



# BUILDING & SITE DESIGN

COMMISSIONER LLOYD MACDONALD

PRESENTATION

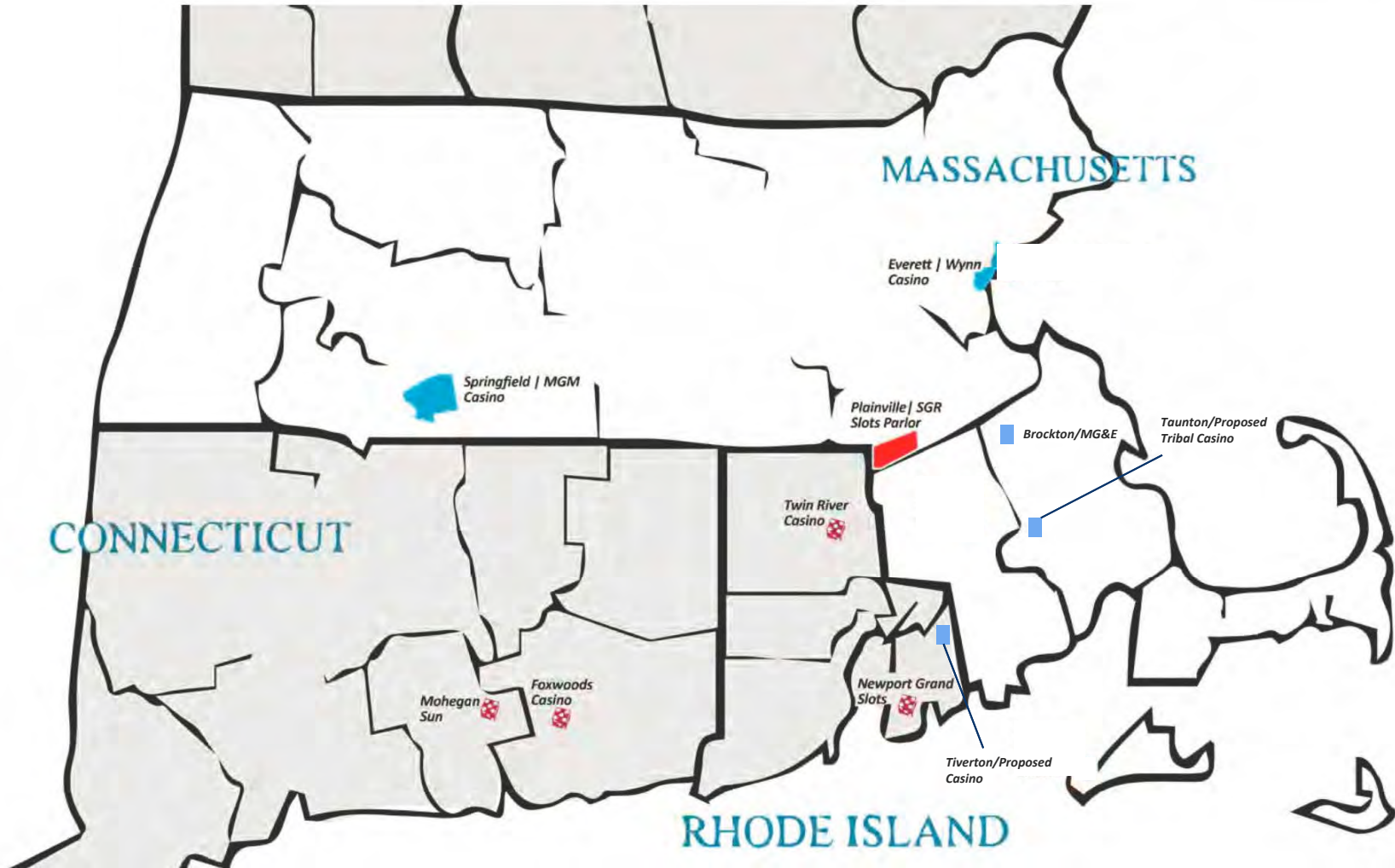
CATEGORY 4 – MASS GAMING & ENTERTAINMENT

