



BUILDING & SITE DESIGN

COMMISSIONER JAMES F. McHUGH

PRESENTATION

CATEGORY 1 – REGION A RESORT CASINO

SEPTEMBER 8, 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



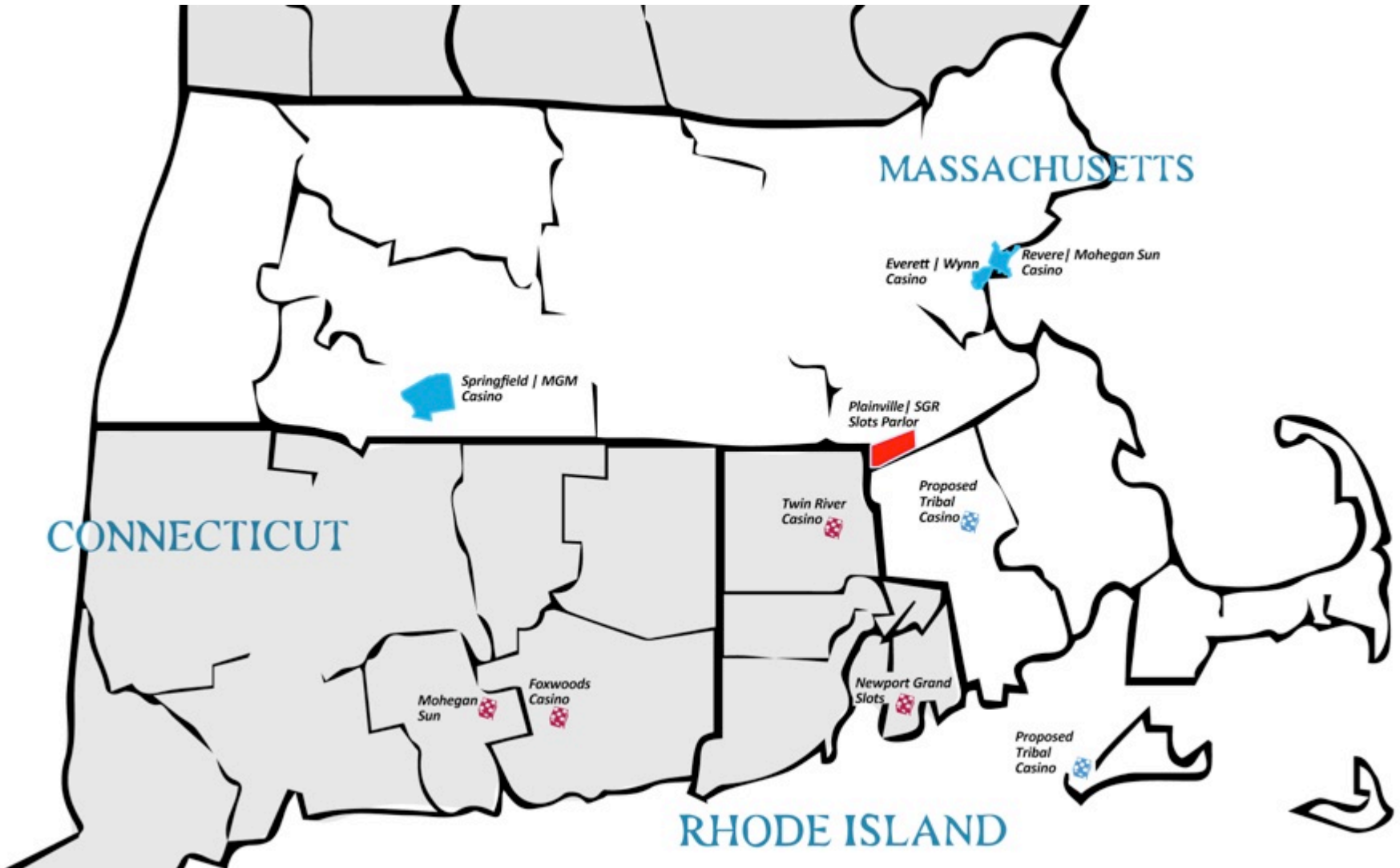
Wynn | Las Vegas



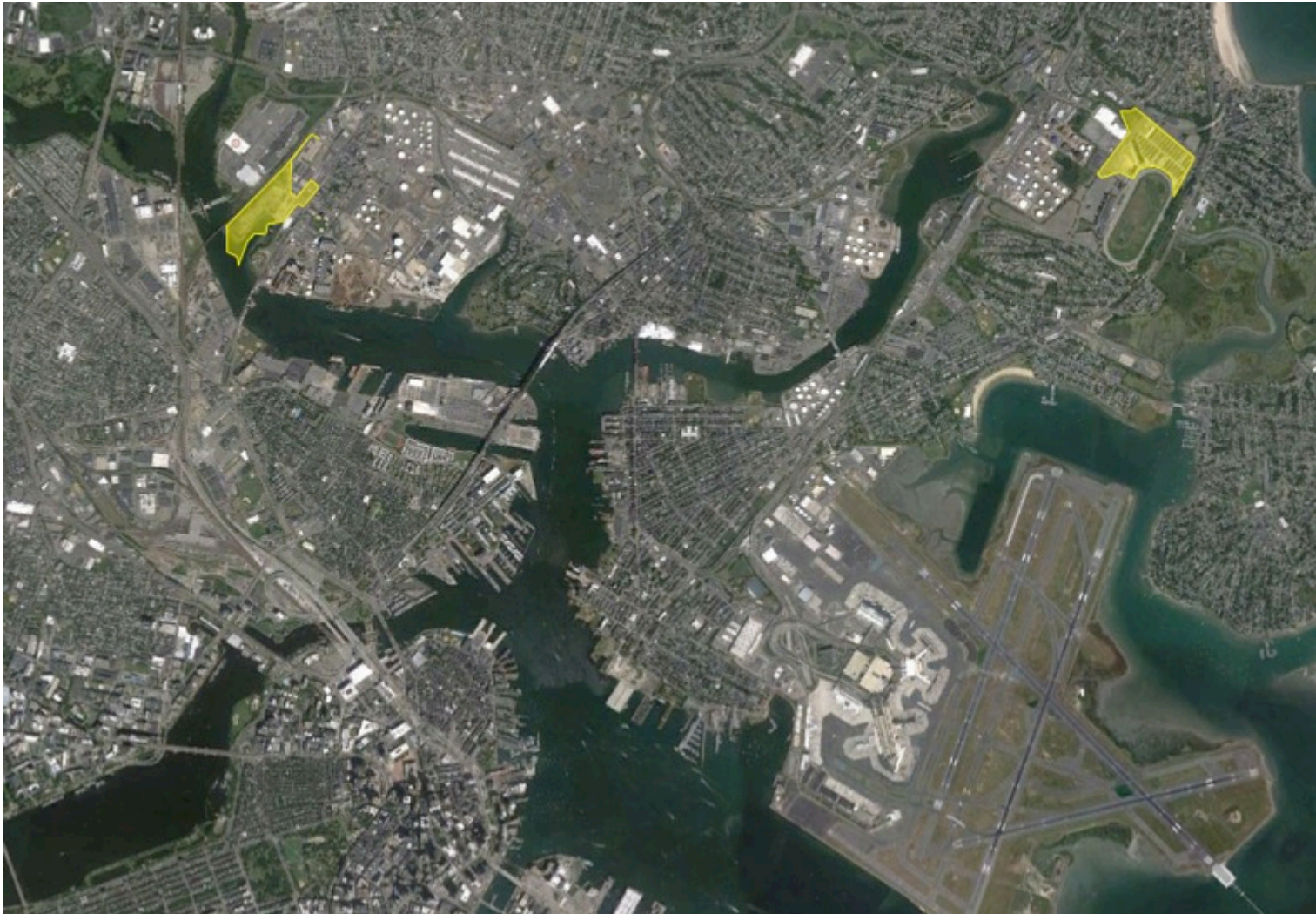
Mohegan Sun | Uncasville



THE REGION



THE LOCALE



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
-

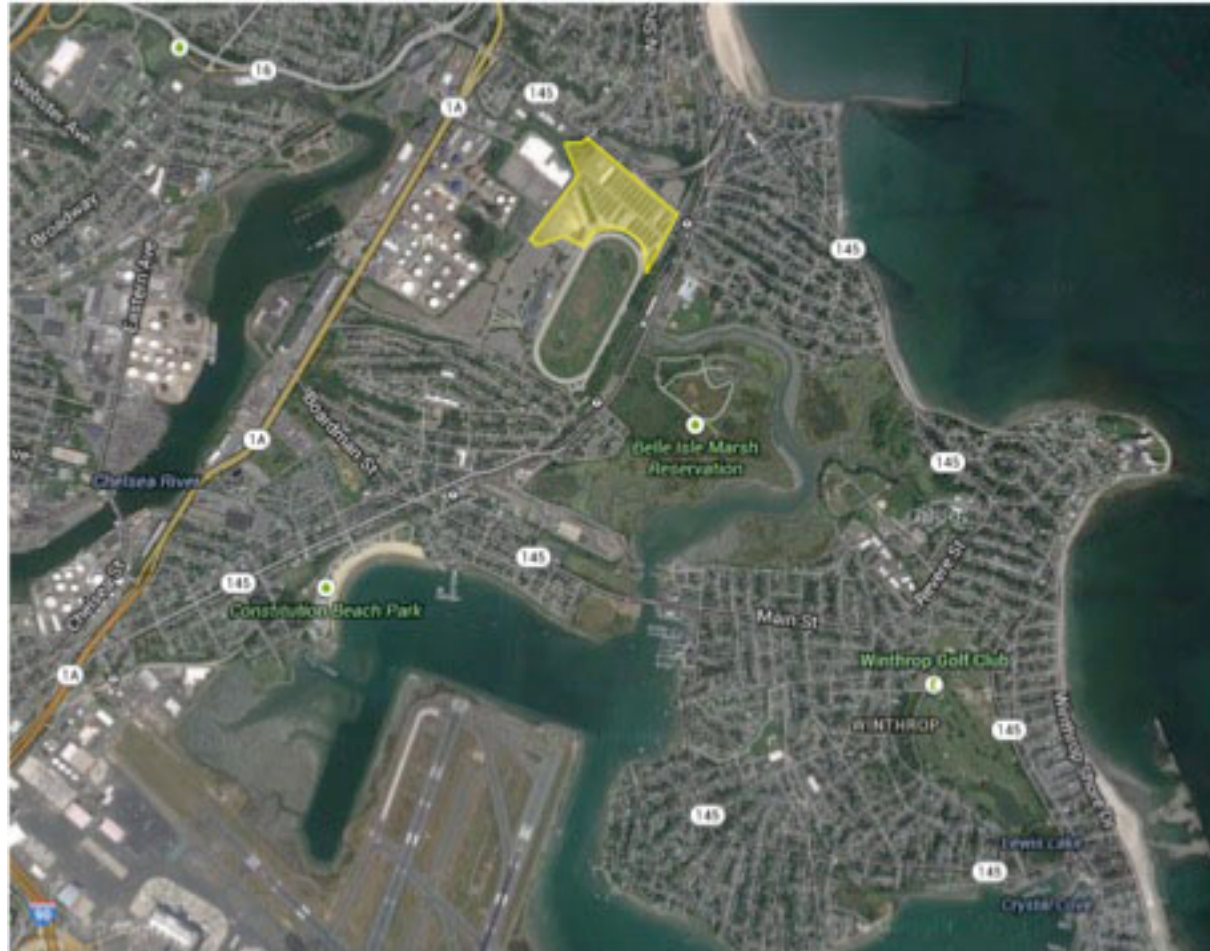
CRITERION 1: CREATIVITY IN DESIGN & OVERALL CONCEPT EXCELLENCE

Mohegan Sun | Revere



