

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

Group 2 – Other Amenities

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

Group 3 – Social/Economic/Cultural

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

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

Mohegan Sun | Revere



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

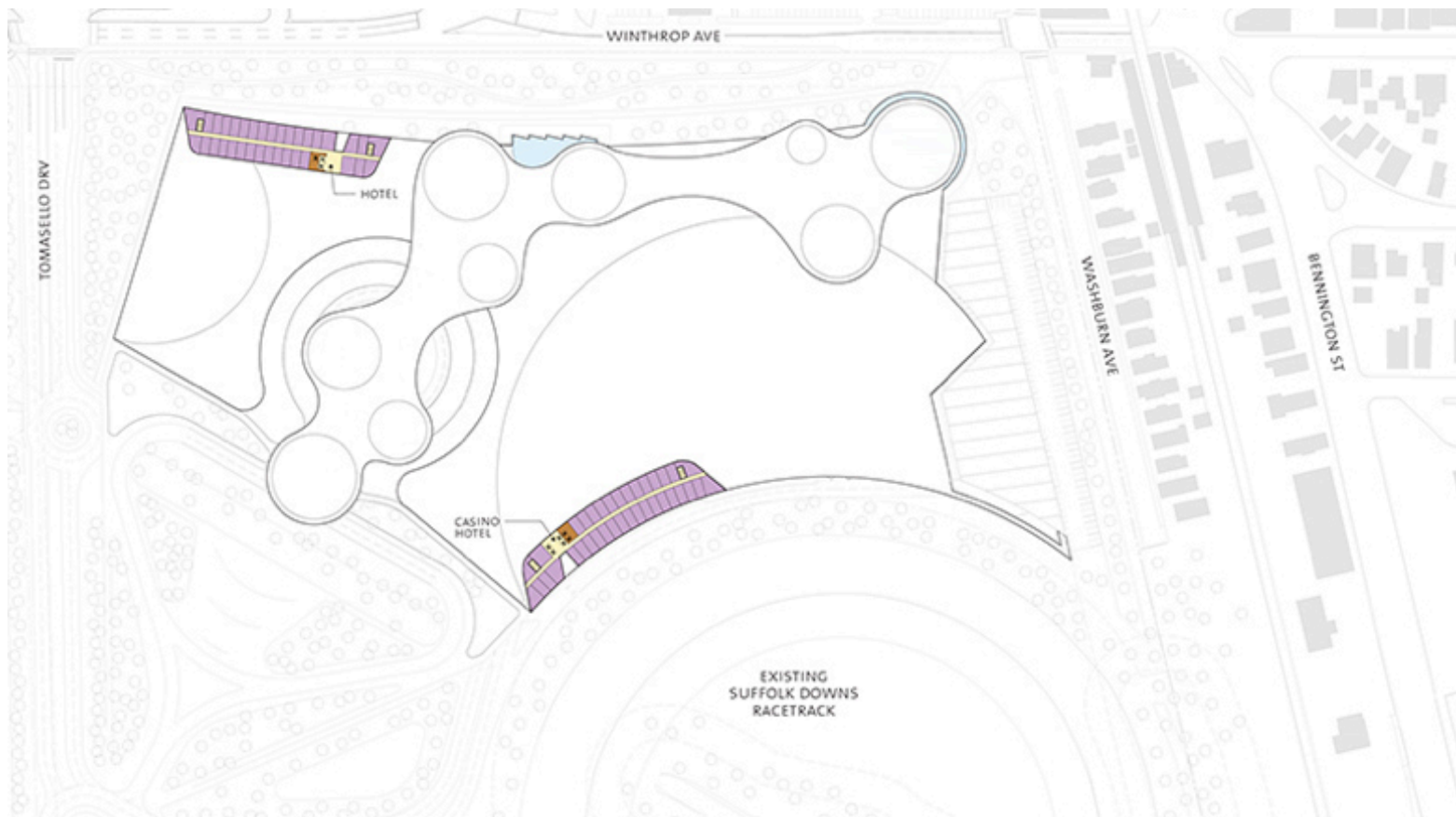
Mohegan Sun | Revere Stat Sheet

Program Element	Mohegan Sun Revere
Gaming	
Total Positions	5,000
Slots	4,200
Table Games	120
Total Gaming	171,812 SF
Non-Gaming	
Food & Beverage	92,000 SF
Retail	102,000 SF
Entertainment	Included with Meeting
Convention/Meeting	44,800 SF
Spa/Fitness	12,100 SF
Hotel	
Total Keys	425 - 550
Hotel	369,554 SF
On-site Parking	
Structured Spaces	4,200
Surface Spaces	270



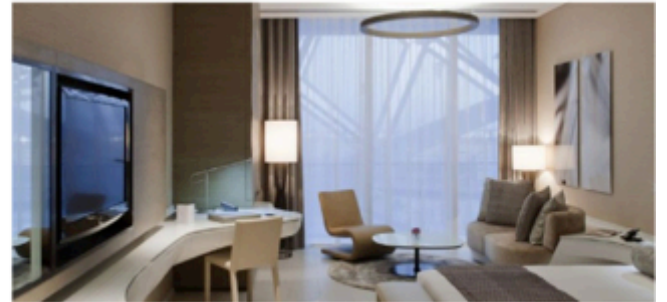
CRITERION 2: GAMING ESTABLISHMENT OF HIGH CALIBER WITH QUALITY AMENITIES IN PARTNERSHIP WITH LOCAL FACILITIES

