



BUILDING & SITE DESIGN

COM'R JAMES F. McHUGH

PRESENTATION

CATEGORY 2 – SLOTS PARLOR

FEBRUARY 25, 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 slots parlor and its relationship to physical and other aspects of its surroundings

BUILDING & SITE DESIGN

The Building & Site Design Section Contains 79 Questions that Focus on Seven Separate Criteria

1. Creativity in design and overall concept excellence - 9
2. Gaming establishment of high caliber with quality amenities - 15
3. Compatibility with its surroundings - 13
4. Use of sustainable 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

ADVISORS

Principal advisors who assisted in analysis of the applications:

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



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. Schematic Design
B. Traffic and Parking

C. Energy and Sustainable Design
D. Permitting
E. Statutory Excerpts

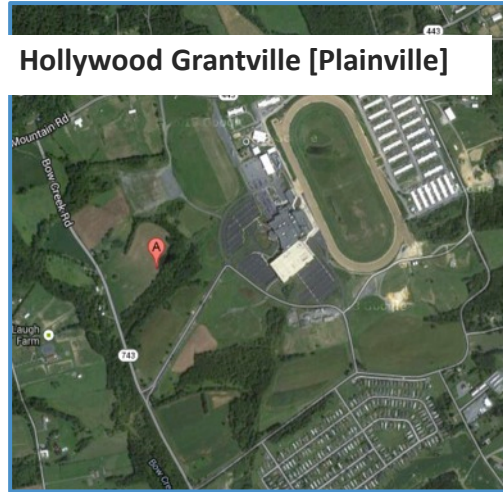


SITE VISITS

Maryland Live! [Leominster]



Hollywood Grantville [Plainville]



Parx Bensalem [Raynham]



