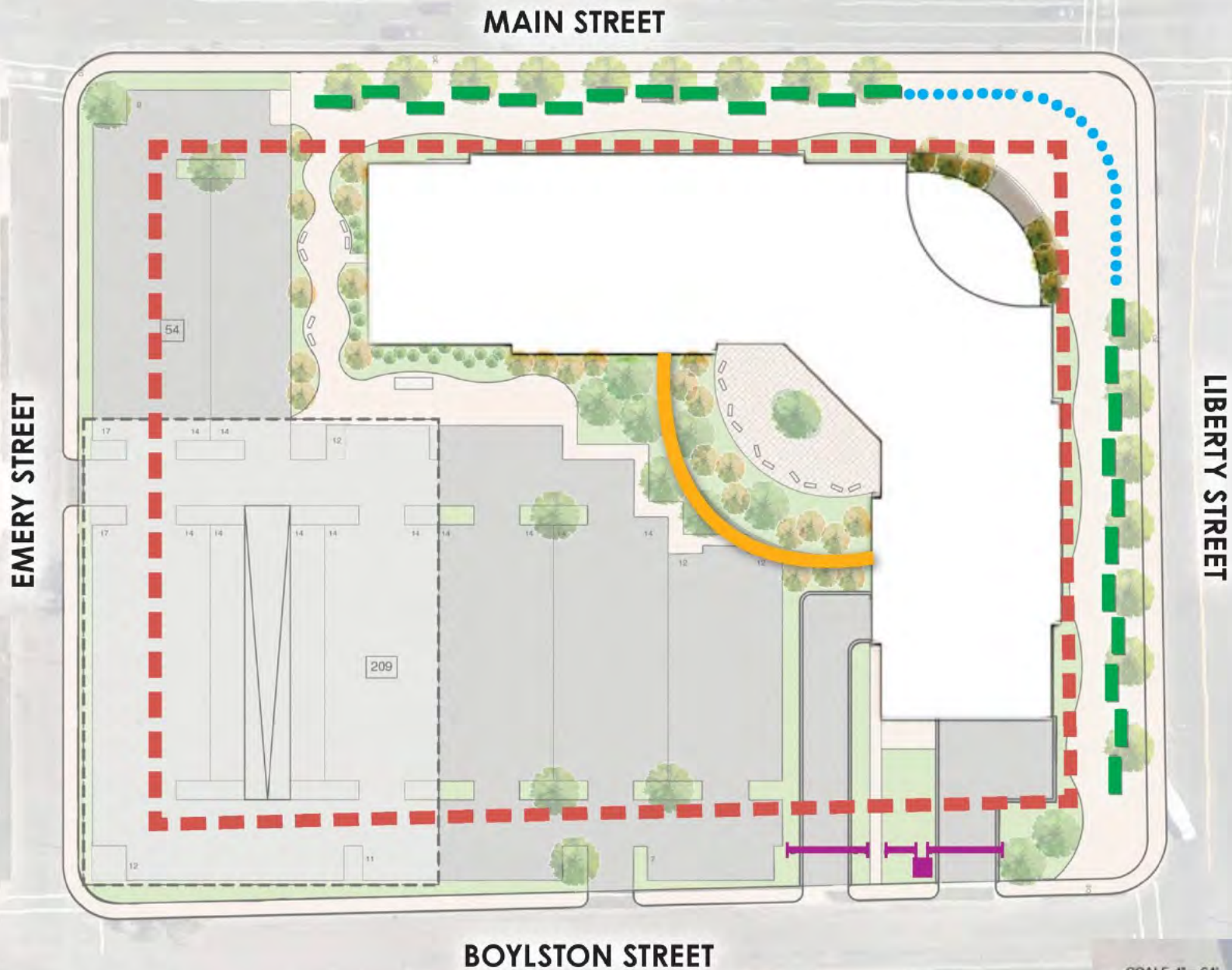
SITE PLAN OVERVIEW

**Ceremonial Entry Plaza
facing downtown**

**Building Frontage along
Main & Liberty**

Separate Staff Entry