Mohegan Sun | Revere *Hotel Plan*



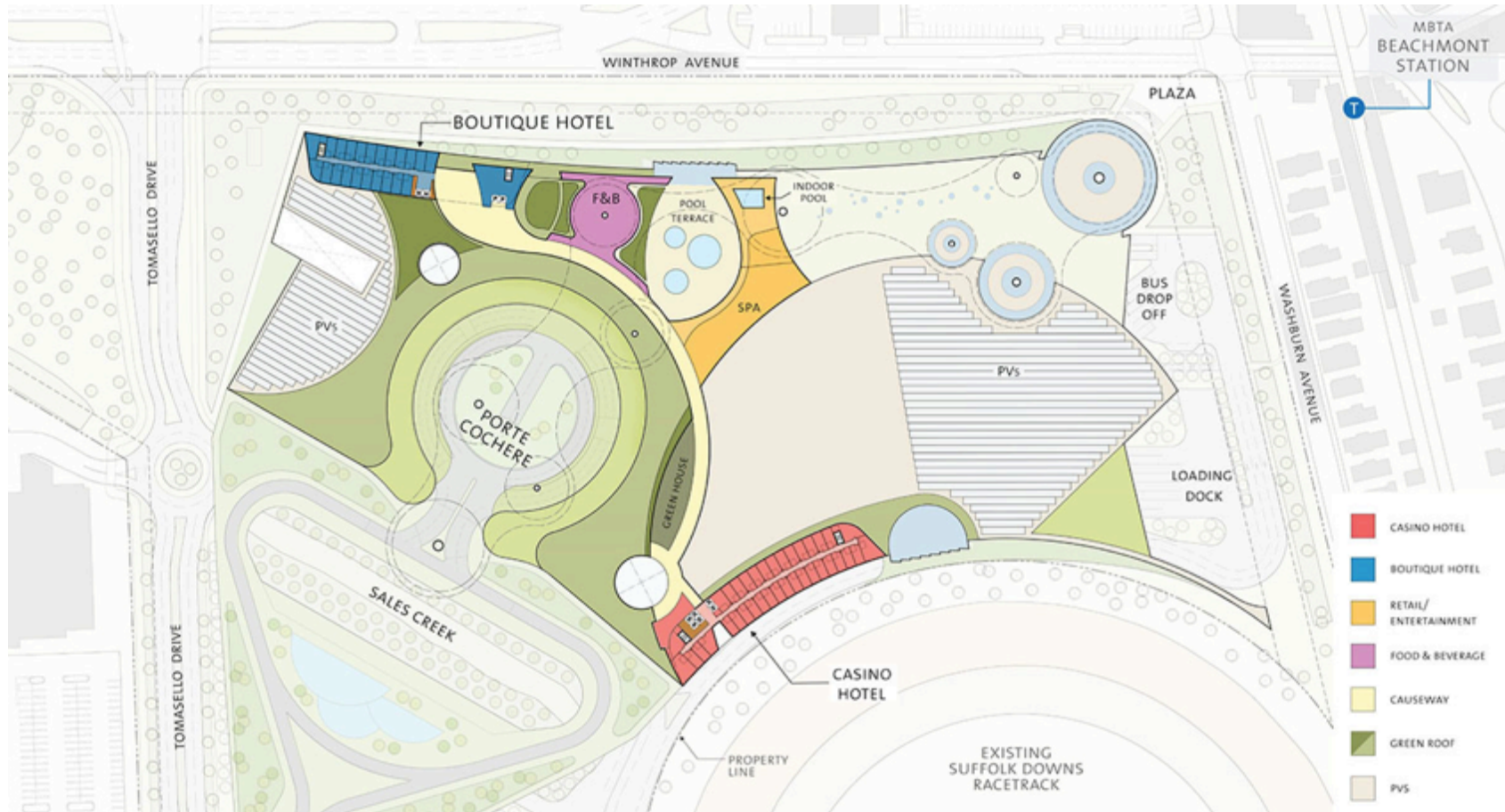
CRITERION 2: GAMING ESTABLISHMENT OF HIGH CALIBER WITH QUALITY AMENITIES IN PARTNERSHIP WITH LOCAL FACILITIES

Mohegan Sun | Revere *Hotel – Reference Images*



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

Mohegan Sun | Revere Roof Plan



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

Mohegan Sun | Revere *Pool Deck*



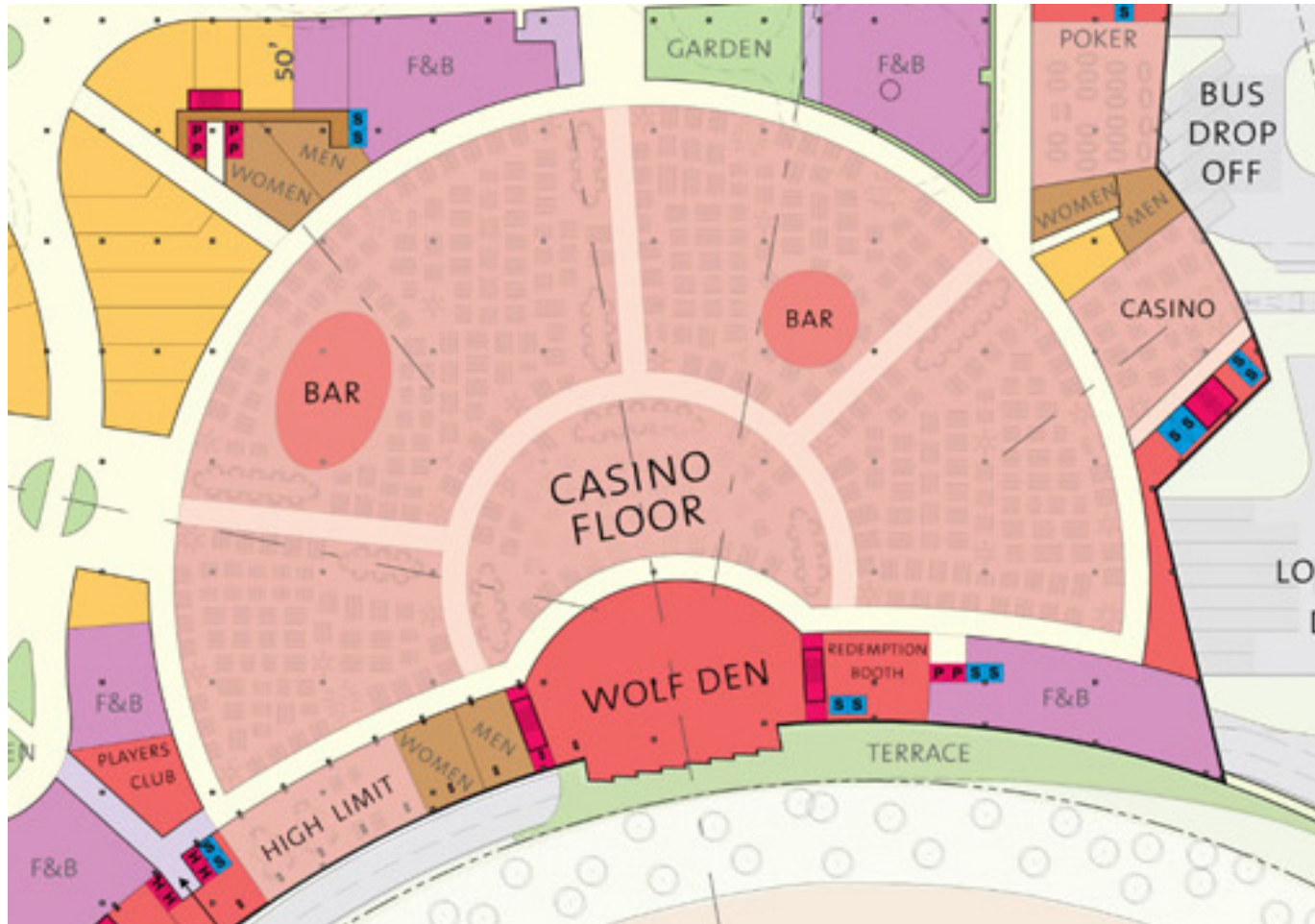
CRITERION 2: GAMING ESTABLISHMENT OF HIGH CALIBER WITH QUALITY AMENITIES IN PARTNERSHIP WITH LOCAL FACILITIES