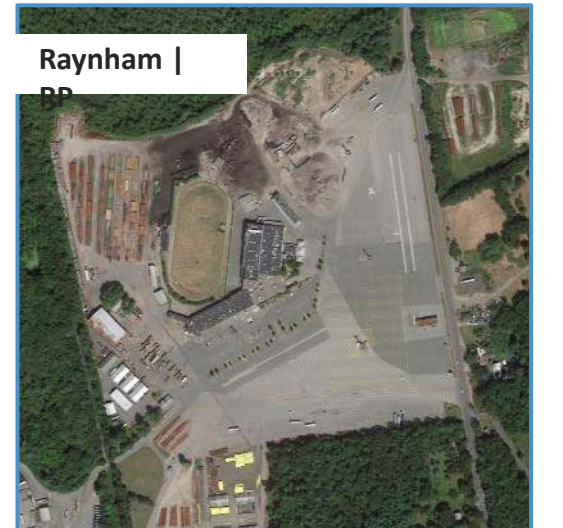
Leominster | PPE



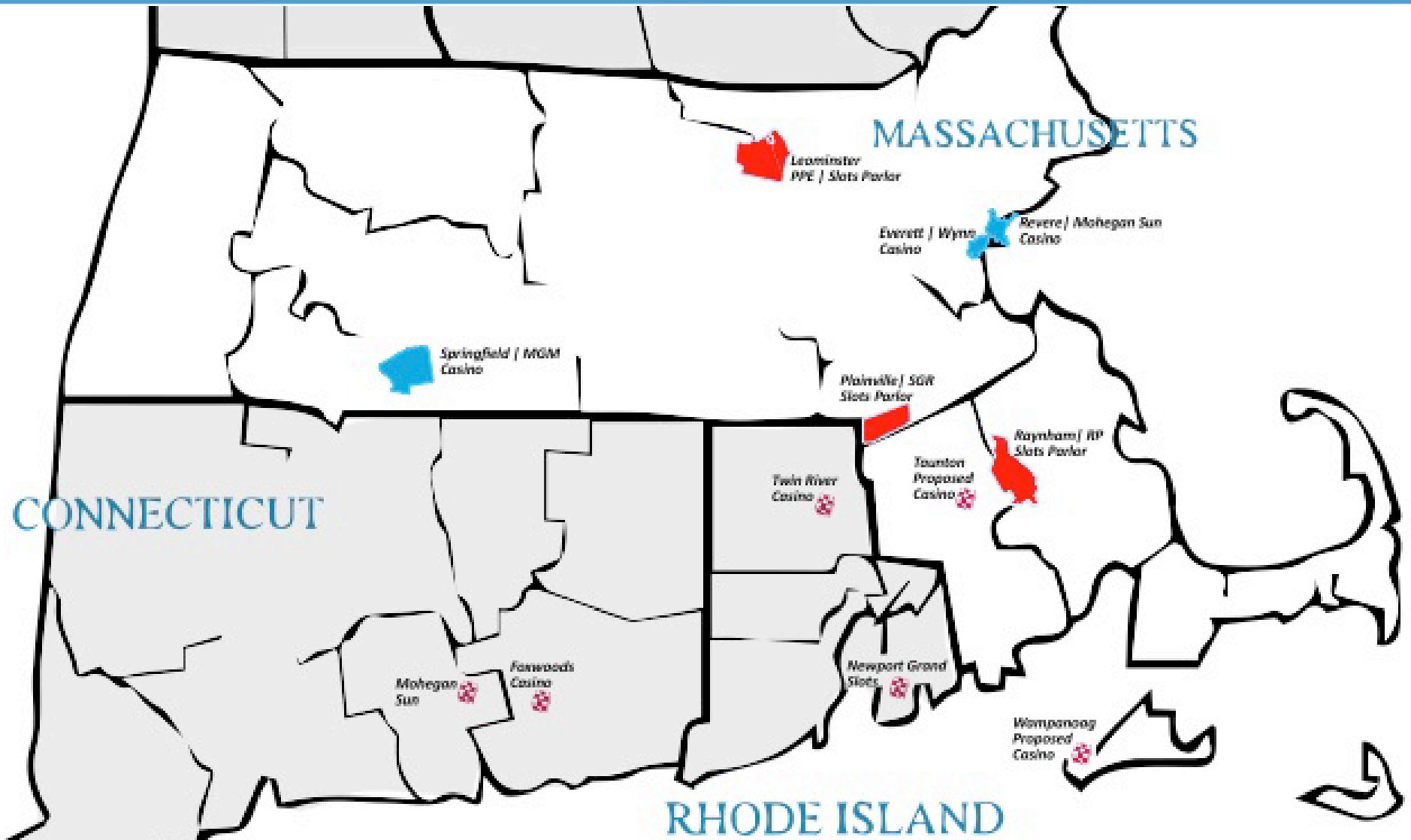
Plainville | SGR



Raynham |



DISCUSSION



CRITERION 1: CREATIVITY IN DESIGN & OVERALL CONCEPT EXCELLENCE

Questions Grouped by Importance

Group 1 – Design Approach

- 4-1 Overall Theme
- 4-4 Color Rendering
- 4-5 Schematic Design

Group 2 – Setting

- 4-2 Relationship with Surroundings
- 4-6 Proposed Landscaping

Group 3 – Supporting Elements

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

Group 4 – Optional Deliverable 4-7 Alternative Presentation

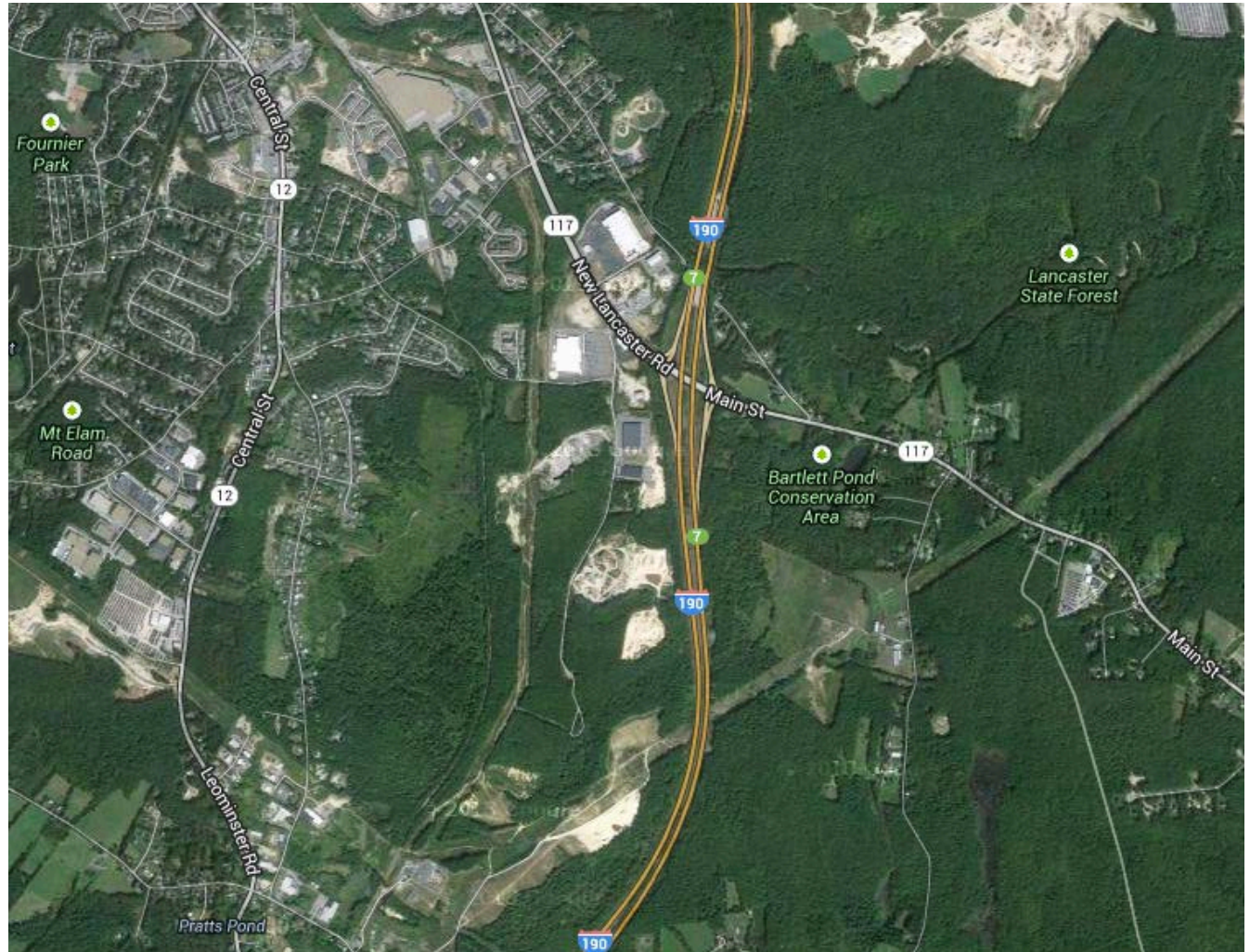
CRITERION 1: CREATIVITY IN DESIGN & OVERALL CONCEPT EXCELLENCE

Leominster | PPE



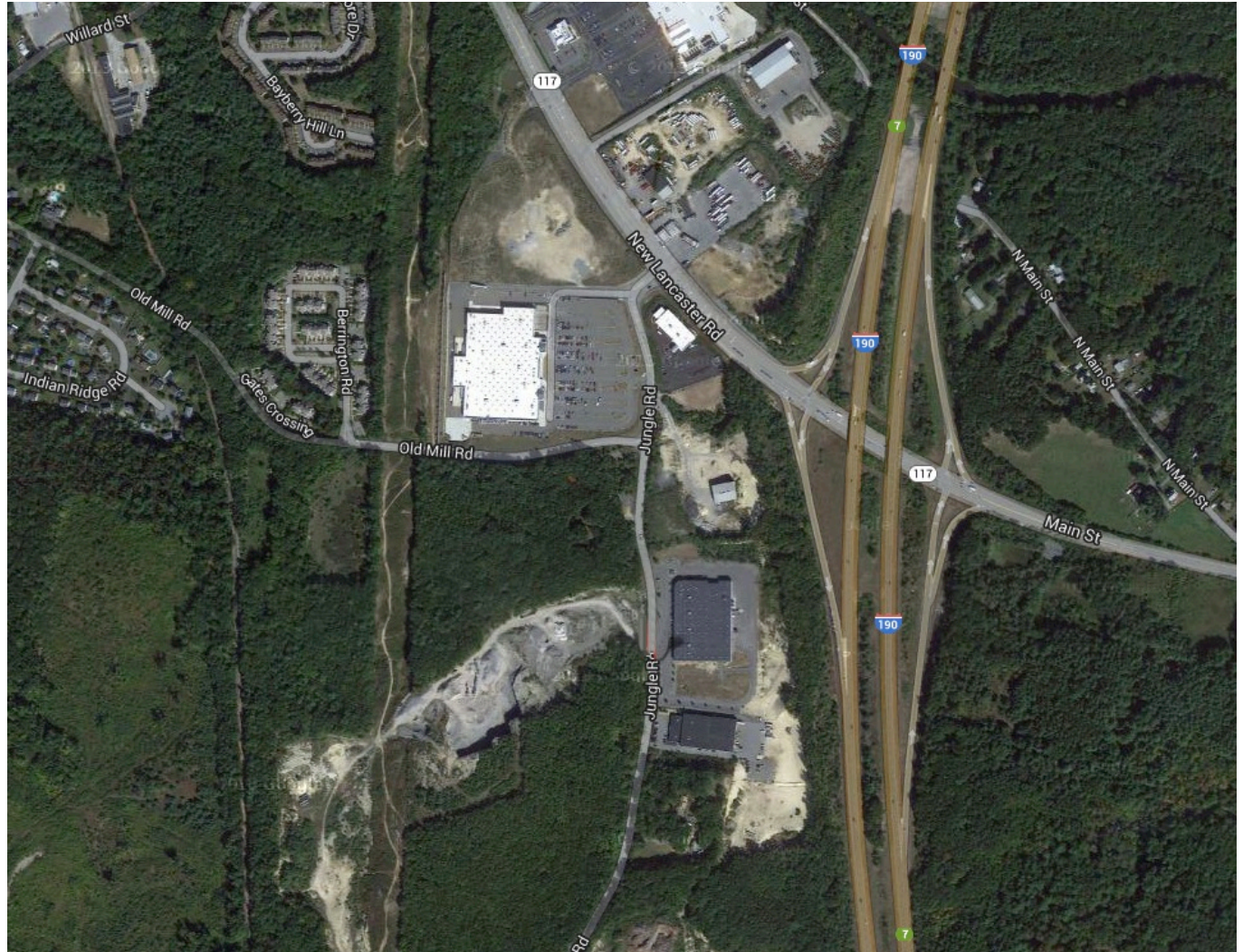
CRITERION 1: CREATIVITY IN DESIGN & OVERALL CONCEPT EXCELLENCE

Leominster: Site *Regional Area* *Map*



CRITERION 1: CREATIVITY IN DESIGN & OVERALL CONCEPT EXCELLENCE

Leominster: Site *Regional Area* *Map*

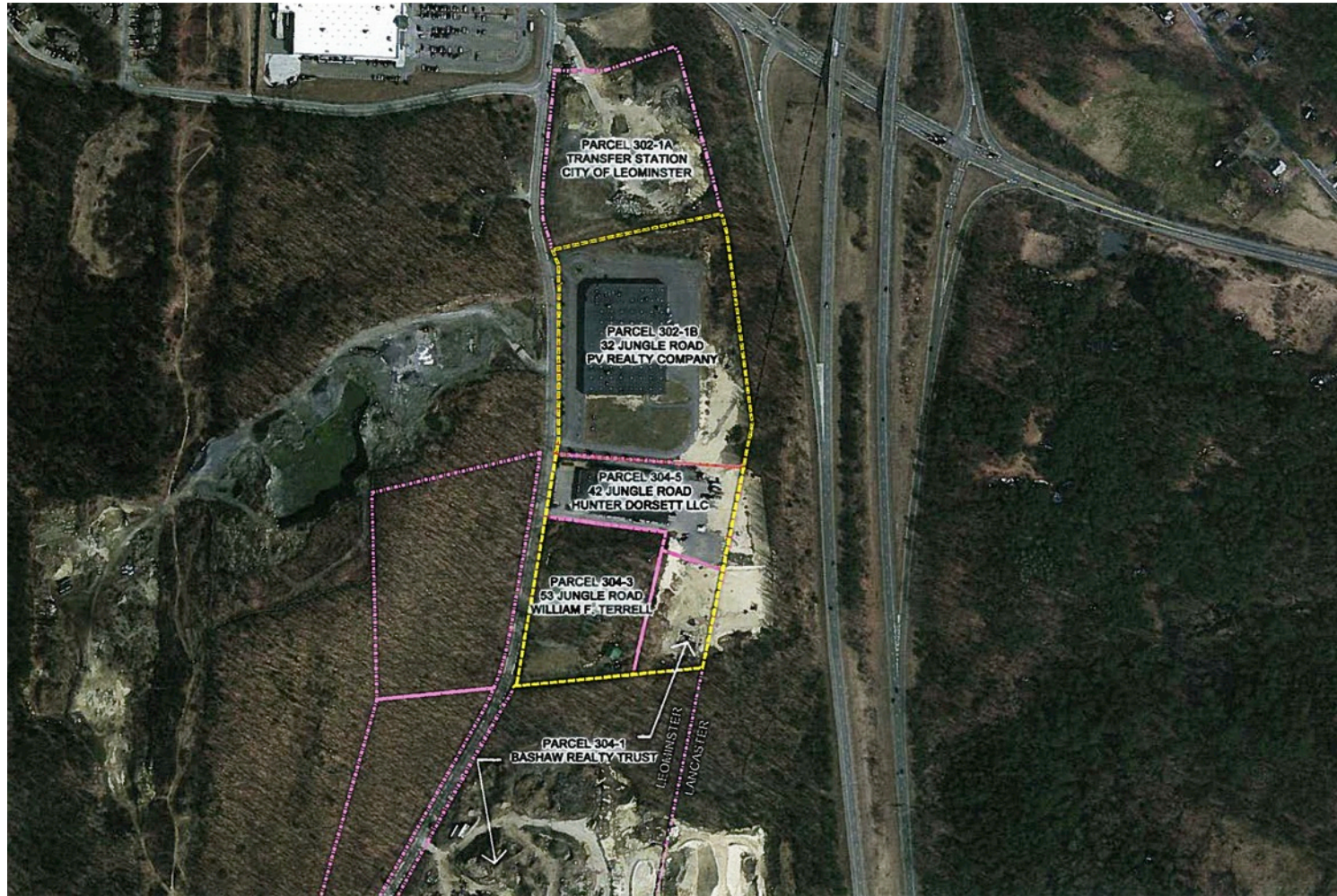


CRITERION 1: CREATIVITY IN DESIGN & OVERALL CONCEPT EXCELLENCE

Leominster: Site

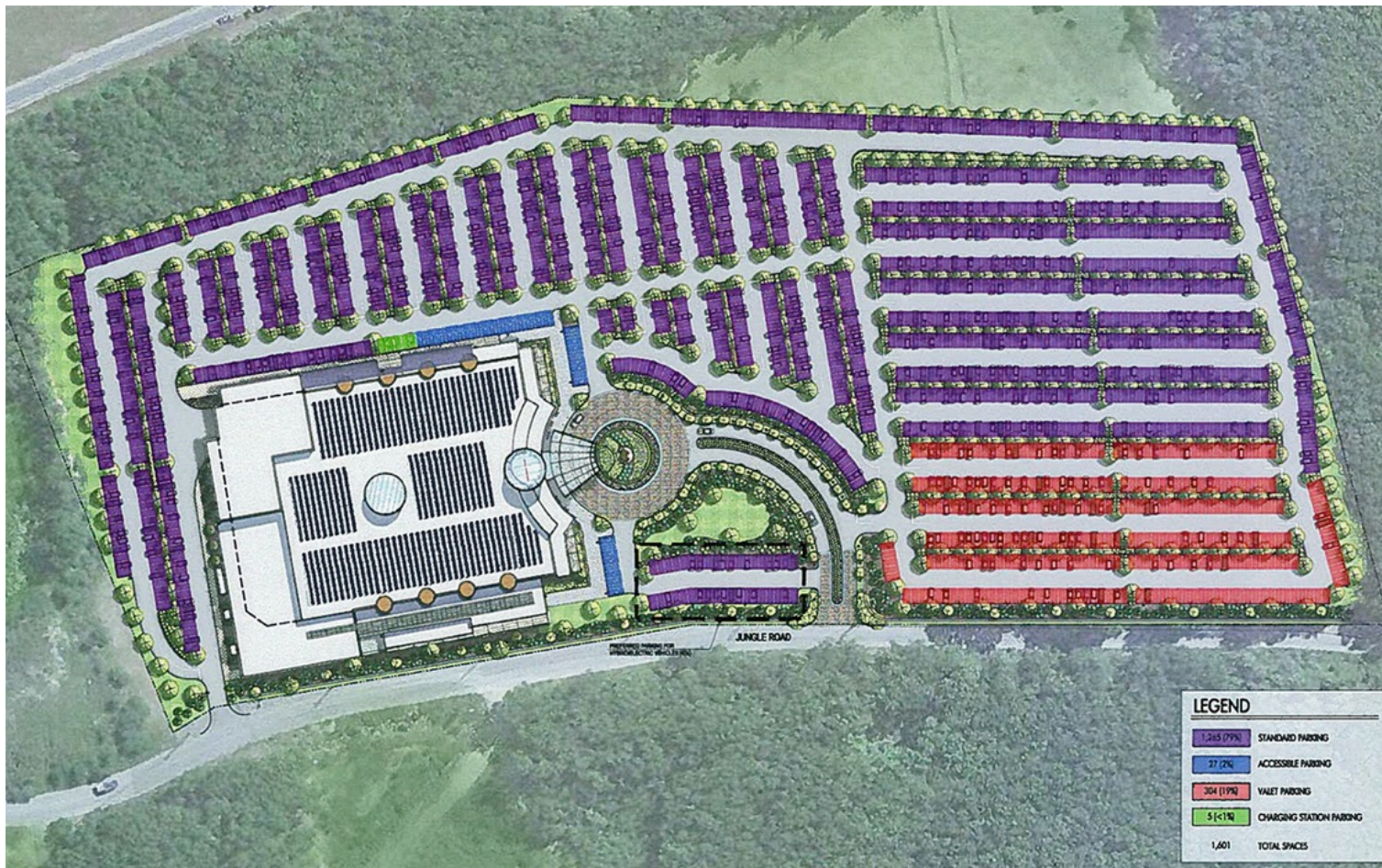
Location

Aerial Map



CRITERION 1: CREATIVITY IN DESIGN & OVERALL CONCEPT EXCELLENCE

Leominster: Site Parking Plan



CRITERION 1: CREATIVITY IN DESIGN & OVERALL CONCEPT EXCELLENCE

Leominster: Building *Perspectives & Elevations* *West*



CRITERION 1: CREATIVITY IN DESIGN & OVERALL CONCEPT EXCELLENCE

Leominster: Building *Perspectives & Elevations* *East*



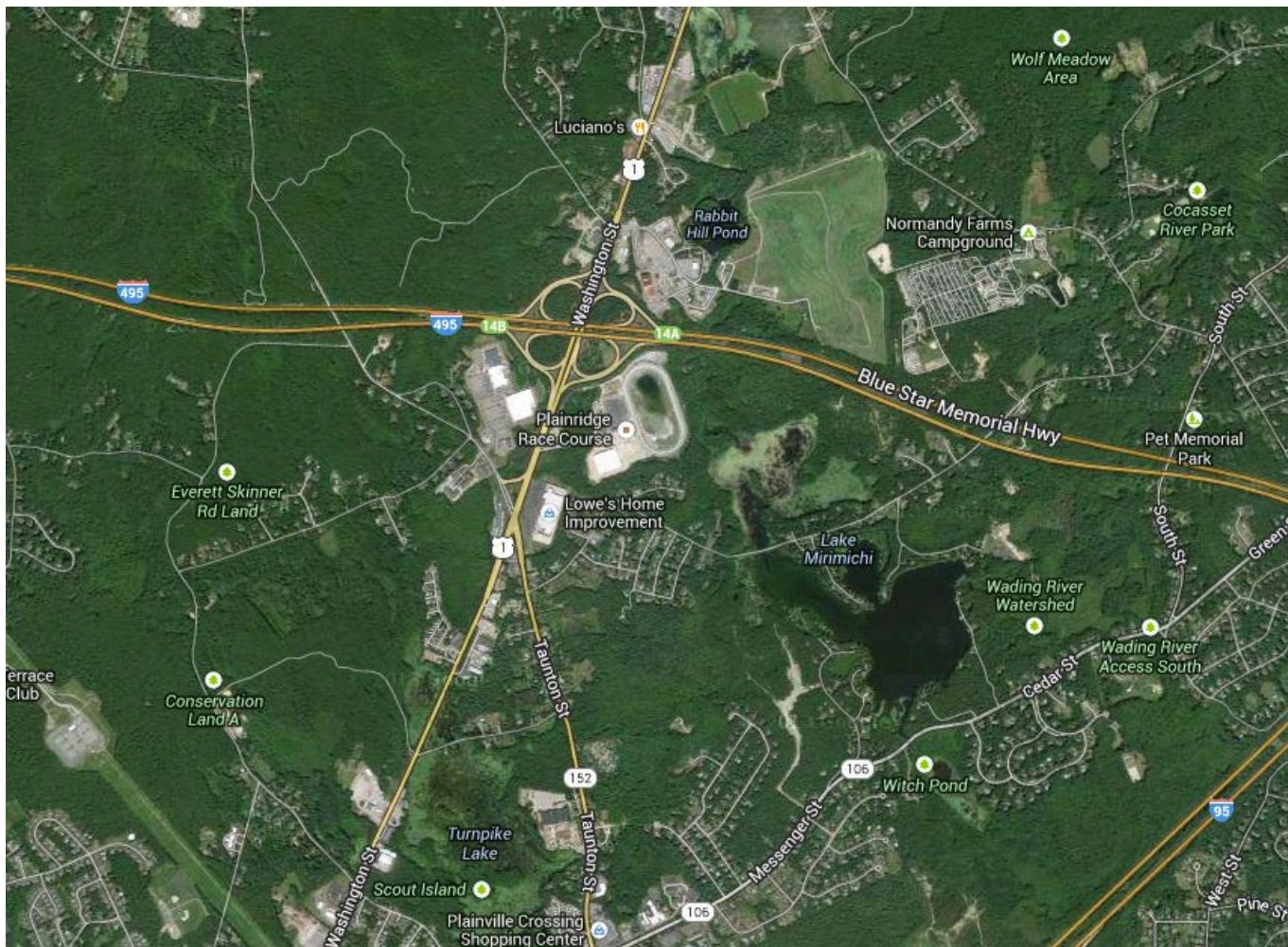
CRITERION 1: CREATIVITY IN DESIGN & OVERALL CONCEPT EXCELLENCE

Plainville | SGR



CRITERION 1: CREATIVITY IN DESIGN & OVERALL CONCEPT EXCELLENCE

Plainville: Site *Regional Area* *Map*



CRITERION 1: CREATIVITY IN DESIGN & OVERALL CONCEPT EXCELLENCE

Plainville: Site *Regional Area* *Map*



CRITERION 1: CREATIVITY IN DESIGN & OVERALL CONCEPT EXCELLENCE

Plainville: Site *Site Aerial Map*



CRITERION 1: CREATIVITY IN DESIGN & OVERALL CONCEPT EXCELLENCE

Plainville: Site *Landscape Plan*



CRITERION 1: CREATIVITY IN DESIGN & OVERALL CONCEPT EXCELLENCE

Plainville: Building *Perspectives & Elevations* *Northwest/North*



Northwest Elevation

NORTHWEST ELEVATION



North Elevation

NORTH ELEVATION

CRITERION 1: CREATIVITY IN DESIGN & OVERALL CONCEPT EXCELLENCE

Plainville: Building *Perspectives & Elevations* *East/South*



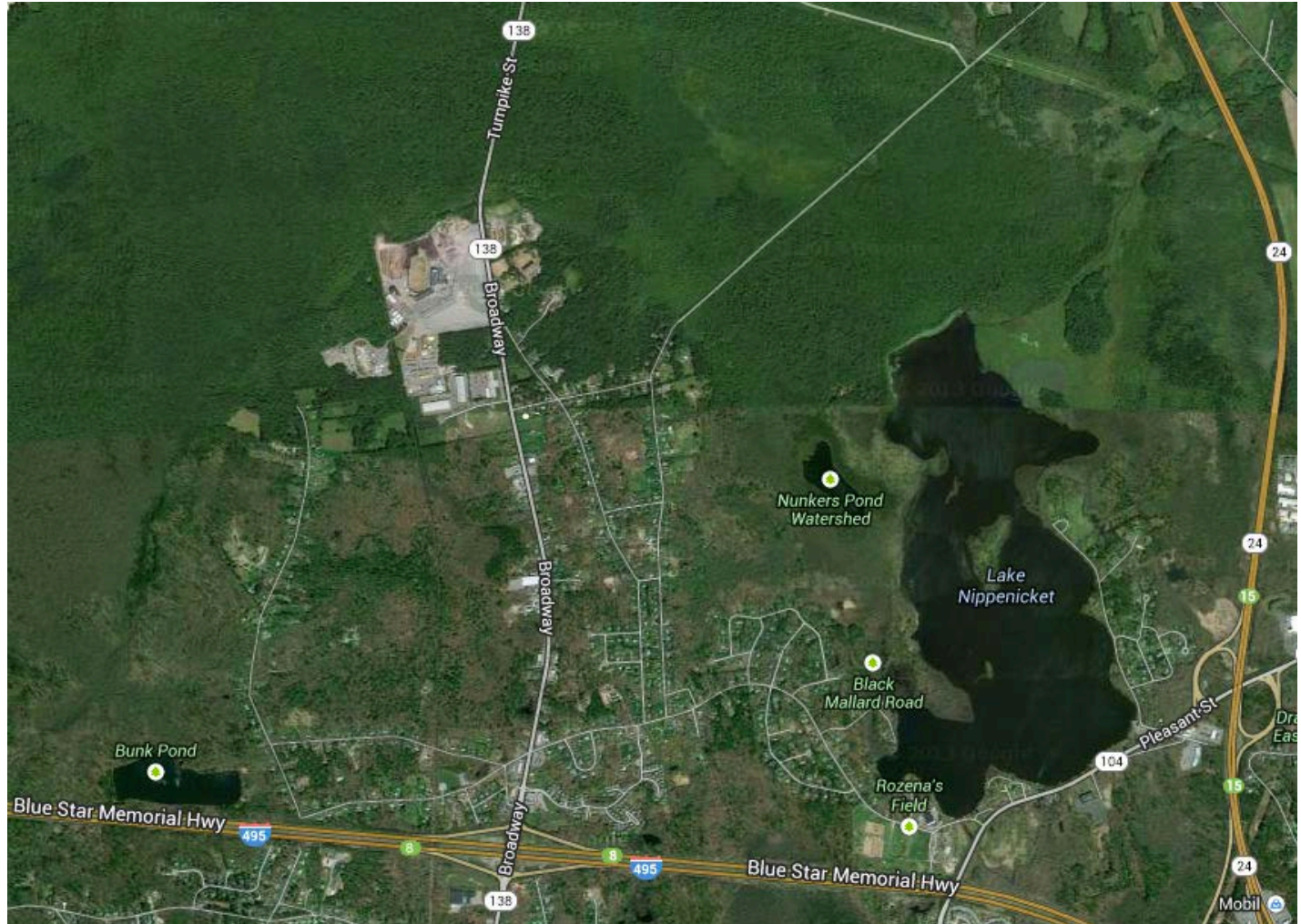
CRITERION 1: CREATIVITY IN DESIGN & OVERALL CONCEPT EXCELLENCE

Raynham | RP



CRITERION 1: CREATIVITY IN DESIGN & OVERALL CONCEPT EXCELLENCE

Raynham: Site *Regional Area* *Map*



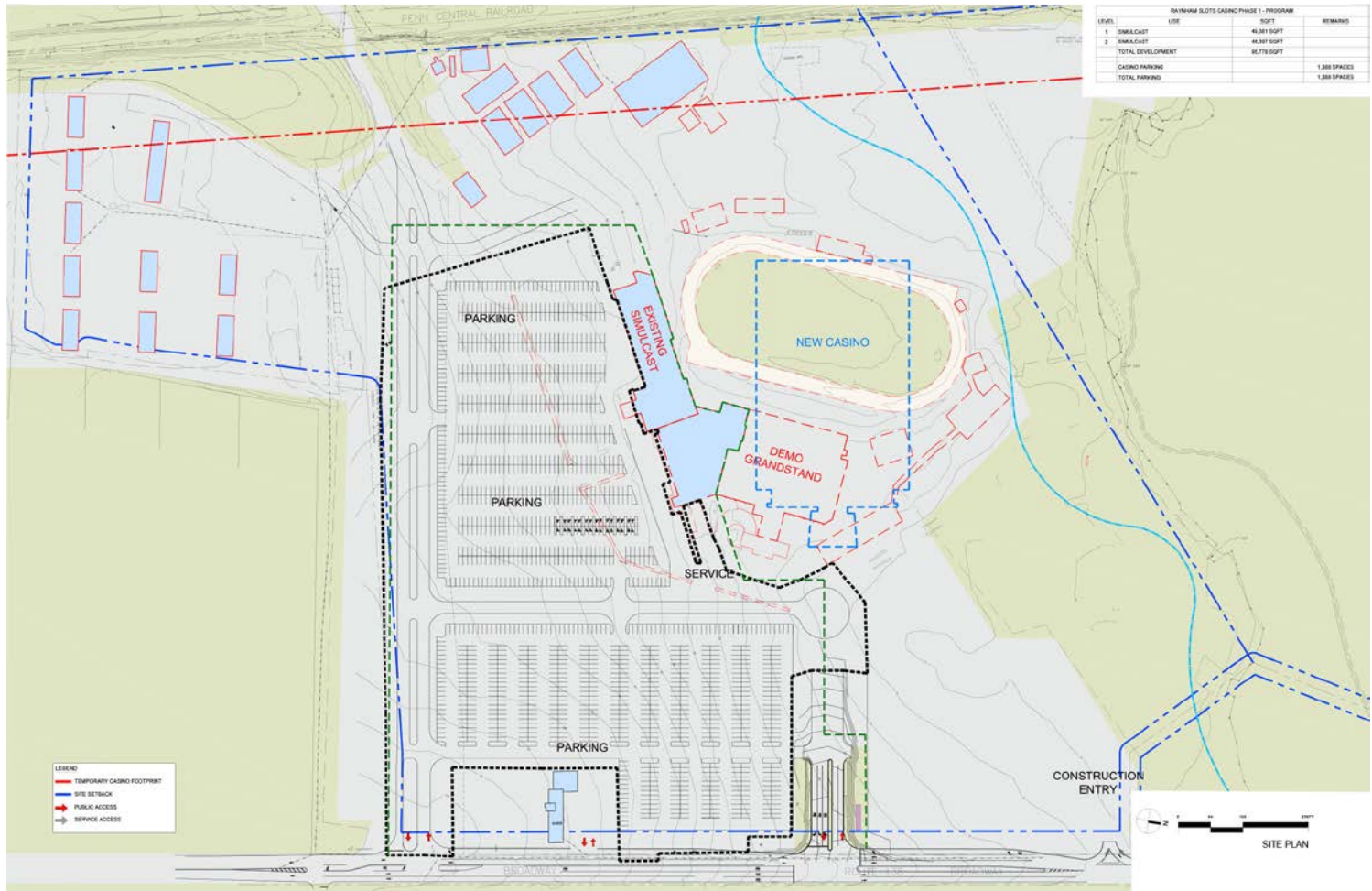
CRITERION 1: CREATIVITY IN DESIGN & OVERALL CONCEPT EXCELLENCE

Raynham: Site
Site
Aerial Map



CRITERION 1: CREATIVITY IN DESIGN & OVERALL CONCEPT EXCELLENCE

Raynham: Site Site Plan / Parking plan



CRITERION 1: CREATIVITY IN DESIGN & OVERALL CONCEPT EXCELLENCE

Raynham: Building *Perspectives & Elevations* *South/East*



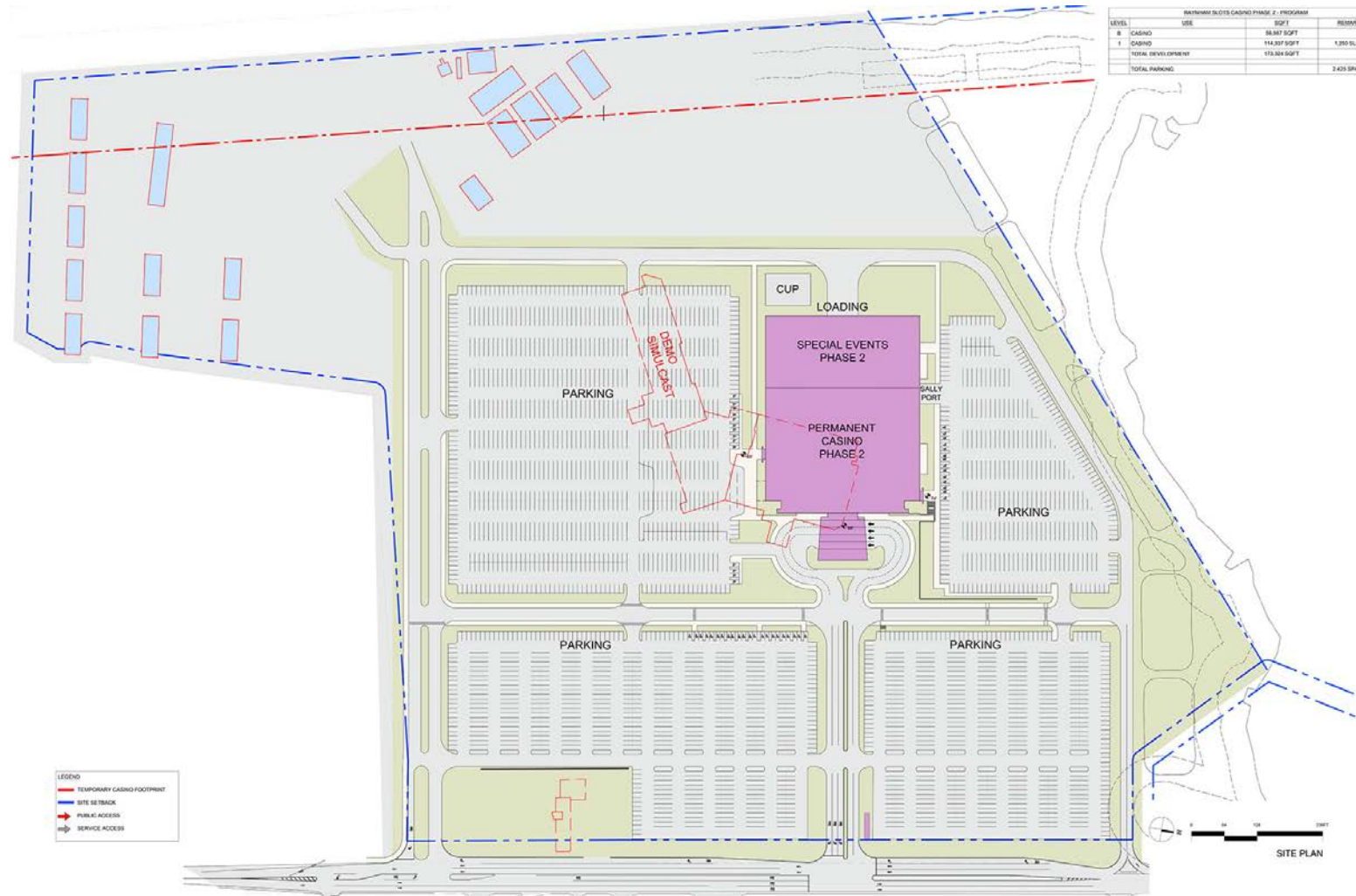
South



East

CRITERION 1: CREATIVITY IN DESIGN & OVERALL CONCEPT EXCELLENCE

Raynham: Site Site Plan / Parking plan



CRITERION 1: CREATIVITY IN DESIGN & OVERALL CONCEPT EXCELLENCE



1 SOUTH ELEVATION
Scale 1/8" = 1'-0"



2 EAST ELEVATION
Scale 1/8" = 1'-0"



3 WEST ELEVATION
Scale 1/8" = 1'-0"

CRITERION 1: CREATIVITY IN DESIGN & OVERALL CONCEPT EXCELLENCE

Criterion 1 - Overall Rating Narrative

Leominster presents a well-documented overall design concept and package that is consistent with the proposed uses and with an upscale entertainment (gaming, dining and live entertainment) venue. Its site and landscape proposal reinforces the design.

Plainville provides adequate information to describe the design approach and integrates gaming with live racing and simulcast in a site-specific solution. Its site and landscape proposal addresses storm water and runoff.

Raynham incorporates gaming, simulcast, and a multipurpose space into an internally-focused facility set in a large parking area. The exterior is dominated by electronic signage and its site and landscape proposal lacks the detail necessary for full evaluation.

CRITERION 1: CREATIVITY IN DESIGN & OVERALL CONCEPT EXCELLENCE

	Leominster PPE	Plainville SGR	Raynham RP
Group 1 Rating	S	S	I
4-1 Overall theme	VG		S
4-4 Color Rendering	<ul style="list-style-type: none"> Upscale entertainment venue, branded as <i>"Massachusetts Live!"</i> 	<ul style="list-style-type: none"> Emphasizes tradition of place linked to harness racing and surrounding communities 	<ul style="list-style-type: none"> Repurposes existing site to provide entertainment and gaming facilities. The quantity of parking, although reduced, still detracts from overall site design
4-5 Schematic Design	<ul style="list-style-type: none"> Renderings provided Schematic Design package suggests upscale retail development Quantity and quality of Schematic Design package provides additional detail compared to competing proposals 	<ul style="list-style-type: none"> Renderings provided Concept images reflecting local/regional context not reflected in submitted documents Quantity and quality of Schematic Design package adequate 	<ul style="list-style-type: none"> Renderings provided Schematic Design package emphasizes multiple phases Quantity and quality of Schematic Design package lagged competing proposals
Group 2 Rating	VG	S	I