**Landscaped Courtyard
Garden**



ACTIVE & PASSIVE SITE SECURITY

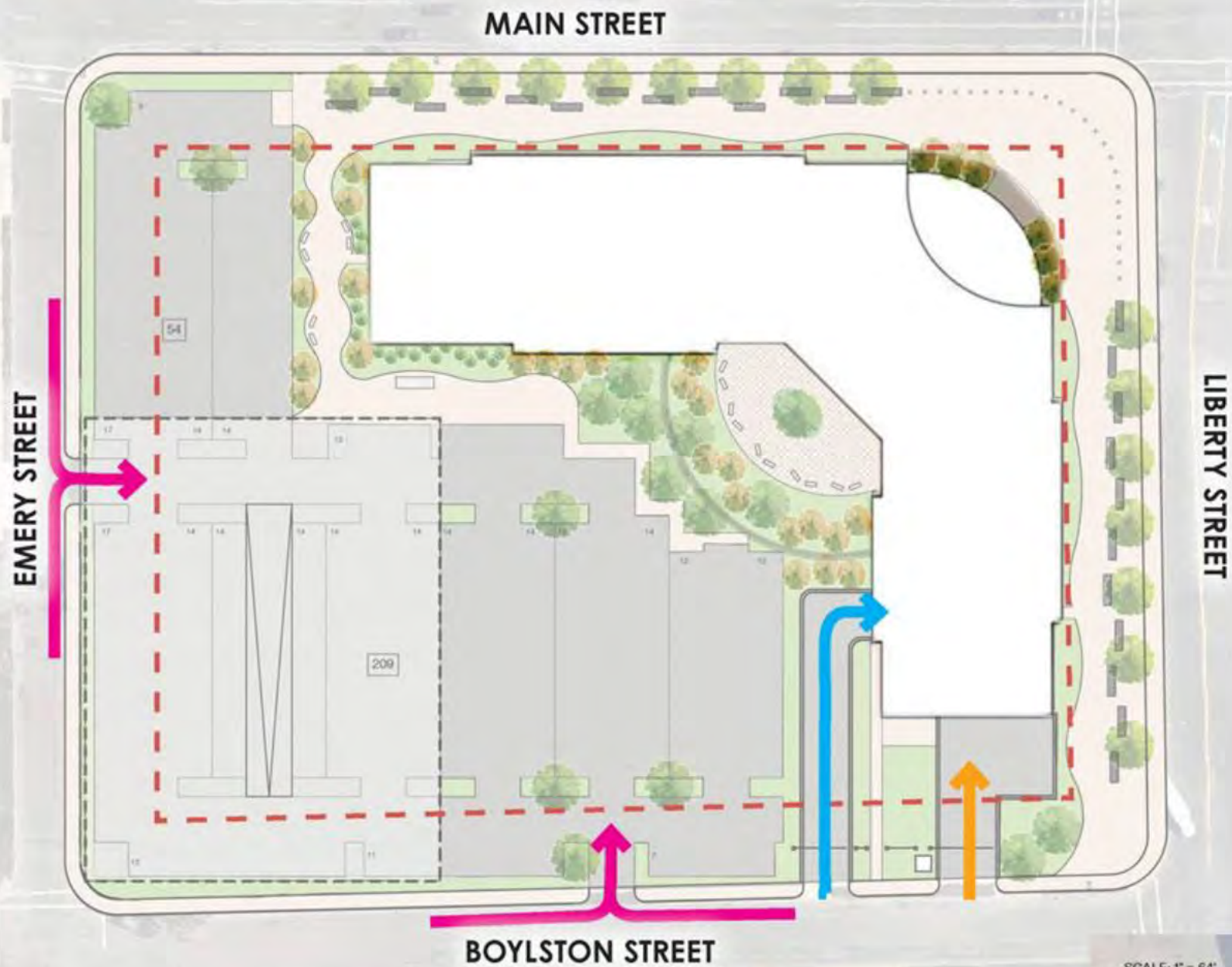
**Bollards & Planters create
'open' yet secure
perimeter**