CRITERION 1: CREATIVITY IN DESIGN & OVERALL CONCEPT EXCELLENCE

Mohegan Sun | Revere *Regional View*



CRITERION 1: CREATIVITY IN DESIGN & OVERALL CONCEPT EXCELLENCE

Mohegan Sun | Revere *Context*



CRITERION 1: CREATIVITY IN DESIGN & OVERALL CONCEPT EXCELLENCE

Mohegan Sun | Revere *Close-up View*



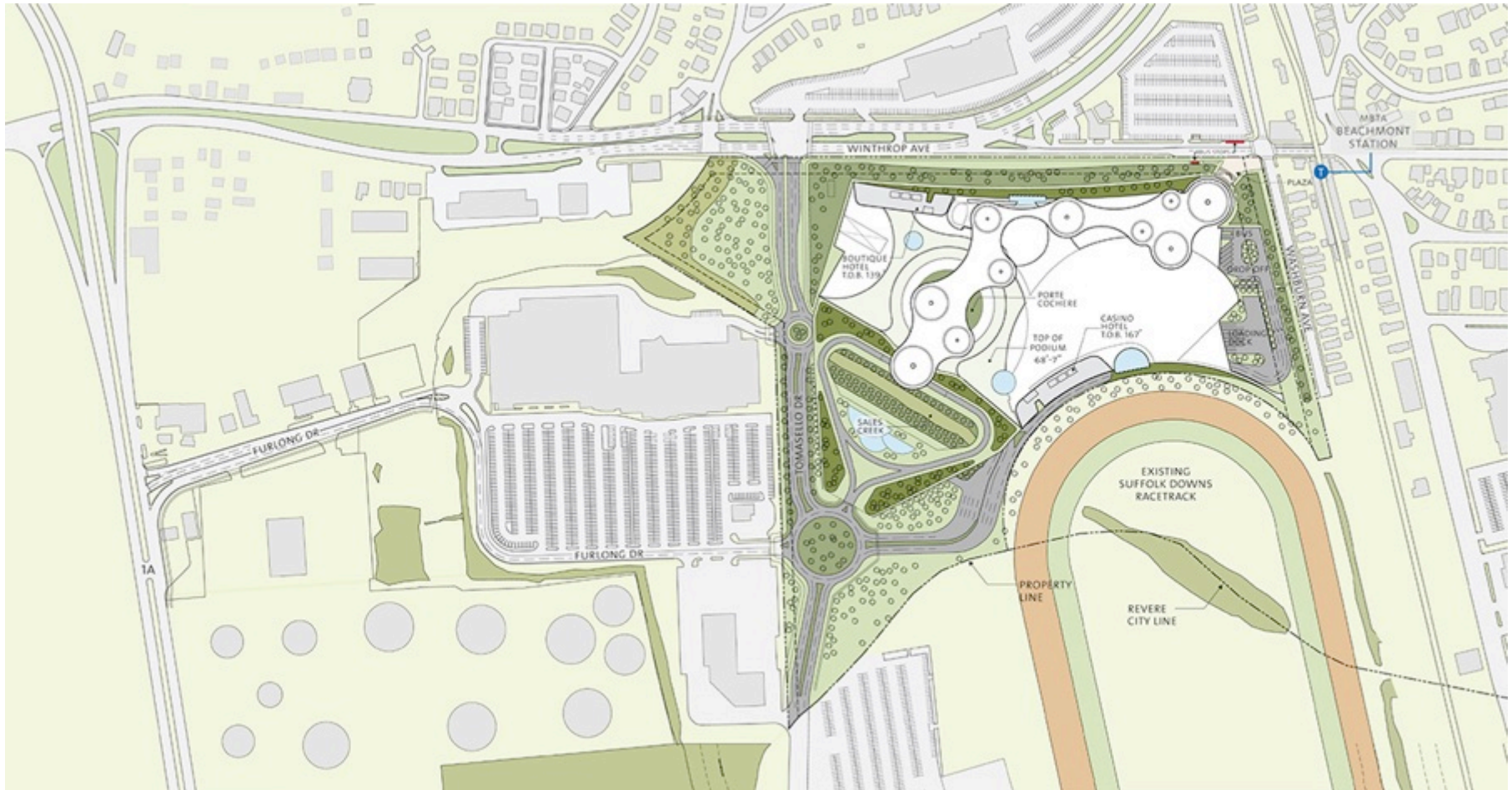
CRITERION 1: CREATIVITY IN DESIGN & OVERALL CONCEPT EXCELLENCE

Mohegan Sun | Revere *Program Relationships*



CRITERION 1: CREATIVITY IN DESIGN & OVERALL CONCEPT EXCELLENCE

Mohegan Sun | Revere Site Plan