Mohegan Sun | Revere Resort Main Floor



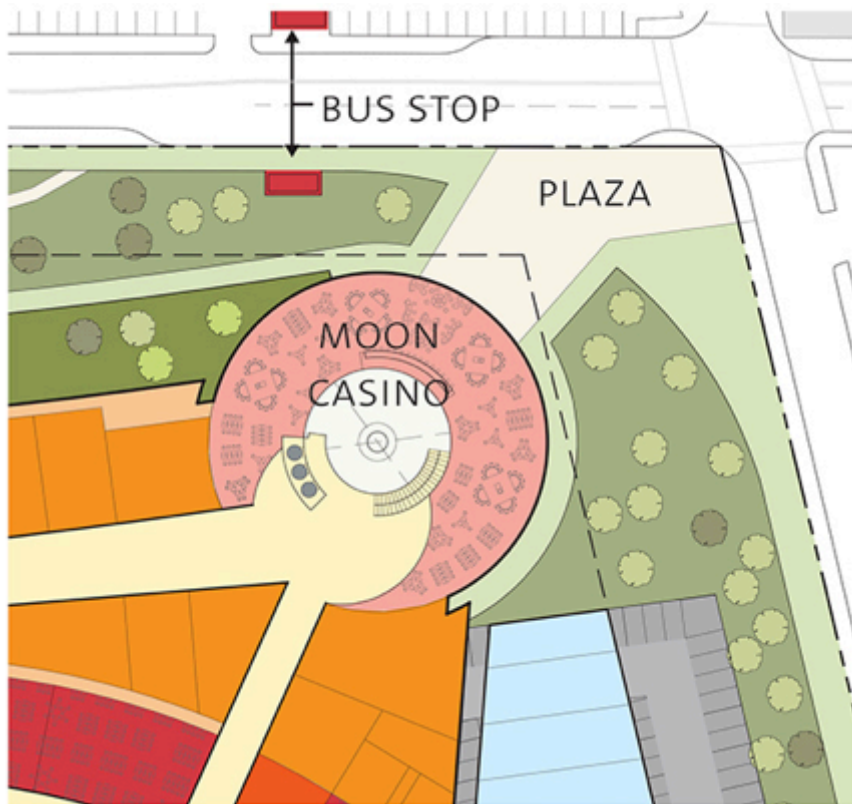
CRITERION 2: GAMING ESTABLISHMENT OF HIGH CALIBER WITH QUALITY AMENITIES IN PARTNERSHIP WITH LOCAL FACILITIES

