



# BUILDING & SITE DESIGN

COMMISSIONER JAMES F. McHUGH

PRESENTATION

CATEGORY 1 – MGM SPRINGFIELD RESORT CASINO

JUNE 10, 2014



# INTRODUCTION

**Information the Commission sought from each applicant falls into five broad categories:**

1. Overview
2. Finance
3. Economic Development
4. Building & Site Design
5. Mitigation

The Building & Site Design category focuses chiefly on physical aspects of the proposed resort casino and its relationship to its surroundings.

# BUILDING & SITE DESIGN

**The Building & Site Design section contains 79 questions that focus on the following criteria:**

- |    |   |    |
|----|---|----|
| 1. | Creativity in design and overall concept excellence                   | 9  |
| 2. | Gaming establishment of higher caliber with quality amenities         | 15 |
| 3. | Compatibility with its surroundings                                   | 13 |
| 4. | Use of sustainability development principles                          | 22 |
| 5. | Security  | 9  |
| 6. | Approach to permitting  | 9  |
| 7. | Other uses for the facility and its precise location in the community | 2  |

# PRINCIPAL ADVISORS

## Principal advisors who assisted in analysis of the applications:

- **Stanley D. Elkerton, PE**  
City Point Partners
- **Raymond L. Porfilio, Jr., AIA, LEED AP**  
Epstein Joslin Architects
- **Richard A. Moore, PE**  
City Point Partners
- **Frank A. Tramontozzi, PE**  
Green International Affiliates, Inc.
- **Anne-Marie Lubenau, AIA**  
Consultant
- **Arthur Pinkham, RA, LEED AP**  
Epstein Joslin Architects





# REPORT

*Report contains a rating for each criterion and for groups questions connected with that criterion plus an overall rating for each of the applications*



**Insufficient** – Response failed to present a clear plan to address the topic, or failed to meet the minimum acceptable criteria of the Commission



**Sufficient** – Response provided was comprehensible and met the minimum acceptable criteria of the Commission; and/or provided the required or requested information



**Very Good** – Response was comprehensive, demonstrates credible experience and plans, and/or excels in some areas



**Outstanding/Excellent** – Response was of uniformly high quality, and demonstrates convincing experience, creative thinking, innovative plans and a substantially unique approach

## Appendices:

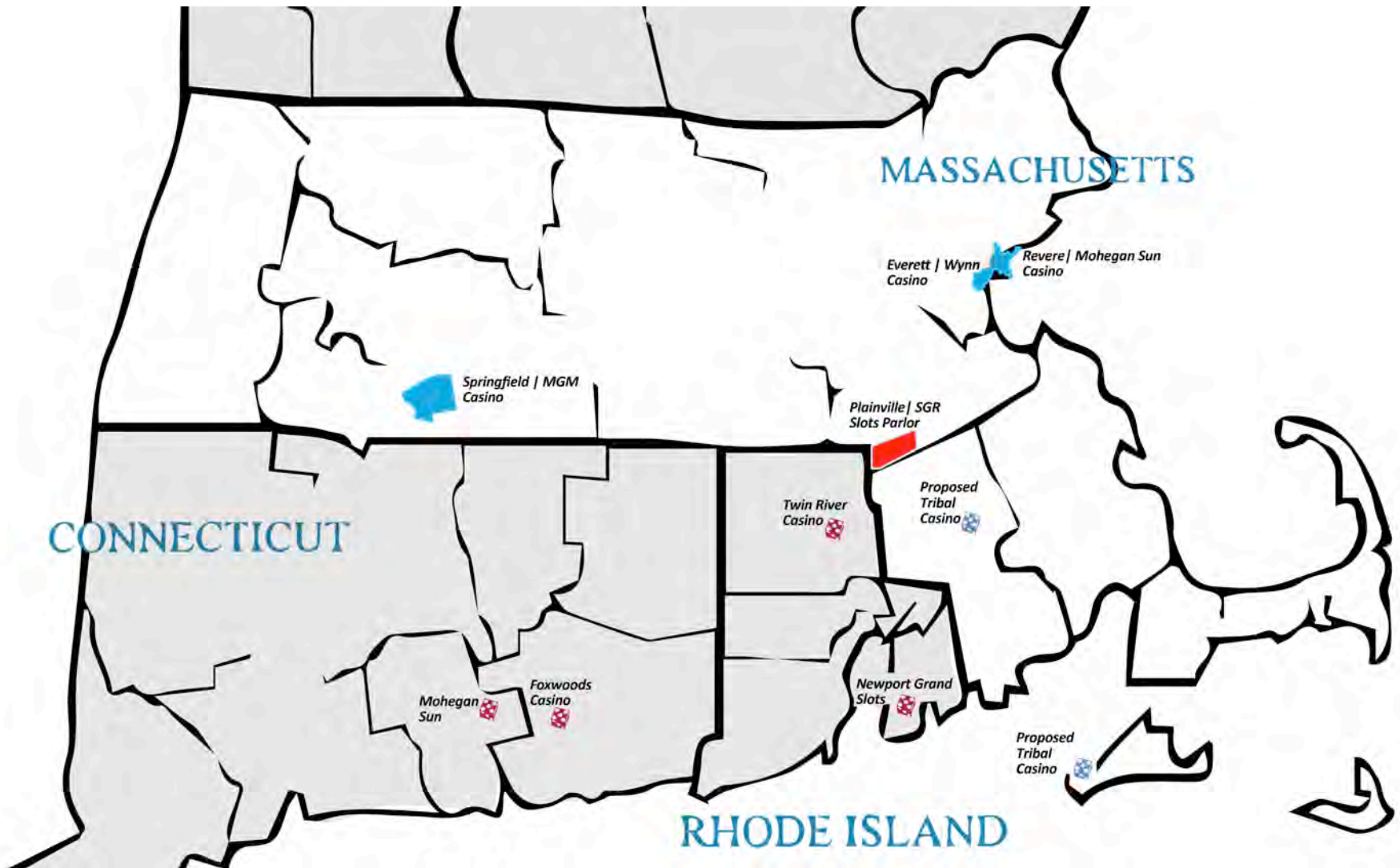
- A. A Basis for Evaluation of Architectural Design Quality
- B. Design Review
- C. Traffic and Parking Review
- D. Energy and Sustainable Design Review
- E. Permitting, Design and Construction Schedule Review
- F. MGL c.23k, §5, §9, and §18



# SITE VISITS



# THE REGION





# CRITERION 1: CREATIVITY IN DESIGN & OVERALL CONCEPT EXCELLENCE

## Questions Grouped by Importance

### **Group 1 – Design Approach**

- 4-1 Overall Theme
- 4-2 Relationship with Surroundings
- 4-4 Color Rendering
- 4-5 Schematic Design
- 4-6 Proposed Landscaping

### **Group 2 – Supporting Elements**

- 4-3 Architects, Engineers & Designers
- 4-8 Parking
- 4-9 Transportation Infrastructure