CRITERION 1: CREATIVITY IN DESIGN & OVERALL CONCEPT EXCELLENCE

Mohegan Sun | Revere *Revere Beach Perspective*



CRITERION 1: CREATIVITY IN DESIGN & OVERALL CONCEPT EXCELLENCE

Mohegan Sun | Revere

Winthrop Ave. & Tomasello Drive



CRITERION 1: CREATIVITY IN DESIGN & OVERALL CONCEPT EXCELLENCE

Mohegan Sun | Revere *Beachmont Entry*



CRITERION 1: CREATIVITY IN DESIGN & OVERALL CONCEPT EXCELLENCE

Mohegan Sun | Revere *Arrival Court*



CRITERION 1: CREATIVITY IN DESIGN & OVERALL CONCEPT EXCELLENCE

Mohegan Sun | Revere *Elevations*



WASHBURN AVENUE ELEVATION (EAST)

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TOMASELLO DRIVE ELEVATION (WEST)

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CRITERION 1: CREATIVITY IN DESIGN & OVERALL CONCEPT EXCELLENCE

Mohegan Sun | Revere *Elevations*



WINTHROP AVENUE ELEVATION (NORTH)

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SUFFOLK DOWNS ELEVATION (SOUTH)

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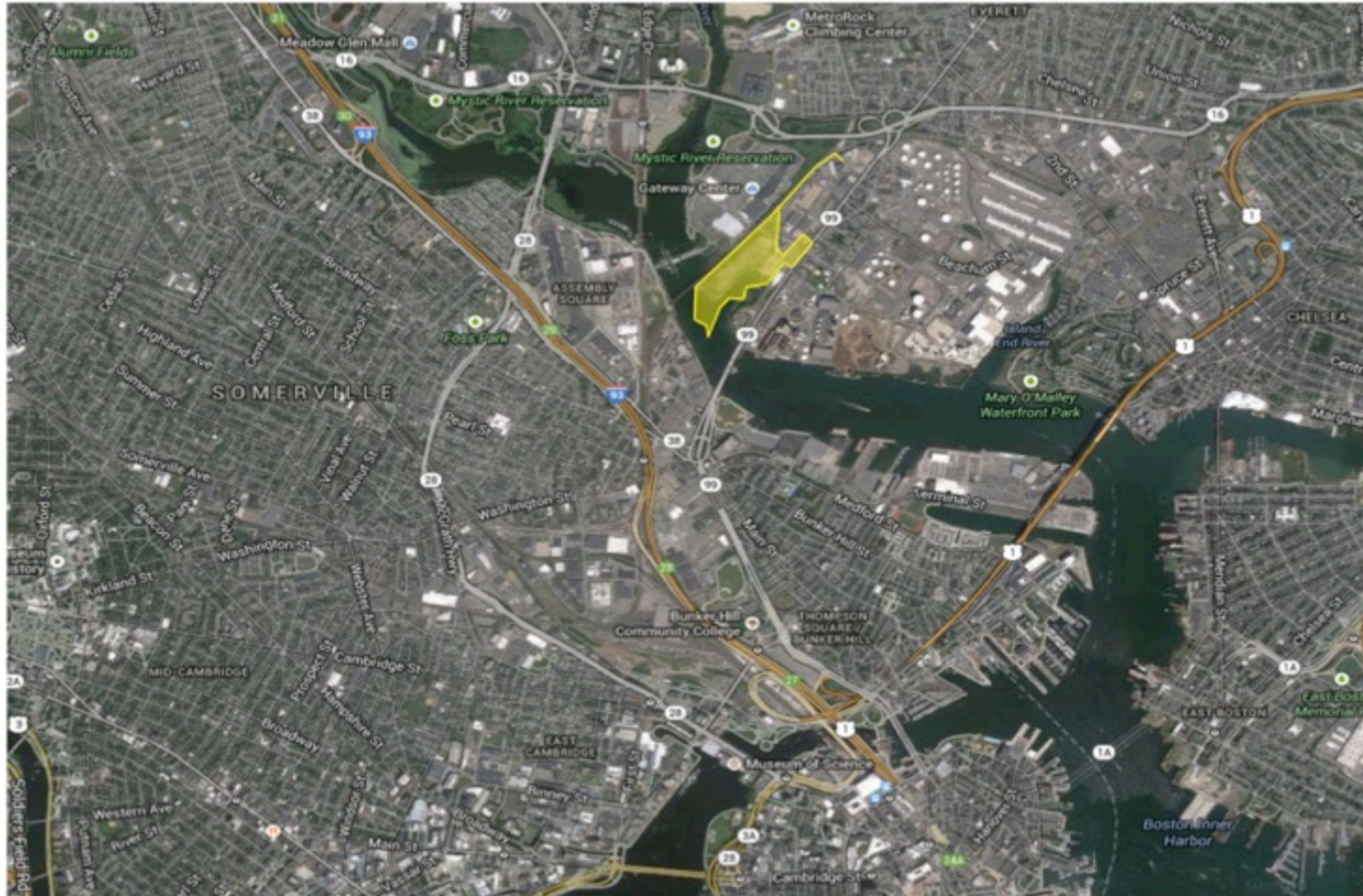
CRITERION 1: CREATIVITY IN DESIGN & OVERALL CONCEPT EXCELLENCE