Mohegan Sun | Revere Gaming Layout



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

Mohegan Sun | Revere *Moon Casino*



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

Mohegan Sun | Revere *Landscaping Plan*



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

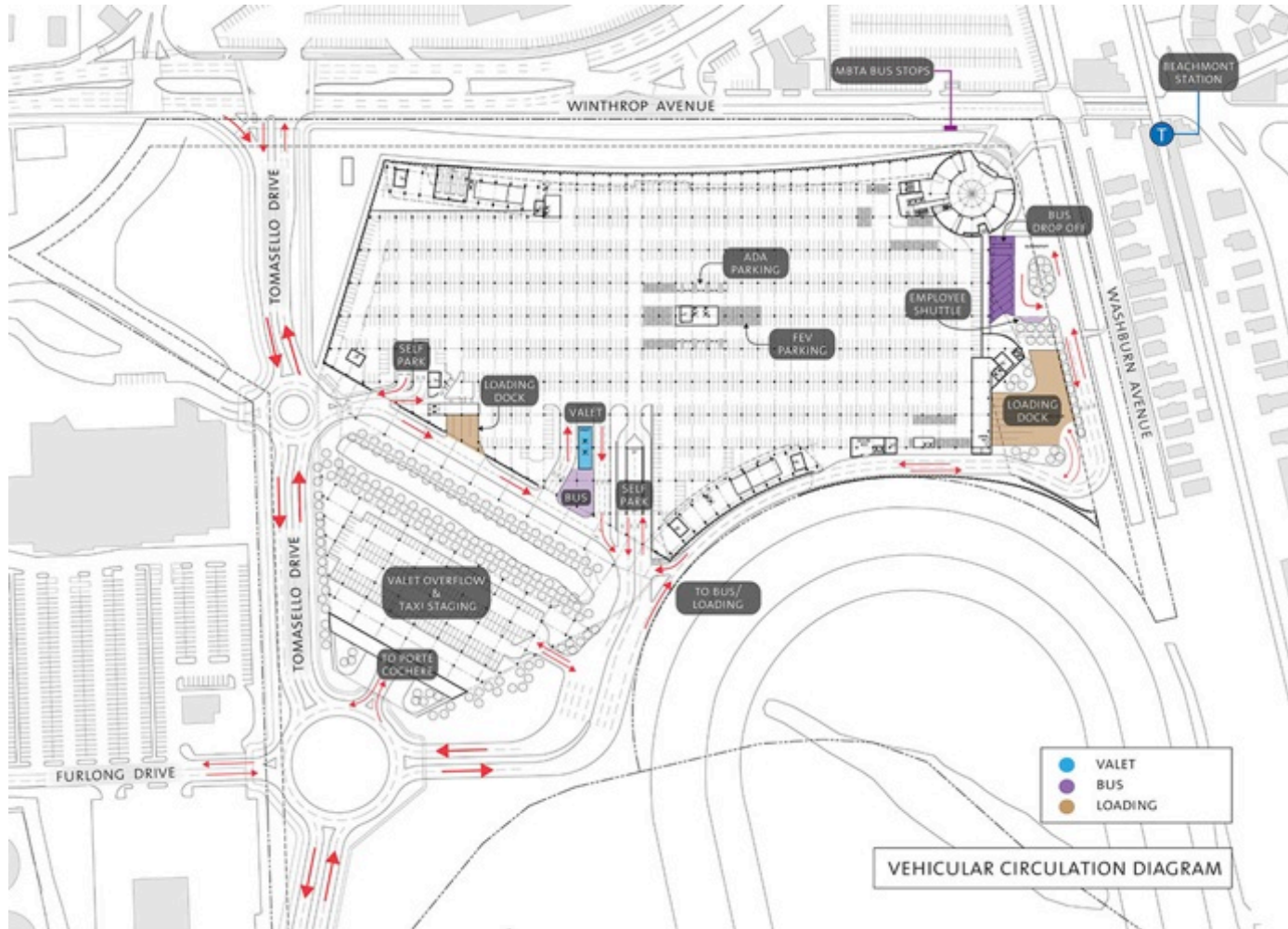
Mohegan Sun | Revere

Landscaping Section – Elevated Entry Approach



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

Mohegan Sun | Revere *Vehicular Circulation*



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

Mohegan Sun | Revere
Resort Interior



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

Mohegan Sun | Revere

Non-Gaming Amenities – Reference Images



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

Mohegan Sun | Revere

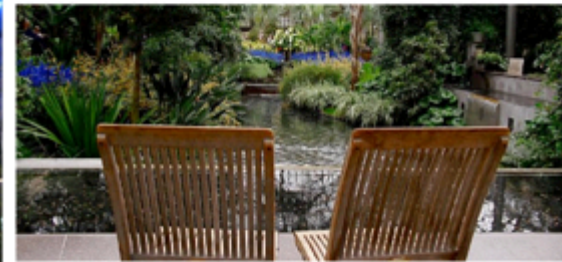
Conference Spaces – Reference Images



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

Mohegan Sun | Revere

Public Spaces – Reference Images



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

Mohegan Sun | Revere *Construction Costs*

Budget Category	Estimated Cost
Per Hotel Room (425-550 Rooms)	~ \$220,000
Overall Construction Budget (FF&E Included)	\$527 Million