**Co-located vehicular
security gates and staffed
gatehouse**

**Anti-climb site walls at
strategic locations**

LEGEND

- 40' SECURITY SETBACK
- RAISED LANDSCAPE TREE PLANTERS
- ANTI-RAM BOLLARDS
- ANTI-CLIMB SITE WALL
- SECURITY GATE & GATEHOUSE



VEHICULAR ACCESS & PARKING

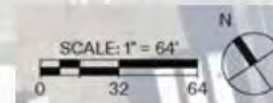
574 SPACES
TOTAL ONSITE PARKING

263 SPACES
AT GRADE PARKING

240 SPACES
GARAGE PARKING

LEGEND

-  PUBLIC VEHICULAR ACCESS
-  SALLYPORT & SERVICE YARD ACCESS





BUILDING MASSING

**Building frontage along
Main & Liberty**

**Two-story lobby pavilion at
Ceremonial Entry Plaza**

**Reinforced connections
to Downtown and
Union Station**

FLOOR PLANS

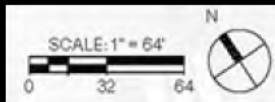
LEVEL 1

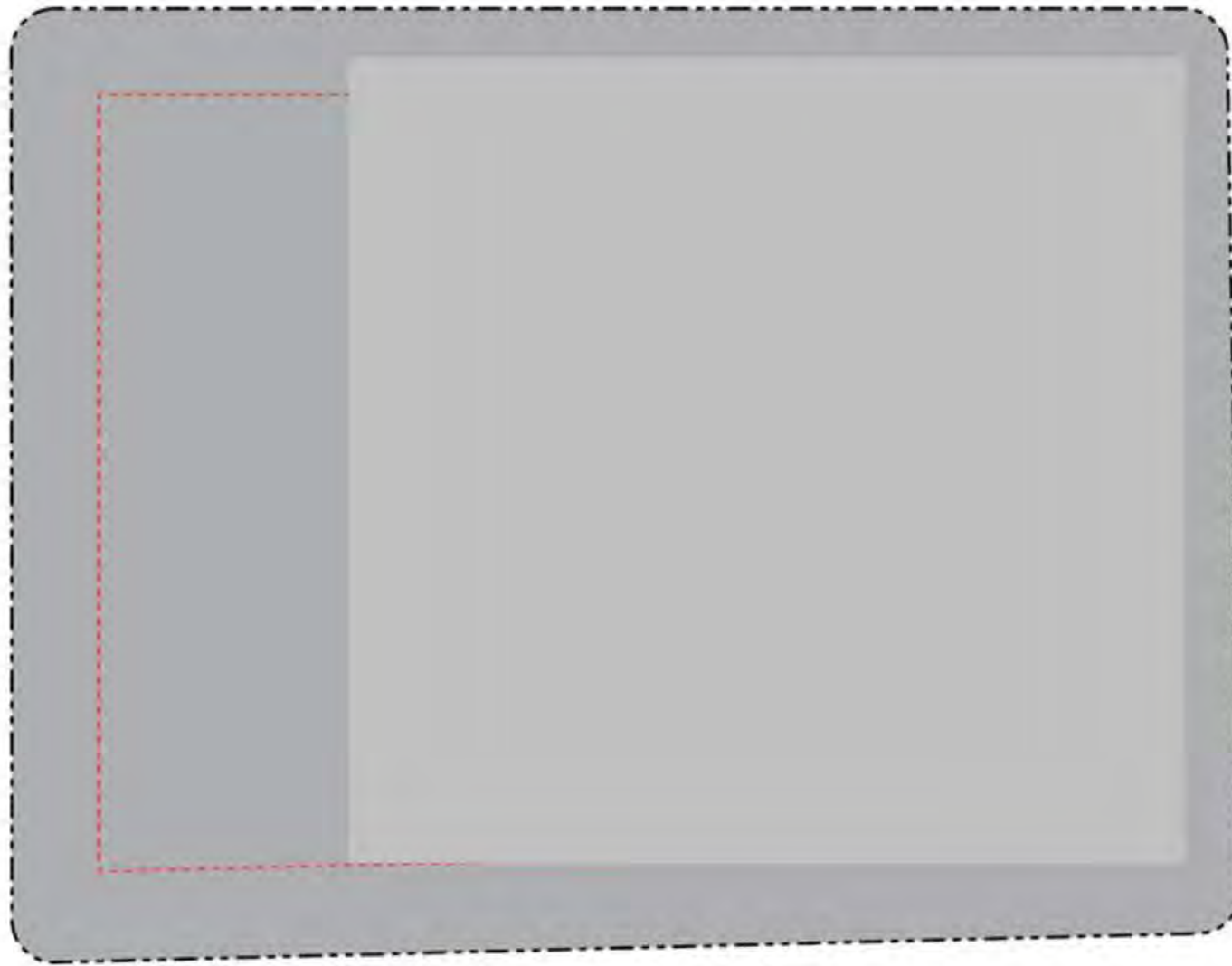
Clerk's Office and Probation Dept
– District and Superior Courts
Registry of Deeds
District Attorney
Sallyport