Wynn | Everett



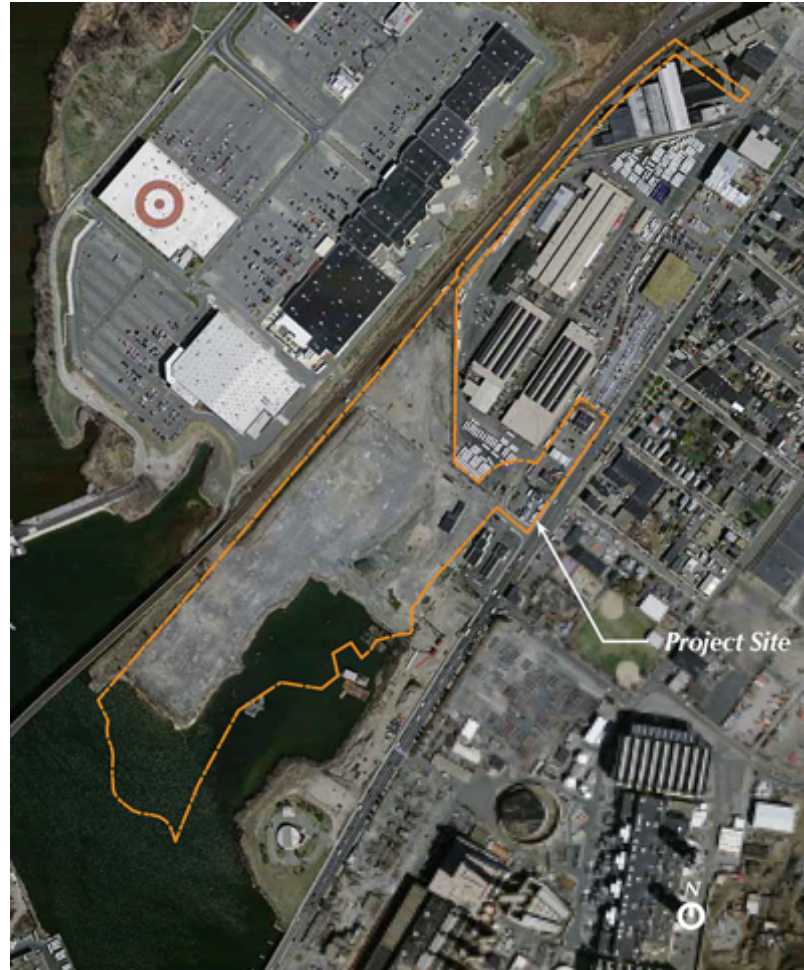
CRITERION 1: CREATIVITY IN DESIGN & OVERALL CONCEPT EXCELLENCE

Wynn | Everett
Regional View



CRITERION 1: CREATIVITY IN DESIGN & OVERALL CONCEPT EXCELLENCE

Wynn | Everett
Close-up View



CRITERION 1: CREATIVITY IN DESIGN & OVERALL CONCEPT EXCELLENCE

Wynn | Everett Site Plan



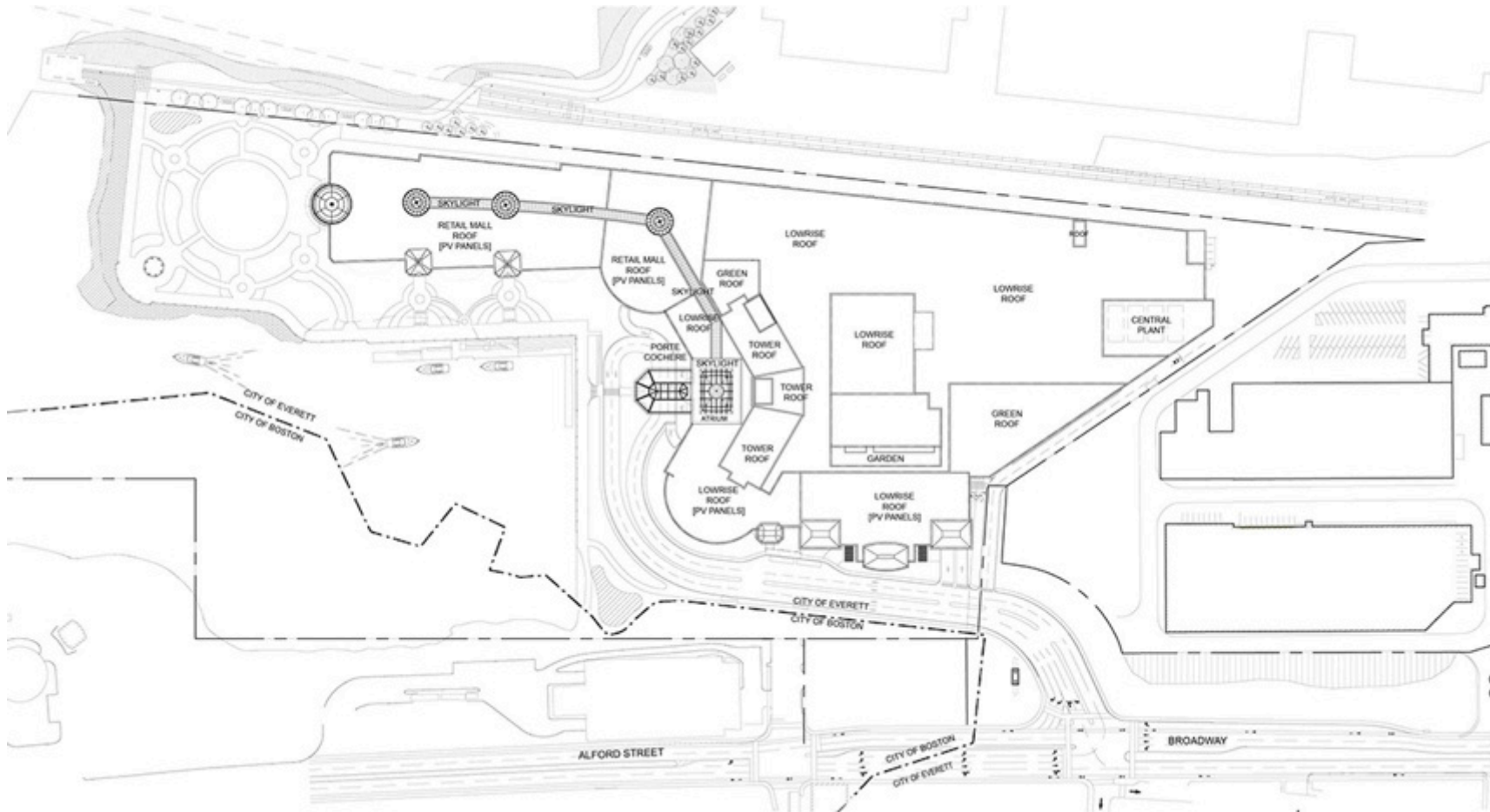
CRITERION 1: CREATIVITY IN DESIGN & OVERALL CONCEPT EXCELLENCE

Wynn | Everett
Waterfront Plan - Partial



CRITERION 1: CREATIVITY IN DESIGN & OVERALL CONCEPT EXCELLENCE

Wynn | Everett *Roof Level Plan*



CRITERION 1: CREATIVITY IN DESIGN & OVERALL CONCEPT EXCELLENCE

Wynn | Everett
Water View



CRITERION 1: CREATIVITY IN DESIGN & OVERALL CONCEPT EXCELLENCE

Wynn | Everett

Approach to Self Parking



CRITERION 1: CREATIVITY IN DESIGN & OVERALL CONCEPT EXCELLENCE

Wynn | Everett

Approach to Porte-Cochere



CRITERION 1: CREATIVITY IN DESIGN & OVERALL CONCEPT EXCELLENCE

Wynn | Everett
Water Entrance



CRITERION 1: CREATIVITY IN DESIGN & OVERALL CONCEPT EXCELLENCE

Wynn | Everett

Shopping Esplanade & Waterfront



CRITERION 1: CREATIVITY IN DESIGN & OVERALL CONCEPT EXCELLENCE

Overall

Design Criteria

- Consistent high quality in design, construction and materials
- Reflect and project the aspirations of the community, region and the Commonwealth
- Provide public space and amenities that benefit patrons and the community
- Serve and improve its immediate environment
- Be compatible with planning visions
- Strengthen connections with existing and future networks by integrating the site with adjoining streets, sidewalks, public transportation systems, waterways and other public areas
- Capture and extend the essential qualities of the building type to communicate its intended purpose in a captivating way