RESORT CASINO

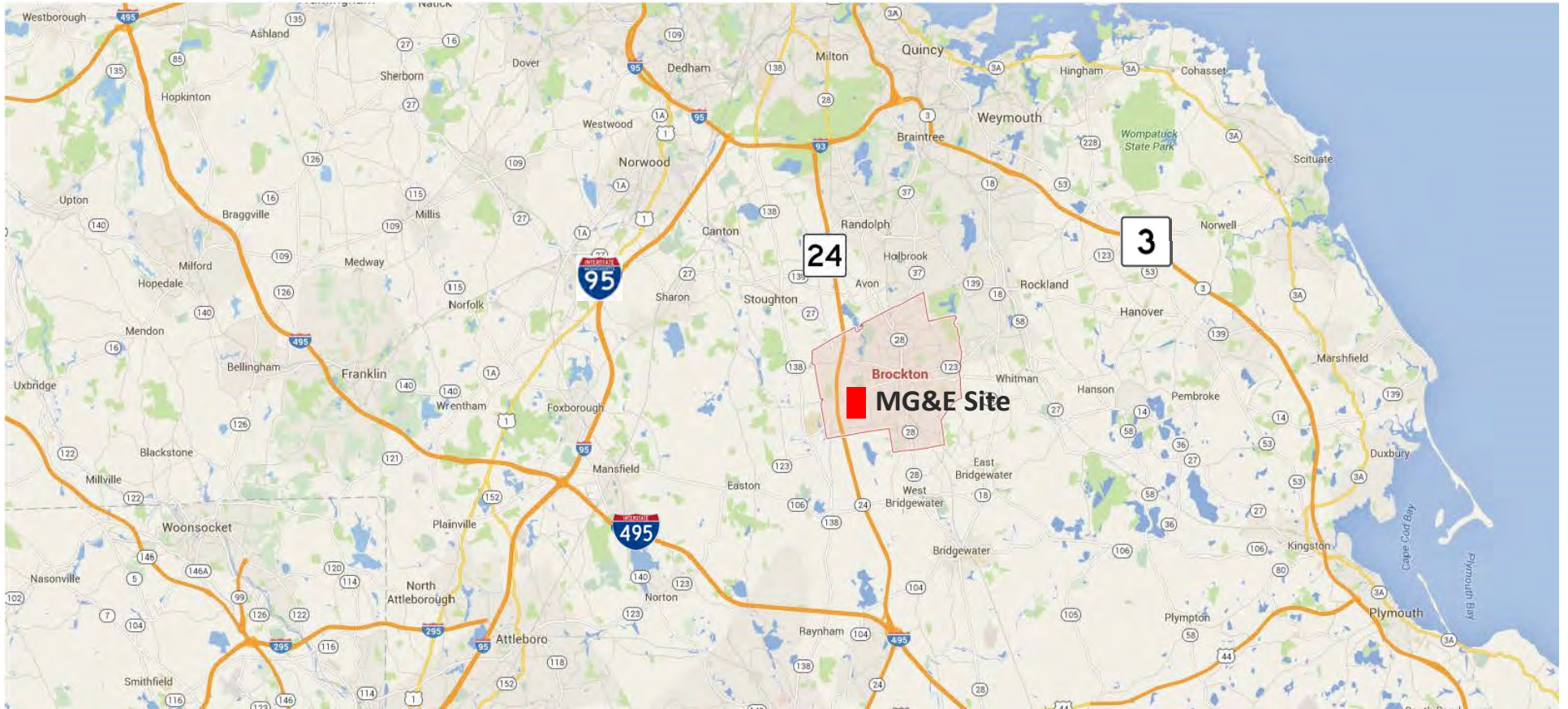
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APRIL 26, 2016

# THE REGION



# THE AREA



# THE CITY OF BROCKTON

## *CURRENT ECONOMIC AND SOCIAL DATA POINTS*

**Brockton's economic and social welfare base has had its ups and downs over the years as with other Massachusetts cities, but it was essentially stable until the mid-1980's. Thereafter, it steadily declined such that today, Brockton is deeply challenged:**

- **From 2001-2013 manufacturing jobs declined 38%.**
- **In 2014 unemployment was 8% vs. the State at 5.8%**
- **Per capita income is 23% lower than the State median. Household income is 26% lower.**
- **Brockton residents earn less in all job categories compared to State averages.**
- **Brockton residents are employed disproportionately in Health Care and Social Assistance (one third)—twice the State average.**
- **Since 2002, there has been a 13% decline in the number of business establishments.**
- **46% of Brockton's children are "economically disadvantaged", nearly twice the State rate.**
- **Despite the population remaining static, the number of school age children has significantly increased: 26% of residents are 18 or younger (the highest in the State). Public school enrollment increased 23% since 1993, and from 2008 to 2014 it increased 13%.**
- **English is not the language spoken at home in 33% of Brockton households.**
- **Brockton public school students score lower in all academic categories compared to State averages.**
- **The high school drop-out rate is twice the State average.**



# THE APPLICANT

Mass Gaming & Entertainment, LLC, (MG&E)  
Operator: Rush Street Gaming

## Other Casino Operations

- Des Plaines, IL
  - LEED Gold Certified
- Pittsburgh, PA
- Philadelphia, PA
- Schenectady, NY
  - Under Construction



# RUSH STREET GAMING OPERATIONS

	Slots	Table Games	Hotel Rooms	sf
Des Plaines, IL	1,022	52	NA	147,000
Pittsburgh, PA	2,877	125	NA	450,000
Philadelphia, PA	1,894	119	NA	250,000
Schenectady, NY	1,150	77	161	245,000
Brockton, MA	2,100	100	250	466,000

NA = Partnering Agreements with Local Hotels



# THE PROCESS

## The Application Includes 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 grouped into 7 criteria:**

1.	Creativity in design and overall concept excellence	9
2.	Gaming establishment of higher caliber with quality amenities	13
3.	Compatibility with surroundings	14
4.	Sustainability	23
5.	Security	9
6.	Permitting	9
7.	Other uses and property description	2
	<b>TOTAL</b>	<b>79</b>





# PRINCIPAL ADVISORS

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

- **Rick Moore, PE**  
City Point Partners
- **Ray Porfilio, Jr. AIA, LEED AP**  
Epstein Joslin Architects
- **Frank Tramontozzi, PE**  
Green International Affiliates, Inc.
- **Jason Sobel, PE, PTOE**  
Green International Affiliates, Inc.



# REPORT

*Report contains the following ratings:*



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



**Sufficient** – Comprehensible and met the minimum acceptable criteria of the Commission; and/or provided the required or requested information.



**Very Good** – Comprehensive, demonstrates credible experience and plans, and /or excels in some areas.



**Outstanding/Excellent** – Uniformly high quality, and demonstrates convincing experience, creative thinking, innovative plans and a substantially unique approach.