4-2 Relationship with Surroundings	<ul style="list-style-type: none"> Proposed site is on a dead-end street, separated from adjacent neighborhoods, in an area designated for development 	<ul style="list-style-type: none"> Proposed site currently houses harness track and is separated from adjacent parcels 	<ul style="list-style-type: none"> Proposed site is former Raynham Park dog track and is visible from Route 138
4-6 Proposed Landscaping	<ul style="list-style-type: none"> Response acknowledges separation from residential neighborhoods Landscape approach is clear and well developed, including planting plan with plant types and grading plan 	<ul style="list-style-type: none"> Response highlights potential relationships with other regional venues Landscape approach shown at conceptual level, with materials and site improvements suggested but not described 	<ul style="list-style-type: none"> Proposed design accentuates visibility with large exterior LED screens Response does not address relationship with adjacent properties Master Plan layouts show limits of building and parking but landscaping and site improvements not shown Response fails to present a clear approach to landscaping
Group 3 Rating	S	S	I
4-3 Architects, Engineers & Designers	<ul style="list-style-type: none"> Design team information provided for appropriate disciplines Team members have casino experience 	<ul style="list-style-type: none"> Design team information provided for appropriate disciplines Team members have casino experience 	<ul style="list-style-type: none"> Design team information provided for appropriate disciplines Team members have casino experience
4-8 Parking	<ul style="list-style-type: none"> 1601 spaces provided exceeds 1:1 ratio 	<ul style="list-style-type: none"> 1,620 spaces exceeds 1:1 ratio 	<ul style="list-style-type: none"> 2,425 spaces far exceeds 1:1 ratio
4-9 Transportation Infrastructure	<ul style="list-style-type: none"> Parking well-defined with emphasis on patron convenience (e.g., designated valet area) Provides for taxis, buses, valet and shuttles Refers to satellite parking if needed Nearby fueling and convenience stores 	<ul style="list-style-type: none"> Parking well-defined and includes structured parking in proximity to gaming facility Provides for taxis, buses, service, and horse trailers but internal site circulation may result in conflicts Nearby fueling and convenience stores 	<ul style="list-style-type: none"> The large area of parking dominates the site Provides for taxis and valet at main entrance; mentions buses but not indicated on plans On-site fueling station No convenience store services planned
Group 4 Rating			
4-7 Alternative Presentation	<ul style="list-style-type: none"> Not Applicable: no alternative presentation provided with application 	<ul style="list-style-type: none"> Not Applicable: no alternative presentation provided with application 	<ul style="list-style-type: none"> Not Applicable: no alternative presentation provided with application



CRITERION 1: CREATIVITY IN DESIGN & OVERALL CONCEPT EXCELLENCE

GROUPING OF QUESTIONS BY IMPORTANCE		
Group 1— Design Approach	4-1 Overall Theme 4-4 Color Rendering 4-5 Schematic Design	These questions capture the key elements of Criterion 1: the applicant’s description of its overall concept for the Slot Parlor development; an image of that proposed concept; and the schematic design documentation that illustrates the proposed development and highlights its distinguishing features. See Appendix A, Design Review, for background and further detail.
Group 2— Setting	4-2 Relationship with Surroundings 4-6 Proposed Landscaping	These questions examine how the Slot Parlor integrates with, and improves, its site and its setting. These are supportive of the overall design approach in group 1.
Group 3— 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 4— Optional Deliverable	4-7 Alternative Presentation	This item is not a requirement of the Category 2 license. No applicant provided an alternative presentation within its formal application materials.

	Leominster PPE	Plainville SGR	Raynham RP
Overall Rating	S VG	S	I S
<p>Leominster presents a well-documented overall design concept and package that is consistent with the proposed uses and with an upscale entertainment (gaming, dining and live entertainment) venue. Its site and landscape proposal reinforces the design. Plainville provides adequate information to describe the design approach and integrates gaming with live racing and simulcast in a site-specific solution. Its site and landscape proposal addresses storm water and runoff. Raynham incorporates gaming, simulcast, and a multipurpose space into an internally-focused facility set in a large parking area. The exterior is dominated by electronic signage and its site and landscape proposal lacks the detail necessary for full evaluation.</p>			



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

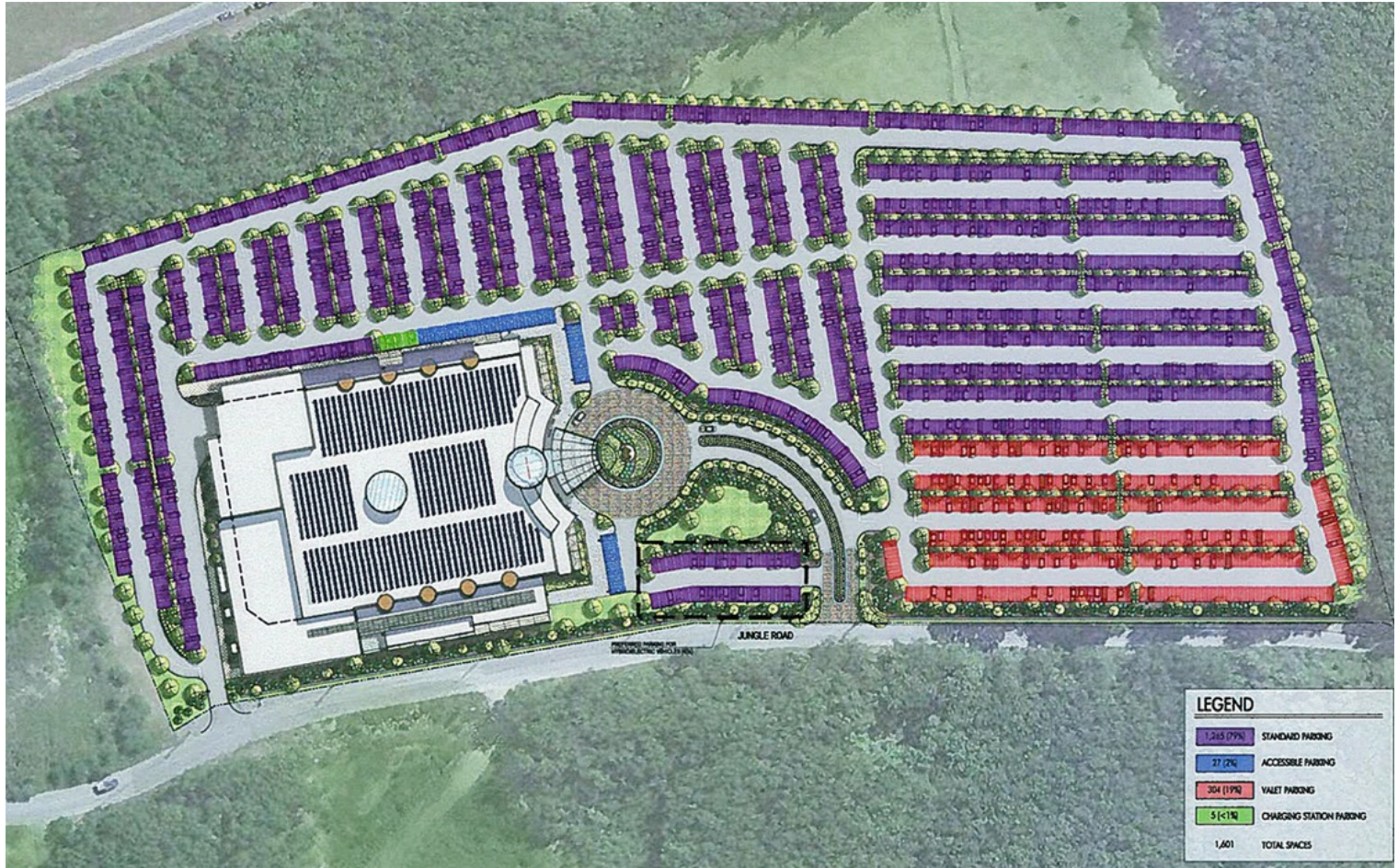
Questions Grouped by Importance

Group 1—Descriptive of Facilities	4-10 Gaming Amenities 4-11 Non-Gaming Amenities 4-15 Entertainment Venues 4-18 Other Facilities 4-19 Quality of Amenities
Group 2 – Socio/Economic/Cultural	4-14 Serving the Surrounding Community 4-20 Art
Group 3 – Tourism	4-21 Tourism Diversity 4-22 Diversified Regional Tourism
Group 4 – Optional Amenities	4-12 Exhibition Space 4-13 Conference Space 4-16 Public Spaces 4-17 Description of Hotel