### **Group 3 – Optional Deliverable**

- 4-7 Alternative Presentation

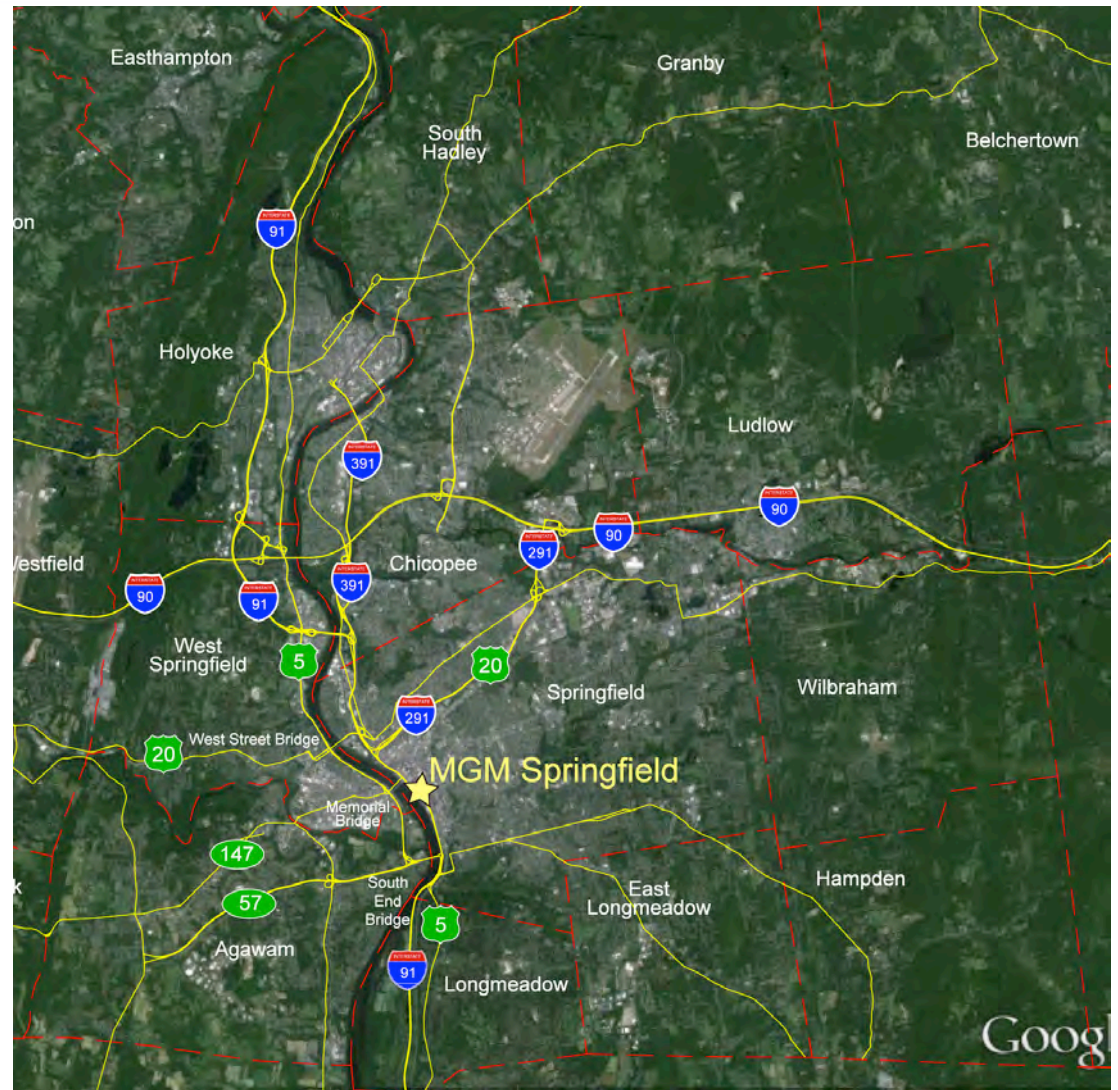
# CRITERION 1: CREATIVITY IN DESIGN & OVERALL CONCEPT EXCELLENCE





# CRITERION 1: CREATIVITY IN DESIGN & OVERALL CONCEPT EXCELLENCE

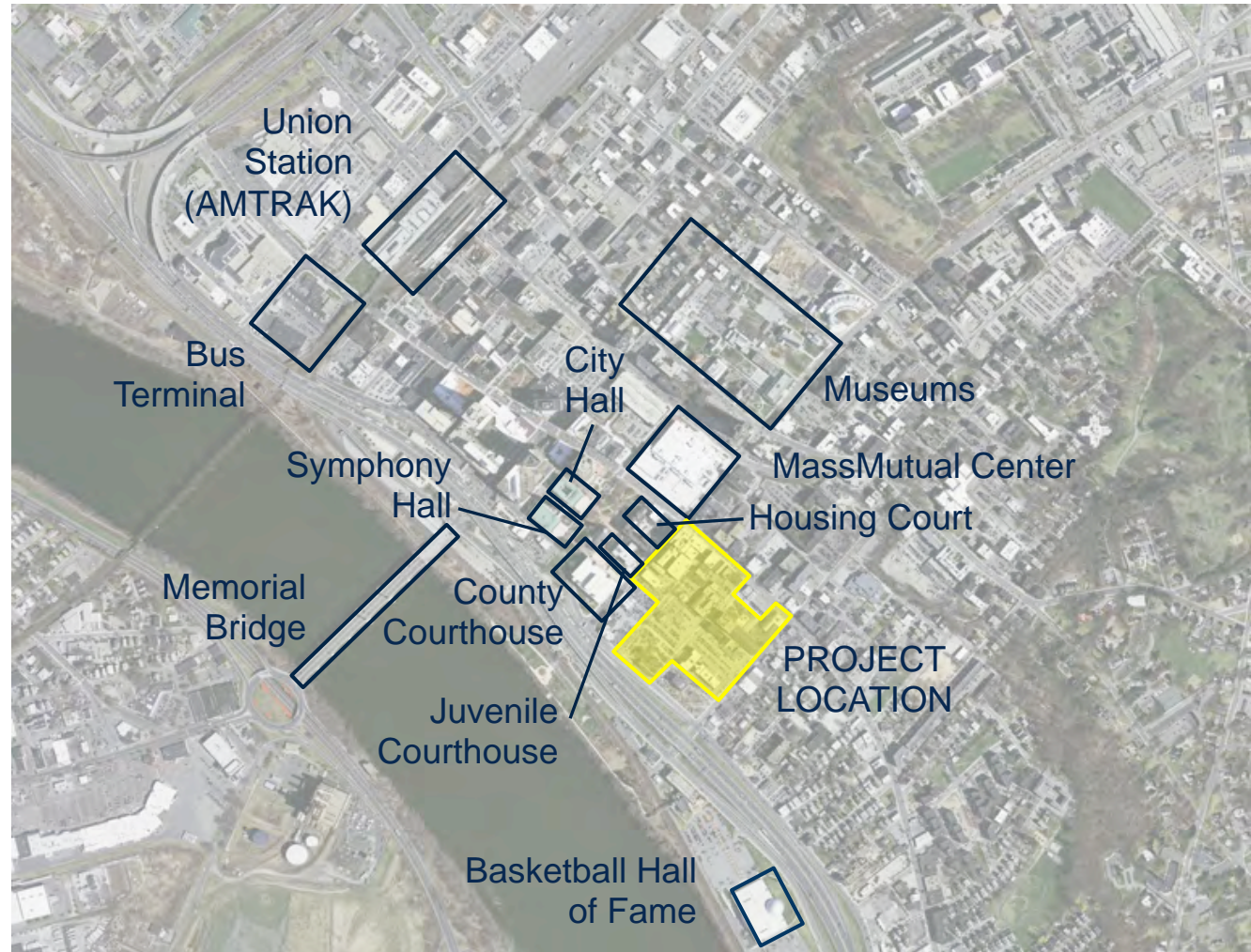
## Regional Area Map





# CRITERION 1: CREATIVITY IN DESIGN & OVERALL CONCEPT EXCELLENCE

## Nearby Features



# CRITERION 1: CREATIVITY IN DESIGN & OVERALL CONCEPT EXCELLENCE

## Site Aerial View





# CRITERION 1: CREATIVITY IN DESIGN & OVERALL CONCEPT EXCELLENCE

## Existing Main Street at Howard Street



# CRITERION 1: CREATIVITY IN DESIGN & OVERALL CONCEPT EXCELLENCE

## Proposed Main Street at Howard Street





# CRITERION 1: CREATIVITY IN DESIGN & OVERALL CONCEPT EXCELLENCE

## Existing Main Street near Bliss Street



# CRITERION 1: CREATIVITY IN DESIGN & OVERALL CONCEPT EXCELLENCE

## Proposed Main Street near former Bliss Street





# CRITERION 1: CREATIVITY IN DESIGN & OVERALL CONCEPT EXCELLENCE

## Existing Union Street



# CRITERION 1: CREATIVITY IN DESIGN & OVERALL CONCEPT EXCELLENCE

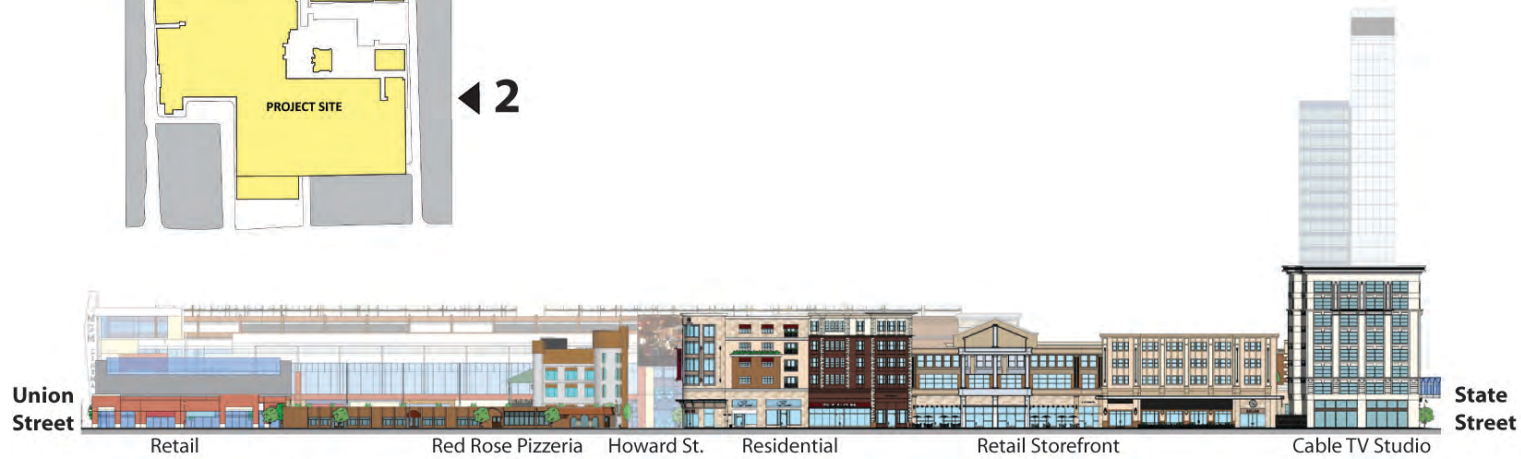
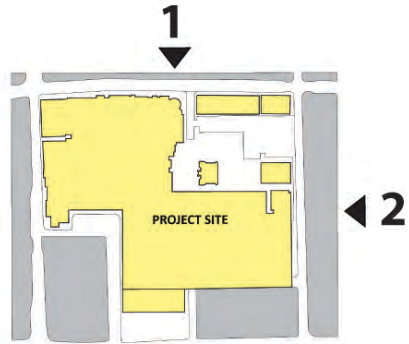




# CRITERION 1: CREATIVITY IN DESIGN & OVERALL CONCEPT EXCELLENCE



# CRITERION 1: CREATIVITY IN DESIGN & OVERALL CONCEPT EXCELLENCE



## 1. Main Street



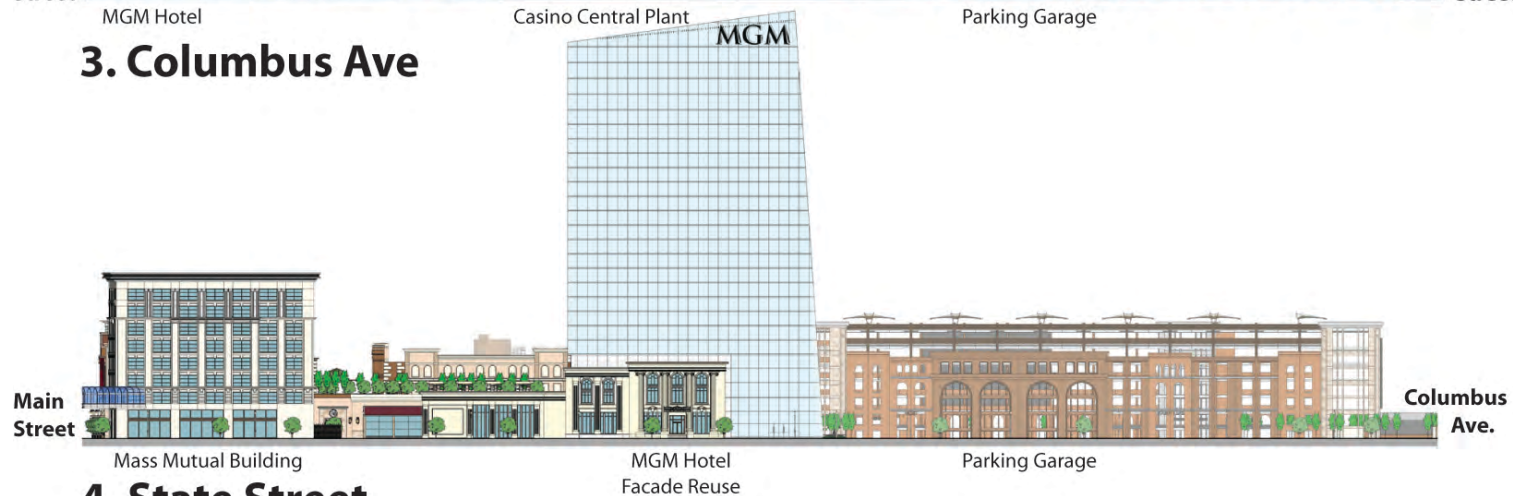
## 2. Union Street



# CRITERION 1: CREATIVITY IN DESIGN & OVERALL CONCEPT EXCELLENCE



## 3. Columbus Ave



## 4. State Street

# CRITERION 1: CREATIVITY IN DESIGN & OVERALL CONCEPT EXCELLENCE

GROUPING OF QUESTIONS BY IMPORTANCE		
Group 1— Design Approach	4-1 Overall Theme 4-2 Relationship with Surroundings 4-4 Color Rendering 4-5 Schematic Design 4-6 Proposed Landscaping	These questions capture the key elements of Criterion 1: the applicant’s description of its overall concept for the Casino development; an image of that proposed concept; and the schematic design documentation that illustrates the proposed building and site development and highlights its distinguishing features. See Appendix A, <u>A Basis for Evaluation of Architectural Design Quality</u> and Appendix B, <u>Design Review</u> , for background and further detail.
Group 2— Supporting Elements	4-3 Architects, Engineers & Designers 4-8 Parking 4-9 Transportation Infrastructure	The proposed Design Team is secondary to the approach presented in the questions above. Parking and Transportation Infrastructure information are an important aspect of the overall concept. As presented in this criterion they are considered descriptive; the evaluation of these items is more fully considered under Criterion 3 below.
Group 3— Optional Deliverable	4-7 Alternative Presentation	This item is optional. Presentations to be considered include video, virtual tours, and models. These media may add some clarity, but the graphics provided under Group 1 must adequately describe the vision and the concepts.





# CRITERION 1: CREATIVITY IN DESIGN & OVERALL CONCEPT EXCELLENCE

MGM Springfield		
<b>Group 1 Rating</b>	VG	<ul style="list-style-type: none"> <li>• Overall theme is integration and draws on Springfield's history, culture, and amenities.</li> <li>• Proposed urban casino integrates with surrounding streets.</li> <li>• Design incorporates multiple casino entry points.</li> <li>• Proposal preserves one key historic building, one key historic building façade, and adaptively reuses one historic building but clarification and analysis of on-site historic buildings proposed to be demolished is recommended.</li> <li>• Outdoor plaza for public events and renovation of existing on site public park proposed.</li> <li>• Trolley system to deliver patrons to other Springfield attractions.</li> <li>• Landscaping appears appropriate for urban site, but insufficient information provided on plants, paving, and landscape amenities.</li> </ul>
4-1 Overall theme		
4-2 Relationship with Surroundings		
4-4 Color Rendering		
4-5 Schematic Design		
4-6 Proposed Landscaping		
<b>Group 2 Rating</b>	S	<ul style="list-style-type: none"> <li>• Consultant team includes three architectural firms.</li> <li>• General level of consultant expertise appears adequate.</li> <li>• Parking solution is 8 story above ground garage, minimal surface parking; 3828 total spaces.</li> <li>• Dedicated entry/egress for passenger cars, tour buses, service vehicles.</li> </ul>
4-3 Architects, Engineers & Designers		
4-8 Parking		
4-9 Transportation Infrastructure		
	VG	<ul style="list-style-type: none"> <li>• Garage exterior treated with masonry overlay and will require careful design attention.</li> <li>• Existing off site gas stations for refueling and servicing of disabled vehicles.</li> <li>• Convenience store included in project.</li> </ul>
<b>Group 3 Rating</b>	S	<ul style="list-style-type: none"> <li>• High quality animated walk-through/fly-over video provided.</li> <li>• Clear and well developed site plan and programmatic zoning.</li> <li>• High quality renderings provided for project exterior.</li> </ul>
4-7 Alternative Presentation		



# CRITERION 1: CREATIVITY IN DESIGN & OVERALL CONCEPT EXCELLENCE

## Criterion 1 Rating Narrative

Very Good

MGM Springfield emphasizes the culture and history of the city of Springfield as an important part of its theme of integration. It presents a well conceived overall design concept that has the potential to enliven and enhance a blighted section of its downtown. Its commendable site proposal respects the existing street edges, provides multiple entries for the casino, fronts restaurants and shops on the main commercial spine, and includes public outdoor amenities. A large above ground parking structure and central plant will occupy the back of the site and will provide free public parking but will also be visible from three sides of the site's perimeter, including I-91. However the visual impact of the structure is somewhat mitigated by the proposed masonry cladding of the facades. The project's parking demand will be adequately satisfied by the amount of parking provided. Additionally the project incorporates some of the on site historic building fabric but also disturbs much of this historic fabric for which further investigation is required.

# CRITERION 2: GAMING ESTABLISHMENT OF HIGH CALIBER WITH QUALITY AMENITIES IN PARTNERSHIP WITH LOCAL FACILITIES

## Questions Grouped by Importance

### **Group 1—Description of Facilities**

- 4-10 Gaming Amenities
- 4-11 Non-Gaming Amenities
- 4-15 Entertainment Venues
- 4-16 Public Spaces
- 4-17 Description of Hotel
- 4-19 Quality of Amenities

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### **Group 2 – Other Amenities**

- 4-12 Exhibition Space
- 4-13 Conference Space
- 4-18 Other Facilities

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### **Group 3 – Social/Economic/Cultural**