# BUILDING AND SITE DESIGN SUMMARY

MGC CATEGORY 4 BUILDING AND SITE DESIGN RATING SHEET -- REGION C

No.	Question	Individual	Group	Criterion
<b>CRITERION 1: CREATIVITY &amp; OVERALL EXCELLENCE</b>				
<b>Group 1 -- Design Approach</b>				
4-1	Overall Theme	S		S
4-2	Relationship with Surroundings	S	S	
4-4	Color Rendering (pass/fail)	S	S	
4-5	Schematic Design	S		
4-6	Proposed Landscaping	S		
<b>Group 2 -- Supporting Elements</b>				
4-3	Architect, Engineers, & Designers	VG		
4-8	Parking	S	VG	
4-9	Transportation Infrastructure	S		
<b>Group 3 -- Optional Deliverable</b>				
4-7	Alternative Presentation	N/A	N/A	
<b>CRITERION 2: GAMING ESTABLISHMENT OF HIGH QUALITY</b>				
<b>Group 1 -- Description of Facilities</b>				
4-10	Gaming Amenities	S		S
4-11	Non-Gaming Amenities	S		
4-15	Entertainment Venues	S	S	
4-16	Public Spaces	S	S	
4-17	Description of Hotel	S		
4-19	Quality of Amenities*	S		
<b>Group 2 -- Other Amenities</b>				
4-12	Exhibition Space	S		
4-13	Conference Space	S	S	
4-18	Other Facilities	S		
<b>Group 3 -- Socio/Economic/Cultural</b>				
4-14	Serving the Surrounding Community	S		
4-20	Art	S		
<b>Group 4 -- Tourism</b>				
4-21	Tourism Diversity	S	S	
4-22	Diversified Regional Tourism	S		
<b>CRITERION 3: COMPATIBILITY WITH SURROUNDINGS</b>				
<b>Group 1 -- Transportation Adequacy, Mitigation, Improvements</b>				
4-23	Egress from Gaming Establishment Site	S	S	S
4-24	Adequacy of Existing Transportation Infrastructure	S	S	
4-25	Transit Accommodation	S	S	
4-26	Parking Facilities	S	S	
<b>Group 2 -- Neighborliness, Impacts on Surroundings</b>				
4-27	Adjacent Land	S	S	
4-30	Minimizing Noise and Lighting	S	S	
4-31	Integration with Surrounding Venues	S	S	
4-32	Site Improvements	S		
<b>Group 3 -- Utilities, Services, Miscellaneous</b>				
4-28	Delivery of Supplies and Trash Removal	S		
4-29	Signage	S		
4-33	Simulating Retail Activity	S		
4-34	Extreme Weather	S	S	
4-35	Regional Water Facilities	S		
4-36	Sewerage Facilities	S		

Rating Legend
INSUFFICIENT
SATISFACTORY
VERY GOOD
OUTSTANDING

No.	Question	Individual	Group	Criterion	
<b>CRITERION 4: UTILIZE SUSTAINABLE DEVELOPMENT PRINCIPLES IN CONSTRUCTION AND LIFE CYCLE OF FACILITY</b>					
<b>Group 1 -- LEED, Energy Performance, and Energy Sources/ Renewables</b>					
4-37	LEED Certification*	VG		S	
4-38	Compliance with Environmental Standards	S			
4-39	Stretch Energy Code*	S			
4-46	On-site Energy Generation*	S	S VG		
4-47	Off-site Renewable Energy*	S	S		
4-53	Net Zero Energy	S			
4-54	Sustainable Building Construction	S			
<b>Group 2 -- Site Systems and Ongoing Operations</b>					
4-41	Storm Water*	S			
4-42	Water Conservation*	S	S		
4-43	Energy Efficient Equipment*	S			
4-48	Building Envelope and HVAC	S VG			
4-49	Energy Consumption Monitoring*	S	S		
4-50	Advanced Building Controls for Energy*	S			
4-51	Centralized Heating & Cooling	S			
4-55	Ongoing Sustainable Site Operations	S			
4-59	Grid Failure	S			
<b>Group 3 -- Finer Grain Sustainable Strategies</b>					
4-40	Alternative Fuel Vehicles	S			
4-44	Energy Efficient Gaming Equipment	S			
4-45	Lighting	S VG	S		
4-52	Shifting Peak Energy Use	S			
4-56	Testing of Clean Energy Technologies	S			
4-57	Energy Contracts	S	S		
4-58	Public Education on Clean Energy, Sustainability	S			
<b>CRITERION 5: SECURITY</b>					
<b>Group 1 -- Security Features</b>					
4-60	Surveillance	S		S	
4-65	Excluding Minors	S			
4-66	Security of Premises	S	S		
4-67	History of Security	S	S		
4-68	Computerized Accounting and Auditing	S			
<b>Group 2 -- Regulatory Coordination</b>					
4-63	Regulatory Accommodations	S	S		
4-64	Remote Regulatory Surveillance	S			
<b>Group 3 -- Emergency Procedures</b>					
4-61	Emergency Evacuation	S	S		
4-62	Emergency Response	S			
<b>CRITERION 6: PERMITTING</b>					
<b>Group 1 -- Permitting</b>					
4-69	Permit Chart	S		S	
4-70	Permit chart Attachments	N/A			
4-71	ENF	S			
4-72	EOEA Certificate (ENF)	S	S		
4-73	EIR	N/A			
4-74	EOEA Certificate (EIR)	N/A			
4-75	Environmental Assessments, Findings, and Imp. Stat.	N/A			
4-77	Permit Appeals	S			
<b>Group 2 -- Zoning</b>					
4-76	Host Community Zoning	VG	VG		
<b>CRITERION 7: OTHER</b>					
4-78	Other Uses of Facilities	S	S	S	
4-79	Property Description	S		S	