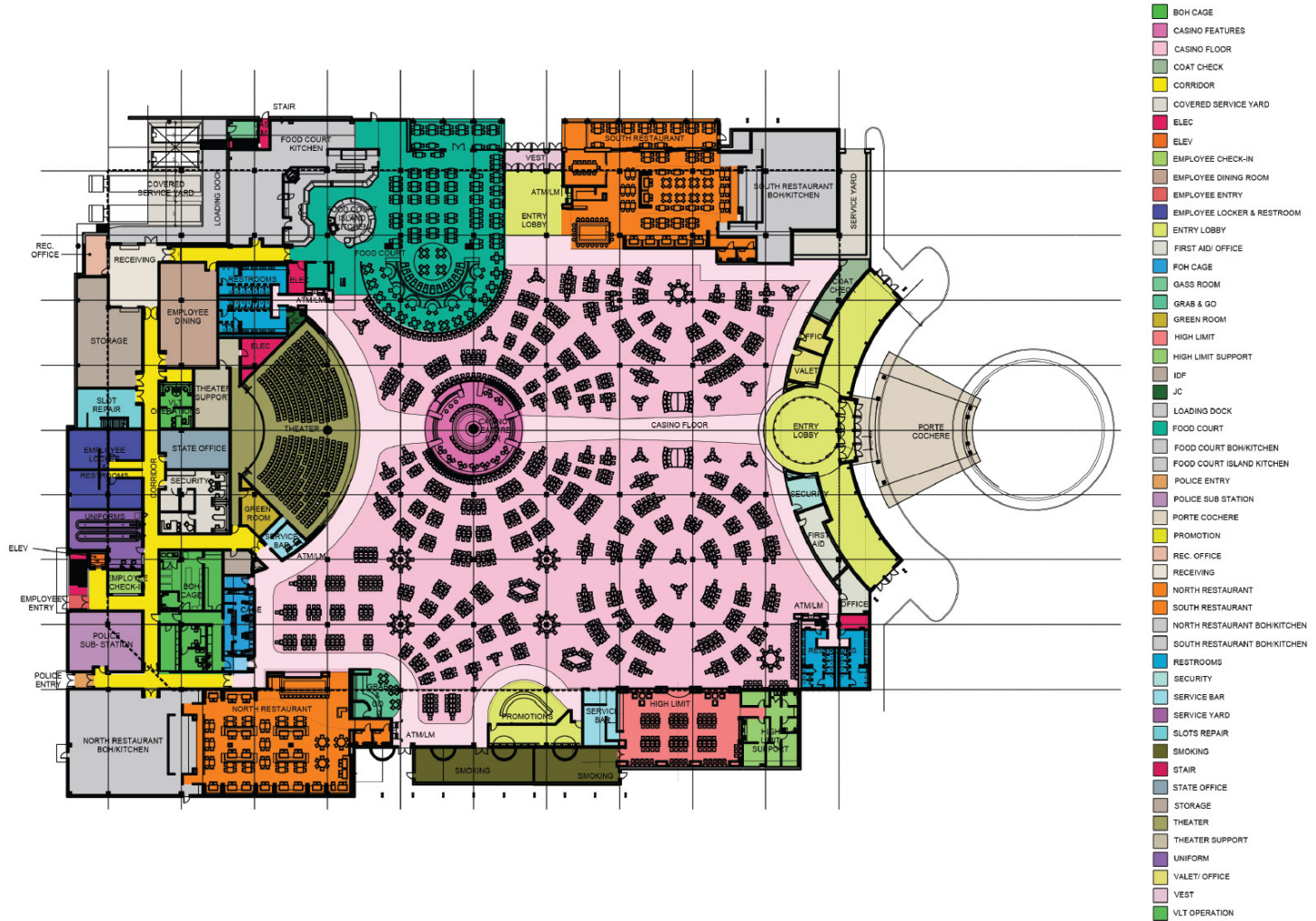
CRITERION 2: GAMING ESTABLISHMENT OF HIGH CALIBER WITH QUALITY AMENITIES IN PARTNERSHIP WITH LOCAL FACILITIES

Leominster: Site Parking Plan



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

Leominster: Site Site Plan



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

Leominster: *Interior*



Live! Buffet



Gaming floor bar



Market Buffet



Prime Rib Steakhouse

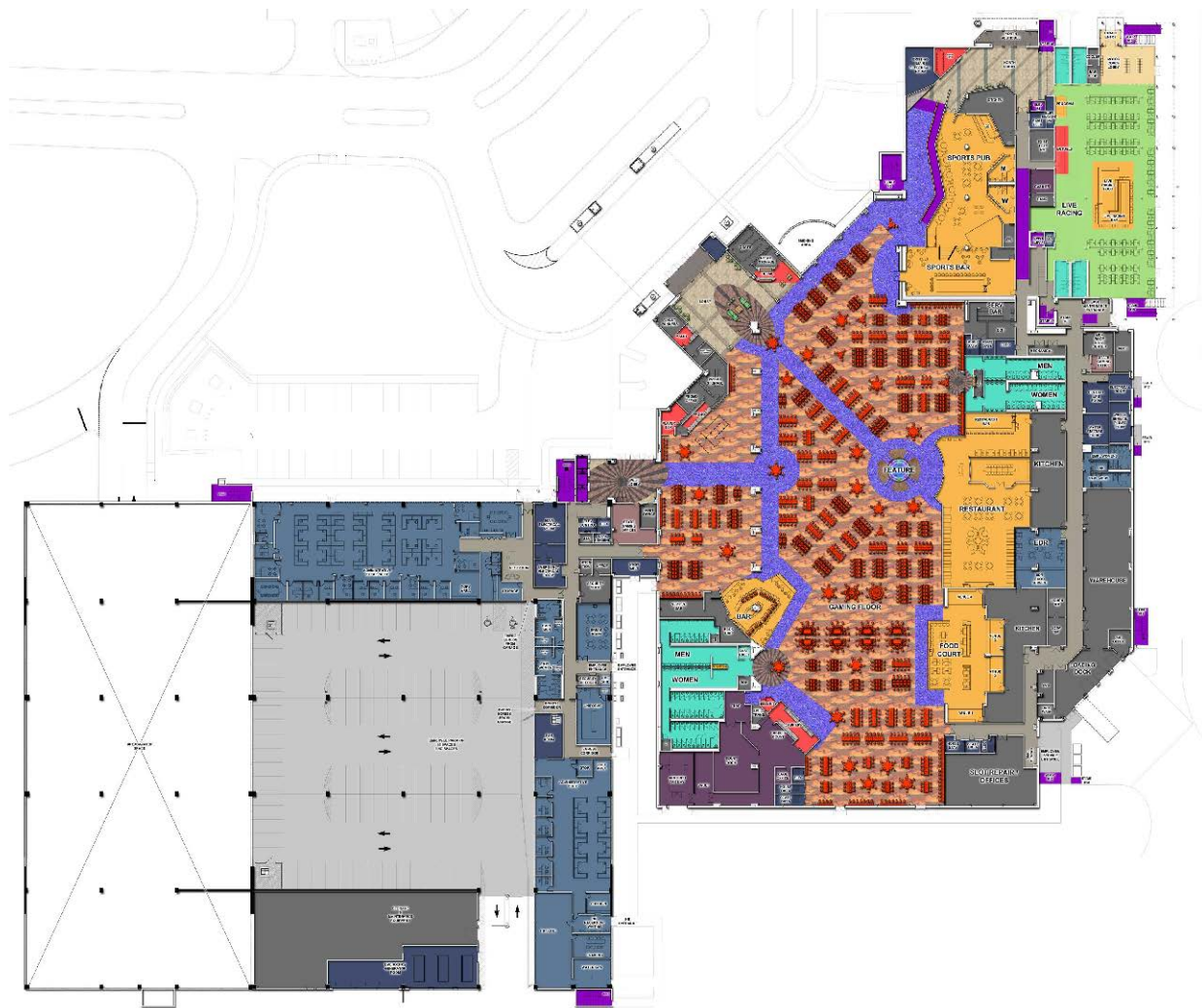
CRITERION 2: GAMING ESTABLISHMENT OF HIGH CALIBER WITH QUALITY AMENITIES IN PARTNERSHIP WITH LOCAL FACILITIES

Plainville: Site *Site Plan /* *Parking Plan*



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

Plainville: Building *First Floor Plan*



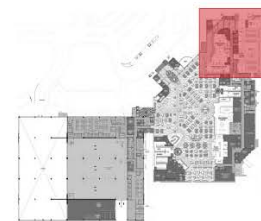
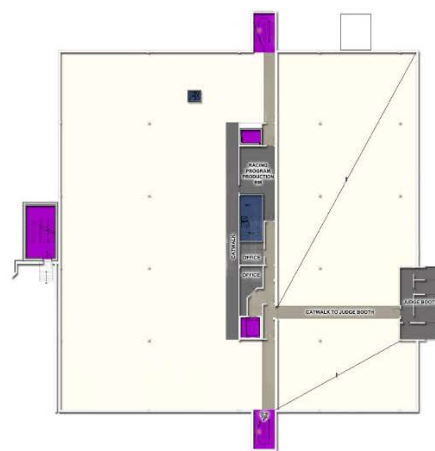
CRITERION 2: GAMING ESTABLISHMENT OF HIGH CALIBER WITH QUALITY AMENITIES IN PARTNERSHIP WITH LOCAL FACILITIES

Plainville: Building *Second Level* *Floor Plan*

SECOND LEVEL FLOOR PLAN

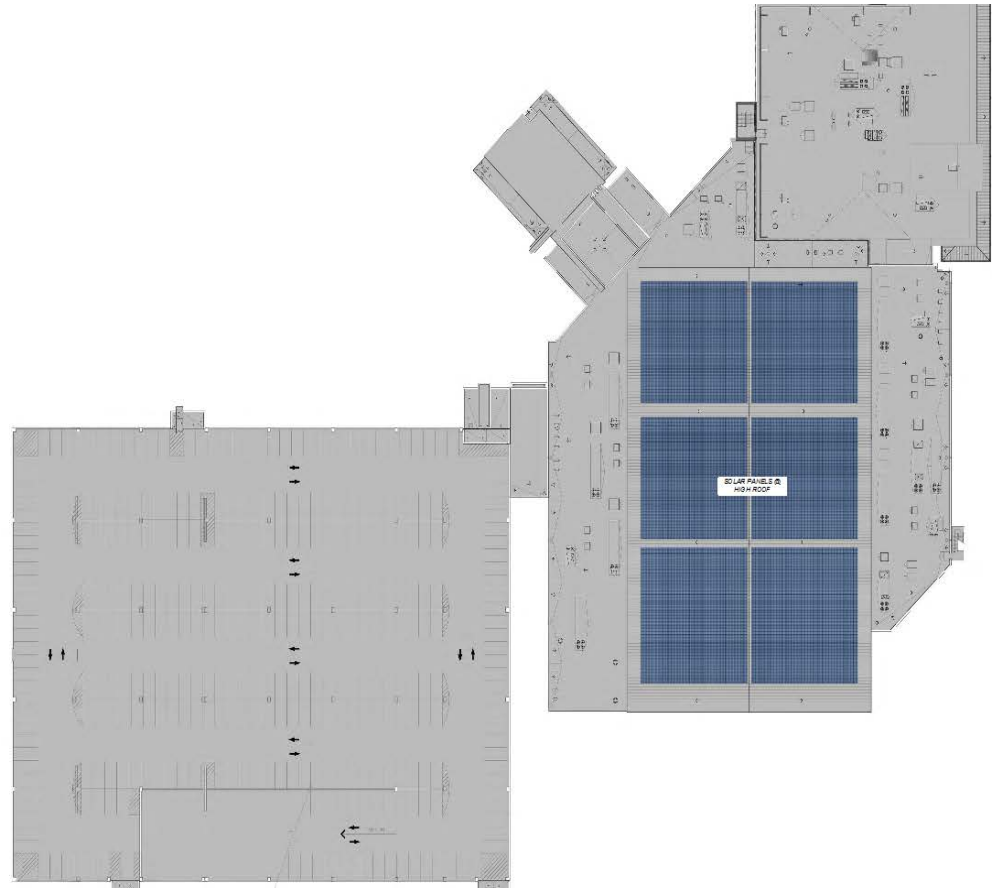


SECOND LEVEL MEZZANINE



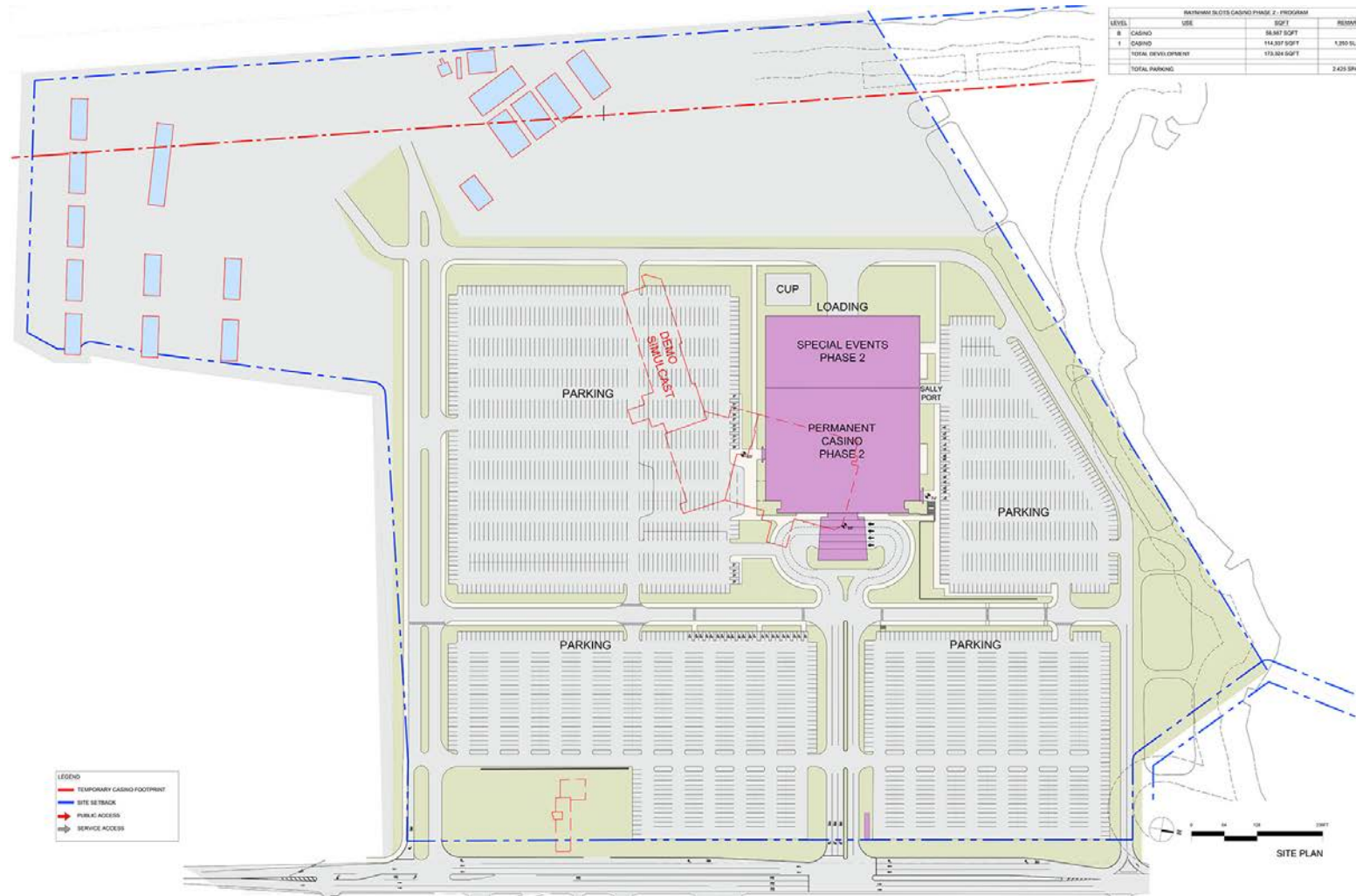
CRITERION 2: GAMING ESTABLISHMENT OF HIGH CALIBER WITH QUALITY AMENITIES IN PARTNERSHIP WITH LOCAL FACILITIES