FF&E: Furniture, Fixtures and Equipment



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

Wynn | Everett



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

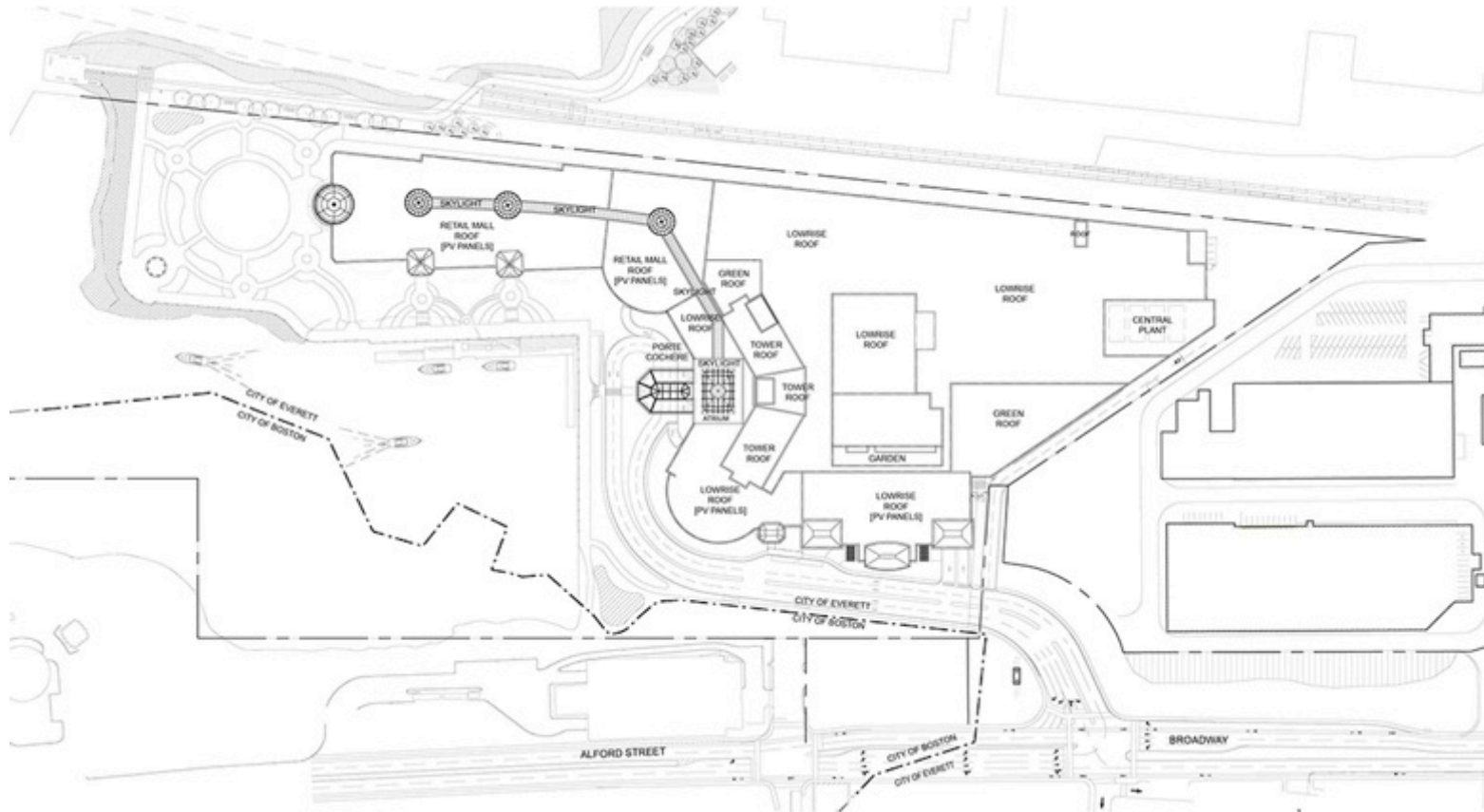
Wynn | Everett Stat Sheet

Program Element	Wynn Everett
Gaming	
Total Positions	4,250
Slots	3,242
Table Games	168
Total Gaming	192,543 SF
Non-Gaming	
Food & Beverage	64,593 SF
Retail	77,250 SF
Entertainment	30,392 SF Nightclub
Convention/Meeting	32,942 SF
Spa/Fitness	13,130 SF
Hotel	
Total Keys	504
Hotel	543,677 SF
On-site Parking	
Structured Spaces	3,700
Surface Spaces	N/A



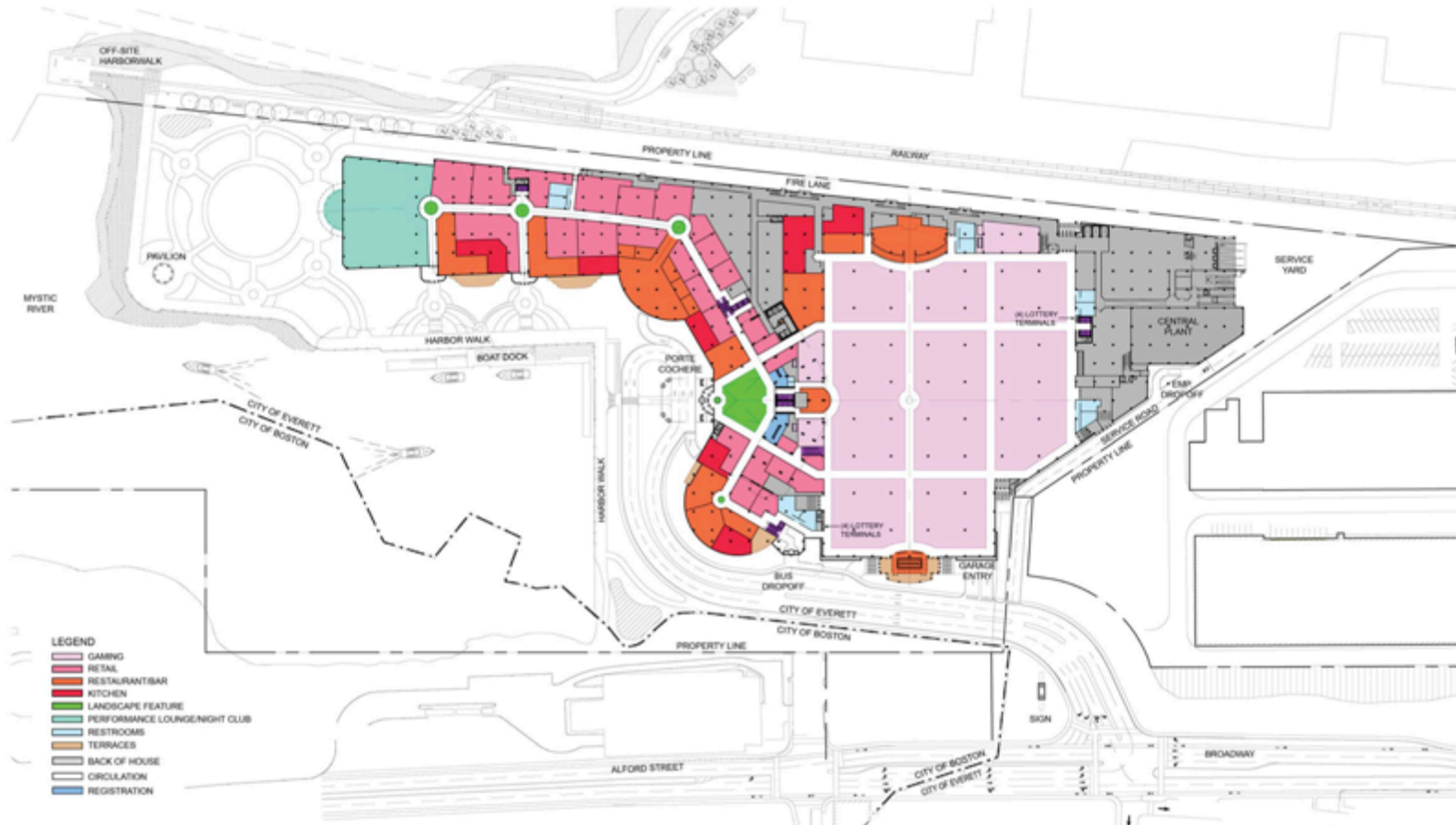
CRITERION 2: GAMING ESTABLISHMENT OF HIGH CALIBER WITH QUALITY AMENITIES IN PARTNERSHIP WITH LOCAL FACILITIES