\*Specifically called out or derived from G.L. C. 23K Gaming Regulation



# CRITERION 1: CREATIVITY IN DESIGN & OVERALL CONCEPT EXCELLENCE

CRITERION 1: CREATIVITY & OVERALL EXCELLENCE			
<b>Group 1 -- Design Approach</b>			
4-1	Overall Theme	S	
4-2	Relationship with Surroundings	I	S
4-4	Color Rendering (pass/fail)	S	S
4-5	Schematic Design	S	
4-6	Proposed Landscaping	S	
<b>Group 2 -- Supporting Elements</b>			
4-3	Architect, Engineers, & Designers	VG	
4-8	Parking	S	VG
4-9	Transportation Infrastructure	S	
<b>Group 3 -- Optional Deliverable</b>			
4-7	Alternative Presentation	N/A	N/A
			S

## Why Sufficient

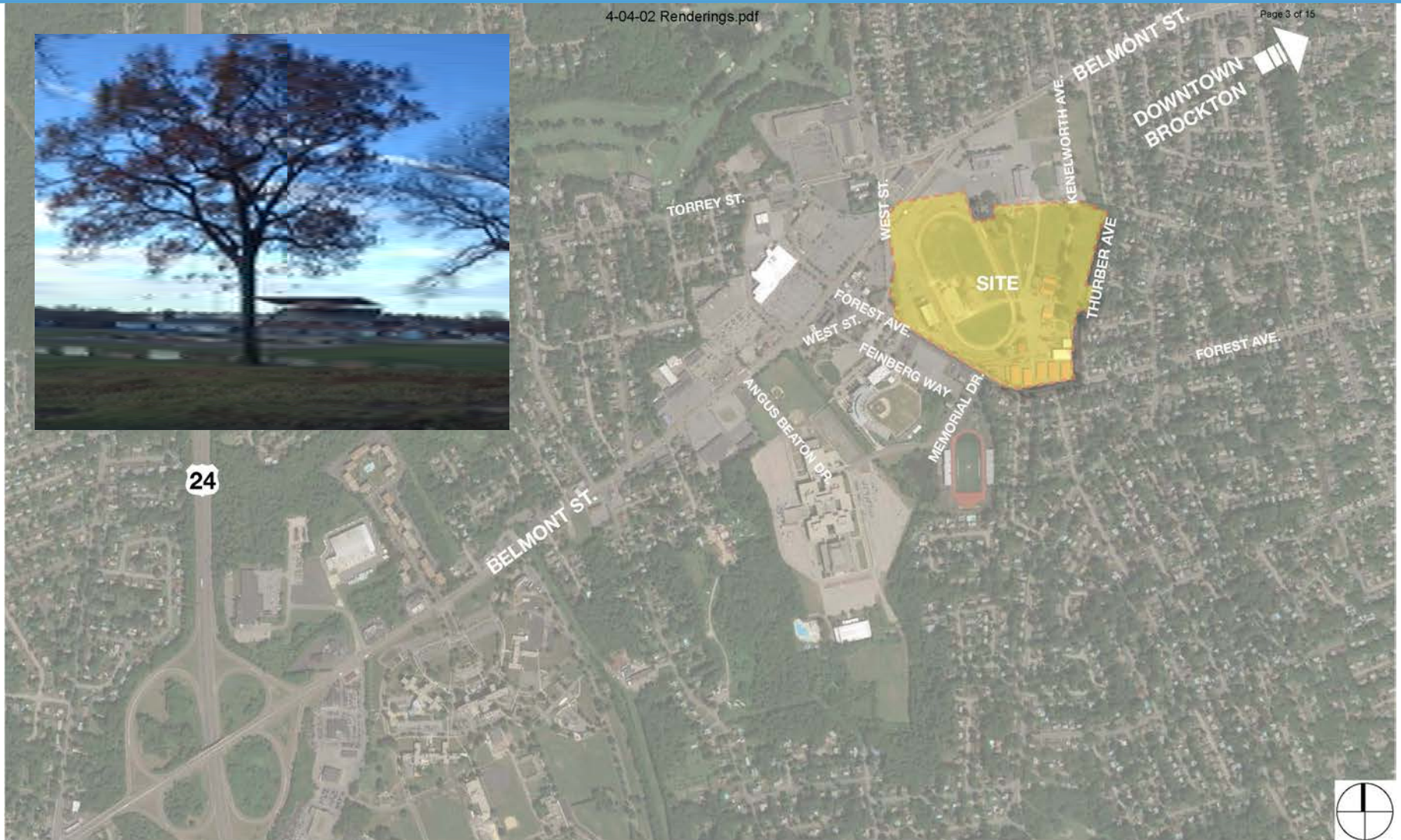
# SITE – VICINITY AERIAL EXPANDED

MG&E Site

Belmont Street



# SITE – VICINITY AERIAL



# SITE PERSPECTIVES



View Looking South  
Towards Race Track



View Looking Southwest  
Towards Forest Avenue

# SITE PERSPECTIVES



View Looking Southeast  
Towards Residential Area  
(Thurber Avenue)



View Looking North  
Towards Exhibition Hall



# SITE PLAN



# DESIGN PHILOSOPHY OF MG&E

## **DESIGN, AESTHETIC AND THEMATIC FACTORS** **GUIDING THE FACILITY'S ARCHITECTURE**

The design philosophy of MG&E, in addition to being high-quality, is that the building architecture of each project should complement the style of the area in which it is located. This view of “contextual architecture” is best illustrated by the fact that each of the projects developed by affiliates of MG&E—Des Plaines (Chicago), Pittsburgh, Philadelphia and Schenectady (under construction)—has a very different architectural style based on its location. The architecture of the proposed Brockton casino resort development has a distinctive New England style which includes the following design elements:

- Extensive use of red brick
- Gable and hip roofs
- Clear story windows
- Areas of metal roofs
- Iconic features (spires)

Two additional goals were: 1) to break up the building facades and clearly identify the three primary program elements: the hotel, casino and parking garage, and 2) have a masonry façade on the garage to complement the other buildings.