Plainville: Building *Garage Roof*



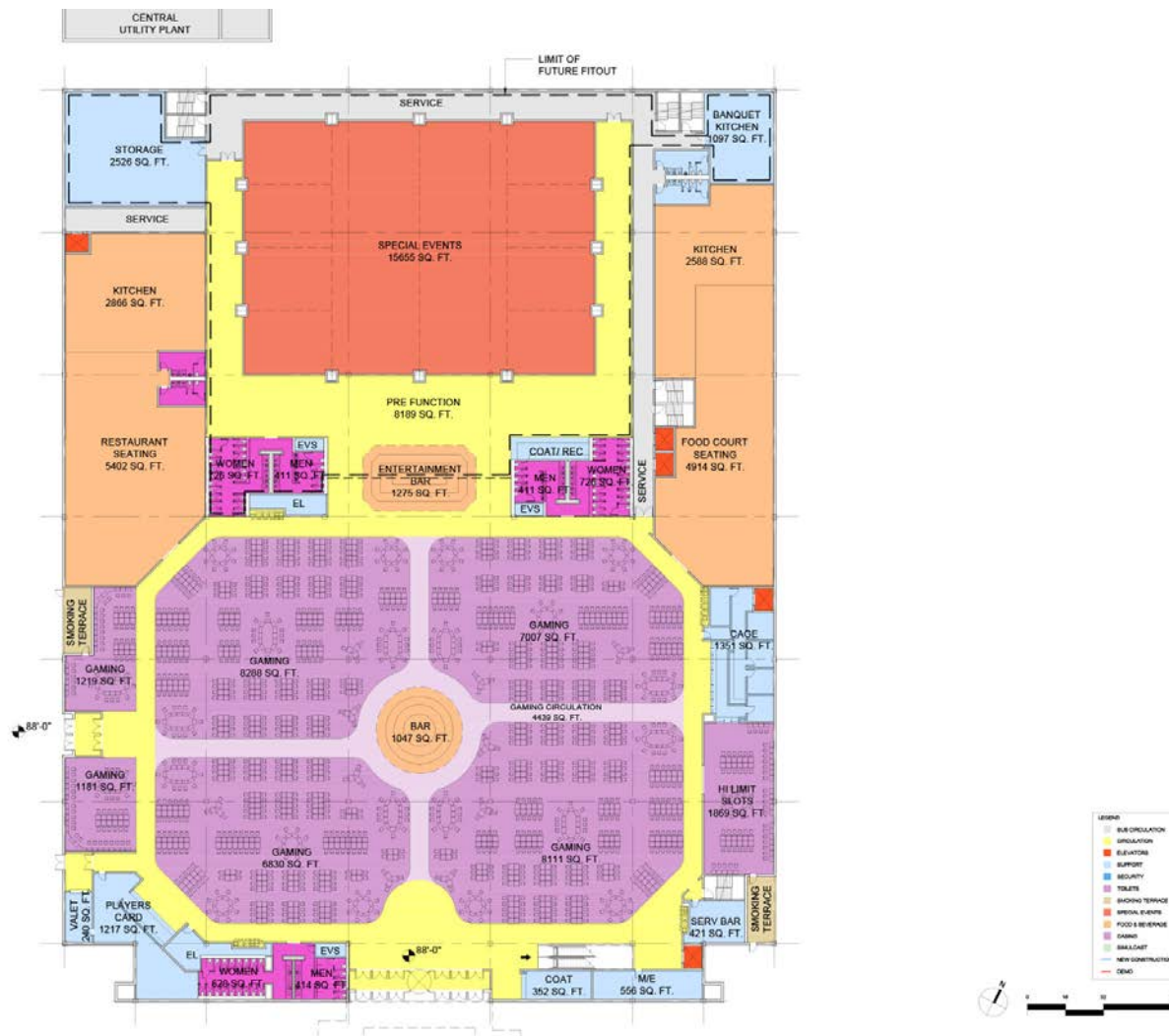
CRITERION 2: GAMING ESTABLISHMENT OF HIGH CALIBER WITH QUALITY AMENITIES IN PARTNERSHIP WITH LOCAL FACILITIES

Raynham: Site Site Plan / Parking plan



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

Raynham: Building First Floor Plan



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

Raynham: Building Amenity Sample



ENTERTAINMENT BAR



ENTERTAINMENT BAR



ENTERTAINMENT



BAR



FINE DINING



ALL DAY DINING



FOOD COURT



DATE: 12 JUNE 2013
BY: BIT-4-05-14

RAYNHAM SLOTS CASINO
NEW CASINO - PHASE 2 - CONCEPT IMAGES



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

Criterion 2 Rating Narrative

Leominster rose above the others offering a well-defined performance venue, very good restaurant features, and providing the most robust floor plan details. Leominster also made a convincing argument that their proposal is a well-balanced, three feature venue (dining, performance, gaming) in which any one is a draw in and of itself.

Plainville proposes racing and simulcast in addition to slots. Plainville highlights its track and the perpetuation of harness racing as amenities, and emphasizes its situation as part of a regional nexus of venues. Construction cost per square foot was considered as an approximation of the quality of the building.

Raynham also proposes simulcast in addition to slots. Construction cost per square foot fell 25% to 30% below Leominster and Plainville. Also, Raynham responses to several questions were less detailed than the responses by the other applicants.

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

	Leominster PPE	Plainville SGR	Raynham RP
Group 1 Rating*	VG	S VG	I S
4-10 Gaming Amenities	<ul style="list-style-type: none"> Nearly identical gaming amenities Two quality dining restaurants with outside access intended to attract patrons aside from gaming, plus food court 	<ul style="list-style-type: none"> Nearly identical gaming amenities Restaurant, Doug Flutie pub, food court 	<ul style="list-style-type: none"> Nearly identical gaming amenities Chain feature restaurant, food court
4-11 Non-Gaming Amenities		<ul style="list-style-type: none"> Entertainment provided in Doug Flutie Pub for up to 100 people 	<ul style="list-style-type: none"> Multi-purpose room (15,000 sf) which can be used for entertainment, but no indication of seating, stage, etc.
4-15 Entertainment Venues	<ul style="list-style-type: none"> Performance venue with 430 seats 	<ul style="list-style-type: none"> Harness racing and simulcast provided as non-gaming amenities 	<ul style="list-style-type: none"> Simulcast provided as non-gaming amenity
4-18 Other Facilities	<ul style="list-style-type: none"> Limited information re: other amenities 	<ul style="list-style-type: none"> Limited information re: other amenities 	<ul style="list-style-type: none"> Limited information re: other amenities
4-19 Quality of Amenities	<ul style="list-style-type: none"> Day care—arrange on site or off site for staff No local or regional comparisons. Did respond with several attachments indicating the quality and richness of the finishes 	<ul style="list-style-type: none"> Day care—no on site facilities; vouchers for staff No local or regional comparisons 	<ul style="list-style-type: none"> No day care planned No local or regional comparisons but references Bensalem facility
Group 2 Rating	VG	S	I S
4-14 Serving the Surrounding Community	<ul style="list-style-type: none"> Offers to provide performance venue for charitable purposes and local talent. <i>Maryland Live!</i> testimonials provided in support 	<ul style="list-style-type: none"> Notes benefit of attracting “incremental visitation” to region 	<ul style="list-style-type: none"> Notes that the quality of its facilities will draw patrons to the region, benefitting all
4-20 Art	<ul style="list-style-type: none"> Notes combination of performing arts and visual arts. Offers to involve Massachusetts-based artists with potential for revolving exhibits 	<ul style="list-style-type: none"> Emphasizes continued use of harness track as unique attraction that benefits community Offers to involve local art institutions, colleges, etc. in selecting art works and creating revolving exhibit as part of “art program” 	<ul style="list-style-type: none"> Acknowledged but offered few specifics except to say it has a senior staff member who has an eye for art Verbal statement offered on possibility of limited racing at Brockton Fair program
Group 3 Rating	S	S	S
4-21 Tourism Diversity	<ul style="list-style-type: none"> Ties rewards programs and cross-marketing with local merchants and attractions 	<ul style="list-style-type: none"> Ties rewards programs and cross-marketing with local merchants and attractions 	<ul style="list-style-type: none"> Ties rewards programs and cross-marketing with local merchants and attractions
4-22 Diversified Regional Tourism	<ul style="list-style-type: none"> No distinguishing response regarding diversified regional tourism 	<ul style="list-style-type: none"> Response emphasizes nexus of regional attractions 	<ul style="list-style-type: none"> No distinguishing response regarding diversified regional tourism
Group 4 Rating	S	S	S
4-12 Exhibition Space	<ul style="list-style-type: none"> No exhibition space provided 	<ul style="list-style-type: none"> A variety of spaces including track infield, track itself, and 200 seat multi-purpose space in clubhouse 	<ul style="list-style-type: none"> Multipurpose room, 15,000 sf, can be used for exhibits, conferences
4-13 Conference Space	<ul style="list-style-type: none"> No significant public spaces 	<ul style="list-style-type: none"> No significant public spaces 	<ul style="list-style-type: none"> No significant public spaces
4-16 Public Spaces	<ul style="list-style-type: none"> No hotel in initial phase and no commitment 	<ul style="list-style-type: none"> No significant public spaces 	<ul style="list-style-type: none"> No hotel in initial phase (their Phase 2) and no commitment
4-17 Description of Hotel		<ul style="list-style-type: none"> No hotel 	

*Absent direct comparisons for quality, cost per square foot was derived for each applicant and served as a proxy for quality. See Appendix A, Design Review, for background and further detail.



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 4-18 Other Facilities 4-19 Quality of Amenities	These questions provide an overall assessment of the product offered by the applicant, including appearance, experience and the quality of amenities. These items relate most directly to the gaming legislation requirements. See Appendix A, Design Review, for background and further detail.
Group 2—Socio/Economic/Cultural	4-14 Serving the Surrounding Community 4-20 Art	These questions address how the Slot Parlor integrates with the community as a neighbor and a business. This set is considered important to creating a gaming establishment of high caliber.
Group 3—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.
Group 4—Optional Amenities	4-12 Exhibition Space 4-13 Conference Space 4-16 Public Spaces 4-17 Description of Hotel	These amenities are not a requirement of the Category 2 license. Where such amenities are offered by an applicant, they are captured in the Group 1 responses.

	Leominster PPE	Plainville SGR	Raynham RP
Overall Rating	VG	S	I
<p>Leominster rose above the others, offering a well-defined performance venue, very good restaurant features, and providing the most detailed floor plans. Leominster also made a convincing argument that their proposal is a well-balanced, three featured venue (dining, performance, gaming) in which each feature is a draw in and of itself. Plainville and Raynham propose simulcast in addition to slots. Plainville highlights its track and the perpetuation of harness racing as amenities, and emphasizes its situation as part of a regional nexus of venues. Construction cost per square foot was considered as an approximation of the quality of the building. Raynham fell 25% to 30% below Leominster and Plainville. Also, Raynham responses to several questions were less detailed than the responses by the other applicants.</p>			



CRITERION 3: COMPATIBILITY WITH SURROUNDINGS

Questions Grouped by Importance

Group 1—Transportation Adequacy, Mitigation, Improvements

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

Group 2 – Utilities, Services, Neighborliness

- 4-28 Delivery of supplies and trash removal
- 4-29 Signage
- 4-30 Minimizing Noise and Lighting
- 4-32 Site Improvements
- 4-35 Regional Water Facilities
- 4-36 Sewage Facilities

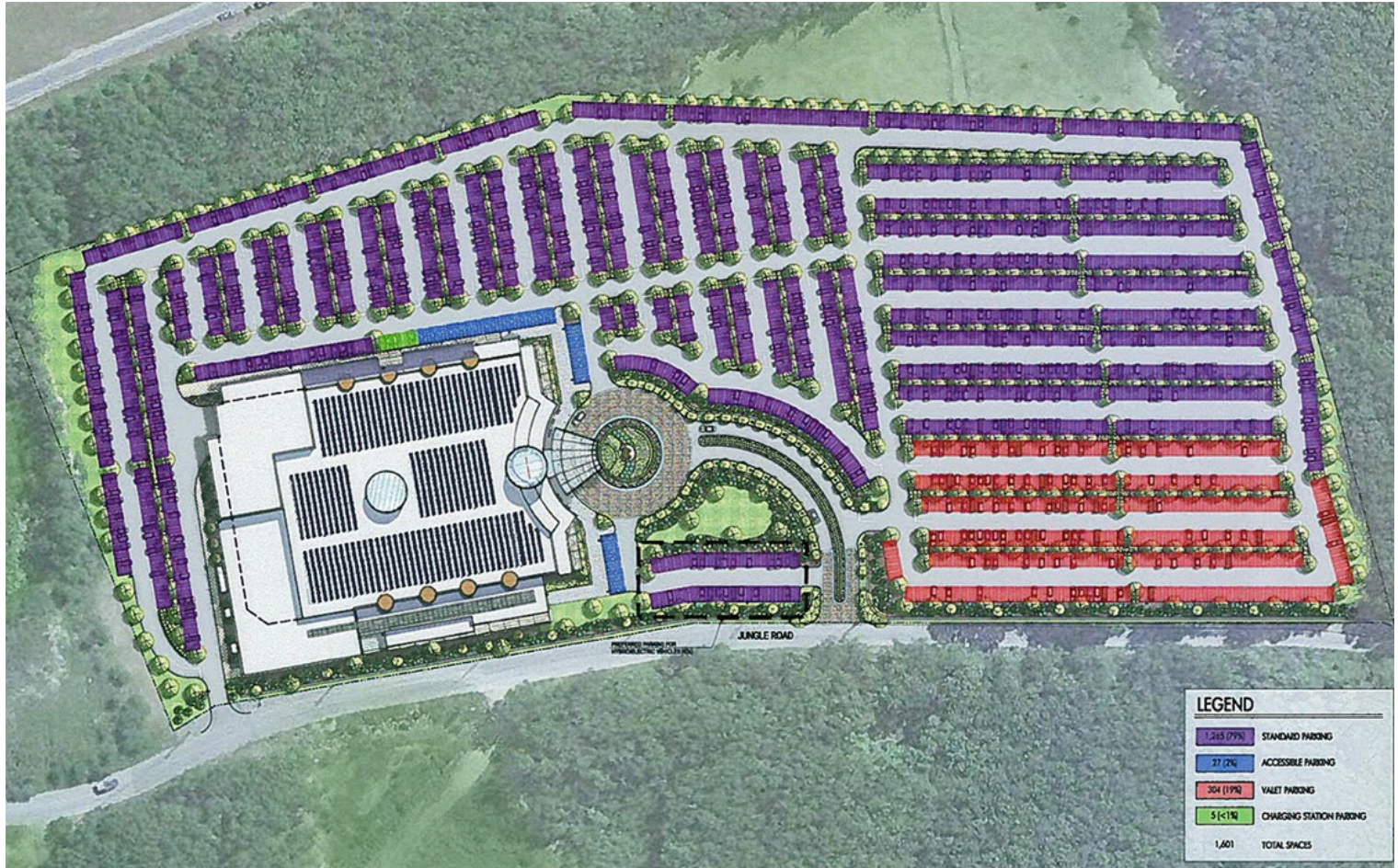
Group 3 – Various

- 4-31 Integration with Surrounding Venues
- 4-33 Stimulating Retail Activity
- 4-34 Extreme Weather



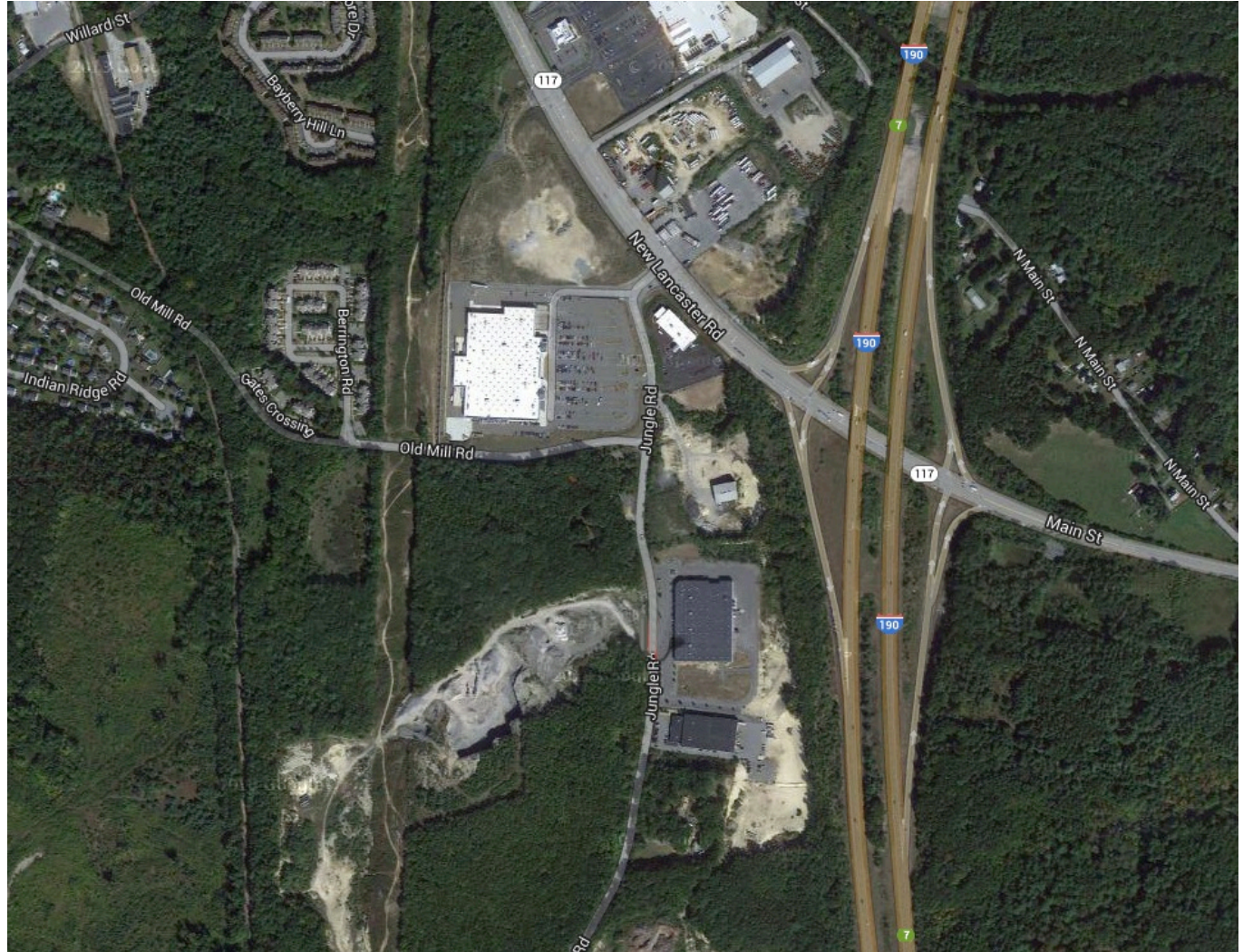
CRITERION 3: COMPATIBILITY WITH SURROUNDINGS