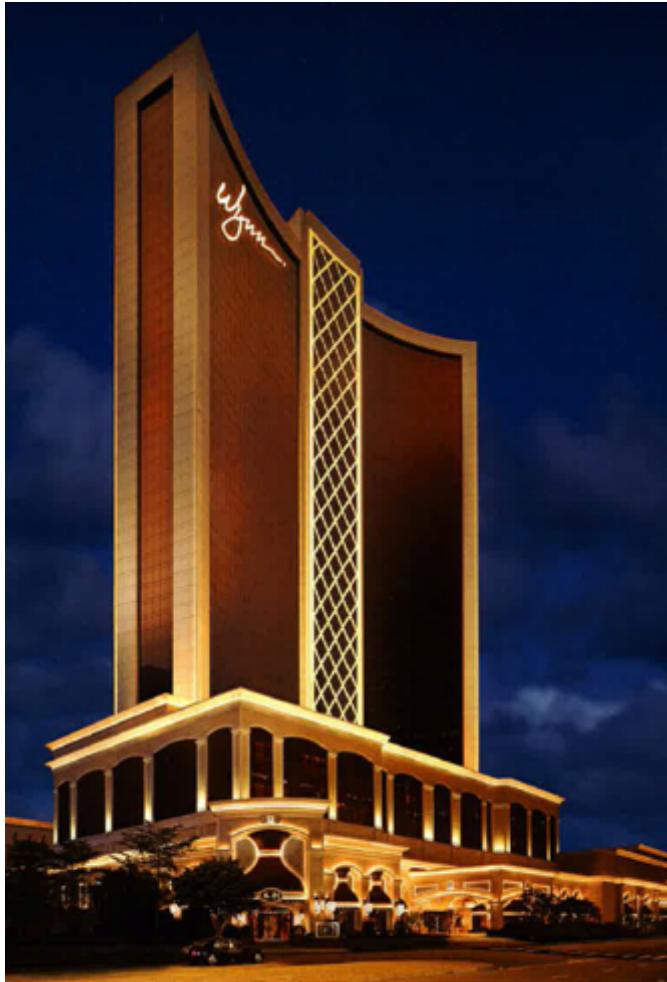
CRITERION 1: CREATIVITY IN DESIGN & OVERALL CONCEPT EXCELLENCE

Wynn | Everett *Philadelphia Plan*



CRITERION 1: CREATIVITY IN DESIGN & OVERALL CONCEPT EXCELLENCE

Wynn | Encore at Macau



CRITERION 1: CREATIVITY IN DESIGN & OVERALL CONCEPT EXCELLENCE

Wynn | Las Vegas



CRITERION 1: CREATIVITY IN DESIGN & OVERALL CONCEPT EXCELLENCE

Criterion 1: Overall Rating Narrative

Mohegan Sun proposes to redevelop approximately 40 acres currently occupied by the Suffolk Downs stables into an urban resort casino located next to the MBTA Blue Line Beachmont Station. The proposal draws inspiration from the legacy and history of Revere Beach. The building program and design respond to a variety of adjacent site conditions including the racetrack, commercial retail, a busy artery, two-story homes and a neighborhood retail district. A large, prominent pedestrian entrance is situated at the corner closest to the MBTA station providing a strong visual connection, a modest public plaza, and access to the interior retail arcade. A separate vehicular court entrance is located on the opposite corner across from a retail strip mall. The primary program elements are located above street level, on top of a three-story parking structure. Building massing is modulated, stepping back from the street and adjacent residential homes and following the curve of the racetrack, with hotel rooms distributed into two low-rise towers. Sales Creek, which cuts across the site, is enhanced and integrated into the development, along with landscaped berms that partially conceal the structured parking at the base and a linear park and walking trail that parallels Winthrop Avenue. The curving, contemporary structure is distinguished by a series of large concrete canopies suggestive of beach umbrellas, which extend along the circulation spine of the building. The façade, primarily inward looking, provides glimpses of interior activity through the glass enclosed pedestrian lobby. Sustainability features include a PV field and rooftop garden and greenhouses. Although the design is inward looking with only one pedestrian entrance; incorporates very limited public open space; and presents a limited connection to Revere Beach, it offers the promise of a distinctive, modern resort casino.

Wynn proposes to redevelop approximately 26 developable acres of former industrial land along the Mystic River into a luxury resort casino that embraces its waterfront location. The proposed development is consistent with the City of Everett's vision for the Mystic River waterfront. It introduces public access and amenities to a previously inaccessible, heavily contaminated site along the water's edge and provides connections to the Mystic River pedestrian network. The proposal entails extensive environmental cleanup; river dredging for marine access; a dock to facilitate water transportation; and generously landscaped outdoor spaces (although the outdoor amphitheater described in the application does not appear in FEIR documentation). Given the site constraints in terms of access, acreage, and context, Wynn proposes a clear and appropriate site strategy that is responsive to the waterfront at the ground plane and offers a sky lit retail concourse and winter garden. The proposed building incorporates a mix of architectural styles including a low, traditionally detailed retail concourse with domed roofs and a 27-story hotel tower that appears inconsistent with the base. While the promise of a luxury resort, reclamation of the waterfront for public use, and aspects of the proposed design are appealing, it is unclear whether the proposed design provides a distinctive solution that makes the most of this opportunity.

Mohegan Sun presents a creative design that recognizes its place within its surroundings. Wynn presents a development plan with many positives but the hotel tower does not have the innovative energy characteristic of its Las Vegas hotels and of best new construction in the Boston Area.