LEGEND

- COURTROOM
- COURT SUPPORT
- COURT CIRCULATION
- DETAINEE CIRCULATION
- PUBLIC CIRCULATION
- JUDGES / CHAMBERS
- SERVICE
- GOVERNMENT OFFICES
- PARKING
- PROPERTY LINE
- 40' SECURE SETBACK





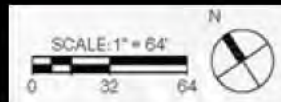
FLOOR PLANS

LEVEL B

**Mechanical
Reserved and Secure Parking
Central Detention**

LEGEND

- COURTROOM
- COURT SUPPORT
- COURT CIRCULATION
- DETAINEE CIRCULATION
- PUBLIC CIRCULATION
- JUDGES / CHAMBERS
- SERVICE
- GOVERNMENT OFFICES
- PARKING
- PROPERTY LINE
- 40' SECURE SETBACK



FLOOR PLANS

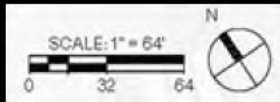
LEVEL 2

Probate & Family Courts



LEGEND

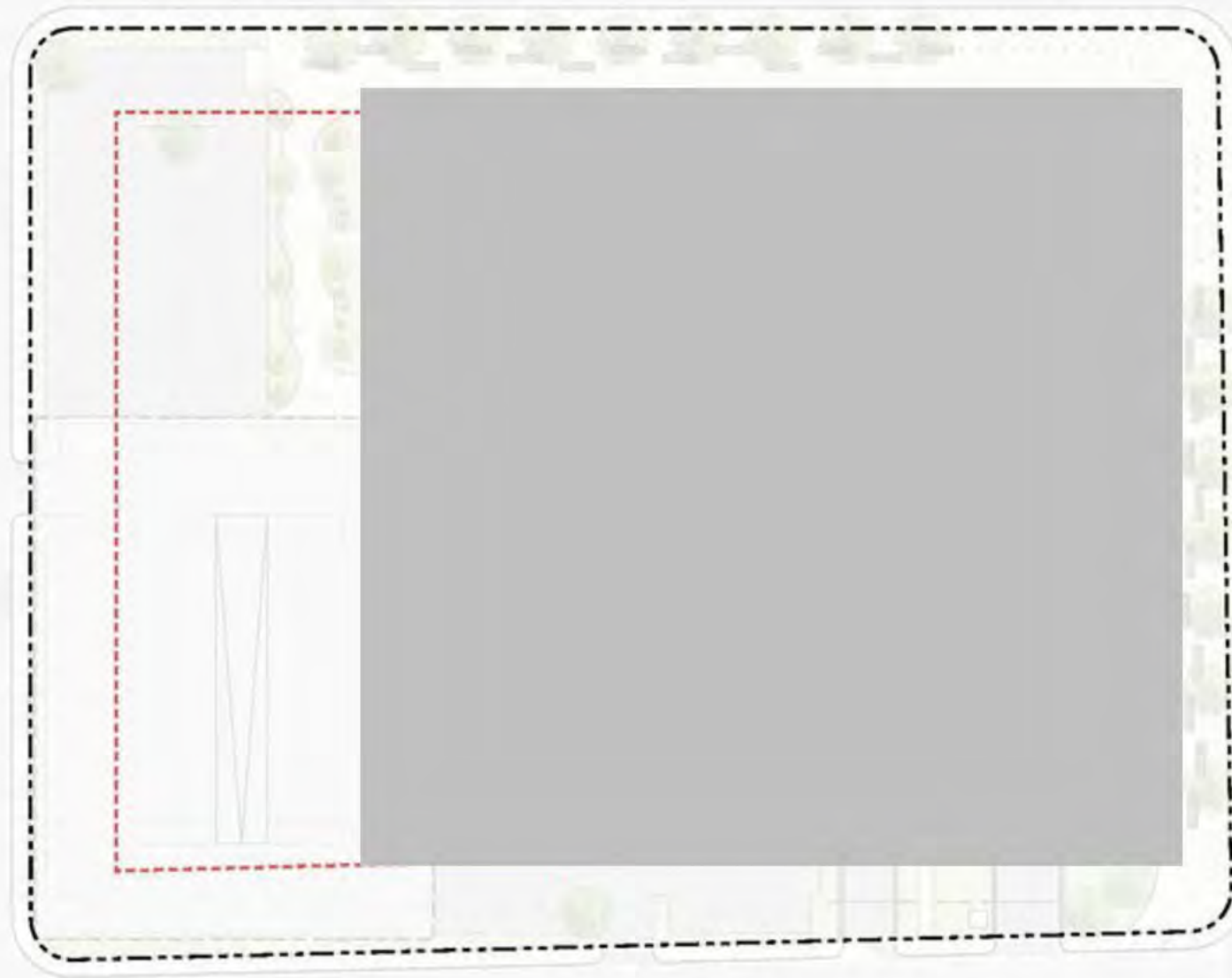
- COURTROOM
- COURT SUPPORT
- COURT CIRCULATION
- DETAINEE CIRCULATION
- PUBLIC CIRCULATION
- JUDGES / CHAMBERS
- SERVICE
- GOVERNMENT OFFICES
- PARKING
- PROPERTY LINE
- 40' SECURE SETBACK



FLOOR PLANS

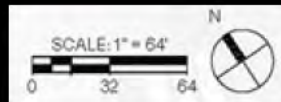
LEVEL 3

Juvenile & Housing Courts



LEGEND

- COURTROOM
- COURT SUPPORT
- COURT CIRCULATION
- DETAINEE CIRCULATION
- PUBLIC CIRCULATION
- JUDGES / CHAMBERS
- SERVICE
- GOVERNMENT OFFICES
- PARKING
- PROPERTY LINE
- 40' SECURE SETBACK



FLOOR PLANS

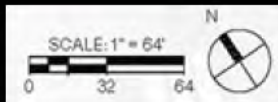
LEVEL 4

District Courts



LEGEND

- COURTROOM
- COURT SUPPORT
- COURT CIRCULATION
- DETAINEE CIRCULATION
- PUBLIC CIRCULATION
- JUDGES / CHAMBERS
- SERVICE
- GOVERNMENT OFFICES
- PARKING
- PROPERTY LINE
- 40' SECURE SETBACK