Leominster: Site Parking Plan



CRITERION 3: COMPATIBILITY WITH SURROUNDINGS

Leominster: Site *Regional Area* Map



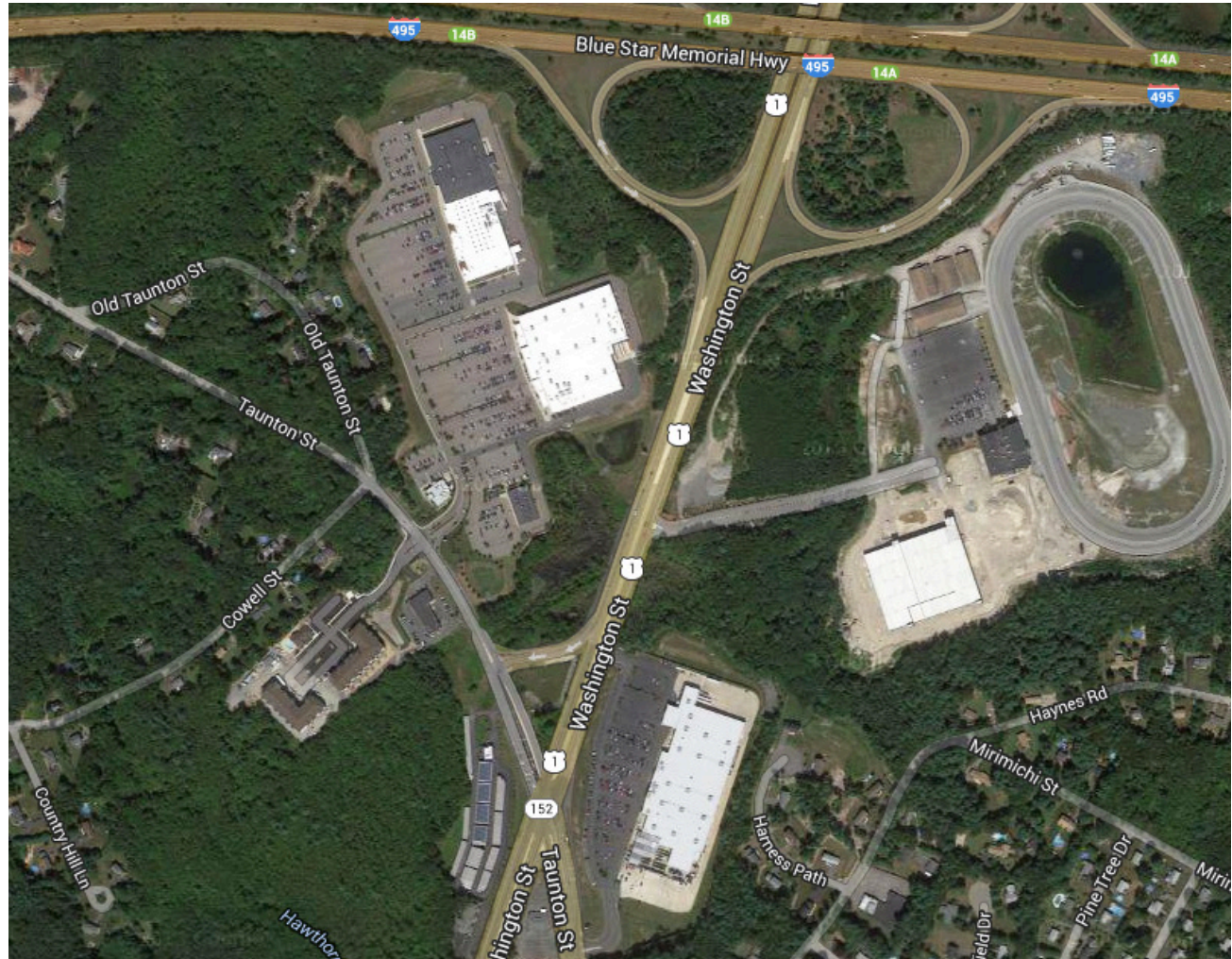
CRITERION 3: COMPATIBILITY WITH SURROUNDINGS

Plainville: Site *Landscape Plan*



CRITERION 3: COMPATIBILITY WITH SURROUNDINGS

Plainville: Site *Regional Area* *Map*



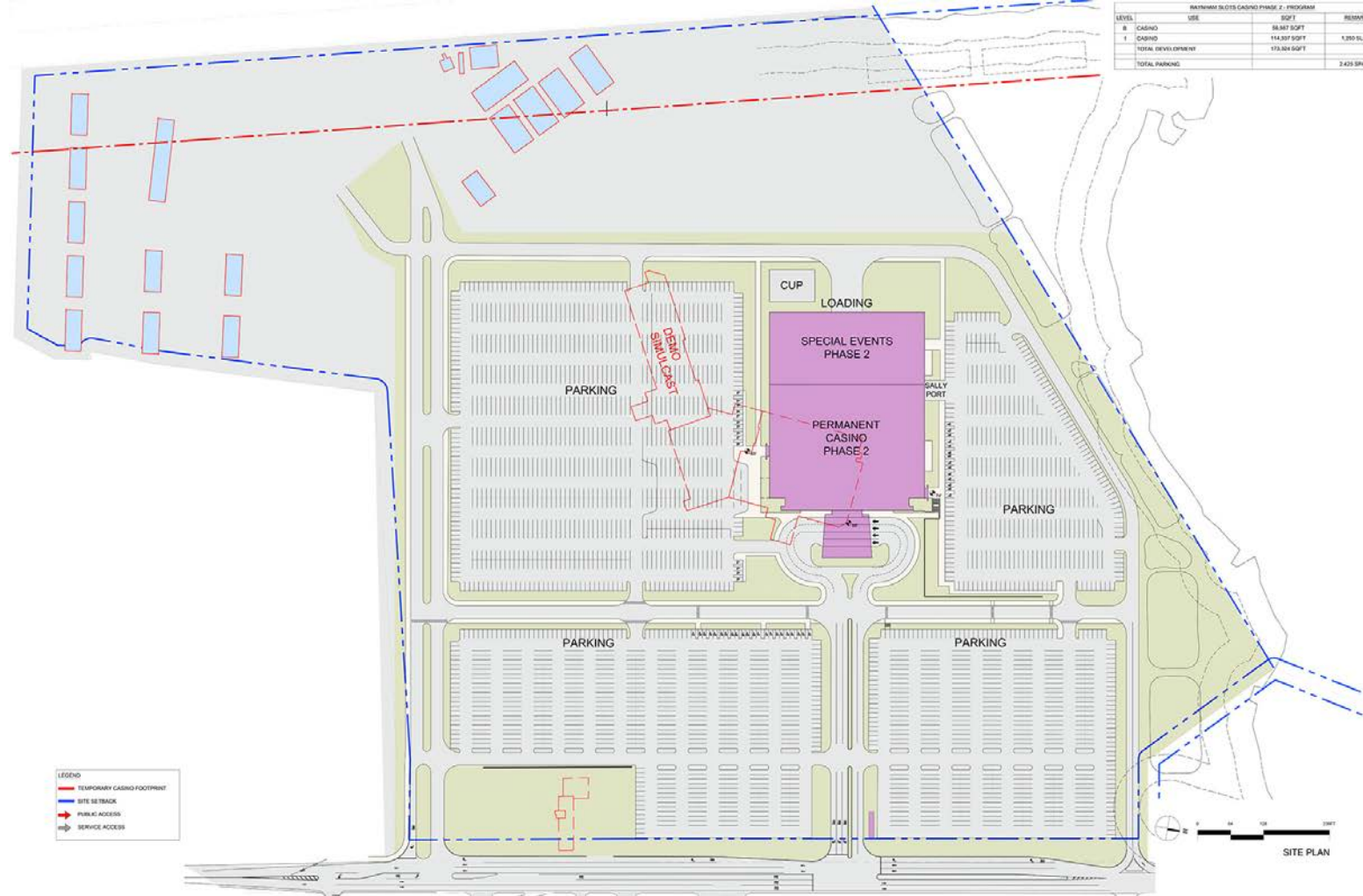
CRITERION 3: COMPATIBILITY WITH SURROUNDINGS

Plainville: Site *Concept Traffic Map*



CRITERION 3: COMPATIBILITY WITH SURROUNDINGS

Raynham: Site Site Plan / Parking plan



CRITERION 3: COMPATIBILITY WITH SURROUNDINGS

Raynham: Site
Site
Aerial Map



CRITERION 3: COMPATIBILITY WITH SURROUNDINGS

Criterion 3 Rating Narrative

Leominster and **Plainville** generally responded to all questions with sufficient detail and documentation. Plainville in particular provided innovative plans for wayfinding and recycling. Both fell short on providing sufficient information within the traffic studies and did not include, among other items, an analysis of roads and intersections impacted within a broader geographic area.

Likewise **Raynham** fell short on traffic studies. In addition Raynham provided conflicting information on site entrance and did not justify its overabundant parking. **Raynham** gave insufficient responses relative to site improvements (no plans) and recycling (not emphasized).

CRITERION 3: COMPATIBILITY WITH SURROUNDINGS

	Leominster PPE	Plainville SGR	Raynham RP
Group 1 Rating	S	I S	I
4-25 Traffic Mitigation	<ul style="list-style-type: none"> • Site less than ½ mile from I-190 via Jungle Rd. • Multiple traffic mitigation measures including road widening, signalization improvements, shared access with Wal-Mart, signage on Rt. 117 • Traffic study area limited; did not assess traffic on Rt. 117, (10% of traffic) • Trip generation rates are reasonable; high percentage of trips will use I-190 • Committed to operating shuttle from Leominster commuter rail station and to discussions with RTA • Parking meets zoning and is sufficient for facility demands 	<ul style="list-style-type: none"> • Site less than ½ mile from I-495 via Route 1 • Preferred site access features a break in Route 1 median which MassDOT is unlikely to approve. Plans for alternative access using existing jug handle needs to be developed for review by MassDOT and could result in less customer convenience • Traffic Impact Study limited to vicinity of Project; did not assess traffic on Rte. 152, a legitimate alternate access route; did not include I-95/I-495 interchange • Trip generation estimates are low • Discussions initiated with RTA • Garage parking connected to building provides 2/3 of spaces. Parking exceeds zoning requirements 	<ul style="list-style-type: none"> • Site located on Rte 138 (Broadway), 1.7 miles from I-495, 3 miles from Rte. 24 • Will widen and signalize Rte. 138 • Conflicting information for design of both N and S Slot Parkor driveways • Traffic Impact Study limited to the vicinity of Project; no description of assessment of capability of Rte. 106 (40% of projected traffic); no Saturday analysis • Trip generation estimates are reasonable • No plan to work with RTA • Parking appears to greatly exceed potential demand without justification
4-23 Egress from Gaming Establishment			
4-24 Adequacy of Existing Transportation Infrastructure			
4-26 Parking Facilities			
Group 2 Rating	S	S VG	S
4-28 Delivery of supplies and trash removal	<ul style="list-style-type: none"> • Parcels described; compatible with surrounding uses • Adequate plan for supplies, trash, recycling • Adequate signage plans • Mitigates off-site noise, lighting • Detailed presentation on site improvements—landscaping, exterior lighting, linking site to surroundings • Potable water demand reasonable; good utility access; public water supply adequate; mitigation requirements minimal • Sewage projection reasonable; good utility access; public utility has sufficient capacity; flow mitigation required 	<ul style="list-style-type: none"> • Parcels described; compatible with surrounding uses • Excellent trash and recycling program • Wayfinding clearly depicts signage strategy; use LED to extent possible • Mitigates off-site noise, lighting • Landscaping plan with narrative provided; no lighting plan • Potable water demand reasonable; good utility access; public water supply adequate; mitigation requirements minimal • Sewage projection reasonable; good utility access; public utility has sufficient capacity; flow mitigation required 	<ul style="list-style-type: none"> • Parcels described; compatible with surrounding uses • No aggressive recycling program • Electronic signage at building and site entry described and documented • Mitigates off-site noise, lighting • No landscaping or lighting plan provided; will remove 18 acres impervious area (asphalt) and restore to plantings and recharge areas • Potable water demand reasonable; good utility access; but public water utility needs to update its permit for authorized water withdrawal • Sewage projection reasonable; good utility access; public utility has sufficient capacity; flow mitigation required
4-29 Signage			
4-30 Minimizing Noise and Lighting			
4-32 Site Improvements			
4-35 Regional Water Facilities			
4-36 Sewage Facilities			
Group 3 Rating	S	S	I
4-31 Integration with Surrounding Venues	<ul style="list-style-type: none"> • Rewards program with local businesses • Extreme weather—Will cooperate with local officials 	<ul style="list-style-type: none"> • Rewards program with local businesses • Extreme weather—shelter to patrons and several options for community use 	<ul style="list-style-type: none"> • No information on specific programs • Extreme weather—shelter to patrons
4-33 Stimulating Retail Activity			
4-34 Extreme Weather			



CRITERION 3: COMPATIBILITY WITH SURROUNDINGS

GROUPING OF QUESTIONS BY IMPORTANCE		
Group 1—Transportation Adequacy, Mitigation, Improvements	4-25 Traffic Mitigation* 4-23 Egress from Gaming Establishment 4-24 Adequacy of Existing Transportation Infrastructure 4-26 Parking Facilities	Question 4-25 question 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.* Questions 4-23, 4-24, and 4-26 are closely tied to 4-25 and are therefore included in this group. See Appendix B, Traffic and Parking, for background and further detail.
Group 2—Utilities, Services, Neighborliness	4-28 Delivery of supplies and trash removal 4-29 Signage 4-30 Minimizing Noise and Lighting 4-32 Site Improvements 4-35 Regional Water Facilities 4-36 Sewage Facilities	These are important issues related to utilities, logistics, impacts on surroundings and warrant careful consideration
Group 3—Less Applicable	4-31 Integration with Surrounding Venues 4-33 Stimulating Retail Activity 4-34 Extreme Weather	These questions have more relevance for Category 1 license applications.