- 4-14 Serving the Surrounding Community
- 4-20 Art

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### **Group 4 – Tourism**

- 4-21 Tourism Diversity
- 4-22 Diversified Regional Tourism



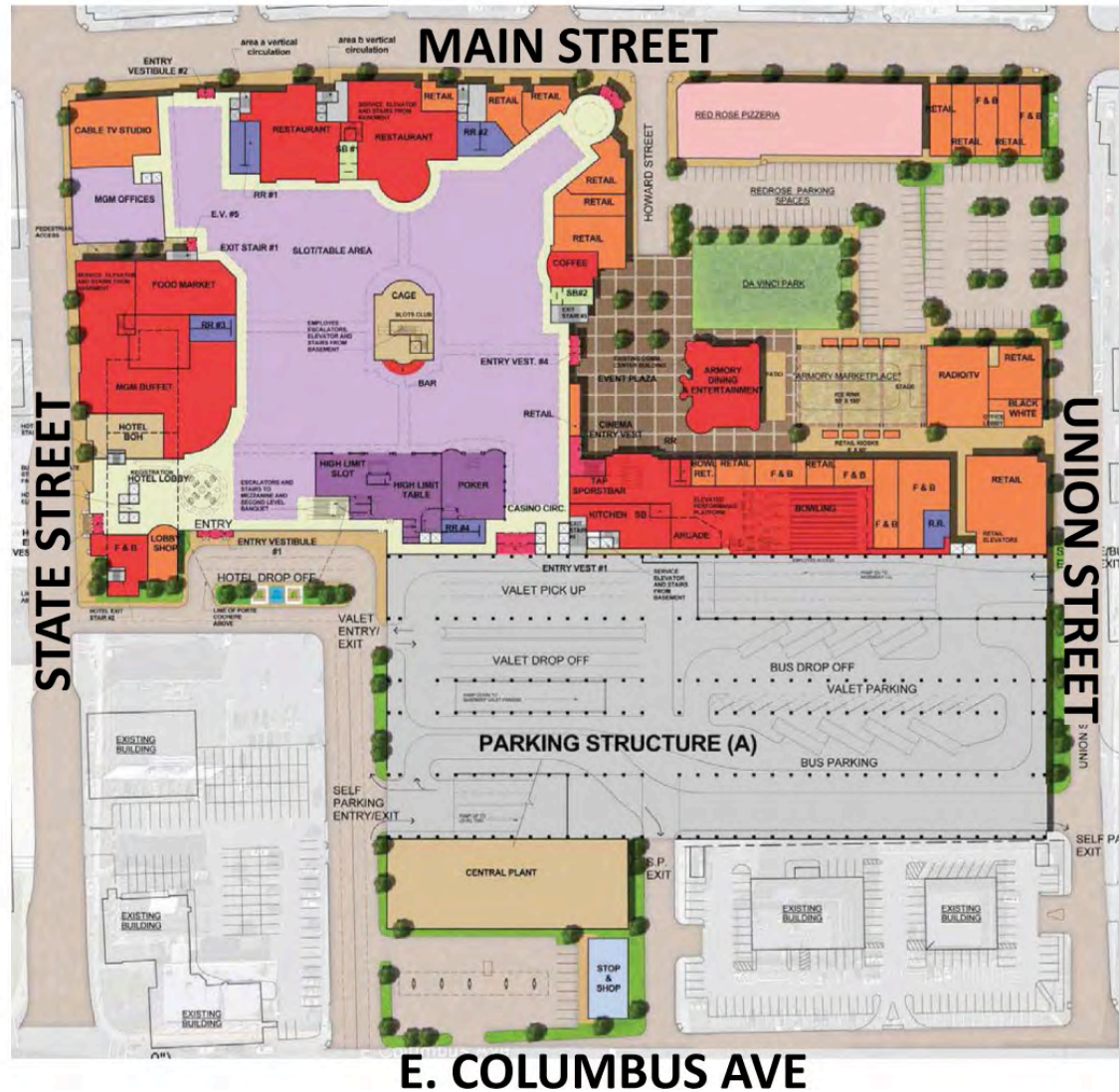


# CRITERION 2: GAMING ESTABLISHMENT OF HIGH CALIBER WITH QUALITY AMENITIES IN PARTNERSHIP WITH LOCAL FACILITIES



# CRITERION 2: GAMING ESTABLISHMENT OF HIGH CALIBER WITH QUALITY AMENITIES IN PARTNERSHIP WITH LOCAL FACILITIES

## Level 1 Floor Plan





# CRITERION 2: GAMING ESTABLISHMENT OF HIGH CALIBER WITH QUALITY AMENITIES IN PARTNERSHIP WITH LOCAL FACILITIES

## Level 2 Floor Plan





# CRITERION 2: GAMING ESTABLISHMENT OF HIGH CALIBER WITH QUALITY AMENITIES IN PARTNERSHIP WITH LOCAL FACILITIES

## Interior Renderings



# CRITERION 2: GAMING ESTABLISHMENT OF HIGH CALIBER WITH QUALITY AMENITIES IN PARTNERSHIP WITH LOCAL FACILITIES

## Restaurant Concept Images



Tap Sports Bar



Frigo's Deli



Emporium Market Style Buffet







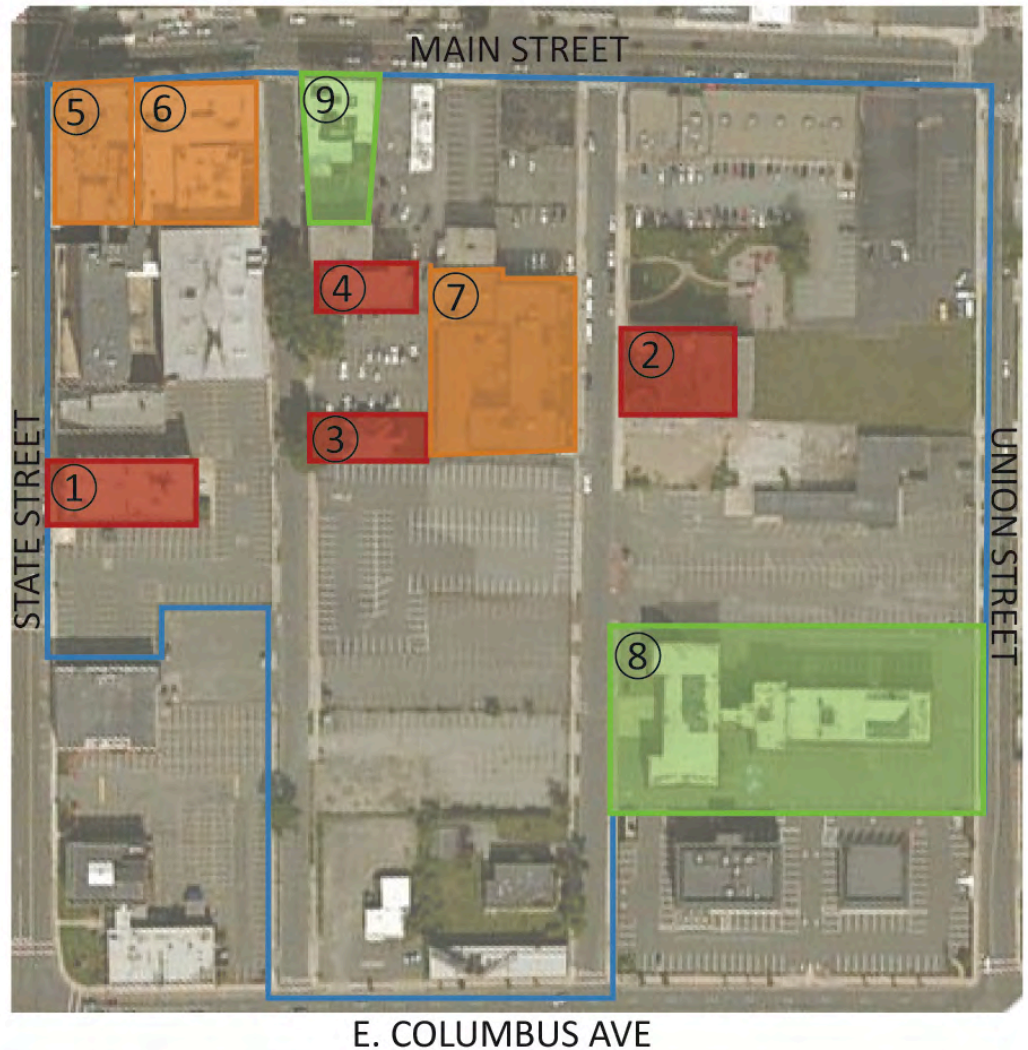
Tagliata Steakhouse



# CRITERION 2: GAMING ESTABLISHMENT OF HIGH CALIBER WITH QUALITY AMENITIES IN PARTNERSHIP WITH LOCAL FACILITIES

## Historic Buildings

-  Project Area
-  National Register
-  State Register
-  Inventory of Historic & Archeological Assets of the Commonwealth



# CRITERION 2: GAMING ESTABLISHMENT OF HIGH CALIBER WITH QUALITY AMENITIES IN PARTNERSHIP WITH LOCAL FACILITIES

## Categories of Historic Resources

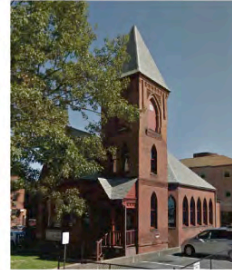
### Properties listed in the National Register



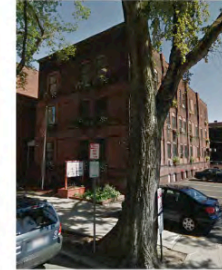
1. United Electric Company Bldg.



2. State Armory



3. French Congregational Church



4. WCA Boarding House

### Properties listed in the State Register



5. Mass Mutual Bldg.



6. Edison Theater Block



7. YWCA Bldg.

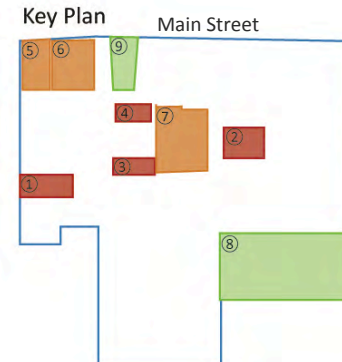
### Properties included in the Inventory



8. Howard Street School



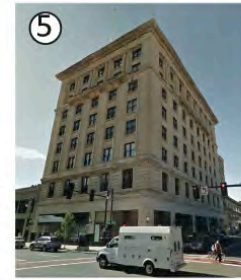
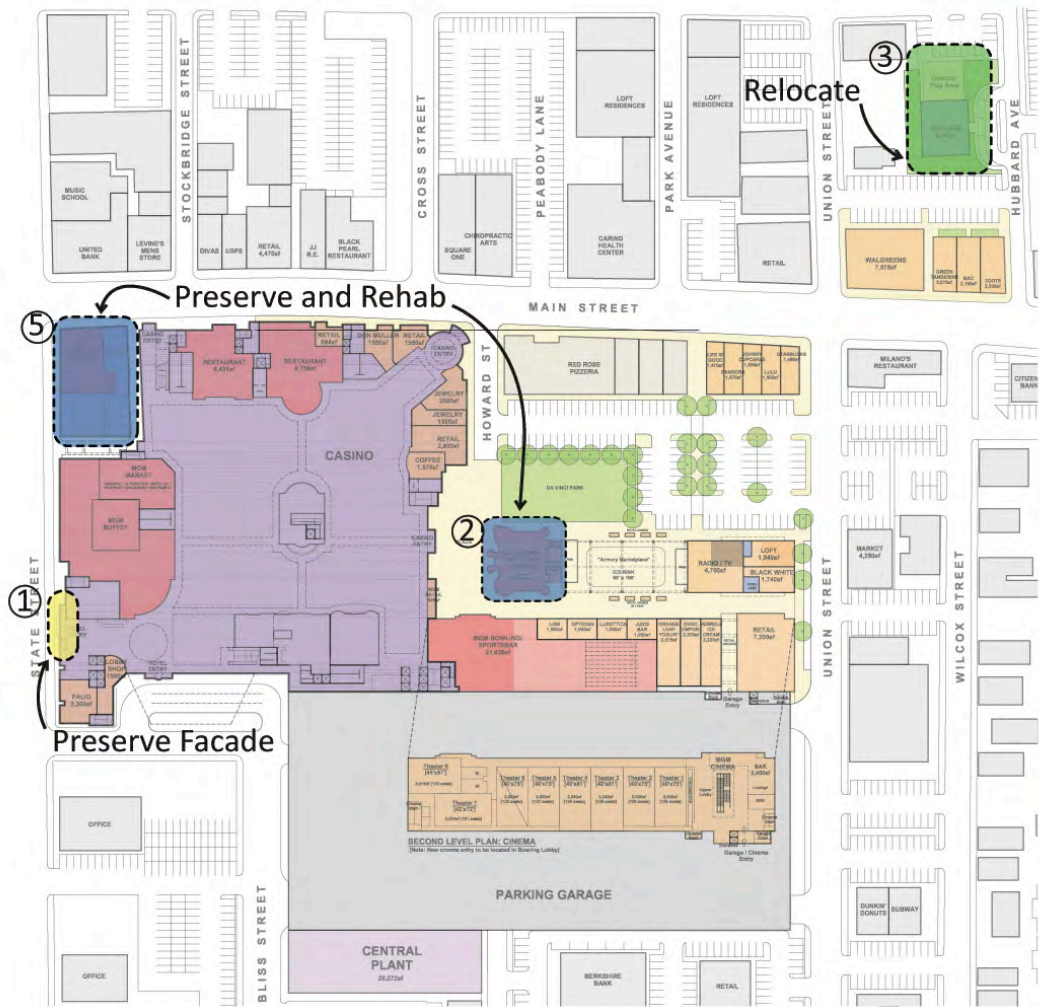
9. Union House Hotel





# CRITERION 2: GAMING ESTABLISHMENT OF HIGH CALIBER WITH QUALITY AMENITIES IN PARTNERSHIP WITH LOCAL FACILITIES

## Illustration of Preserved Structures in Casino Context



Preserve and Rehab



Preserve Facade



Relocate



# CRITERION 2: GAMING ESTABLISHMENT OF HIGH CALIBER WITH QUALITY AMENITIES IN PARTNERSHIP WITH LOCAL FACILITIES

## HISTORIC BUILDING MAP

Springfield, MA

- ① **UNITED ELECTRIC BUILDING**  
73 State Street
- ② **OFFICE BUILDING**  
79 State Street
- ③ **OFFICE BUILDING**  
95 State Street
- ④ **MASS MUTUAL BUILDING**  
1200 Main Street (101 State)
- ⑤ **EDISONIA THEATRE BLOCK**  
1156-1176 Main Street
- ⑥ **UNION HOUSE/CHANDLER HOUSE**  
1132-1142 Main Street
- ⑦ **WCA BOARDING HOUSE**  
19 Bliss Street
- ⑧ **FRENCH CONGREGATIONAL CHURCH**  
33-37 Bliss Street
- ⑨ **YOUNG WOMEN'S CHRISTIAN ASSOC.**  
22-30 Howard Street
- ⑩ **STATE ARMORY**  
29 Howard Street
- ⑪ **APARTMENT BUILDING**  
35 Howard Street
- ⑫ **HOWARD STREET PRIMARY SCHOOL**  
Howard Street

### KEY PLAN

- Retain entire building
- Retain portion of the building
- Retain facade elements
- Emulate facade design/themes
- Demolish entire building





## CRITERION 2: GAMING ESTABLISHMENT OF HIGH CALIBER WITH QUALITY AMENITIES IN PARTNERSHIP WITH LOCAL FACILITIES

### Process

- ✓ Draft EIR Identifies Historic Resources
- ✓ Mass Historical Commission Requires Consultation
- Applicant Prepares Feasibility Study
- Applicant Consults with Local & State Historic Commissions
- Mass Historical Commission Determines Level of Impact:
  - No Adverse Effect
  - Adverse Effect
- If Determination is “Adverse Effect” Applicant Negotiates Appropriate Mitigation with Mass. Historical Commission