# EXTERIOR PERSPECTIVES

*Casino*



*Hotel*



*Full View*



# ELEVATIONS and SECTIONS



HOTEL ELEVATION



HOTEL SECTIONS



SECTION



ELEVATION

# CONCLUSIONS – CRITERION 1

- Experienced Development Team
- Masonry exterior recalls mill buildings
- No unique theme presented
- Landscaped buffer on residential side
- Large parking area on commercial side
- Inward focused



**SUFFICIENT**



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

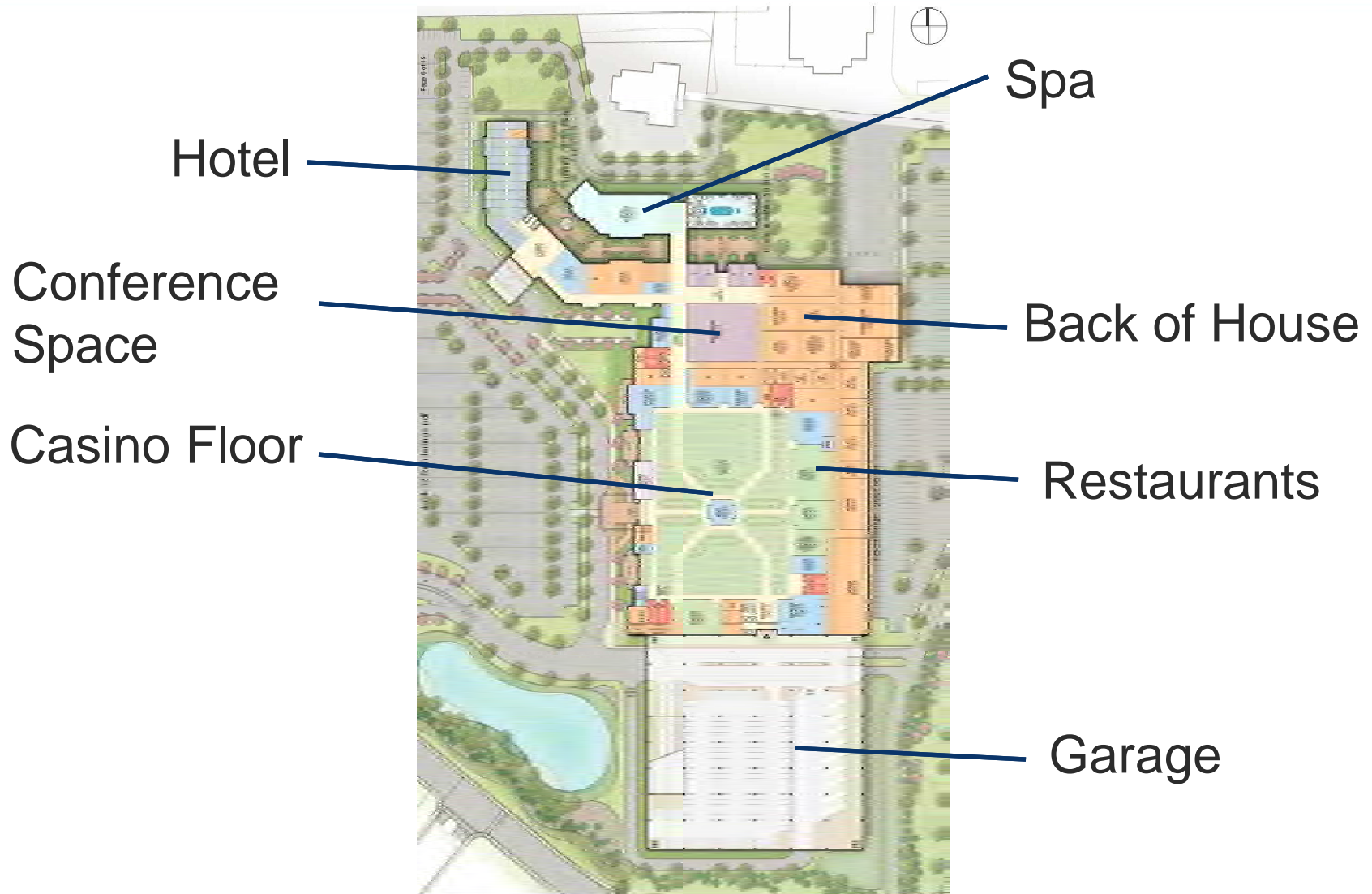
CRITERION 2: GAMING ESTABLISHMENT OF HIGH QUALITY			
<b>Group 1 -- Description of Facilities</b>			
4-10	Gaming Amenities	S	
4-11	Non-Gaming Amenities	S	
4-15	Entertainment Venues	S	S
4-16	Public Spaces	I	S
4-17	Description of Hotel	S	
4-19	Quality of Amenities*	S	
<b>Group 2 -- Other Amenities</b>			
4-12	Exhibition Space	S	
4-13	Conference Space	S	S
4-18	Other Facilities	S	
<b>Group 3 -- Socio/Economic/Cultural</b>			
4-14	Serving the Surrounding Community	I	I
4-20	Art	S	
<b>Group 4 -- Tourism</b>			
4-21	Tourism Diversity	S	S
4-22	Diversified Regional Tourism	S	

S

## Why Sufficient



# PLANS – CASINO LEVEL



# DEVELOPMENT PROGRAM

Total Square Footage	466,000sf
• Gaming	91,100sf
• Retail	1,000sf
• Food and Beverage	32,800sf*
• Convention	28,900sf
• Hotel	209,000sf**
• Back of House	102,350sf