	Leominster PPE	Plainville SGR	Raynham RP
Overall Rating	S	I S	I S
<p>Leominster and Plainville generally responded to all questions with sufficient detail and documentation. Plainville in particular provided innovative plans for wayfinding and recycling. Both fell short on providing sufficient information within the traffic studies and did not include, among other items, an analysis of roads and intersections impacted within a broader geographic area. Raynham also fell short on traffic studies: in addition Raynham provided conflicting information on site entrance and did not justify its large quantity of parking. Raynham gave insufficient responses relative to site improvements (insufficiently detailed plans) and recycling (response was least detailed of the applicants).</p>			



CRITERION 4: SUSTAINABLE DEVELOPMENT

Questions Grouped by Importance

Group 1—LEED and energy performance

- 4-37 LEED Certification*
- 4-39 Stretch Energy Code*
- 4-54 Sustainable Building Construction

Group 2— energy sources and use; renewables

- 4-41 Storm Water*
- 4-42 Water Conservation*
- 4-43 Energy Efficient Equipment*
- 4-46 On-site Energy Generation*
- 4-47 Off-site Renewable Energy*
- 4-48 Building Envelope and HVAC
- 4-51 Centralized Heating & Cooling
- 4-49 Energy Consumption Monitoring*
- 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
- 4-50 Advanced Building Controls for Energy*
- 4-52 Shifting Peak Energy
- 4-56 Testing of Clean Energy Technologies
- 4-58 Public Education on Clean Energy



CRITERION 4: SUSTAINABLE DEVELOPMENT

LEED SCORES

LEED SCORESHEETS

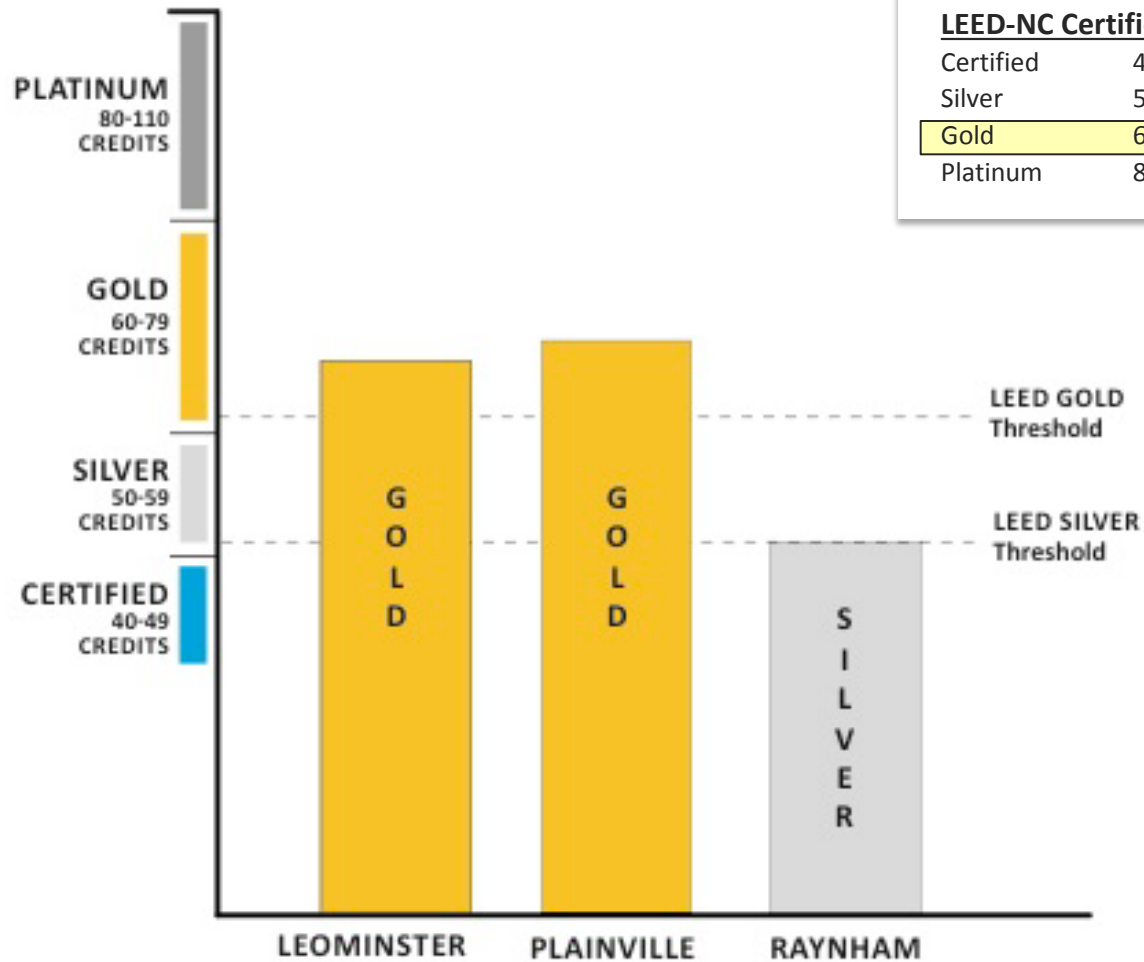
LEED Facts [®] Leominster, MA		
LEED for New Construction and Major Renovations		
GOLD		64
	Sustainable Sites	10
	Water Efficiency	6
	Energy & Atmosphere	24
	Materials & Resources	5
	Indoor Environmental Quality	11
<i>* Out of a possible 100 points + 10 bonus points</i>		
	Innovation & Design	6
	Regional Priority	2

LEED Facts [®] Plainville, MA		
LEED for New Construction and Major Renovations		
GOLD		66
	Sustainable Sites	16
	Water Efficiency	7
	Energy & Atmosphere	19
	Materials & Resources	6
	Indoor Environmental Quality	9
<i>* Out of a possible 100 points + 10 bonus points</i>		
	Innovation & Design	6
	Regional Priority	3

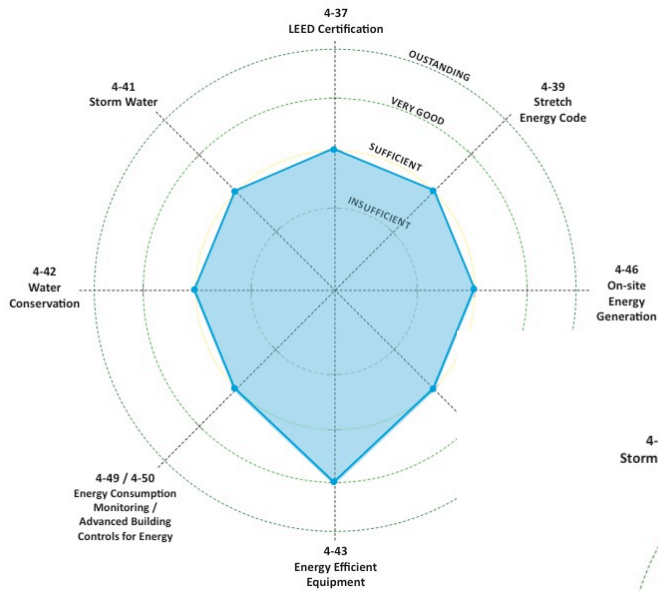
LEED Facts [®] Raynham, MA		
LEED for New Construction and Major Renovations		
Silver		50
	Sustainable Sites	8
	Water Efficiency	4
	Energy & Atmosphere	14
	Materials & Resources	6
	Indoor Environmental Quality	9
<i>* Out of a possible 100 points + 10 bonus points</i>		
	Innovation & Design	5
	Regional Priority	4



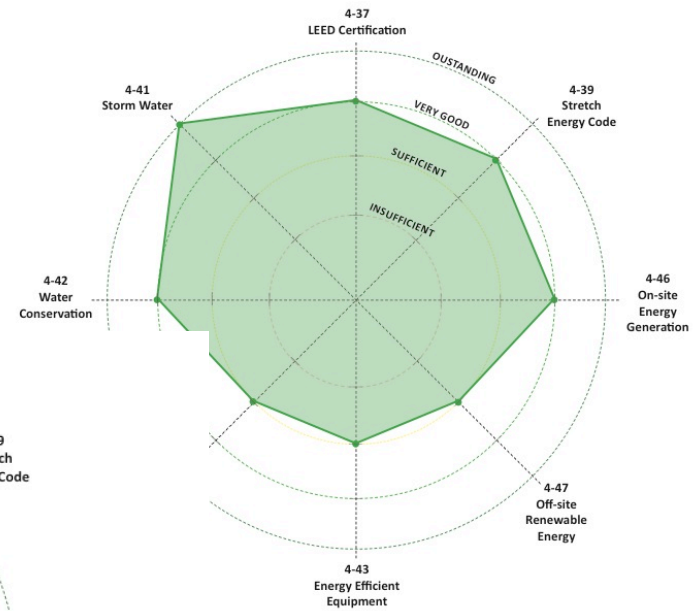
CRITERION 4: SUSTAINABLE DEVELOPMENT *LEED SCORES*



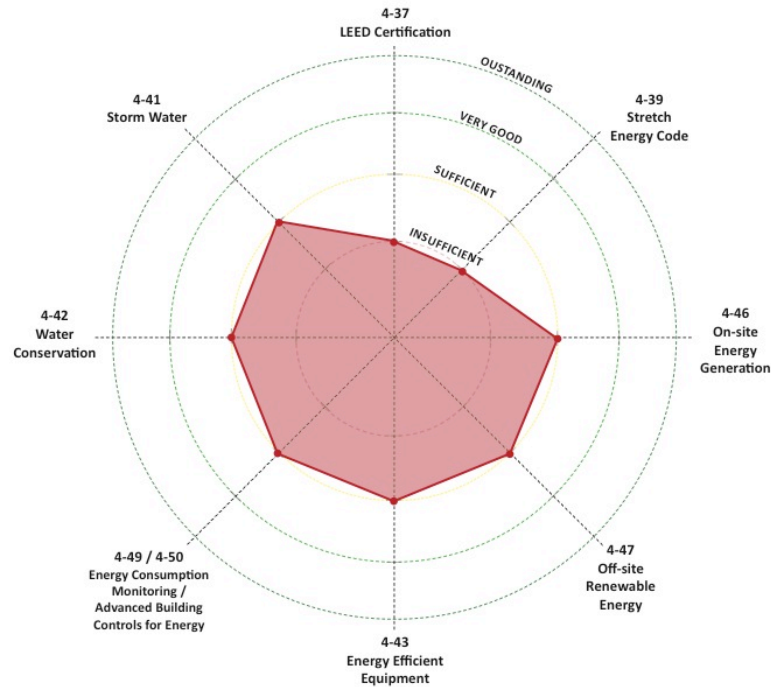
CRITERION 4: SUSTAINABLE DEVELOPMENT



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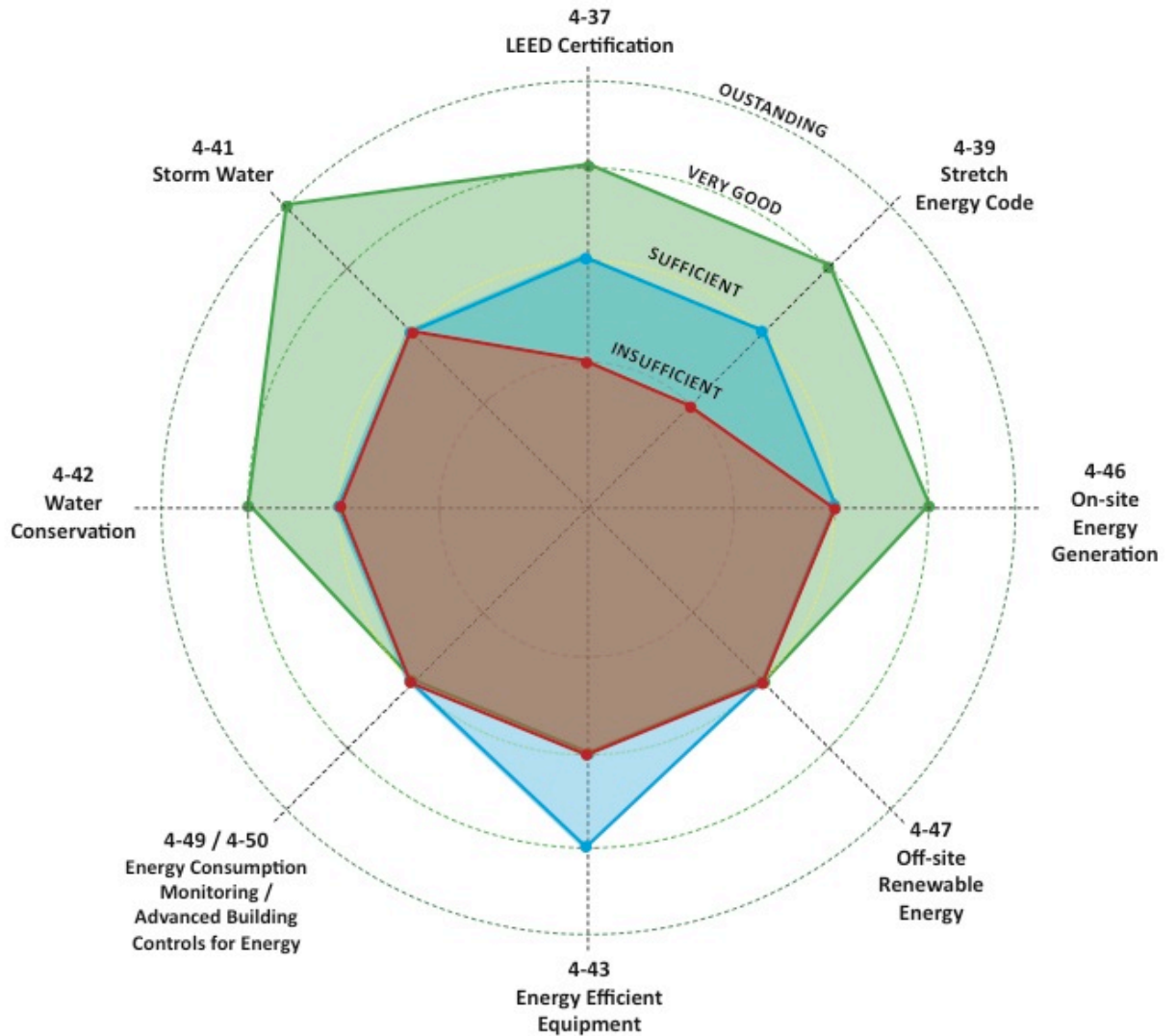
PLAINVILLE



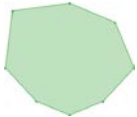
RAYNHAM



CRITERION 4: SUSTAINABLE DEVELOPMENT



Leominster



Plainville



Raynham



CRITERION 4: SUSTAINABLE DEVELOPMENT

Criterion 4 Rating Narrative

Leominster commits to the LEED Gold target and the Stretch Energy Code. Its Central Heating Plant system with absorption cooling makes the design energy efficient and less reliant on the grid for its power. Limited on-site renewables are proposed. Leominster has a good stormwater management plan and conserves potable and irrigation water uses.

Plainville commits to the LEED Gold target and the Stretch Energy Code, supported by a detailed implementation plan. Its mechanical system is comprised of distributed rooftop units balanced by an efficient envelope and significant on-site renewables supported by a solar analysis. The stormwater plan utilizes the track infield for full on-site retention and exceeds best practices.

Raynham's proposal commits to LEED Silver target instead of the targeted Gold, but will meet the Stretch Energy Code. Raynham proposes a centralized mechanical system but provides no detail. Mention is made of a significant ground-based solar array but it is not located on the plans. Their site approach acknowledges the proximity of water resources and mitigates discharge but maintains significantly more impervious surface area than the other proposals.

CRITERION 4: SUSTAINABLE DEVELOPMENT

Criterion 4: Utilize Sustainable Development Principles in the Construction and During the Life Cycle ... (cont.)

	Leominster PPE	Plainville SGR	Raynham RP
Group 1 Rating	S	VG	I
4-37 LEED Certification 4-39 Stretch Energy Code 4-54 Sustainable Building Construction	<ul style="list-style-type: none"> • Commits to LEED Gold target (64 credits), many in energy category • Commits to meeting Stretch Energy Code. • Redevelopment of existing building cited in support of sustainable construction 	<ul style="list-style-type: none"> • Commits to LEED Gold target (66 credits), enhanced by a detailed implementation plan and energy study • Meets Stretch Energy Code with detailed backup 	<ul style="list-style-type: none"> • Commits to LEED Silver target (50 credits) with possibility to reach Gold • Little definition of specific measures to reach LEED or Stretch Energy Code
Group 2 Rating	S VG	S VG	I S
4-41 Storm Water 4-42 Water Conservation 4-43 Energy Efficient Equipment 4-46 On-site Energy Generation 4-47 Off-site Renewable Energy 4-48 Building Envelope and HVAC 4-51 Centralized Heating & Cooling 4-49 Energy Consumption Monitoring 4-57 Energy Contracts 4-59 Grid Failure	<ul style="list-style-type: none"> • Central heating plant (CHP) is robust with combined heat and power system, cogeneration, and absorption cooling making it very efficient • Stormwater and water conservation plan meets expectations • Uses energy efficient equipment • 2% on-site generation. Balance of 10% of required renewable energy to be procured • Will sub-meter and trend log • Backup energy capability but no plans to serve as a designated critical facility 	<ul style="list-style-type: none"> • Relies on high-efficiency distributed rooftop equipment • Detailed support for energy efficiency • Stormwater plan has been developed further than other applicants and exceeds industry standards • Uses energy efficient equipment • 14% on-site generation, with potential to reach 25% on-site, exceeding required 10% • Will sub-meter and trend log • Backup generators but no plans to serve as designated critical facility 	<ul style="list-style-type: none"> • Uses conventional central plant, minimum description of system with no mention of cogeneration • Stormwater plan can meet DEP standards but maintains larger impervious area than other applicants • Uses energy efficient equipment • Proposes 15% on-site generation but solar field not located on site plans and no other supporting documentation provided • Will sub-meter and trend log • Backup generators and designated multi-purpose room as available during emergencies
Group 3 Rating	S VG	S	I S
4-40 Alternative Fuel Vehicles 4-44 Energy Efficient Gaming Equipment 4-45 Lighting 4-50 Advanced Building Controls for Energy 4-52 Shifting Peak Energy 4-55 Ongoing Sustainable Site Operations 4-56 Testing of Clean Energy Technologies 4-58 Public Education on Clean Energy	<ul style="list-style-type: none"> • 5 dedicated EV spaces indicated on parking plan plus casino fleet of hybrid or EV vehicles • Energy efficient slot machines • LED lighting typically • Building automation system (BAS) • Cogeneration and absorption chillers • provides ability to shift peak energy • Recycling and solid waste to be contracted; green cleaning program • Will work with Massachusetts Clean Energy Center (CEC) • Lobby kiosk plus signage for public 	<ul style="list-style-type: none"> • 4 dedicated EV spaces • Will consider energy efficient slot machines • LED lighting typically with goal of 15% below ASHRAE baseline • Building automation system (BAS) • Peak load shifting not included • Recycling and solid waste including diverting food waste; green cleaning program • Willing to discuss with Massachusetts Clean Energy Center (CEC) • Lobby kiosk plus energy materials available at Information Center 	<ul style="list-style-type: none"> • No plans for EV or preferential parking • Energy efficient slot machines • LED lighting will be explored • Building automation system (BAS) • No plans for shifting peak loads • Recycling but no mention of solid waste; green cleaning program • No plans to be a BETA site for Mass Clean Energy Center testing (CEC) • No specific plans for public education



CRITERION 4: SUSTAINABLE DEVELOPMENT

GROUPING OF QUESTIONS BY IMPORTANCE		
Group 1— LEED and energy performance	4-37 LEED Certification* 4-39 Stretch Energy Code* 4-54 Sustainable Building Construction	These questions require the applicants to document their intent to design and construct a facility that meets contemporary performance requirements and expectations for buildings of this type. They provide a comprehensive overview and are supported by questions in Groups 2 and 3. See Appendix C, Energy and Sustainable Design Review, for background and further detail.
Group 2— Energy sources and use; renewables	4-41 Storm Water* 4-42 Water Conservation* 4-43 Energy Efficient Equipment* 4-46 On-site Energy Generation* 4-47 Off-site Renewable Energy* 4-48 Building Envelope and HVAC 4-51 Centralized Heating & Cooling 4-49 Energy Consumption Monitoring* 4-55 Ongoing Sustainable Site Operations 4-59 Grid Failure	These questions require the applicants to document the anticipated energy sources and uses critical to a high-performance building. Commitments to on-site and off-site renewables and energy consumption monitoring are important parts of gauging the environmental performance of the proposed gaming establishments; and the focus on sustainable site impacts related to storm water, water (including irrigation), and ongoing operations are important to facilities with substantial paving and overall site footprints.
Group 3— Finer grain sustainable strategies	4-40 Alternative Fuel Vehicles 4-44 Energy Efficient Gaming Equipment 4-45 Lighting 4-50 Advanced Building Controls for Energy* 4-52 Shifting Peak Energy 4-56 Testing of Clean Energy Technologies 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.
Group 4— Other	4-38 Compliance with Environmental Standards 4-53 Net Zero Energy	These questions were not substantively addressed for the Slots Application and may have more applicability to the Casino Applications.