CRITERION 1: CREATIVITY IN DESIGN & OVERALL CONCEPT EXCELLENCE

	Mohegan Sun Revere	Wynn Everett
Group 1 Rating	S	S
4-1 Overall theme	<ul style="list-style-type: none"> Overall theme is urban resort casino which Applicant states draws upon legacy and history of Revere Beach as a resort. 	<ul style="list-style-type: none"> Overall theme is five star luxury (casino, hotel, and all amenities) consistent with Wynn brand.
4-2 Relationship with Surroundings	<ul style="list-style-type: none"> The inward-focused development is raised above the street on a 3-level parking podium with limited entry points (elevated arrival court and corner entry proximate to MBTA Blue Line). 	<ul style="list-style-type: none"> Development is outwardly focused and is consistent with the Everett Central Waterfront Municipal Harbor Plan and the Everett Lower Broadway District Urban Renewal Plan.
4-4 Color Rendering	<ul style="list-style-type: none"> The building base curves gently along the street edges to provide additional area for its bermed landscape buffer. 	<ul style="list-style-type: none"> Project entails significant clean up of brownfield site along edge of Mystic River and creating public waterfront opportunities for the first time in Everett at this site.
4-5 Schematic Design	<ul style="list-style-type: none"> The building includes a gaming area, retail and restaurant arcade, meeting space, children's entertainment and daycare space, spa, two hotel properties, and structured parking. 	<ul style="list-style-type: none"> Building is composed of underground parking, traditionally detailed two story base with 27-story hotel tower that is less ornamented than and inconsistent with the base; EIFS (Exterior Insulation & Finish System) cladding on tower is inconsistent with Wynn emphasis on high quality finishes as stated in the application.
4-6 Proposed Landscaping	<ul style="list-style-type: none"> The exterior is understated with respect to massing, materials, fenestration, lighting, and site circulation and relies upon a series of concrete canopies over the circulation spine to mark the design. The landscape approach respects and integrates the existing Sales Creek. 	<ul style="list-style-type: none"> Entries/public functions are concentrated on building's river-facing south side; service functions on north side facing away from river. Creates landscaped waterfront linked to existing pedestrian network.
Group 2 Rating	S	S
4-3 Architects, Engineers & Designers	<ul style="list-style-type: none"> Applicant proposes an experienced design team, with the lead architect having worked at Mohegan Sun in Connecticut. However, the role of the associated (local) architect is unclear. 	<ul style="list-style-type: none"> Wynn team experienced at developing resort casinos but no information provided on Architect of Record, structural engineer, acoustic engineer, and security consultant.
4-8 Parking	<ul style="list-style-type: none"> A total of 4,470 on-site parking spaces will be provided, with 4,200 parking spaces in an above-ground parking garage and 270 parking spaces in a surface parking lot. Additionally, approximately 750 off-site parking spaces will be provided for employees. This is equivalent to 0.89 and 1.04 parking spaces per gaming position excluding and including off-site parking, respectively. 	<ul style="list-style-type: none"> The applicant proposes 3,700 on-site parking spaces (as specified in the FEIR) in an underground parking garage, and approximately 800 off-site spaces (for employees only). This is equivalent to 0.89 and 1.08 parking spaces per gaming position excluding and including off-site parking, respectively.
4-9 Transportation Infrastructure	<ul style="list-style-type: none"> Applicant has not identified exact locations of off-site parking spaces. Approximately 6,000 existing parking spaces at Suffolk Downs in East Boston. Not clear if relocating stables will impact parking at Suffolk Downs and potentially cause a shortage of parking at the race track. Applicant will provide Carpool/Vanpool, although the exact location of these spaces have not yet been identified. Handicap parking spaces will be provided on each floor of the proposed parking garage. Parking supply is expected to be adequate. On-site circulation is clearly depicted. There are two garage entrances/exits and two entrances to the facility (in addition to elevators/entrances from the parking garage). Primary access via Furlong and Tomesello Way (from Winthrop Ave). Access via Tomesello Way from Route 1A will not be encouraged for patrons of the casino. Refueling will be provided by the existing gas stations in the vicinity. 	<ul style="list-style-type: none"> The applicant proposes to provide off-site employee parking at Station Landing parking garage (near Wellington Circle), at the Malden Center parking garage, and at an unidentified location somewhere within the existing industrial area of Everett on the east side of Broadway (Route 99). The applicant proposes dedicated spaces for self-parking, buses, valet, carpool/vanpool, and electric charging stations. The parking supply is expected to be adequate. A single primary driveway will serve the majority of vehicles accessing the project site. A secondary driveway will be utilized for service vehicles and employee shuttles in the preferred site alternative. Not all regional highways/roadways were identified and discussed. Notably, Route 1, Memorial Drive/Land Blvd, Storrow Drive, I-90 and Route 2 were not included in the Applicant's DEIR nor FEIR. Refueling will be provided by the existing gas stations in the vicinity.
Group 3 Rating	S	S
4-7 Alt. Presentation	<ul style="list-style-type: none"> Optional alternative presentation not provided. 	<ul style="list-style-type: none"> Alternative presentation described--not accessible at time of review.



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

Mohegan Sun | Revere

Sufficient/Very Good

Wynn | Everett

Sufficient