Number of Slots	2,100
Number of Table Games	124
Gaming Positions	2,990
Hotel Rooms	250
Parking Spaces	3,000
Lot Size	45.5 acres

\*6 restaurants, 770 seats

\*\*includes one restaurant in hotel





# GAMING FLOOR RENDERING



## CONCLUSIONS – CRITERION 2

- Casino/Conference/Hotel well arranged
- Inward focused
- Similar cost/sf to MGM Springfield
- First-Class gaming, hotel and dining similar to other casinos operated by Rush Street

**SUFFICIENT**

# CRITERION 3 GROUP 1: Transportation

CRITERION 3: COMPATIBILITY WITH SURROUNDINGS			
Group 1 -- Transportation Adequacy, Mitigation, Improvements			
4-23	Egress from Gaming Establishment Site	S	
4-24	Adequacy of Existing Transportation Infrastructure	I	S
4-25	Transit Accomodation	S	
4-26	Parking Facilities	I	S

## Why Insufficient/Sufficient

# VEHICLE ACCESS

Patrons, Employees and Service Vehicles

- **Primary Patron:** Forest Avenue
- **Secondary Patron:** West Street
- **Potential 3<sup>rd</sup> Patron:** Belmont Street
- **Primary Employee/Service Vehicles:** Belmont Street and Kenelworth Avenue
- **Secondary Employee/Service Vehicles:** Forest Avenue



# PARKING

## Parking Summary

### Surface Parking

- 1,184 spaces for patrons
- 412 spaces for employees
- 1,596 total surface parking spaces

### Garage Parking

- 1,407 spaces

### Total Site

- 3,003 spaces vs. 2,990 gaming positions

### Bus Parking

- 9 spaces, inside garage

### Pedestrian Access

- No Defined Pedestrian Paths in surface parking area



# PUBLIC TRANSIT ACCOMMODATIONS

## Public Transit

- 3 Existing Brockton Area Transit Authority (BAT) Bus Lines in the Immediate Vicinity
- A New Bus Stop on One or More Existing BAT Bus Lines Subject to BAT and City of Brockton
- The Applicant is Evaluating the Option of Providing a Community Shuttle Bus Loop



## CONCLUSIONS - CRITERION 3 GROUP 1: Transportation

- Adequate access/egress – Way finding plan needs to be developed.
- Good transit access with added bus stop and potential shuttle service
- Adequate parking – Pedestrian circulation plan needs to be developed.

# CRITERION 3 GROUPS 2 & 3 : SURROUNDINGS and UTILITIES

CRITERION 3: COMPATIBILITY WITH SURROUNDINGS			
Group 2 -- Neighborliness, Impacts on Surroundings			
4-27	Adjacent Land	I / S	
4-30	Minimizing Noise and Lighting	S	I / S
4-31	Integration with Surrounding Venues	I / S	
4-32	Site Improvements	S	
Group 3 -- Utilities, Services, Miscellaneous			
4-28	Delivery of Supplies and Trash Removal	S	
4-29	Signage	S	
4-33	Stimulating Retail Activity	S	
4-34	Extreme Weather	S	S
4-35	Regional Water Facilities	S	
4-36	Sewerage Facilities	S	

INSUFFICIENT/SUFFICIENT





# CONCLUSIONS - CRITERION 3

## GROUPS 2 & 3: SURROUNDINGS and UTILITIES

- Limited Information on the Integration with Adjacent Land and Surrounding Venues
- \$100,000 Entertainment District Study
  - Shaw's Center and Campanelli Stadium
- No Light Spillage
- Adequate Water Supply
- Adequate Wastewater Capacity
  - \$1M extension of sewer to site by MG&E

INSUFFICIENT/SUFFICIENT

# CRITERION 3 SUMMARY : COMPATIBILITY WITH SURROUNDINGS

CRITERION 3: COMPATIBILITY WITH SURROUNDINGS			
<b>Group 1 -- Transportation Adequacy, Mitigation, Improvements</b>			
4-23	Egress from Gaming Establishment Site	S	
4-24	Adequacy of Existing Transportation Infrastructure	I S	I S
4-25	Transit Accomodation	S	
4-26	Parking Facilities	I S	
<b>Group 2 -- Neighborliness, Impacts on Surroundings</b>			
4-27	Adjacent Land	I S	
4-30	Minimizing Noise and Lighting	S	I S
4-31	Integration with Surrounding Venues	I S	
4-32	Site Improvements	S	
<b>Group 3 -- Utilities, Services, Miscellaneous</b>			
4-28	Delivery of Supplies and Trash Removal	S	
4-29	Signage	S	
4-33	Stimulating Retail Activity	S	
4-34	Extreme Weather	S	S
4-35	Regional Water Facilities	S	
4-36	Sewerage Facilities	S	

**INSUFFICIENT/SUFFICIENT**



# CRITERION 4: SUSTAINABLE DEVELOPMENT

CRITERION 4: UTILIZE SUSTAINABLE DEVELOPMENT PRINCIPLES IN CONSTRUCTION AND LIFE CYCLE OF FACILITY			
Group 1 -- LEED, Energy Performance, and Energy Sources/ Renewables			
4-37	LEED Certification*	VG	
4-38	Compliance with Environmental Standards	S	
4-39	Stretch Energy Code*	S	
4-46	On-site Energy Generation*	I	S VG
4-47	Off-site Renewable Energy*	S	
4-53	Net Zero Energy	S	
4-54	Sustainable Building Construction	S	
Group 2 -- Site Systems and Ongoing Operations			
4-41	Storm Water*	S	
4-42	Water Conservation*	I	S
4-43	Energy Efficient Equipment*	S	
4-48	Bulding Envelope and HVAC	S	VG
4-49	Energy Consumption Monitoring*	S	S
4-50	Advanced Building Controls for Energy*	S	
4-51	Centralized Heating & Cooling	S	
4-55	Ongoing Sustainable Site Operations	S	
4-59	Grid Failure	S	
Group 3 -- Finer Grain Sustainable Strategies			
4-40	Alternative Fuel Vehicles	S	
4-44	Energy Efficient Gaming Equipment	S	
4-45	Lighting	S	VG S
4-52	Shifting Peak Energy Use	S	
4-56	Testing of Clean Energy Technologies	S	
4-57	Energy Contracts	I	S
4-58	Public Education on Clean Energy, Sustainability	S	