# CRITERION 2: GAMING ESTABLISHMENT OF HIGH CALIBER WITH QUALITY AMENITIES IN PARTNERSHIP WITH LOCAL FACILITIES

GROUPING OF QUESTIONS BY IMPORTANCE		
Group 1—Description of Facilities	4-10 Gaming Amenities 4-11 Non-Gaming Amenities 4-15 Entertainment Venues 4-16 Public Spaces 4-17 Description of Hotel 4-19 Quality of Amenities	These questions provide an overall assessment of the product offered by the applicant, including appearance and quality of amenities. These items relate most directly to the gaming legislation requirements. See Appendix A, <u>A Basis for Evaluation of Architectural Design Quality</u> and Appendix B, <u>Design Review</u> , for background and further detail.
Group 2—Other Amenities	4-12 Exhibition Space 4-13 Conference Space 4-18 Other Facilities	These questions describe other amenities, including exhibition space, conference or meeting space, child care space, and other amenities. The first two questions address whether the project will compete with existing exhibition and conference venues.
Group 3—Socio/Economic/Cultural	4-14 Serving the Surrounding Community 4-20 Art	These questions address how the Casino integrates with the community as a neighbor and a business. This set is considered important to creating a gaming establishment of high caliber.
Group 4—Tourism	4-21 Tourism Diversity 4-22 Diversified Regional Tourism	These questions are mentioned in the Statute as set out below. The team considered them but recognized these are more fully considered in Category 3, Economic Development and are not as much a factor in Category 4, Building and Site Design. See also Appendix E, <u>MGL c. 23K §5, §9, and §18.</u>





# CRITERION 2: GAMING ESTABLISHMENT OF HIGH CALIBER WITH QUALITY AMENITIES IN PARTNERSHIP WITH LOCAL FACILITIES

		MGM Springfield
<b>Group 1 Rating</b>		
4-10 Gaming Amenities	VG	<ul style="list-style-type: none"> <li>MGM Detroit will be used as a model for quality level of service, amenities, and design.</li> <li>125,000 sf gaming room with 3000 slots and 100 table games surrounded by shops, restaurants, and bars.</li> <li>Public event plaza and outdoor marketplace to be used as ice rink in winter and as farmer's market in warmer weather; both surrounded by shops, restaurants, luxury cinema, and a bowling alley.</li> <li>A 4 star 250 to 300 room hotel on the northern edge of site with street facing entry.</li> <li>Amenities designed to be integrated with downtown pedestrian network.</li> <li>54 new market rate apartments to be located on top of podium, fronting Main Street.</li> </ul>
4-11 Non-Gaming Amenities		
4-15 Entertainment Venues		
4-16 Public Spaces		
4-17 Description of Hotel		
4-19 Quality of Amenities		
<b>Group 2 Rating</b>	S	
4-12 Exhibition Space	VG	<ul style="list-style-type: none"> <li>46,000 sf of meeting space on the second floor of podium.</li> <li>Applicant intends to work with the diagonally adjacent MassMutual Center to host large events.</li> <li>Existing historic church to be relocated off site for child care center.</li> </ul>
4-13 Conference Space		
4-18 Other Facilities		
<b>Group 3 Rating</b>		
4-14 Serving the Surrounding Community	VG	<ul style="list-style-type: none"> <li>Applicant proposes to connect patrons with other downtown cultural attractions via a new trolley system.</li> <li>Event plaza to be used for food and beverage festivals, arts and crafts fairs, and other public activities.</li> <li>Proposed luxury cinema and bowling complex, not otherwise offered in downtown, to draw new visitors to area.</li> <li>Program to display art by local high school and college students initiated.</li> <li>MGM Springfield to publicly display world class art collection.</li> </ul>
4-20 Art		
<b>Group 4 Rating</b>		
4-21 Tourism Diversity	VG	<ul style="list-style-type: none"> <li>Joint marketing agreements to promote events at MassMutual Center and Symphony Hall.</li> <li>Cross marketing agreements with region's golf courses, ski resorts, and amusement parks .</li> <li>Hotel limited to 250 to 300 rooms to allow other hotels to serve casino patrons.</li> <li>Local business guides to be placed in hotel rooms to give patrons awareness of local dining and entertainment options.</li> </ul>
4-22 Diversified Regional Tourism		



## CRITERION 2: GAMING ESTABLISHMENT OF HIGH CALIBER WITH QUALITY AMENITIES IN PARTNERSHIP WITH LOCAL FACILITIES

### Criterion 2 Rating Narrative

Very Good

MGM Springfield proposes an urban casino with quality levels of service, amenities, and design modeled after those of MGM Detroit. The project will be integrated into its surroundings and will encourage patrons to explore and patronize Springfield's cultural, hospitality, and culinary offerings. It will introduce amenities that broaden the appeal of this downtown destination and will complement other area attractions by limiting the size of its hotel, conference space, and entertainment facilities and by working cooperatively with these other venues, including the adjacent Mass Mutual Center, to host trade shows and large events. Fifty four market rate apartments, that will front on Main Street, are also included in its program.



# CRITERION 3: COMPATIBILITY WITH SURROUNDINGS

## Questions Grouped by Importance

### **Group 1—Transportation Adequacy, Mitigation, Improvements**

- 4-23 Egress from Gaming Establishment
- 4-24 Adequacy of Existing Transportation Infrastructure
- 4-25 Traffic Mitigation
- 4-26 Parking Facilities

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### **Group 2 – Neighborliness, Impacts on Surroundings**

- 4-30 Minimizing Noise and Lighting
- 4-31 Integration with Surrounding Venues
- 4-32 Site Improvements

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### **Group 3 – Utilities, Services, Misc.**

- 4-28 Delivery of supplies and trash removal
- 4-29 Signage
- 4-33 Stimulating Retail Activity
- 4-34 Extreme Weather
- 4-35 Regional Water Facilities
- 4-36 Sewage Facilities

# CRITERION 3: COMPATIBILITY WITH SURROUNDINGS

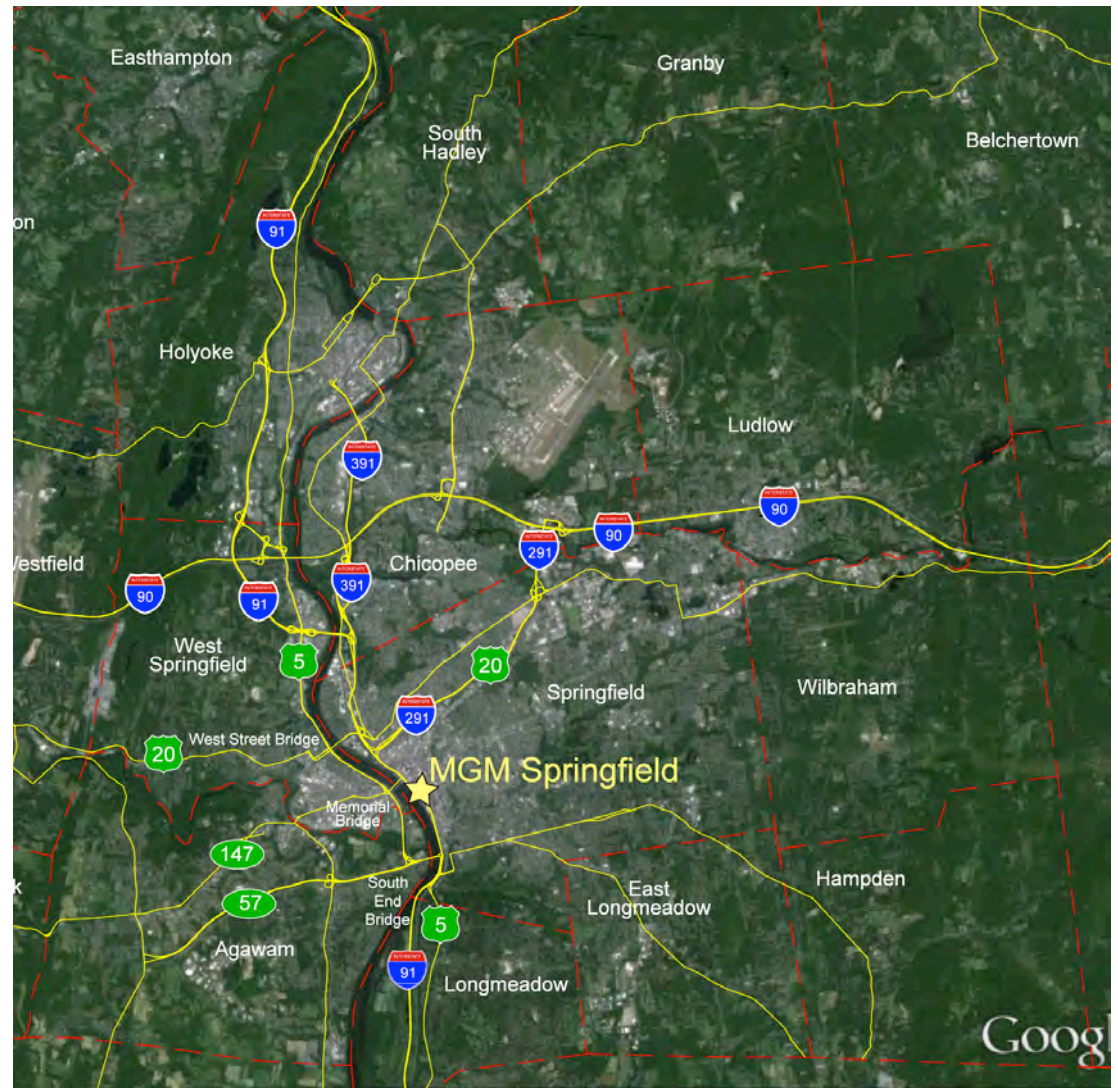
## Transportation Infrastructure: Regional Access

### Interstate Highways

- I-91 (North/South)
- I-90 & I-291 (East/West)

### State Routes

- Routes 20, 57, 147 (East/West)
- Route 5 (North/South)





# CRITERION 3: COMPATIBILITY WITH SURROUNDINGS

## Access and Egress: Local Access

### Interstate Highway

- Direct access off I-91 (Exit 6, both directions)