FLOOR PLANS

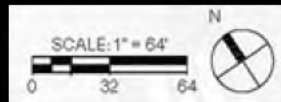
LEVEL 5

Superior Courts



LEGEND

- COURTROOM
- COURT SUPPORT
- COURT CIRCULATION
- DETAINEE CIRCULATION
- PUBLIC CIRCULATION
- JUDGES / CHAMBERS
- SERVICE
- GOVERNMENT OFFICES
- PARKING
- PROPERTY LINE
- 40' SECURE SETBACK





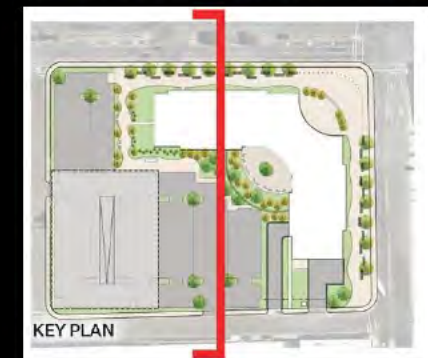
SCALE: 1" = 32'
0 16 32

SECTION

SECTION THROUGH LOBBY



SECTION THROUGH MAIN STREET



LEGEND

COURTROOM	SERVICE
COURT SUPPORT	GOVERNMENT OFFICES
COURT CIRCULATION	PARKING
DETAINEE CIRCULATION	PROPERTY LINE
PUBLIC CIRCULATION	40' SECURE SETBACK
JUDGES / CHAMBERS	







ALL

PEOPLE

ARE

BORN

FREE

AND

EQUAL

A

GOVERNMENT

OF

LAWS

AND





*for representational purposes only



*for representational purposes only

SITE

- Above flood plain
- Near Union Station

BUILDING

- All electric
- EV Chargers

Potential Onsite Renewable Energy:

- Solar canopy
- Geothermal HVAC



SUSTAINABILITY

LEED SILVER

EXECUTIVE ORDER 569
CLIMATE CHANGE STRATEGY

EXECUTIVE ORDER 594
LEAD BY EXAMPLE





**WORKFORCE
DEVELOPMENT**

**YOUTH DIVERSION
PROGRAMS**

ACCESS & OPPORTUNITY

**DIVERSE PROJECT LEADERSHIP
AND PARTICIPATION**
CONTRACTING TO EXCEED BENCHMARKS

**WEALTH CREATION
OPPORTUNITY**
UP TO 5% OF REQUIRED EQUITY

**COMMUNITY INVESTMENT
PROGRAM**
AT LEAST 1% OF CONSTRUCTION COST

ECONOMIC IMPACT

JOB CREATION

LOCAL BUSINESS GROWTH

TAX REVENUE

URBAN REVITALIZATION

STREETScape ENHANCEMENT

OPEN SPACE

PUBLIC TRANSIT



PROPOSED SCHEDULE

JANUARY 2026

Developer Designation

APRIL 2026

Lease Execution

OCTOBER 2026

Working Drawings (DD)

APRIL 2027

Construction Start

JANUARY 2030

Project Completion

LEASE PROPOSAL

Target Occupancy	January 2030
Lease Term	40 years
First Year Rent	\$32.5M NNN
Annual Rent Increases	2%
Expense Estimate	\$1.76M year 1 (n.i.c. utilities/cleaning)
Landlord Improvements	Turnkey, estimated at \$428M
Capital Reserve Contribution	\$437K per year
Value Engineering	Savings = \$1.25M per year



SUMMARY

- ✓ Location
- ✓ Zoning
- ✓ Site Area
- ✓ Parking
- ✓ Program
- ✓ Sustainable
- ✓ A&F25
- ✓ Team
- ✓ Lease Form
- ✓ Price



GREATLAND
REALTY PARTNERS



RAMSA

JCJ ARCHITECTURE



An aerial architectural rendering of a large, multi-story building with a curved facade and a prominent central entrance. The building is surrounded by a large parking lot filled with cars. The scene includes surrounding streets, other buildings, and greenery.

Placeholder
video content provided in separate .mp4 file