Wynn | Everett Casino Roof Plan



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

Wynn | Everett Casino Level Floor Plan



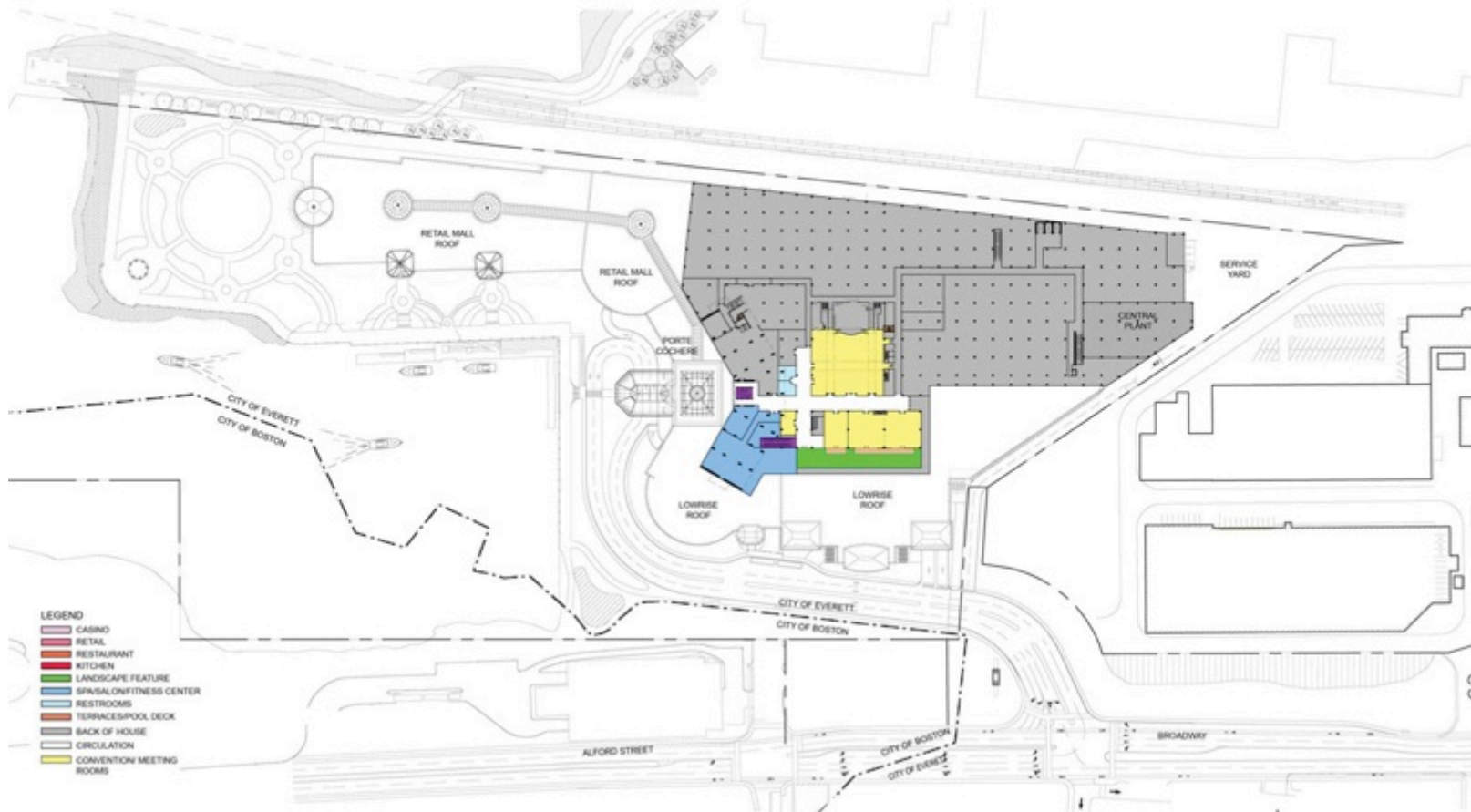
CRITERION 2: GAMING ESTABLISHMENT OF HIGH CALIBER WITH QUALITY AMENITIES IN PARTNERSHIP WITH LOCAL FACILITIES

Wynn | Everett Gaming Layout



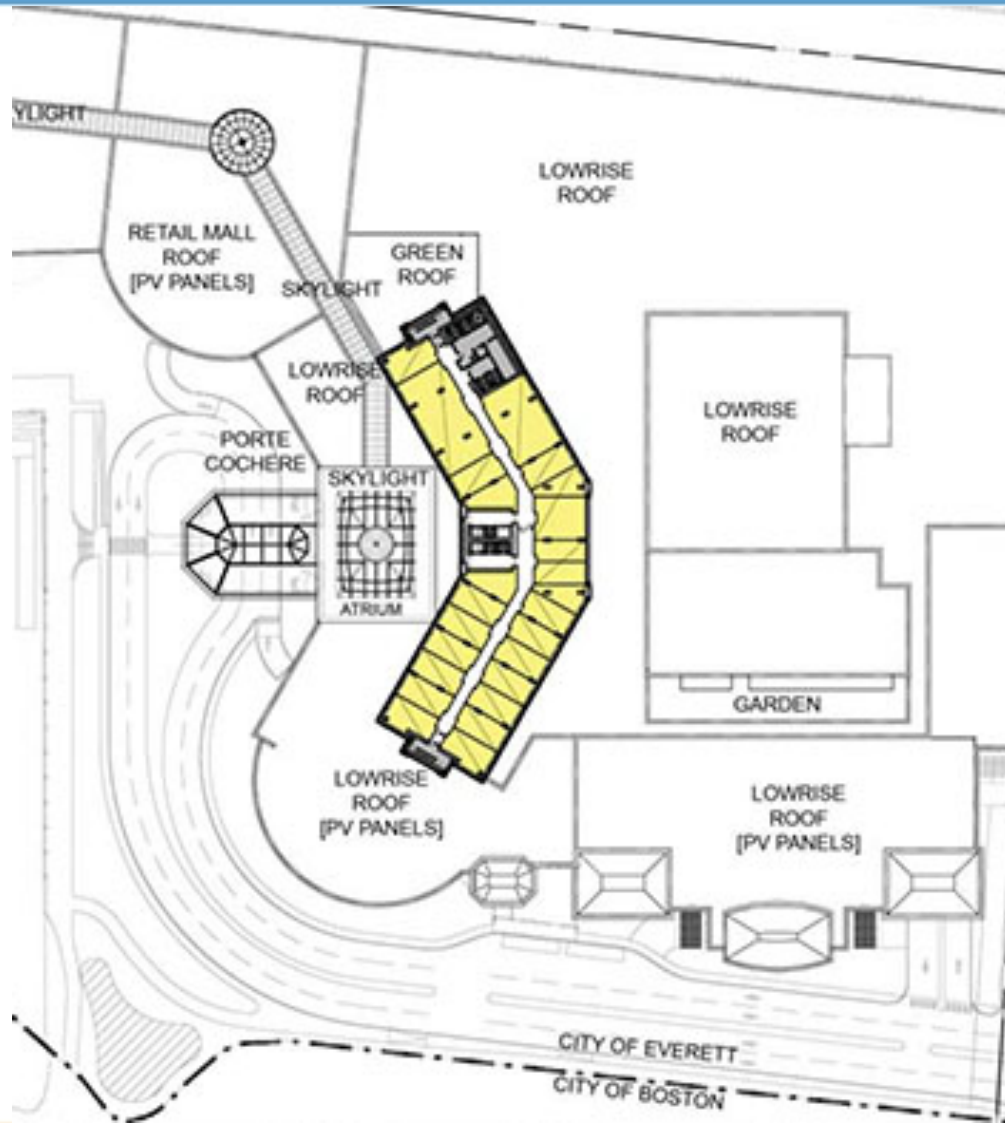
CRITERION 2: GAMING ESTABLISHMENT OF HIGH CALIBER WITH QUALITY AMENITIES IN PARTNERSHIP WITH LOCAL FACILITIES