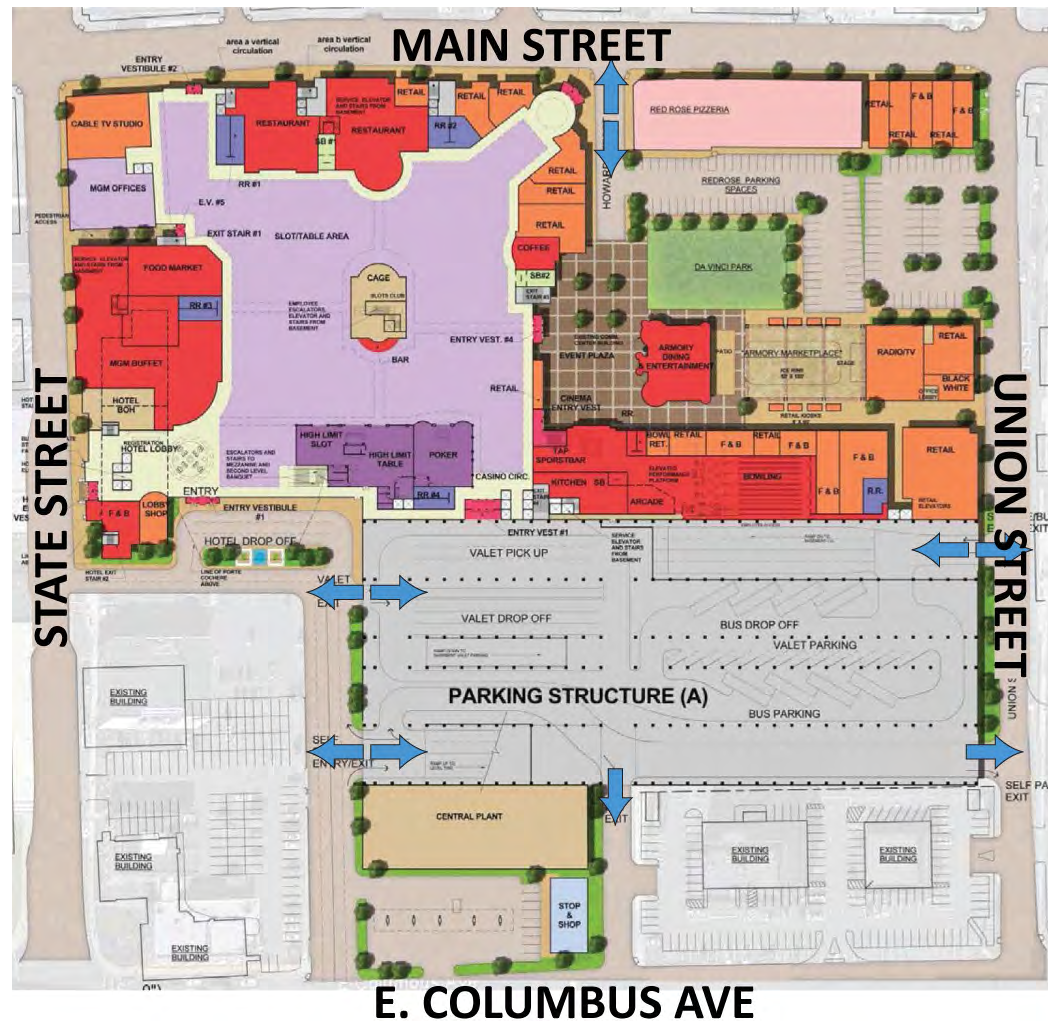
### Local Roadways

- Adjacent to each side of site



# CRITERION 3: COMPATIBILITY WITH SURROUNDINGS

## Vehicle Access and Egress: Site Plan





# CRITERION 3: COMPATIBILITY WITH SURROUNDINGS

## Vehicle Access and Egress: Valet Drop Off



# CRITERION 3: COMPATIBILITY WITH SURROUNDINGS

## Traffic Flow - Patron and Employee Car Access





# CRITERION 3: COMPATIBILITY WITH SURROUNDINGS

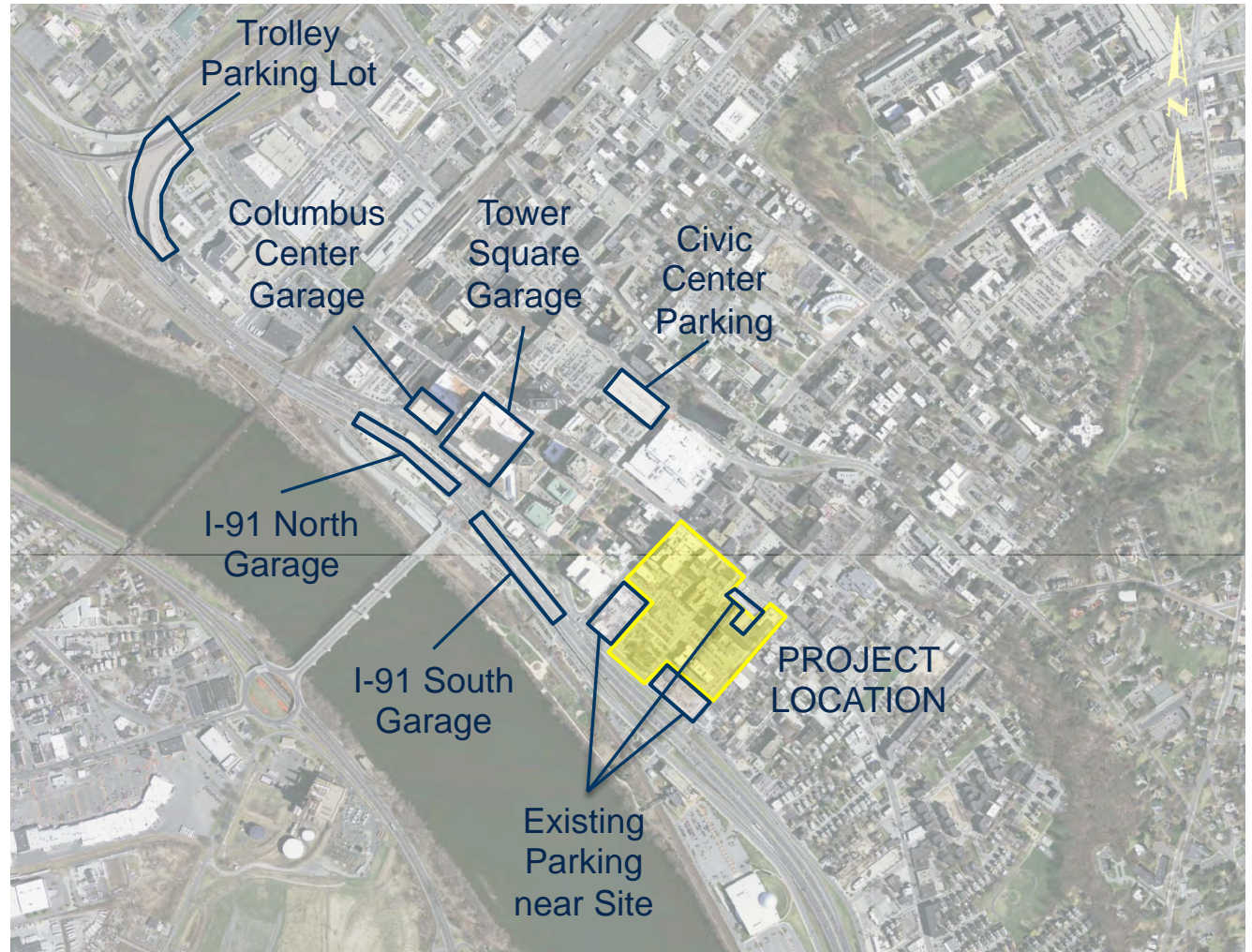
## Traffic Flow - Bus and Delivery Truck Access





# CRITERION 3: COMPATIBILITY WITH SURROUNDINGS

## Existing Parking



# CRITERION 3: COMPATIBILITY WITH SURROUNDINGS

## Existing Parking

- Existing Demand = 785 spaces
- MGM Demand = 2,707 spaces
- 3,828 total spaces provided

Spaces provided:

Garage = 3,782

Surface = 66

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Total = 3,828

- Projected maximum utilization of garage = 92%
- Free parking to public
- Financial contribution to City to mitigate impact of free parking on city parking revenue

# CRITERION 3: COMPATIBILITY WITH SURROUNDINGS

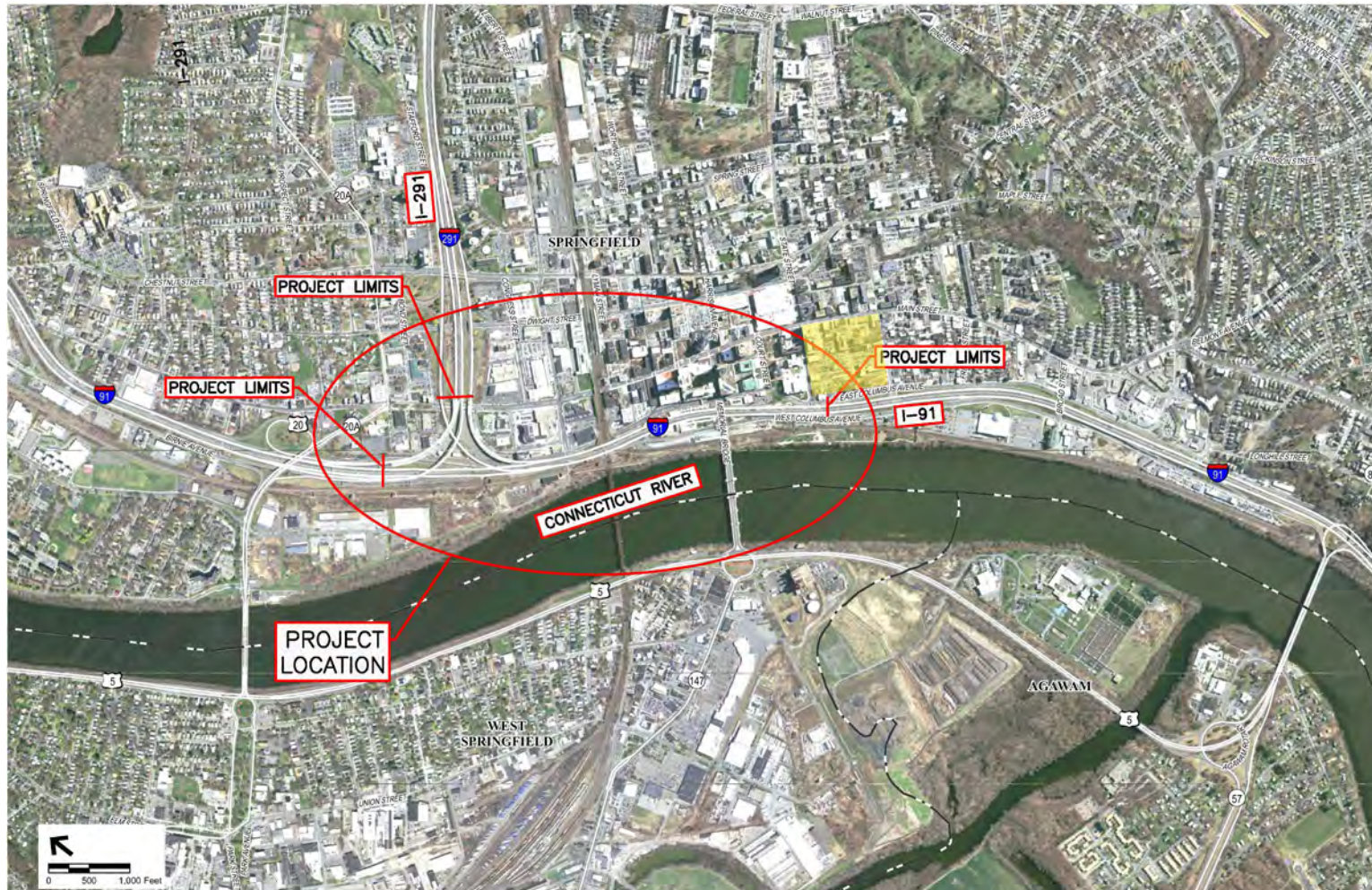
## Coordination with MassDOT I-91 Viaduct Project

- Anticipated I-91 construction schedule – early 2015 to 2017
- Casino garage construction accelerated and completed by end of 2015
- I-91 North and South Garages, Civic Center Garage, Trolley Park Lot, Tower Square and Columbus Garages - Part of parking mitigation plan during construction
- Shuttle buses provided as needed
- Coordination with Court on use of parking garage during construction and normal operation



# CRITERION 3: COMPATIBILITY WITH SURROUNDINGS

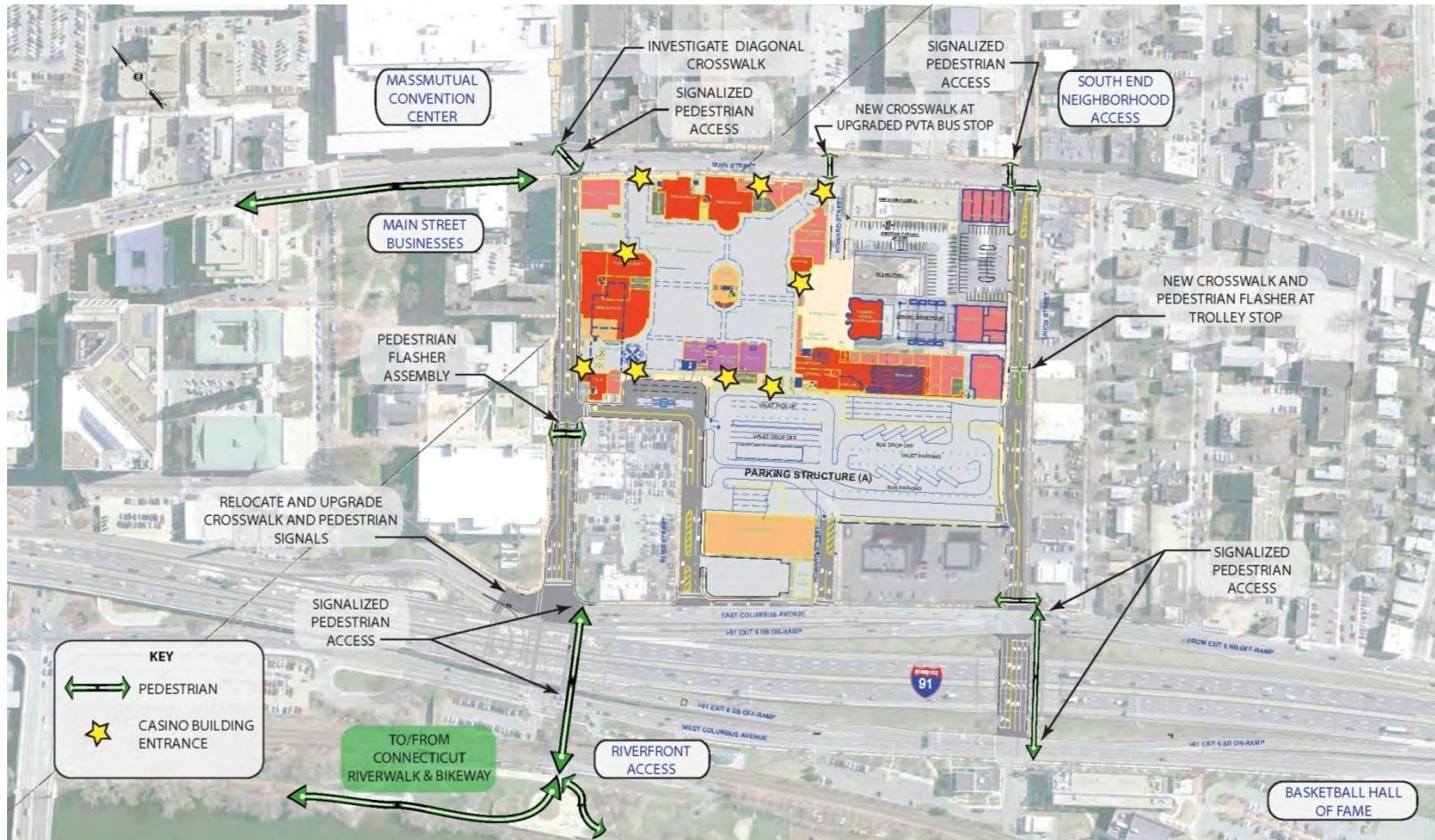
## MassDOT I-91 Viaduct Project Map





# CRITERION 3: COMPATIBILITY WITH SURROUNDINGS

## Traffic Flow - Pedestrian Access





# CRITERION 3: COMPATIBILITY WITH SURROUNDINGS

## Waterfront Park Access



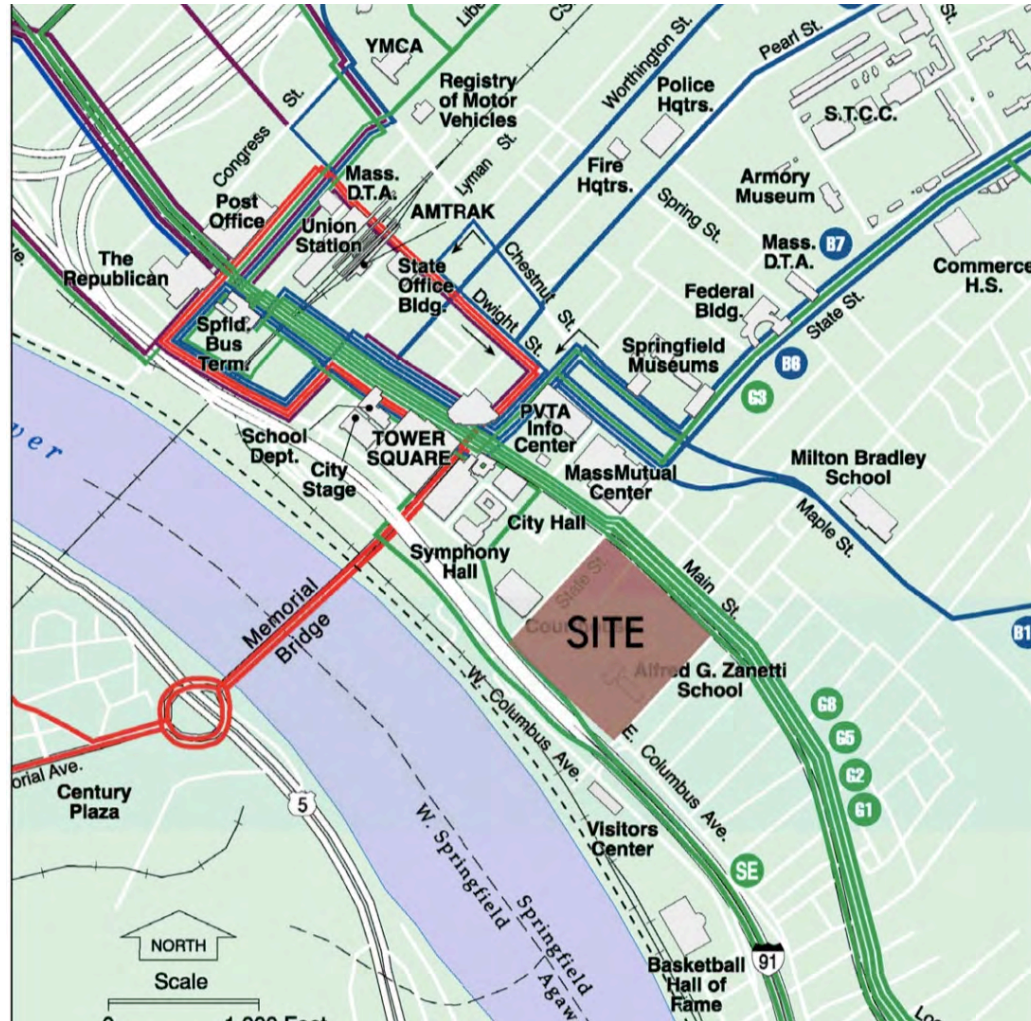


# CRITERION 3: COMPATIBILITY WITH SURROUNDINGS

## Existing Pioneer Valley Transit Authority Bus Map

### Bus Route Legend

- Lines R10, R14
- Lines 61, 62, 63, 65, 68
- Lines B7, B8, B13
- Lines P11, P20, P21