	Leominster PPE	Plainville SGR	Raynham RP
Overall Rating	S	VG	I
<p>Leominster commits to the LEED Gold target and the Stretch Energy Code. Its Central Heating Plant system with absorption cooling makes the design energy efficient and less reliant on the grid for its power. Limited on-site renewables are proposed. Leominster has a good stormwater management plan and conserves potable and irrigation water uses. Plainville commits to the LEED Gold target and the Stretch Energy Code, supported by a detailed implementation plan. Its mechanical system is comprised of distributed rooftop units balanced by an efficient envelope and significant on-site renewables supported by a solar analysis. The stormwater plan utilizes the track infield for full on-site retention and exceeds best practices. Raynham commits to LEED Silver instead of the targeted Gold, but will meet the Stretch Energy Code. Raynham proposes a centralized mechanical system but provides no detail. Mention is made of a significant ground-based solar array but it is not located on the plans. Their site approach acknowledges the proximity of water resources and mitigates discharge but maintains significantly more impervious surface area than the other proposals.</p>			

*These questions derive from the gaming regulations, G.L. c. 23K are specifically called out in §18 (8) as objectives each applicant proposes to advance, and that the Commission shall evaluate and issue a statement of findings.



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	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 4-68 Computerized Accounting and Auditing	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.

	Leominster PPE	Plainville SGR	Raynham RP
Overall Rating	S	S	S
<p>Much of the information regarding equipment and procedures provided in this section appears to be industry standard. Much of the information provided by Leominster was taken directly from their existing <i>Maryland Live!</i> facility. This level of detail allowed for a more in depth understanding of the overall security operations proposed for Leominster. Similar detail was lacking in some of the responses from the Raynham and Plainville applications. It is anticipated that the selected licensee will provide more information on emergency procedures and meet all life safety code requirements.</p>			



CRITERION 6: PERMITTING

GROUPING OF QUESTIONS BY EQUALLY IMPORTANT CATEGORIES

Group 1—Permitting	<p>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</p>	<p>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 D, Permitting, Design and Construction Review for background and further detail.</p>
Group 2—Zoning	4-76 Host Community Zoning	<p>This criterion includes zoning requirements and how the project will meet them.</p>

	Leominster PPE	Plainville SGR	Raynham RP
Overall Rating	S	S	S
	<p>Each applicant provided a summary of required permits and associated documentation. Leominster completed an ENF under the MEPA and Raynham has completed an ENF and Draft EIR. They need to complete the MEPA process and obtain local permits. Both have routine permitting issues and should be able to meet their anticipated schedule. Leominster's schedule relies on an early construction start before the MEPA process is complete. The temporary slot parlor proposed in Raynham may be delayed due to permits and roadway construction. Plainville has completed the MEPA process and has obtained most local permits. The only non-routine permitting issue is obtaining MassDOT and possibly FHWA approval for a break in access on Route 1, or if unsuccessful, for alternative roadway improvements. The delay in resolving this issue could postpone the opening. Each applicant has zoning approval.</p>		



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.
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	Leominster PPE	Plainville SGR	Raynham RP
Overall Rating	S	S	S
	<p>Much of the information provided was general in nature. Leominster provided clarification indicating that reuse of the existing building with a south facing entrance represents the preferred alternative from those included in the application. All applicants' site plans were sufficiently clear to provide a basis for defining the "gaming establishment" in the license.</p>		



OVERALL BUILDING & SITE DESIGN RATINGS

Criteria Rating	Leominster PPE	Plainville SGR	Raynham RP
1. Demonstrate Creativity in Design and Overall Concept Excellence	S VG	S	I S
	Leominster presents a well-documented overall design concept and package that is consistent with the proposed uses and with an upscale entertainment (gaming, dining and live entertainment) venue. Its site and landscape proposal reinforces the design. Plainville provides adequate information to describe the design approach and integrates gaming with live racing and simulcast. Its site and landscape proposal addresses storm water and runoff. Raynham incorporates gaming, simulcast, and a multipurpose space into an internally-focused facility set in a large parking area. The exterior is dominated by electronic signage and its site and landscape proposal lacks the detail necessary for full evaluation.		
2. Gaming Establishment of High Caliber with Quality Amenities in Partnership with Local Facilities	VG	S VG	I S
	Leominster rose above the others offering a well-defined performance venue, the best restaurant features, and providing the most robust floor plan details. Leominster also made a convincing argument that their proposal is a well-balanced, three feature venue (gaming, dining and live entertainment) in which any one is a draw in and of itself. Plainville and Raynham propose simulcast in addition to slots. Plainville highlights its track and the perpetuation of harness racing as amenities, and emphasizes its location as a regional nexus of venues. Construction cost per square foot was considered as an approximation of the quality of the building. Raynham fell 25% to 30% below Leominster and Plainville. Also, Raynham responses to several questions were less detailed than the responses by the other applicants.		
3. Compatibility with Surroundings	S	I S	I S
	Leominster and Plainville generally responded to all questions with sufficient detail and documentation. Plainville in particular provided innovative plans for wayfinding and recycling. Both fell short on providing sufficient information within the traffic studies and did not include, among other items, an analysis of roads and intersections impacted within a broader geographic area. Raynham also fell short on traffic studies: in addition Raynham provided conflicting information on site entrance and did not justify its overabundant parking. Raynham gave insufficient responses relative to site improvements (insufficiently detailed plans) and recycling (response was least detailed of the applicants).		
4. Utilize Sustainable Development Principles in the Construction and During the Life Cycle of the Facility	S VG	VG	I
	Leominster commits to the LEED Gold target and the Stretch Energy Code. Its Central Heating Plant system with absorption cooling makes the design energy efficient and less reliant on the grid for its power. Limited on-site renewables are proposed. Leominster has a good stormwater management plan and conserves potable and irrigation water uses. Plainville commits to LEED Gold target and the Stretch Energy Code, supported by a detailed implementation plan. Its mechanical system is comprised of distributed rooftop units balanced by an efficient envelope and significant on-site renewables supported by a solar analysis. The stormwater plan utilizes the track infield for full on-site retention and exceeds best practices. Raynham's proposal commits to LEED Silver target instead of the targeted Gold, but will meet the Stretch Energy Code. Raynham proposes a centralized mechanical system but provides no detail. Mention is made of a significant ground-based solar array but it is not located on the plans. Their site approach acknowledges the proximity of water resources and mitigates discharge but maintains significantly more impervious surface area than the other proposals.		
5. Security, Monitoring, Surveillance, and Emergency Procedures	S	S	S
	Much of the information regarding equipment and procedures provided in this section appears to be industry standard. Much of the information provided by Leominster was taken directly from their existing <i>Maryland Live!</i> facility. This level of detail allowed for a more in depth understanding of the overall security operations proposed for Leominster. Similar detail was lacking in some of the responses from the Raynham and Plainville applications. It is anticipated that the selected licensee will provide more information on emergency procedures and meet all life safety code requirements.		
6. Permitting including ENF, EIR, Local Permits, and Zoning	S	S	S
	Each applicant provided a summary of required permits and associated documentation. Leominster completed an ENF under the MEPA and Raynham has completed an ENF and Draft EIR. They need to complete the MEPA process and obtain local permits. Both have routine permitting issues and should be able to meet their anticipated schedule. Leominster's schedule relies on an early construction start before the MEPA process is complete. The temporary slot parlor proposed in Raynham may be delayed due to permits and roadway construction. Plainville has completed the MEPA process and has obtained most local permits. The only non-routine permitting issue is obtaining MassDOT and possibly FHWA approval for a break in access on Route 1, or if unsuccessful, for alternative roadway improvements. The delay in resolving this issue could postpone the opening. Each applicant has zoning approval.		
7. Other Future Uses; Site Plan	S	S	S
	Much of the information provided was general in nature; Leominster provided clarification indicating that reuse of the existing building with a south facing entrance represents the preferred alternative from those included in the application. All applicants' site plans were sufficiently clear to provide a basis for defining the "gaming establishment" in the license.		



OVERALL BUILDING & SITE DESIGN RATINGS

Leominster | PPE This Applicant offers a well-documented overall design concept emphasizing an upscale entertainment venue with three features—gaming, dining, and live entertainment—each of which is a draw in and of itself. The dining is directly accessible from the building exterior. The Applicant has demonstrated that it is focused on an excellent customer experience in all its offerings, supported by observation of *Maryland Live!*

Overall the application is satisfactory to very good. It excels with its approach to a balanced entertainment venue. It meets all requirements for utility connections and improvements, storm water management, green energy, and LEED Gold target. It proposes a centralized heating and cooling plant with a cogeneration facility of 1.5 MW generating capacity—reflecting a long-term investment, improved energy performance, and protection from grid failure. Parking and landscaping plans were well developed and thoughtful.

Only 3 of 79 questions were rated “insufficient” and two of these were in common with the other two Applicants. The third, question 4-39 “Integration with Surrounding Venues” is somewhat of a misfit for this site which is relatively isolated from existing development. A concern does exist that the Applicant’s schedule to open the facility by the end of 2014 is overly optimistic, and that the coordination of permitting and construction could delay the opening 3 to 6 months.

Plainville | SGR This Applicant provides an integrated design approach marrying the existing harness racing venue and simulcast with the slot parlor in a well-developed concept. The application highlights the continuation of harness racing as a feature of the site, thereby connecting with the local economy and horse racing industry (e.g., horse farms) in Massachusetts.

Overall the application is satisfactory to very good. In addition to supporting harness racing, it offers other non-gaming amenities including meeting and conference space, and, on a small scale, a performance venue. Its site plan benefits from an integrated parking garage for customer convenience and a visually attractive track and open space. It makes a strong presentation on connections with regional attractions including Gillette Stadium, Comcast Center, Wrentham Outlets, and TPC Boston (championship golf course). It meets all requirements for utility connections and improvements, storm water management, green energy, parking, landscaping, and LEED Gold target. It credibly demonstrates the ability to recycle all stormwater and rainwater fully and effectively. It also added credibility to its LEED scorecard with a LEED Gold Action Plan.

Plainville proposes as part of its traffic plan to make a cut through the Route 1 median barrier to improve access to the site from I-495. There is a risk that this plan will not be permitted by MassDOT and/or the Federal Highway Administration which, if not resolved soon as proposed or in some alternative plan, could delay the opening of the project. And though the Applicant proposes an early opening with 500 slot machines it is not clear if this would be allowable or desirable ahead of the final traffic improvements.

Raynham | RP This Applicant presents a phased approach, including a temporary early-open gaming facility, with ample room for future slot parlor and commercial development possibly supported by the potential South Coast Rail Project. It incorporates gaming, simulcast, and multipurpose space into an internally focused facility set in a large parking area. However, when compared to the other submissions, the application is less developed in its design and documentation.

Its Phase 2 proposal is essentially a large box and many of the non-gaming amenities are not as well-defined as the other applicant submittals. The exterior is dominated by electronic signage. Its landscape proposal lacks detail. The parking field size is unjustified and detracts from the overall look of the site. Further, the Applicant only commits to LEED Silver target in conflict with the LEED Gold target established by the Legislature.

Based on observations of Parx Bensalem in Pennsylvania, Parx is capable of building and operating a successful slot parlor venue. Of the three applicants, this is rated lowest in Category 4, Building & Site Design because it lacked detail, overlooked some requirements, and missed opportunities to present the project in its best light.

OVERALL BUILDING & SITE DESIGN RATINGS

VG	<p>Leominster PPE This Applicant offers a well-documented overall design concept emphasizing an upscale entertainment venue with three features—gaming, dining, and live entertainment—each of which is a draw in and of itself. The dining is directly accessible from the building exterior. The Applicant has demonstrated that it is focused on an excellent customer experience in all its offerings, supported by observation of <i>Maryland Live!</i></p> <p>Overall the application is satisfactory to very good. It excels with its approach to a balanced entertainment venue. It meets all requirements for utility connections and improvements, storm water management, green energy, and LEED Gold target. It proposes a centralized heating and cooling plant with a cogeneration facility of 1.5 MW generating capacity—reflecting a long-term investment, improved energy performance, and protection from grid failure. Parking and landscaping plans were well developed and thoughtful.</p> <p>Only 3 of 79 questions were rated “insufficient” and two of these were in common with the other two Applicants. The third, question 4-39 “Integration with Surrounding Venues” is somewhat of a misfit for this site which is relatively isolated from existing development. A concern does exist that the Applicant’s schedule to open the facility by the end of 2014 is overly optimistic, and that the coordination of permitting and construction could delay the opening 3 to 6 months.</p>
S	
VG	<p>Plainville SGR This Applicant provides an integrated design approach marrying the existing harness racing venue and simulcast with the slot parlor in a well-developed concept. The application highlights the continuation of harness racing as a feature of the site, thereby connecting with the local economy and horse racing industry (e.g., horse farms) in Massachusetts.</p> <p>Overall the application is satisfactory to very good. In addition to supporting harness racing, it offers other non-gaming amenities including meeting and conference space, and, on a small scale, a performance venue. Its site plan benefits from an integrated parking garage for customer convenience and a visually attractive track and open space. It makes a strong presentation on connections with regional attractions including Gillette Stadium, Comcast Center, Wrentham Outlets, and TPC Boston (championship golf course). It meets all requirements for utility connections and improvements, storm water management, green energy, parking, landscaping, and LEED Gold target. It credibly demonstrates the ability to recycle all stormwater and rainwater fully and effectively. It also added credibility to its LEED scorecard with a LEED Gold Action Plan.</p> <p>Plainville proposes as part of its traffic plan to make a cut through the Route 1 median barrier to improve access to the site from I-495. There is a risk that this plan will not be permitted by MassDOT and/or the Federal Highway Administration which, if not resolved soon as proposed or in some alternative plan, could delay the opening of the project. And though the Applicant proposes an early opening with 500 slot machines it is not clear if this would be allowable or desirable ahead of the final traffic improvements.</p>
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S	<p>Raynham RP This Applicant presents a phased approach, including a temporary early-open gaming facility, with ample room for future slot parlor and commercial development possibly supported by the potential South Coast Rail Project. It incorporates gaming, simulcast, and multipurpose space into an internally focused facility set in a large parking area. However, when compared to the other submissions, the application is less developed in its design and documentation.</p> <p>Its Phase 2 proposal is essentially a large box and many of the non-gaming amenities are not as well-defined as the other applicant submittals. The exterior is dominated by electronic signage. Its landscape proposal lacks detail. The parking field size is unjustified and detracts from the overall look of the site. Further, the Applicant only commits to LEED Silver target in conflict with the LEED Gold target established by the Legislature.</p>
I	<p>Based on observations of Parx Bensalem in Pennsylvania, Parx is capable of building and operating a successful slot parlor venue. Of the three applicants, this is rated lowest in Category 4, Building & Site Design because it lacked detail, overlooked some requirements, and missed opportunities to present the project in its best light.</p>