Wynn | Everett
Spa & Convention



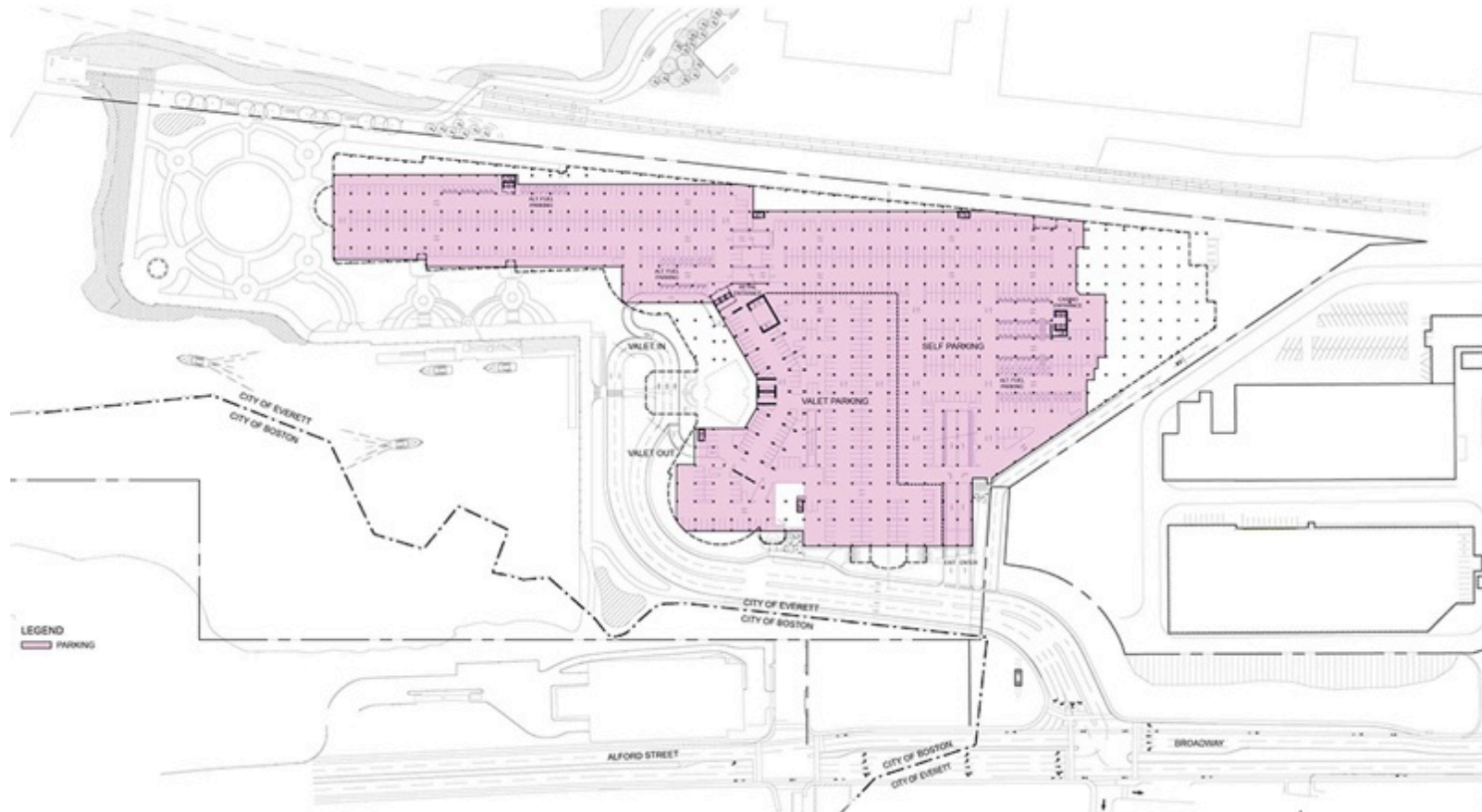
CRITERION 2: GAMING ESTABLISHMENT OF HIGH CALIBER WITH QUALITY AMENITIES IN PARTNERSHIP WITH LOCAL FACILITIES

Wynn | Everett
High Rise Plan



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

Wynn | Everett *Parking Garage Plan*



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

Wynn | Everett
Steak House – Wynn Las Vegas



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

Wynn | Everett

ZooZooCrackers Deli – Wynn Las Vegas



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

Wynn | Everett

Parasol Up Lounge – Wynn Las Vegas



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

Wynn | Everett
Spa – Wynn Encore



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

Wynn | Everett

XS Nightclub – Wynn Encore



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

Wynn | Everett

Standard Room Rendering – Wynn Everett



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

Wynn | Everett

Deluxe Room Rendering – Wynn Everett



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

Wynn | Everett

Winter Garden – Wynn Everett



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

Wynn | Everett

Public Art – Jeff Koons “Tulips” – Wynn Encore



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

Wynn | Everett
Construction Costs

Budget Category	Estimated Cost
Per Hotel Room (504 Rooms)	~ \$635,000
Overall Construction Budget (FF&E Included)	\$1,050 Million

FF&E: Furniture, Fixtures and Equipment



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

Criterion 2: Overall Rating Narrative

Mohegan Sun provides amenities complementary to—and consistent with—a resort casino intended to appeal to a cross-section of the marketplace. Their proposal is distinguished by a large gaming area adjacent to retail, hotel, and conference spaces; two hotel offerings—a 3-star “boutique hotel” and a 4-star “casino hotel”; and development of some of the roof as outdoor space for patrons.