# CRITERION 3: COMPATIBILITY WITH SURROUNDINGS

## Proposed Trolley System





# CRITERION 3: COMPATIBILITY WITH SURROUNDINGS

## Traffic Mitigation: Summary of Mitigation Measures

### Roadway

- Signal improvements
- Pavement marking upgrades
- Lane configuration changes
- Minor geometric improvements

### Pedestrian and Bicycle

- Wheelchair ramp improvements
- Pedestrian signal upgrades
- Bike lane or shared use markings

### Alternative Mode of Transportation

- Transportation Demand Management program
- Rubber-wheeled trolley

# CRITERION 3: COMPATIBILITY WITH SURROUNDINGS

GROUPING OF QUESTIONS BY IMPORTANCE		
Group 1—Transportation Adequacy, Mitigation, Improvements	4-23 Egress from Gaming Establishment 4-24 Adequacy of Existing Transportation Infrastructure 4-25 Traffic Mitigation* 4-26 Parking Facilities	<p>Taken together, the questions of this group highlight the importance of an adequate transportation infrastructure and traffic mitigation plan to the success of the casino development. Question 4-25 which derives from the gaming statute G.L. c. 23K, is specifically called out in §18 (8) as an objective that each applicant should advance, and that the Commission shall evaluate and issue a statement of findings for same.*</p> <p>Questions 4-23, 4-24, and 4-26 are closely tied to 4-25 and are therefore included in this group.</p> <p>See Appendix C, <a href="#">Traffic and Parking</a>, for background and further detail.</p>
Group 2—Neighborliness, Impacts on Surroundings	4-27 Adjacent Land 4-30 Minimizing Noise and Lighting 4-31 Integration with Surrounding Venues 4-32 Site Improvements	<p>The questions in this group address how the proposed development relates to its surroundings. It considers potential impacts such as noise, lighting, and shadows on adjacent properties and potential benefits such as site improvements associated with this scale of development.</p>
Group 3— Utilities, Services, Misc.	4-28 Delivery of supplies and trash removal 4-29 Signage 4-33 Stimulating Retail Activity 4-34 Extreme Weather 4-35 Regional Water Facilities 4-36 Sewage Facilities	<p>These questions capture important issues related to utilities and logistics. They warrant careful consideration but are not considered as important as the questions in Groups 1 and 2.</p>





# CRITERION 3: COMPATIBILITY WITH SURROUNDINGS

		MGM Springfield
<b>Group 1 Rating</b>	S	<ul style="list-style-type: none"> <li>Major highways for access and egress include I-91, I-291, North End Bridge, Memorial Bridge, and South End Bridge.</li> <li>Local roadways for access and egress include Main Street, East Columbus Avenue, State Street, and Union Street.</li> <li>4 PVTA bus routes run along Main Street. 4 other PVTA bus routes within walking distances from site.</li> <li>MassDOT was satisfied with the trip generation rate of 0.34. PVPC commented that this rate is low.</li> <li>Construction will occur concurrently with the MassDOT I-91 Viaduct project. Coordination efforts with MassDOT are on-going.</li> <li>It is anticipated that the nearby municipal parking garages and nearby parking sites will be used to help compensate for the loss of parking within project site during construction. Applicant is proposing to provide shuttle connections to these off-site parking facilities.</li> <li>A potential security issue may occur in which certain type of court users (witnesses, defendants, prosecutors, etc.) are unfavorably grouped within a confined area within the parking facilities and/or shuttles.</li> <li>Mitigation measures include traffic signal improvements, lane configuration changes, minor geometric improvements, pavement marking upgrades, pedestrian and bicycle accommodation improvements, and a Transportation Demand Management program to encourage alternative modes of transportation.</li> <li>Applicant is proposing a trolley system to link the site to/from other Springfield attractions located nearby. Negotiations with PVTA, the trolley operator, are on-going.</li> <li>No agreement on extending PVTA Bus Route 5 service hours to handle projected ridership demand.</li> <li>Parking supply is equivalent to a ratio of 1.0 parking spaces per gaming position and parking supply exceeds projected parking demand.</li> <li>Direct access to/from casino and retail is provided in the garage.</li> <li>Garage compensates for displaced parking spaces located within project site.</li> <li>Free garage parking for courthouse users and the general public.</li> </ul>
4-23 Egress from Gaming Establishment	VG	
4-24 Adequacy of Existing Transportation Infrastructure		
4-25 Traffic Mitigation		
4-26 Parking Facilities		
<b>Group 2 Rating</b>	VG	<ul style="list-style-type: none"> <li>Comprehensive list of potential strategies for construction and operational noise reduction submitted; implementation to be developed and coordinated with courthouse operations.</li> <li>Commendable plan for joint promotion and marketing of Springfield entertainment venues submitted.</li> <li>Proposal includes renovation of on-site city-owned Da Vinci Park, introduction of event plaza and marketplace all of which reinforce the pedestrian network.</li> <li>Potential for 24 story hotel to cast shadows on adjacent court house complex and other State Street buildings.</li> <li>Nine existing on site buildings have historic significance and six are slated for demolition along with portions of two others.</li> <li>The new Main Street buildings mostly continue the downtown's dense multi story massing, however the project's southeast quadrant is presented as less dense with lower structures which reflect the density of the downtown's southern sector but break the architectural continuity of the commercial spine.</li> </ul>
4-27 Adjacent Land		
4-30 Minimizing Noise and Lighting		
4-31 Integration with Surrounding Venues		
4-32 Site Improvements		
<b>Group 3 Rating</b>	S	<ul style="list-style-type: none"> <li>Delivery of supplies and trash removal accommodated within basement level.</li> <li>Renderings show comprehensive signage package appropriate for downtown.</li> <li>Hotel tower with MGM logo visible to I-91 highway travelers.</li> <li>MGM Springfield will promote local retailers to patrons and employees.</li> <li>Applicant did not specifically address extreme weather plan for Springfield.</li> <li>Regional water facilities have excess capacity to serve casino.</li> <li>Regional wastewater treatment plant has excess capacity to serve casino.</li> </ul>
4-28 Delivery of supplies and trash removal		
4-29 Signage		
4-33 Stimulating Retail Activity		
4-34 Extreme Weather		
4-35 Regional Water Facilities		
4-36 Sewage Facilities		



# CRITERION 3: COMPATIBILITY WITH SURROUNDINGS

## Criterion 3 Rating Narrative

Sufficient

Very Good

The project site is easily accessible via multiple major highways and local roadways and is situated adjacent to existing public transit systems. The Applicant adequately described the potential routes to be used for access and egress. The overall traffic study area is also adequate. Although MassDOT is generally satisfied with the Applicant's trip generation rate, this rate appears to be near the lower tier for a casino facility. The Applicant provided sufficient responses to mitigation questions which are explored more fully in Category 5. The proposed garage will compensate for the displaced parking spaces and free parking is offered to the general public. However, additional parking demands that may result from free parking are not examined by the Applicant. The Applicant submitted a comprehensive list of noise reduction techniques for both construction and operational phases, although it did not specifically address minimizing construction noise impacts on the adjacent courthouse complex.

A well developed plan for working with local entertainment venues was presented along with a marketing strategy to promote casino patron and employee awareness of local and regional restaurant, retail, and recreational offerings. The centerpiece of this plan is a new trolley system that will transport patrons from the casino to other downtown attractions.



# CRITERION 4: SUSTAINABLE DEVELOPMENT

## Questions Grouped by Importance – Groups 1 & 2 are Equal

### **Group 1—LEED and energy performance**

- 4-37 LEED Certification\*
- 4-38 Compliance with Environmental Standards
- 4-39 Stretch Energy Code\*
- 4-46 On-site Energy Generation\*
- 4-47 Off-site Renewable Energy\*
- 4-53 Net Zero Energy Building Construction
- 4-54 Sustainable Building Construction

### **Group 2— Site & Ongoing Operations**





- 4-41 Storm Water\*
- 4-42 Water Conservation\*
- 4-43
- 4-48 Building Envelope and HVAC
- 4-49 Energy Consumption Monitoring\*
- 4-50 Advanced Building Controls for Energy\*
- 4-51 Centralized Heating & Cooling
- 4-55 Ongoing Sustainable Site Operations
- 4-59 Grid Failure

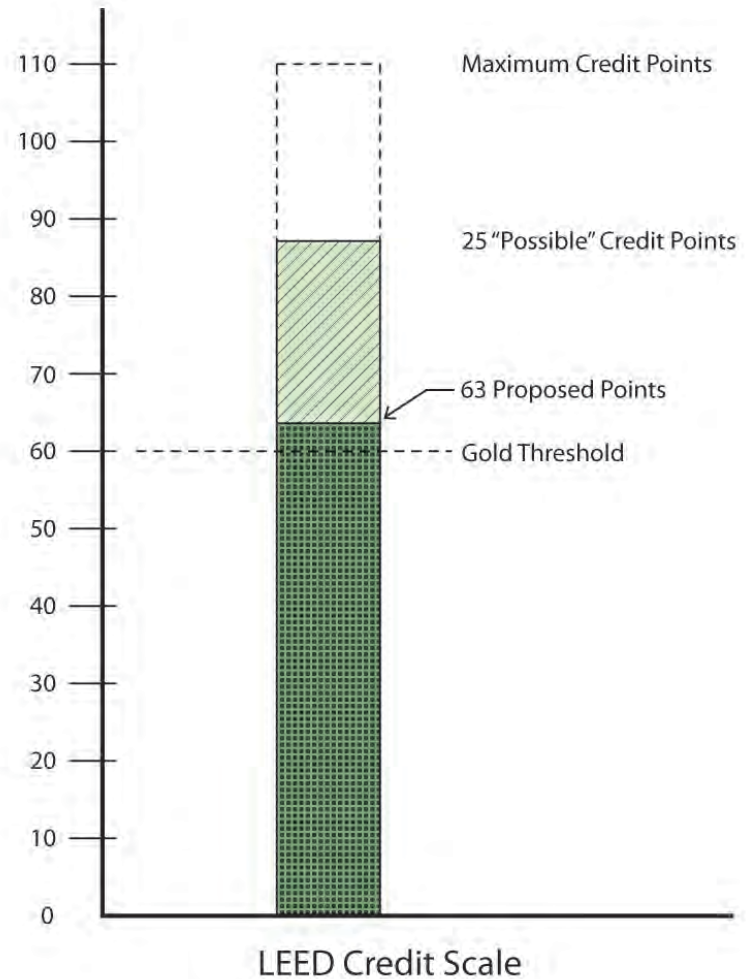
### **Group 3— Finer grain sustainable strategies**

- 4-40 Alternative Fuel Vehicles
- 4-44 Energy Efficient Gaming Equipment
- 4-45 Lighting
- 4-52 Shifting Peak Energy
- 4-56 Testing of Clean Energy Technologies
- 4-58 Public Education on Clean Energy
- 4-43 Energy Efficient Equipment\*