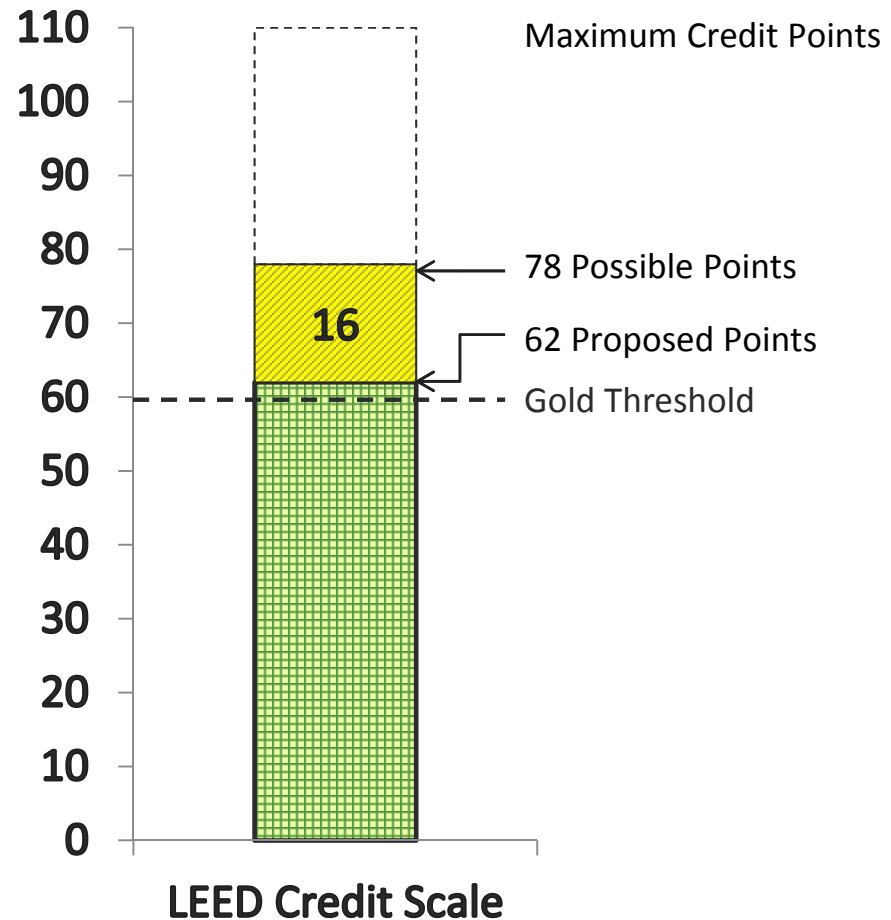
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## Why Sufficient