Wynn emphasizes their approach to the luxury market—including upscale retail tenants, nightclub, and 5-star hotel suites—consistent with their experience in other markets. Coupled with this approach is a site location accessible by water and a well-developed landscape connected to the waterfront and open to the public. The Wynn/Everett proposal consciously separates the gaming floor from the hotel and retail experience. Its retail concourse is punctuated by a winter garden to provide seasonal interest.

Wynn takes a lead on this Criterion for its repurposing of a difficult, toxic site advancing regional waterfront goals, and by separating its gaming floor from non-gaming amenities. Further, Wynn estimates total cost of construction at \$1B; Mohegan Sun at \$570 M.

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 (cont.)

	Mohegan Sun Revere	Wynn Everett
Group 1 Rating	S	VG
4-10 Gaming Amenities	<ul style="list-style-type: none"> 172,000 SF fan-shaped gaming floor with 4200 slots and 120 table games accessed from elevated arrival court, retail arcade, and pedestrian entry near MBTA Beachmont station. 	<ul style="list-style-type: none"> 192,543 SF rectangular gaming floor with 3242 slots and 168 table games with perimeter bars and lounges as described in the FEIR.
4-11 Non-Gaming Amenities	<ul style="list-style-type: none"> Two hotels are proposed—a 3-star "boutique hotel" and a 4-star "casino hotel"—with 450-550 rooms total. 	<ul style="list-style-type: none"> A five-star 504 room hotel with oversized standard rooms and suites occupies a tower.
4-15 Entertainment Venues	<ul style="list-style-type: none"> The main gaming floor encompasses a Wolf Den entertainment venue overlooking the Suffolk Downs track. 	<ul style="list-style-type: none"> Gaming floor is intentionally separated from non-gaming amenities such that patrons can access shops, restaurants, exterior amenities without passing through or near casino.
4-16 Public Spaces	<ul style="list-style-type: none"> An additional gaming location, the "Moon Casino", is located above the Beachmont entrance. 	<ul style="list-style-type: none"> Sky lit retail concourse with shops and restaurants extends out from main entrance towards river front entertainment venues including sports bar, nightclub, and a casino lounge.
4-17 Description of Hotel	<ul style="list-style-type: none"> Retail arcade for 35 tenants including food and beverage options. 	<ul style="list-style-type: none"> In addition to the publicly-accessible landscaped waterfront, project includes a heavily planted interior winter garden.
4-19 Quality of Amenities	<ul style="list-style-type: none"> The rooftop of the retail arcade and casino is developed as a green roof to provide outdoor space (including a pool) for hotel guests, and includes a greenhouse. Applicant estimates cost/hotel room = ~\$220,000 (425 to 550 rooms). Applicant estimates total cost of construction = \$527 million (w/FF&E). 	<ul style="list-style-type: none"> Applicant emphasizes unparalleled five-star quality of all amenities. Applicant estimates cost/hotel room = ~\$635,000 (504 rooms). Applicant estimates total cost of construction = \$1,050 million (w/FF&E).
Group 2 Rating	S	S
4-12 Exhibition Space	<ul style="list-style-type: none"> Meeting and conference space includes 45,000 SF of conference space, including a 13,000 SF ballroom with a 1,200 SF stage (950 seat capacity), on the same level as casino floor and retail arcade. Applicant proposes a children's entertainment center and a supervised arcade. Day care services will be available for an additional fee. 	<ul style="list-style-type: none"> Meeting and conference space limited to 35,000 SF of second floor space. No child care facilities proposed.
4-13 Conference Space		
4-18 Other Facilities		
Group 3 Rating	S	VG
4-14 Serving the Surrounding Community	<ul style="list-style-type: none"> Applicant proposes traveling and permanent installations of "local art"; sculpture to be included in interior courts, arrival court, and perhaps exterior landscape. 	<ul style="list-style-type: none"> Development of waterfront will provide recreational opportunities for community residents. Extensive Wynn-owned art collection will be publicly displayed throughout premises.
4-20 Art		
Group 4 Rating	S	VG
4-21 Tourism Diversity	<ul style="list-style-type: none"> Applicant emphasizes easy access to/from Boston cultural resources. Limited information on tour bus programs other than to reference relationships with charter companies in Connecticut. Applicant relies on Momentum Card rewards program for ties to local retailers. Participating retailers integrated into ongoing promotions. Applicant plans to have formal understandings with MA Coalition for the Performing Arts and collaborative booking and marketing with the Wang Center for the Performing Arts and has executed a Memorandum of Understanding with Old Center. Site adjacent to MBTA Blue Line Beachmont station. Applicant proposes to market Mohegan Tribe history and culture, linked to the Boston Harbor Islands and Freedom Trail. 	<ul style="list-style-type: none"> Applicant proposes relationships with local entertainment venues but provides details only for Letter of Intent with Boston Pops. Applicant places a low priority on tour bus programs as casino will target the high end gamblers. Applicant will use its eight international marketing offices to promote Massachusetts tourism and host outreach events. Applicant proposes water taxi service to ferry patrons to Boston Inner Harbor attractions. Applicant will offer seasonal promotions to ensure tourism diversity throughout calendar year (e.g.: Chinese New Year, Brazilian Independence Day).
4-22 Diversified Regional Tourism		



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 F, <u>MGL c. 23K, §5, 9, and 18.</u>

Mohegan Sun | Revere

Wynn | Everett

Sufficient/Very Good

Very Good