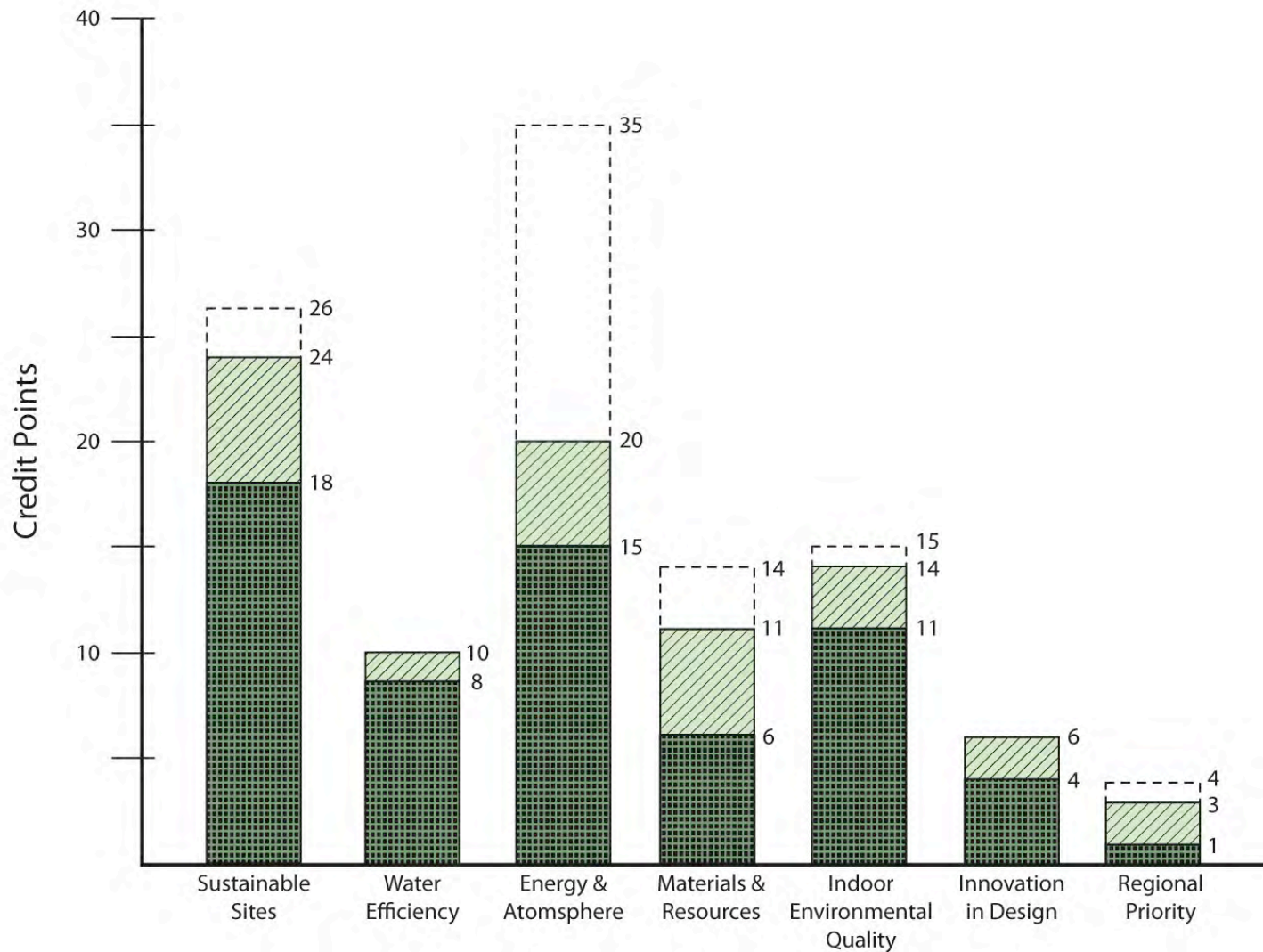
# CRITERION 4: SUSTAINABLE DEVELOPMENT APPLICANT'S PRELIMINARY LEED SCORES

LEED Facts <sup>®</sup> MGM Springfield	
LEED for New Construction and Major Renovations	
<b>GOLD</b>	<b>63</b>
 Sustainable Sites	18
 Water Efficiency	8
 Energy & Atmosphere	15
 Materials & Resources	6
 Indoor Environmental Quality	11
<i>* Out of a possible 100 points + 10 bonus points</i>	
 Innovation & Design	4
 Regional Priority	1





# CRITERION 4: SUSTAINABLE DEVELOPMENT APPLICANT'S PRELIMINARY LEED SCORES



# CRITERION 4: SUSTAINABLE DEVELOPMENT APPLICANT'S PRELIMINARY LEED SCORES

## Commissioning Commitments










Commissioning improves building performance, saves energy, and saves money.

MGM/Springfield proposes:

- Building envelope commissioning = reduce energy needs  
(includes walls, windows, roofs)
- Building system commissioning = ensure systems work at peak efficiency  
(includes equipment, lighting, controls)
- Retro-commissioning = maintain improved performance  
(includes periodic feedback)



# CRITERION 4: SUSTAINABLE DEVELOPMENT STATUTORY REQUIREMENTS

Question	Rating	Comments
4-37 LEED Certification		LEED NC 2009 Gold Certification.
4-39 Stretch Energy Code		22-30% better than code.
4-41 Storm Water		Reduces impervious area by 1.3 acres.
4-42 Water Conservation		20 - 40% reduction of potable water.
4-43 Energy Efficient Equipment		Energy Star and high efficiency HVAC equipment.
4-46 On-site Energy Generation		Rooftop solar PVs.
4-47 Off-site Renewable Energy		RECs to meet 10% electrical consumption.
4-49 Energy Consumption Monitoring		Sub-metering by venue, building and tenant.
4-50 Advanced Building Controls		Monitor energy and building operation 24/7.

# CRITERION 4: SUSTAINABLE DEVELOPMENT

GROUPING OF QUESTIONS—GROUP 1 AND 2 OF EQUAL IMPORTANCE AND GROUP 3 OF LESSER IMPORTANCE		
Group 1— LEED , energy performance, and energy sources/renewables	4-37 LEED Certification* 4-38 Compliance with Environmental Standards 4-39 Stretch Energy Code* 4-46 On-site Energy Generation* 4-47 Off-site Renewable Energy* 4-53 Net Zero Energy 4-54 Sustainable Building Construction	These questions require the applicants to document their intent to design and construct a facility that meets contemporary energy performance standards for buildings of this type. On-site and off-site renewable energy commitments are important parts of gauging the broader environmental performance of the proposed gaming establishments and are related to the Commonwealth’s leadership position in renewable energy. Taken together, the Group 1 questions provide a comprehensive overview of sustainability and renewable energy sourcing. See Appendix D, <a href="#">Energy and Sustainable Design</a> , for background and further detail.
Group 2— Site Systems and ongoing operations	4-41 Storm Water* 4-42 Water Conservation* 4-43 Energy Efficient Equipment* 4-48 Building Envelope and HVAC 4-49 Energy Consumption Monitoring* 4-50 Advanced Building Controls for Energy* 4-51 Centralized Heating & Cooling 4-55 Ongoing Sustainable Site Operations 4-59 Grid Failure	These questions focus on the energy efficiency and conservation as opposed to energy generation. They require the applicant to document the proposed systems for heating and cooling critical to a high-performance building. In addition, sustainable approaches to site design, storm water, water use (including irrigation), and ongoing operations are also addressed by these questions, and are considered important for buildings of this scale and their environmental footprints.
Group 3— Finer grain sustainable strategies	4-40 Alternative Fuel Vehicles 4-44 Energy Efficient Gaming Equipment 4-45 Lighting 4-52 Shifting Peak Energy 4-56 Testing of Clean Energy Technologies 4-57 Energy Contracts 4-58 Public Education on Clean Energy	These questions require the applicants to document specific sustainable strategies that may be considered at a finer grain than the overarching approaches in Groups 1 and 2. Accordingly, these are deemed of secondary importance under this criterion.





# CRITERION 4: SUSTAINABLE DEVELOPMENT

MGM Springfield		
<b>Group 1 Rating</b>	<b>S</b>	<ul style="list-style-type: none"> <li>▪ Commitment to be certified by USGBC at LEED-NC 2009 Gold or better, with 63 credits targeted in initial checklist.</li> <li>▪ Additional checklists for day care facility, for LEED Operations and Maintenance for whole project, and for LEED Neighborhood Development for whole project.</li> <li>▪ Applicant commits to meeting Stretch Energy Code, with 22%-30% improvement compared to base code requirements.</li> <li>▪ Applicant commits to 10% of the annual electricity consumption from a combination of on-site generation (roof top solar photovoltaic system) and purchase of Renewable Energy Credits (RECs). Note that the exact mix of PV-generated power and RECs remains to be developed.</li> <li>▪ Applicant exploring possibility of day care building (.03% of total building area) being a Net Zero Building.</li> </ul>
4-37 LEED Certification		
4-38 Compliance with Environmental Standards		
4-39 Stretch Energy Code		
4-46 On-site Energy Generation		
4-47 Off-site Renewable Energy		
4-53 Net Zero Energy		
4-54 Sustainable Building Construction	<b>VG</b>	
<b>Group 2 Rating</b>	<b>S</b>	<ul style="list-style-type: none"> <li>▪ 15.6 acre site is considered urban re-development.</li> <li>▪ Proposed plan reduces impervious area by approximately 1.3 acres.</li> <li>▪ Applicant commits to meeting DEP's Storm Water Standards.</li> <li>▪ Applicant's analysis of water usage appears incomplete and did not accurately account for total water usage, however Applicant has committed to using water saving devices consistent with LEED requirements.</li> <li>▪ Building envelope will be commissioned following ASHRAE guidelines. Multiple buildings with unique exterior conditions will require special attention.</li> <li>▪ Building systems will be commissioned following LEED guidelines. Multiple buildings with unique and independent systems will require special attention.</li> <li>▪ Applicant proposes sub-metering by venue, building, and tenant and will monitor energy usage.</li> <li>▪ Applicant will retro-commission systems and equipment to maintain optimal performance.</li> <li>▪ Central Utility Plant (CUP) proposed to serve entire complex.</li> <li>▪ Ongoing operations to follow corporate policies focused on energy &amp; water; waste &amp; recycling; education; purchasing; and green building.</li> <li>▪ Emergency power provided to back-up mission critical data and systems.</li> <li>▪ Applicant suggests collaboration with adjacent Mass Mutual Center for climate controlled food storage, use of ballroom as shelter space, and use of garage for staging activities in support of emergency operations.</li> </ul>
4-41 Storm Water		
4-42 Water Conservation		
4-43 Energy Efficient Equipment		
4-48 Building Envelope and HVAC		
4-49 Energy Consumption Monitoring		
4-50 Advanced Building Controls for Energy		
4-51 Centralized Heating & Cooling		
4-55 Ongoing Sustainable Site Operations		
4-59 Grid Failure	<b>VG</b>	
<b>Group 3 Rating</b>	<b>S</b>	<ul style="list-style-type: none"> <li>▪ Applicant is proposing a limited number of Level 2 (240V) charging stations.</li> <li>▪ Applicant will use mix of daylighting, lighting controls, occupancy controls, photocells, and programmable controls to manage lighting loads.</li> <li>▪ Applicant anticipates upgrading light fixtures periodically (five years or less).</li> <li>▪ Applicant proposes to capture waste heat from CUP but currently no strategy for shifting peak energy use that would shift electric loads from peak hours.</li> <li>▪ Applicant participated in Mass Clean Energy Center (CEC) "cleantech meetup" but no specific commitments for this property.</li> <li>▪ Applicant describes potential education approaches including establishing a "green team" on site; interactive touch-screen monitors; guest room informational materials; on-site signage; and sustainability tours.</li> <li>▪ Applicant is committed to satisfying 10% of electrical consumption with renewable energy but hasn't settled on type of on site generation strategy, specific off site contracts.</li> </ul>
4-40 Alternative Fuel Vehicles		
4-44 Energy Efficient Gaming Equipment		
4-45 Lighting		
4-52 Shifting Peak Energy		
4-56 Testing of Clean Energy Technologies		
4-57 Energy Contracts		
4-58 Public Education on Clean Energy		



# CRITERION 4: SUSTAINABLE DEVELOPMENT

## Criterion 4 Rating Narrative

Sufficient

Very Good

MGM Springfield offers a thorough and thoughtful approach to sustainability emphasizing prior experience with LEED certification at MGM Grand and corporate policies. The Applicant's approach is enhanced by their specific commitment to pursue LEED Gold certification under the auspices of the U.S. Green Building Council and their willingness to explore a Net Zero Building approach for one (small) portion of the project. Additionally the Applicant has stated their commitment to comply with the Massachusetts Stretch Energy Code and to meet 10% of their energy requirements by renewable energy. However specifics related to the size and location of on-site renewables need to be developed.

The Applicant's approach to site elements and ongoing operations are consistent with their overall sustainability strategies. Building envelope commissioning, building system commissioning, and the Central Utility Plant are positives as they reduce overall energy demand; and the potential for the central plant to shift peak loads warrants further investigation.

Additional sustainability commitments include provision of charging stations for alternative fuel vehicles, energy efficient lighting strategies, and public education on sustainable practices. However the Applicant does not specifically commit to use of energy efficient gaming equipment, shifting peak energy use, or testing of clean energy technologies.

# CRITERION 5: SECURITY, MONITORING, SURVEILLANCE, AND EMERGENCY PROCEDURES

GROUPING OF QUESTIONS BY EQUALLY IMPORTANT CATEGORIES		
Group 1—Security Features	4-60 Surveillance 4-65 Excluding Minors 4-66 Security of Premises 4-67 History of Security 4-68 Computerized Accounting and Auditing	These questions address the ability of the facility’s system and/or systems to oversee all operations of the facility in an efficient manner in order to maintain the security and safety of the patrons, staff, and grounds; and to insure minors are not permitted in the gaming facilities.
Group 2—Regulatory Coordination	4-63 Regulatory Accommodations 4-64 Regulatory Surveillance	These questions require each applicant to address regulatory requirements.
Group 3—Emergency Procedures	4-61 Emergency Evacuation 4-62 Emergency Response	This section deals with internal procedures to be implemented during an emergency and what the facility will offer local and state authorities in the event of an emergency. These responses are important to local fire, police, and EMS services to determine the potential effect this facility would have on these services.