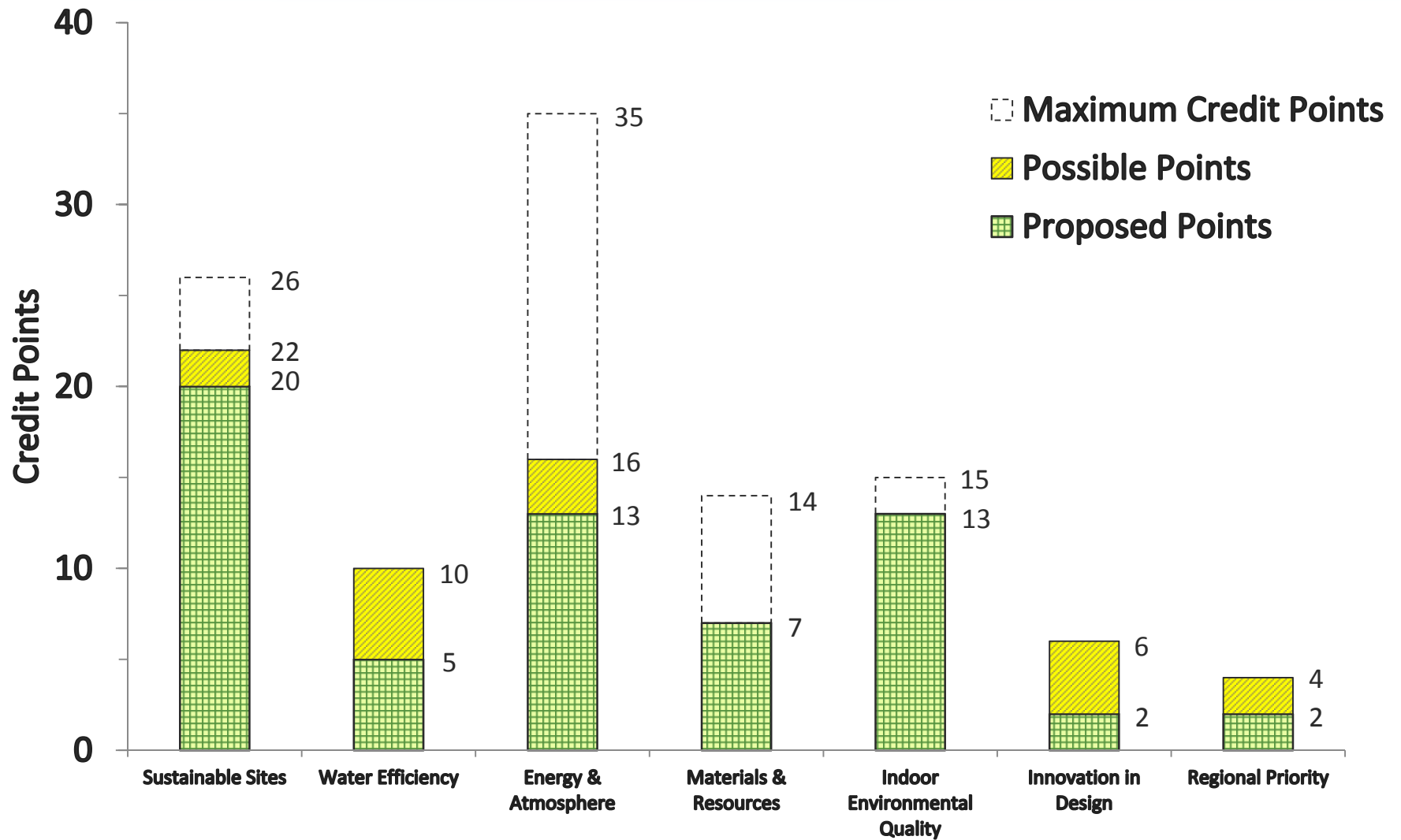


# CRITERION 4: SUSTAINABLE DEVELOPMENT APPLICANT'S PRELIMINARY LEED SCORES

LEED® Facts	
MG&E Brockton	
LEED for New Construction and Major Renovations	
<b>GOLD</b>	<b>62</b>
 Sustainable Sites	20
 Water Efficiency	5
 Energy & Atmosphere	13
 Materials & Resources	7
 Indoor Environmental Quality	13
<i>* Out of a possible 100 points + 10 bonus points</i>	
 Innovation & Design	2
 Regional Priority	2



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












## CRITERION 4: SUSTAINABLE DEVELOPMENT

### Commissioning Commitments

Commissioning improves building performance, saves energy, and saves money. MG&E Brockton 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)

# CONCLUSIONS CRITERION 4: SUSTAINABLE DEVELOPMENT

Question	Rating	Comments
4-37 LEED Certification		LEED Gold Certification with Commissioning
4-39 Stretch Energy Code		22-30% better than code.
4-41 Storm Water		Meets state stormwater criteria
4-42 Water Conservation		35% reduction domestic/50% reduction irrigation Mitigate impact on Silver Lake Reservoir
4-43 Energy Efficient Equipment		Energy star and high efficiency HVAC equipment
4-46 On-site Energy Generation		No commitment
4-47 Off-site Renewable Energy		Purchase 35% first 2 years/10% other years
4-49 Energy Consumption Monitoring		Sub-metering by venue, building and tenant.
4-50 Advanced Building Controls		Monitor heating and cooling controls

**SUFFICIENT**

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

CRITERION 5: SECURITY				
	<b>Group 1 -- Security Features</b>			
4-60	Surveillance	S		S
4-65	Excluding Minors	S		
4-66	Security of Premises	S	S	
4-67	History of Security	I	S	
4-68	Computerized Accounting and Auditing	S		
	<b>Group 2 -- Regulatory Coordination</b>			
4-63	Regulatory Accommodations	S	S	
4-64	Remote Regulatory Surveillance	S		
	<b>Group 3 -- Emergency Procedures</b>			
4-61	Emergency Evacuation	S	S	
4-62	Emergency Response	S		

Why Sufficient



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

## Security Plans

- Surveillance Plans
  - Exclude minors
  - Security of Premises
  - Training
- Crisis Management and Communication Plan
  - Fire and emergency management procedures
- Security Department and SOP's
  - Equipment, record keeping, audits, info access, IT staffing
- Follow Applicable Codes and Regulations including MGC's

**SUFFICIENT**

# CRITERION 6 & 7: PERMITTING AND OTHER

CRITERION 6: PERMITTING					
Group 1 -- Permitting					
4-69	Permit Chart	S		S	
4-70	Permit chart Attachments	N/A			
4-71	ENF	S			
4-72	EOEEA Certificate (ENF)	S	S		
4-73	EIR	N/A			
4-74	EOEEA Certificate (EIR)	N/A			
4-75	Environmental Assessments, Findings, and Imp. Stat.	N/A			
4-77	Permit Appeals	S			
Group 2 --Zoning					
4-76	Host Community Zoning	VG	VG		
CRITERION 7: OTHER					
4-78	Other Uses of Facilities	I	S	S	S
4-79	Property Description	S			

## Why Sufficient

# CONCLUSIONS - CRITERION 6 & 7: PERMITTING AND OTHER

- 45.5 acre site available and zoned for casino use “by right”
- MEPA process
  - Needs to complete Draft and Final EIR
- State Permits
  - MassDOT
- Local Permits
  - Planning Board & DPW

**SUFFICIENT**



## CONCLUSIONS: PERMITTING AND SCHEDULE

- Permitting process is straight forward
- Schedule is realistic
- Land is available and properly zoned

# OVERALL RATING

**SUFFICIENT**

- High Quality Well Organized casino/hotel
- Inward Focused
- LEED Gold Certification
- Adequate off site mitigation to be further developed in MEPA process (traffic/water)

# PROPOSED CONDITIONS

- Mitigate Impact on Silver Lake Reservoir, through MEPA process
- Accelerate the Completion of the Entertainment District Study
- Evaluate Additional Traffic Mitigation, through MEPA process