# CRITERION 5: SECURITY, MONITORING, SURVEILLANCE, AND EMERGENCY PROCEDURES

		MGM Springfield
<b>Group 1 Rating</b>	S	<ul style="list-style-type: none"> <li>Provides comprehensive level of surveillance and states intent to comply with Commission standards. Redundancy on cameras and emergency backup power. Description consistent with conceptual design.</li> <li>Use of roaming patrol for casino entrances and floors. Annual training provided to employees for spotting and reporting minors. Appropriate tools for verifying identification of individuals.</li> </ul> <div style="background-color: black; width: 100%; height: 40px; margin: 5px 0;"></div> <ul style="list-style-type: none"> <li>A security presence will also be provided in the parking garage where the need for surveillance and security could be particularly important.</li> <li>Security experience draws upon 18 resorts in 5 jurisdictions; well established policies and procedures; ITRAK reporting system (incident reporting and risk management software system) to document criminal and administrative incidents</li> <li>Committed to comply with requirements for communicating with MGC central computerized accounting and auditing system; cites secure data exchanges with other gaming control boards and IRS; cites IT support for MGM computerized accounting and auditing system with local IT Director, Services Manager; Operations Manager; and supporting local staff and remote staff support.</li> </ul>
4-60 Surveillance	VG	
4-65 Excluding Minors		
4-66 Security of Premises		
4-67 History of Security		
4-68 Computerized Accounting and Auditing		
<b>Group 2 Rating</b>	S	<ul style="list-style-type: none"> <li>Providing MGC accommodations as required including surveillance viewing room, State Police office, auditing computer room, interview rooms, and fingerprint access.</li> <li>Surveillance viewing room will allow MGC to have contemporaneous access to the same surveillance data as MGM surveillance staff and will provide secure remote access to MGC if requested.</li> </ul>
4-63 Regulatory Accommodations	VG	
4-64 Regulatory Surveillance		
<b>Group 3 Rating</b>	S	<ul style="list-style-type: none"> <li>Casino at grade on all sides, adjoining streets and plaza. Hotel egress to outside relatively short vertical and horizontal distances compared to traditional casino hotels due to limited accommodations. Other amenities have egress internally and to roof deck exits. Emergency responders can access through multiple points.</li> <li>Applicant provides reasonable discussion on its comprehensive Emergency Procedures Manual and describes major emergency evacuation procedures. Maintains a corporate-wide resort critical incident guideline updated October 2013 which includes an active shooter response plan. Committed to participating in joint planning exercises with first responders.</li> </ul>
4-61 Emergency Evacuation		
4-62 Emergency Response		



# CRITERION 5: SECURITY, MONITORING, SURVEILLANCE, AND EMERGENCY PROCEDURES

## Criterion 5 Rating Narrative

Sufficient

Very Good

Applicant demonstrates its understanding, commitment to, and experience with, all of the requirements under this criterion. With respect to exclusion of minors, its approach is to train employees for spotting violators and utilize roaming patrols, but it also notes that it will staff all gaming access points with security officers. It provides a convincing discussion regarding meeting the MGC needs on data access and exchange for the central computerized accounting and auditing system and cites its experience with other gaming control boards and the IRS. And it commits to providing adequate space to meet the MGC requirements for regulatory accommodations and surveillance. Applicant also commits to providing security presence in the parking garage. The application response engenders confidence that Applicant has the experience and commitment to fully and cooperatively meet MGC requirements.

# CRITERION 6: PERMITTING

GROUPING OF QUESTIONS BY EQUALLY IMPORTANT CATEGORIES		
Group 1—Permitting	4-69 Permit Chart 4-70 Permit Chart Attachments 4-71 ENF 4-72 EOEEA Certificate on the ENF 4-73 Draft and Final EIR 4-74 EOEEA Certificate on the EIR's 4-75 Environmental Assessments, Findings and Environmental Impact Statements 4-77 Permit Appeals	The permitting questions request that the applicant provide a summary of the permits, copies of the permits and other related documentation. Key issues and the risks that may be associated with completing the permitting process in the anticipated schedule were evaluated. See Appendix E, <u>Permitting, Design and Construction Schedule Review</u> for background and further detail.
Group 2—Zoning	4-76 Host Community Zoning	This criterion includes zoning requirements and how the project will meet them.

MGM Springfield		
<b>Group 1 Rating</b> 4-69 Permit Chart 4-70 Permit Chart Attachments 4-71 ENF 4-72 EOEEA Certificate (ENF) 4-73 EIR 4-74 EOEEA Certificate (EIR) 4-75 Environmental Assessment, Findings, and Impact Statement 4-77 Permit Appeals	S	<ul style="list-style-type: none"> <li>• DEIR filed in December and Certificate issued by MEPA February 7, 2014 emphasizing additional work in transportation, water, wastewater, and historic buildings.</li> <li>• Disposition of Historic Buildings an issue that will need Massachusetts Historic Commission review.</li> <li>• Casino Overlay District crafted for MGM Development; approval by City Council is pro forma unless significant project changes.</li> <li>• State permits required for traffic, air, sewers, disposition of historic buildings.</li> <li>• No FHWA permit anticipated.</li> <li>• Hazardous wastes identified on several parcels—all have been closed out under Massachusetts Contingency Plan.</li> <li>• FEIR submittal could be as early as June with local, state, and federal permits obtained by late September 2014.</li> <li>• Permitting proceeding in an orderly and timely manner with the exception of some potential delay due to historic building issue.</li> <li>• Applicant reports that there have been no filings of any appeals with respect to any permit or approval listed in the Permit Chart included in exhibit 4-69-01.</li> </ul>
<b>Group 2 Rating</b> 4-76 Zoning	VG	<ul style="list-style-type: none"> <li>• Casino Overlay District crafted hand-in-hand with Host Community Agreement (HCA) and tailored to MGM site and development features. No Special Permit required.</li> <li>• Statement of Springfield City Solicitor included in exhibit 4-76-01 unequivocally states the casino development at the proposed location is permitted under City's zoning ordinances and bylaws "as of right".</li> <li>• Subject to Site Plan Review by City Council. Design aspects which are consistent with HCA are pre-approved.</li> </ul>





# CRITERION 6: PERMITTING

## Criterion 6 Rating Narrative

Sufficient

Very Good

Applicant has documented its efforts to comply with MEPA and local, state, and federal permitting and is proceeding with good progress. Significantly, a Casino Overlay District has been added to the City Zoning Ordinance that is crafted to accommodate the development as proposed “as of right”. There are no significant obstacles to the completion of the MEPA process and obtaining the necessary permits such that construction can start in the 4<sup>th</sup> quarter of 2014 and be completed by the end of 2016. Although there has been concern expressed about historical buildings on the site slated for partial or complete demolition, it is expected that this can be resolved without significant delay to the projected completion date.

# CRITERION 7: OTHER

GROUPING OF QUESTIONS BY IMPORTANCE		
Group 1—Other Questions	4-78 Other Uses of Facility 4-79 Site Plan	These questions address the ability of the facility to be used for other proposes should gaming operations cease and the historic ownership of the property and any land options, agreements and/or environmental information.

MGM Springfield		
<b>Group 1 Rating</b>	<b>S</b>	<ul style="list-style-type: none"> <li>Provides nearly complete response to site plan with all site parcels identified graphically, and all ownership and property data provided as requested. In addition provides detail site parcel plans for each property. Does not provide parcel data for site of relocated church/day care center.</li> <li>Casino could be used as conference space while other uses (e.g., retail, cinema, hotel) would continue as is. Applicant provided no details for these alternative uses.</li> </ul>
4-78 Other Uses of Facility 4-79 Site Plan		



# CRITERION 7: OTHER

## Criterion 7 Rating Narrative

Sufficient

MGM provided essentially all requested details on the multiple parcels making up prospective project site. Their response engenders confidence that MGM has ownership transfer issues well in hand should MGM be awarded a Category 1 license. However, MGM does not provide parcel information about the location of the relocated church/day care center, but this is deemed a minor irregularity. Although response to 4-78 Other Uses of Facility is insufficient, this question is deemed of little importance in rating.



# OVERALL BUILDING & SITE DESIGN RATINGS

MGM Springfield		
1. Demonstrate Creativity in Design and Overall Concept Excellence	VG	MGM Springfield emphasizes the culture and history of the city of Springfield as an important part of its theme of integration. It presents a well conceived overall design concept that has the potential to enliven and enhance a blighted section of its downtown. Its commendable site proposal respects the existing street edges, provides multiple entries for the casino, fronts restaurants and shops on the main commercial spine, and includes public outdoor amenities. A large above ground parking structure and central plant will occupy the back of the site and will provide free public parking but will also be visible from three sides of the site's perimeter, including I-91. However the visual impact of the structure is somewhat mitigated by the proposed masonry cladding of the facades. The project's parking demand will be adequately satisfied by the amount of parking provided. Additionally the project incorporates some of the on site historic building fabric but also disturbs much of this historic fabric for which further investigation is required.
2. Gaming Establishment of High Caliber with Quality Amenities in Partnership with Local Facilities	VG	MGM Springfield proposes an urban casino with quality levels of service, amenities, and design modeled after those of MGM Detroit. The project will be integrated into its surroundings and will encourage patrons to explore and patronize Springfield's cultural, hospitality, and culinary offerings. It will introduce amenities that broaden the appeal of this downtown destination and will complement other area attractions by limiting the size of its hotel, conference space, and entertainment facilities and by working cooperatively with these other venues, including the adjacent MassMutual Center, to host trade shows and large events. Fifty four market rate apartments, that will front on Main Street, are also included in its program.
3. Compatibility with Surroundings	S	The project site is easily accessible via multiple major highways and local roadways and is situated adjacent to existing public transit systems. The Applicant adequately described the potential routes to be used for access and egress. The overall traffic study area is also adequate. Although MassDOT is generally satisfied with the Applicant's trip generation rate, this rate appears to be near the lower tier for a casino facility. The Applicant provided sufficient responses to mitigation questions which are explored more fully in Category 5. The proposed garage will compensate for the displaced parking spaces and free parking is offered to the general public. However, additional parking demands that may result from free parking are not examined by the Applicant.
	VG	The Applicant submitted a comprehensive list of noise reduction techniques for both construction and operational phases, although it did not specifically address minimizing construction noise impacts on the adjacent courthouse complex. A well developed plan for working with local entertainment venues was presented along with a marketing strategy to promote casino patron and employee awareness of local and regional restaurant, retail, and recreational offerings. The centerpiece of this plan is a new trolley system that will transport patrons from the casino to other downtown attractions.
4. Utilize Sustainable Development Principles in the Construction and During the Life Cycle of the Facility	S	MGM Springfield offers a thorough and thoughtful approach to sustainability emphasizing prior experience with LEED certification at MGM Grand and corporate policies. The Applicant's approach is enhanced by their specific commitment to pursue LEED Gold certification under the auspices of the U.S. Green Building Council and their willingness to explore a Net Zero Building approach for one (small) portion of the project. Additionally the Applicant has stated their commitment to comply with the Massachusetts Stretch Energy Code and to meet 10% of their energy requirements by renewable energy. However specifics related to the size and location of on-site renewables need to be developed.
	VG	The Applicant's approach to site elements and ongoing operations are consistent with their overall sustainability strategies. Building envelope commissioning, building system commissioning, and the Central Utility Plant are positives as they reduce overall energy demand; and the potential for the central plant to shift peak loads warrants further investigation. Additional sustainability commitments include provision of charging stations for alternative fuel vehicles, energy efficient lighting strategies, and public education on sustainable practices. However the Applicant does not specifically commit to use of energy efficient gaming equipment, shifting peak energy use, or testing of clean energy technologies.
5. Security, Monitoring, Surveillance, and Emergency Procedures	S	Applicant demonstrates its understanding, commitment to, and experience with, all of the requirements under this criterion. With respect to exclusion of minors, its approach is to train employees for spotting violators and utilize roaming patrols, but it also notes that it will staff all gaming access points with security officers. It provides a convincing discussion regarding meeting the MGC needs on data access and exchange for the central computerized accounting and auditing system and cites its experience with other gaming control boards and the IRS. And it commits to providing adequate space to meet the MGC requirements for regulatory accommodations and surveillance. Applicant also commits to providing security presence in the parking garage. The application response engenders confidence that Applicant has the experience and commitment to fully and cooperatively meet MGC requirements.
	VG	
6. Permitting including ENF, EIR, Local Permits, and Zoning	S	Applicant has documented its efforts to comply with MEPA and local, state, and federal permitting and is proceeding with good progress. Significantly, a Casino Overlay District has been added to the City Zoning Ordinance that is crafted to accommodate the development as proposed "as of right". There are no significant obstacles to the completion of the MEPA process and obtaining the necessary permits such that construction can start in the 4 <sup>th</sup> quarter of 2014 and be completed by the end of 2016. Although there has been concern expressed about historical buildings on the site slated for partial or complete demolition, it is expected that this can be resolved without significant delay to the projected completion date.
	VG	
7. Site Plan; Other Future Uses	S	MGM provided essentially all requested details on the multiple parcels making up prospective project site. Their response engenders confidence that MGM has ownership transfer issues well in hand should MGM be awarded a Category 1 license. However, MGM does not provide parcel information about the location of the relocated church/day care center, but this is deemed a minor irregularity.
		Although response to 4-78 Other Uses of Facility is insufficient, this question is deemed of little importance in rating.



# OVERALL BUILDING & SITE DESIGN RATINGS

## Very Good

MGM Springfield makes a concerted and largely successful effort to integrate into the downtown through its programming, site planning, and exterior architectural design. The proposal will redevelop multiple city blocks damaged due to the 2012 tornado that ripped through the City. The proposed site is mostly characterized by underutilized buildings and open parking lots. The development will present a visually attractive venue of favorable proportion; include amenities that will draw individuals and families to enjoy a variety of non-gaming activities; provide lively and inviting open space; and create a project that works well with the Springfield city core. Further, it will preserve elements of some historical buildings on the site, including the 19<sup>th</sup> century Armory and the former Massachusetts Mutual Life insurance Building. In addition it will relocate, preserve, and reuse the old French Congregational Church. All of this is accomplished within a commitment by the Applicant to obtain LEED Gold Certification. Key to the Applicant's approach is a commitment to energy efficiency. The project is well into the MEPA process and no significant obstacles stand in the way of an opening in late 2016. If granted a license, the MGM Springfield Casino is anticipated to revitalize the urban core, energize adjacent businesses, add to the housing inventory, serve public wants and needs, and spawn new urban development that will continue to amplify the positive impacts of the project.

All of this is accomplished with few detriments. Highway access is greatly facilitated by its proximity to the I-91 interchange, thus minimizing traffic impacts on downtown roadways. Reasonable measures funded by the Applicant are proposed to mitigate traffic impacts, promote public transportation, and facilitate bicycle and pedestrian access. Demands on other public infrastructure (e.g., water, sewer, storm water) fit well within existing capacity. The project utilizes and in fact relies upon local amenities including the Mass Mutual Center (entertainment and conference venue), proximate hotels and restaurants (food, beverage, and accommodations), and nearby visitor attractions (e.g., Basketball Hall of Fame) to support its offerings creating an economic symbiosis.

There are concerns that demand continued attention through the subsequent review and permitting processes: the disposition of a number of historical properties now slated for demolition; treatment of the eight-story parking garage which presents an imposing utilitarian facade on some exposures; security and neighborliness especially with respect to the adjacent courthouse; shadows cast by the hotel tower; and construction impact on the surrounding community and adjacent properties. The Applicant must be encouraged to address and resolve these issues to the extent practicable.

This proposal is given a rating of Very Good for Criterion 4 "Building and Site Design" for its urban design excellence and its transformative potential. As detailed in Appendix A, the execution of this ambitious concept will require careful attention during future phases of design and development.